

midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
December 3, 2025**

(For Board Members Only)

**Freedmen's Town/
Fourth Ward**

Downtown

Montrose

Third Ward

Museum District

Midtown Management District

0 0.25 Miles
GIS Parcels obtained from the City of Houston, December 2015



WALTER P MOORE





MIDTOWN MANAGEMENT DISTRICT

410 Pierce Street, Suite 355
Houston, Texas 77002
713/526-7577

<https://midtownhouston.com/>

MEMORANDUM

TO: The Midtown Management District Board of Directors and other interested parties

FROM: [Cynthia Alvarado](#), CPM®; Director of Operations and Strategic Planning
Midtown Management District

RE: 2026 Midtown Management District Board of Directors Meeting Dates

The Midtown Management District Board of Directors normally meets on the first Wednesday of each month, unless noted. Board meetings are held in person and available to view online.

Please mark your calendar to indicate the dates of the board meetings for the Midtown Management District. These dates and additional information such as agendas and draft documents can be found on the [Midtown events calendar](#). Committee meetings are virtual. The links and dates for committee meetings can also be found on the Midtown events calendar. * Denotes an evening meeting.

Wednesday, January 7 th @ 11AM	Wednesday, July 1 st @ 11AM
Wednesday, February 4 th * @ 5PM Annual Meeting	Wednesday, August 5 th * @ 5PM
Wednesday, March 4 th @ 11AM	Wednesday, September 2 nd @ 11AM
Wednesday, April 1 st @ 11AM	Wednesday, October 7 th @ 11AM
Wednesday, May 6 th * @ 5PM	Wednesday, November 4 th * @ 5PM
Wednesday, June 3 rd @ 11AM	Wednesday, December 2 nd @ 11AM

Meeting Location: All **board meetings** are held in person at 410 Pierce. The meetings are in the first-floor conference room. The building door is located on Pierce near Brazos.

An agenda will be sent out the week prior to the meeting. All meeting dates, times, agendas, and documents are posted on our [web site](#). In the unlikely event that a special meeting is called Board Members will be notified.



MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

Combined Service and Maintenance Committee & Urban Planning Committee meeting is every 3rd Monday at 4:00 p.m.

- January 26, 2026 February 16, 2026
- March 16, 2026 April 20, 2026
- May 18, 2026 June 15, 2026
- July 20, 2026 August 17, 2026
- September 21, 2026 October 19, 2026
- November 16, 2026 December 14, 2026

Public Safety Committee meetings are every 3rd Tuesday at 11:30 p.m.

- January 20, 2026 February 17, 2026
- March 17, 2026 April 21, 2026
- May 19, 2026 June 16, 2026
- July 21, 2026 August 18, 2026
- September 15, 2026 October 20, 2026
- November 17, 2026 December 15, 2026

Combined Cultural Arts and Entertainment Committee & Marketing Committee meeting is every 3rd Tuesday at 3:00 p.m.

- January 20, 2026 February 17, 2026
- March 17, 2026 April 21, 2026
- May 19, 2026 June 16, 2026
- July 21, 2026 August 18, 2026
- September 15, 2026 October 20, 2026
- November 17, 2026

Economic Development Committee meeting is every 3rd Wednesday at 10:00 a.m.

- January 21, 2026 February 18, 2026
- March 18, 2026 April 15, 2026
- May 20, 2026 June 17, 2026
- July 15, 2026 August 19, 2026
- September 16, 2026 October 21, 2026
- *November 18, 2026* *December 16, 2026*

*** Finance Committee meetings are the 4th Tuesday of every OTHER month from February - June and EVERY month from July – November at 1:00 p.m. ***

- February 24, 2026 April 28, 2026
- June 23, 2026 July 28, 2026
- August 25, 2026 September 22, 2026
- October 27, 2026 *November 17, 2026*

Parking Benefit District Advisory Committee meetings are quarterly on the 2nd Thursday at 3:00 p.m.*

- March 12, 2026
- June 11, 2026
- September 10, 2026
- December 10, 2026

*** The meeting dates and time for all committee meetings may change. However, updated information will be made available on the Midtown website as soon as the changes are made. ***



MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.

MIDTOWN MANAGEMENT DISTRICT NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, December 3, 2025, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. door)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or *offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com//meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 210 376 077 789 **Passcode:** 5e3ari

Or Call in 1-872-256-8243 Phone conference ID 401 646 45#

The Board of Directors of the Midtown Management District will (i) consider, present, and discuss orders, resolutions, or motions; (ii) adopt, approve, and ratify such orders, resolutions, or motions; and (iii) take other actions as may be necessary, convenient, or desirable, with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.*

3. Consent Agenda

- a. Approve Minutes for November 5, 2025, Board Meeting
- b. Approve Financial Report for the Month of October 2025
- c. Approve Payment of Invoices for November 2025
- d. Approve Equi-Tax Report for November 2025

4. Receive the 3rd Quarter Investment Report for the period ending September 2025.

5. Review, discuss and take necessary action regarding the annual review of the District’s Investment Policy and List Qualified Broker/Dealers.

6. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:

- a. Public Safety **Jeanette Criglar, Chair**

- b. Services & Maintenance **Christopher Johnston, Chair**
 - i. Midtown Streetscape Refresh Project – Change Orders

- c. Economic Development **Maggie Segrich, Chair**

- d. Marketing **Desmond Bertrand-Pitts, Chair**

- e. Urban Planning **Lewis Goldstein, Chair**
 - i. Parking Benefit District Advisory Committee

- f. Cultural Arts & Entertainment **Desmond Bertrand-Pitts, Chair**
 - i. Assessment Funded Projects
 - ii. Grant Funded Projects
 - (a) HueMan:Shelter
 - (b) MidtownHOU Micro Grants

g. Finance and Budget. Kelly Young, Chair

i. FY 2026 Budget

Assessment Impact Statement- Midtown Management District

	Current Budget Fiscal Year Ending December 2025	Proposed Budget Fiscal Year Ending December 2026	No-New-Revenue Assessment Rate Budget
Estimated District Assessment Bill on Average Homestead*	\$ 5,639,162	\$ 5,714,430	0.1181¢ per \$100 of value

*The District levies an assessment. As reported by Equi-Tax, Inc., the average annual assessment for a residential homesteaded property in 2024 was \$359.38.

h. Community Activity Report. Christopher Johnston, Liaison

ii. Super Neighborhood #62

i. Executive Committee Jeanette Criglar, Chair

- 7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

8. **Presentation:** Decision Information Resources, Inc. - Evaluating the impact of the HueMan:Shelter initiative

9. Announcements

Next meeting date: **Midtown Management District Board of Directors
Wednesday, January 7, 2025, at 11:00 a.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002**

10. Adjourn



Jeanette Criglar / ca

Jeanette Criglar, Ph.D., Chair
Midtown Management District Board of Directors

*If you would like to make public comments, please register prior to 11:00 a.m. Registration sign-in sheets for those making public comments will be picked up promptly at 11:00 a.m.

Meeting information including the agenda, and a draft Board Packet can be found on our website at the following [LINK](#)

MMD PROPOSED BUDGET_12_3_2025 (January 1, 2026 to December 31, 2026)

Approved Amended 2025 Budget	Proposed 2026 Budget
0.1181	0.1181

{2025 Certified & Uncertified Value As of September, 2025 } \$ 2,890,181,507

Sources of Funds

Tax Revenue - All Years, Penalties, Fees, Collection Cost

3,276,860	3,242,639
-----------	-----------

MISC REVENUE

400102	Grant Revenue	300,000	410,000
403000	Other Income		
403120	Parking Benefit District (COH/Committed-Directed)	179,769	179,769
403100	Booth and Events Fees	5,000	-
403105	Application Fees	1,000	-
404000	Interest Income - (Invest Interest Earned)	175,000	100,000
	Sub-Total Misc Revenue	660,769	689,769
	Total Sources of Funds	3,937,629	3,932,408

Uses of Funds

500000 SECURITY AND PUBLIC SAFETY

500001	Security and Public Safety - General Expenses		
501000	Street Lighting - Electricity	80,000	80,000
502000	Enhancement Public Safety		
502011	Harris County Precinct 7	505,080	505,080
502012	SEAL Program	703,000	727,523
502014	SEARCH	76,401	81,000
502015	HPD Homeless Outreach Team	21,000	-
502016	Directed Enforcement	69,810	76,950
502100	Direct Clean Ups - SMC	35,000	38,000
504000	Security Coordinator	3,000	2,000
507000	Streetlight Outage Survey	3,500	3,500
508000	Public Safety Light Program	20,000	20,000
509000	National Night Out	20,000	20,000
509001	Coffee with a Cop	2,000	4,000
509500	Public Safety Parks Program	10,000	10,000
509555	Public Safety Communications	5,500	6,500
509560	Professional Development	7,000	7,000
	Flock License Plate Reader		75,000
	Comprehensive Public Safety Plan		100,000
	Public Safety Data Analysis		9,000
509700	Program/Project Management	153,059	195,474
	Total Security and Public Safety	1,714,350	1,961,027

60000 MARKETING

601007	Media Advertising & Promotional Items	33,000	-
602000	Website Hosting and Maintenance	27,000	-
	Media Advertising & Website Hosting/Maint		106,000
603004	Resident/Stakeholder Focused Communications	15,000	2,500
603005	Midtown Newspaper	15,000	15,000
607000	Midtown eNews	2,050	1,500
609003	Cultural Arts Guide	9,200	9,200
609520	Marketing - Communications	15,000	10,000
609700	Program/Project Management	21,806	21,170
	Total Marketing	138,056	165,370

61000 ECONOMIC DEVELOPMENT

	Media Advertising & Promotional Items	10,000	
	Business Grants	30,000	
	Community Engagement Programs for Bus	15,000	
	State of Midtown	20,000	
	Economic Development Guide	9,200	
	Professional Development	3,000	
	Eco Dev - Communications	10,000	-
	Economic Development		75,000
	Program/Project Management	15,000	15,000
	Total Economic Development	112,200	90,000

MMD PROPOSED BUDGET_12_3_2025 (January 1, 2026 to December 31, 2026)

Approved Amended 2025 Budget	Proposed 2026 Budget
------------------------------	----------------------

700000 URBAN PLANNING

702025	Bike Rides {BikeHouston Partnership}	1,000	2,000
702030	Street Safety & Public Realm Enhancements	95,000	-
702500	Planning Studies --	30,000	85,000
706700	Program/Project Management	32,965	33,436
	Special Projects	-	10,000
	Banner Project	-	60,000
	Total Urban Planning	158,965	190,436

710000 CULTURAL ARTS & ENTERTAINMENT

710102	Art Project Sponsorships - Midtown Artist in Residence and Public Art P	15,000	10,000
709103	Midtown Mural Project - city wide mini mural project	24,000	4,000
710108	Special Events in Midtown	50,000	60,000
710110	Parks Programming	30,000	40,000
710113	Cultural Arts - Communications	16,000	16,000
710114	MidtownHOU Arts Micro Grants	35,000	120,000
710116	Professional Development	5,000	2,500
710117	Membership	5,500	2,500
710118	Grant Consultants	8,000	-
	Outdoor Public Art Gallery	25,000	-
710220	Cultural Arts Master Plan	25,000	15,000
710000	Cultural Arts & Entertainment - Other	20,000	20,000
710700	Program/Project Management	110,000	110,000
	Total Cultural Arts & Entertainment	368,500	400,000

720000 SERVICE & MAINTENANCE

722005	Baldwin/Glover Park		
722051	Water	8,000	9,000
722052	Electric	4,700	4,700
722053	Path Gravel	18,819	14,000
722054	Irrigation Repairs	6,266	3,000
722055	Landscape Repairs/Replacement	31,365	30,000
722056	Baldwin/Glover Park Maintenance	45,520	5,000
722057	Park Lighting	62,350	60,000
722058	Dog Park Maintenance	5,228	5,000
722059	Fountains	5,000	5,000
	Pest Control	-	2,000
	Sub-Total Baldwin/Glover Park	187,248	137,700
725001	Field Services Team	383,160	613,000
725002	Graffiti Abatement	22,300	20,000
725003	Supplies	627	2,500
725004	Storage	7,300	8,000
725005	Seasonal Planting - PROW	20,910	250,000
725007	Tree Maintenance	67,958	10,000
725008	Landscaping/Tree Planting	20,910	25,000
725009	Pet Waste Stations	5,228	5,000
725200	Emergency Contingency	100,000	100,000
725015	Maintenance Expenses	4,182	4,000
	Sub-Total Field Services	632,575	1,037,500
726000	Service & Maintenance-Other		
BBB	Service & Maintenance-Other		
726010	SeeClickFix	11,100	12,000
726100	Legacy Maintenance Project	400,000	-
726100	District New Improvements Projects Contract - Holman St, Main St./Median & Entry Portals; Caroline Street	200,000	-
	Wayfinding Signage - Caroline Street		2,500
	Wayfinding Signage - Holman Street		2,500
	Legacy Street Maintenance		
	Water Bills Legacy		26,500
	Electricity Bills Legacy		20,000
	Irrigation Repairs Legacy		27,000
	Street Furniture Legacy		17,000
	Pavers		10,000

MMD PROPOSED BUDGET_12_3_2025 (January 1, 2026 to December 31, 2026)

		Approved Amended 2025 Budget	Proposed 2026 Budget
	Pest Control		3,000
	Legacy Tools and Supplies		1,500
	New Improvement Maintenance		
	Water Bills New Impr		37,000
	Electricity New Impr		23,150
	Irrigation Repairs New Impr		34,000
	Street Furniture New Impr		22,000
	Pavers		17,500
	New Improvement Tools and Supplies		1,500
	Decorative Street Signs throughout Midtown		10,000
726300	Maintenance Contingency	75,000	100,000
	Repair and Replacement		100,000
726002	Art in the Park	6,273	-
726003	Dark Block Program	6,273	-
726004	Street Safety & Bikeway Maintenance	20,910	20,910
726005	Native Planting	20,910	-
728000	Program/Project Management	161,665	256,855
	Sub-Total Service & Maintenance-Other	902,131	744,915
	Total Service and Maintenance	1,721,954	1,920,115

ADMINISTRATION

802000	Legal Counsel	140,000	140,000
802040	Service Plan Costs	10,000	-
802042	Public Information Request	5,000	5,000
803000	Accnt/Audit Expense	18,253	20,000
804003	Insurance D&O	4,150	4,150
804004	General Liability Insurance	9,000	14,000
804005	Insurance - other	5,735	6,500
805120	Collection Costs	60,000	65,000
806004	Bank Service Charge	5,000	5,000
806005	General Operating/Admin. Expense	10,000	12,000
806006	District Cell Phone	4,320	5,400
807001	BOD Mtgs & Misc. EXP-OTHER	19,000	21,000
809000	GO&A (auth by service plan)	355,000	340,253
	Total Administration	645,458	638,303

PARKING BENEFITS DISTRICT

	Parking Benefit District (COH/Committed-Directed)	179,679	179,679
	Total Parking Benefits District	179,679	179,679

BLOOMBERG FOUNDTION GRANT

	Bloomberg Foundation Grant Expenses	600,000	169,500
	Total Bloomberg Grant	600,000	169,500

Total Uses of Funds

5,639,162 5,714,430

RESERVES

	Reserve Funds	901,533	1,412,522
	Bloomberg Foundation Grant	600,000	169,500
	Grant Revenue	200,000	200,000
	TOTAL USES & RESERVES	5,639,162	5,714,430
	TOTAL SOURCES	5,639,162	5,714,430
	NET INCREASE /DECREASE FOR THE PERIOD		

*A - Assessment funds moved frm Cultrual Arts and reallocated to Security & Public Safety to allow for 2 Seal Security officers for 24/7 district coverage

* B - Funding derived or partially derived from Houston Endowment Grant sources



MEMORANDUM

To: Midtown Management District Board of Directors
From: Cynthia Alvarado, Director of Operations and Strategic Planning
Date: November 2025 – distribution of board packet
Re: Assessment Payor Impact Statement

I wanted to alert you to a legislative requirement for the District. Moving forward annually as the budget is presented for approval, we will be placing an Assessment Payor Impact Statement on the applicable agenda. This goal of the Assessment Payor Impact Statement is to increase transparency by comparing the assessment due under the proposed new assessment rate versus the no-new-revenue rate. Keep in mind that we have not had an assessment rate increase since 2002. Below is a sample of the statement that will be included on the December board agenda. At the same time, we will also include the draft of the proposed FY 2026 budget. This information will also be made available on the Midtown website.

Assessment Impact Statement- Midtown Management District

	Current Budget Fiscal Year Ending December 2025	Proposed Budget Fiscal Year Ending December 2026	No-New-Revenue Assessment Rate Budget
Estimated District Assessment Bill on Average Homestead*	\$	\$0	0.1181¢ per \$100 of value

*The District levies an assessment. The average annual assessment for a residential homesteaded property in 2024 was \$359.38

For additional information please contact: [Cynthia Alvarado](#)



MINUTES

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS' MEETING**

November 5, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, November 5, 2025, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Mercer Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Vacant	Pos. 10	Ernesta Butler
Pos. 2	Gloria Haney	Pos. 11	Vacant
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. Lussieur	Pos. 14	Christopher Johnston
Pos. 6	Maggie McGriff	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Hitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	Vacant		

All of the above were physically present except for Directors Chan and Young.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Kayler Williams, Jaime Giraldo, Chandler Snipe (virtual), Jeremy Rocha, Amaris Salinas, Madison Walkes, Sharita Bohanna and Sally Adame (virtual). Additional attendees were Melissa Morton of the Morton Accounting Services, Clark Lord and Kennedy Hayes of Bracewell, Jennifer Gribble, Midtown Super Neighborhood #62; and Amber Hansinger of The Harris Center.

The next Public Safety Committee meeting will be held on Tuesday, November 18, 2025, at 11:30 a.m.

B. Services and Maintenance Committee – Christopher Johnston, Chair

Mr. Rocha presented the Services and Maintenance Committee report on behalf of Director Johnston.

The Midtown Field Services Team completed the following:

- 123 miles of right of way moved
- 253 bags of trash -12,650 lbs. removed in Sept 2025
- 83 graffiti sites abated (471 YTD)
- 10 See-Click-Fix tickets received: 95 YTD (only 2 remain open)

i. Recommendation for selection of best proposal and award contract for Field Services Maintenance.

The Field Services Maintenance Project followed the normal procurement process. The committee reviewed six bids received and interviewed two finalists. They recommended LMC to the Board as the contractor.

Director Butler made the motion to accept the recommendation of LMS as the contractor of choice for Field Services Maintenance. The motion was seconded by Director Segrich and carried by unanimous vote.

Mr. Rocha announced that the combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, November 17, 2025, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Director Segrich presented the Economic Development Committee report, noting no action items.

i. Midtown Camera Grant Program

Director Segrich provided a brief reminder about the details of the Midtown Camera Grant Program and confirmed with staff that the program was live on social media and the Midtown website at the time of the meeting.

Director Segrich announced that the next Economic Development Committee meeting will be virtual on Wednesday, November 12, 2025, at 1:00 p.m.

D. Marketing Committee – Desmond Bertrand-Pitts, Chair

Ms. Walkes presented the Marketing Committee and communications report for the month of September on behalf of Director Bertrand-Pitts. There were no action items.

Ms. Walkes announced that the next Marketing Committee meeting will be held on Tuesday, November 18, 2025, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report, noting no action items.

i. Midtown Banner Project

ii. Sidewalk Repair Contractor Recommendation

The Sidewalk Repair Project followed the normal procurement process. The committee reviewed the eight bids received and is recommending to the Board Roma Concrete and Construction as the contractor.

Director Butler made the motion to accept the recommendation of Roma Concrete & Construction as the contractor of choice for the Sidewalk Repair Project. Director Segrich seconded the motion which carried by unanimous vote.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, November 17, 2025, at 4:00 p.m.

**i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair
Ericka Butler, Vice Chair**

Director Segrich presented the Parking Benefit District Advisory Committee report, noting no action items.

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, January 8, 2026, at 3:00 p.m.

F. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair

Ms. Snipe presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items for consideration.

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant Funded Projects

a. HueMan:Shelter

Ms. Snipe provided updates about HueMan:Shelter Day. The Mayor proclaimed November 1st as HueMan:Shelter Day in the city of Houston. The proclamation was presented by Council Member Shabazz.

The current Midtown Sign Wrap designed to honor National Homeless Awareness Month and highlight the artwork created by the UpRise Enterprise cohorts at the six HueMan:Shelter project locations.

b. MidtownHOU Arts Micro Grants:

Ms. Snipe reported that as part of the MidtownHOU Arts Micro Grants Program, Midtown has three (3) remaining public art grant projects that are scheduled to be completed by artists or arts organization by December 31st.

Ms. Snipe announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, November 18, 2025, at 3:00 p.m.

G. Finance and Budget Committee – Kelly Young, Chair

Ms. Morton presented the Finance and Budget Committee report, on behalf of Director Young. There were no action items. She reported that the Committee reviewed the draft budget. There is one committee budget that needs to be completed to keep with the Board's required December approval goal.

Ms. Alvarado reported to the Board that there are new legislative requirements for the Board meeting agenda related to the annual budget approval process. Moving forward

either a link to a website that shows the proposed draft budget, or the actual proposed draft budget must be attached as part of the Board agenda.

Mr. Lord also reminded the Board of the legislative requirements to post an agenda with the county. Agendas must be posted 72 hours before a board meeting, not including holidays or weekends.

The next Finance and Budget Committee meeting will be on Tuesday, November 18, 2025, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

There were no updates to report at this time.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that the MN #62 will hold their next meeting on Wednesday, November 12, 2025, at 5:45 p.m. at South Main Baptist Church, 4100 Main Street, Houston, TX 77002.

J. Executive Committee – Jennette Criglar, Chair

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports.

5. WITH RESPECT TO THE FOLLOWING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING AS APPROPRIATE AND NECESSARY

- a. Consultation with attorney (Section 551.071, Texas Government Code).
- b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

There was no Executive Session.

6. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, December 3, 2025, at 11:00 a.m.**

7. ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

Desmond Bertrand-Pitts, Secretary

Date: _____

DRAFT

Midtown Management District
Balance Sheet Prev Year Comparison
As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,866,828.22	3,492,212.96	-1,625,384.74	-46.5%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,878,250.92	3,503,635.66	-1,625,384.74	-46.4%
Accounts Receivable				
120000 · Assessments Receivable	3,169,263.43	140,635.48	3,028,627.95	2,153.5%
123001 · AR Current	98,583.82	47,375.42	51,208.40	108.1%
Total Accounts Receivable	3,267,847.25	188,010.90	3,079,836.35	1,638.1%
Other Current Assets				
130500 · Prepaid Expense	51,360.46	0.00	51,360.46	100.0%
Total Other Current Assets	51,360.46	0.00	51,360.46	100.0%
Total Current Assets	5,197,458.63	3,691,665.56	1,505,812.07	40.8%
Other Assets	0.00	36,959.00	-36,959.00	-100.0%
TOTAL ASSETS	5,197,458.63	3,728,605.56	1,468,853.07	39.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	372,285.08	372,285.08	170,418.58	45.8%
Other Current Liabilities				
205000 · Deferred Assessment Revenues	2,972,146.56	169,908.53	2,802,538.43	1,649.4%
205100 · Prepaid Income	856,628.50	0.00	856,628.50	100.0%
206000 · Accrued liability	137,967.07	-21,136.67	159,097.74	752.7%
207000 · Bal due to MRA from FTA Reim.	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	3,978,459.23	160,194.56	3,818,264.67	2,383.5%
Total Current Liabilities	4,521,162.89	532,479.64	3,988,683.25	749.1%
Total Liabilities	4,521,162.89	532,479.64	3,988,683.25	749.1%
Equity				
390000 · Fund Balance Roll-Forward	2,016,536.94	2,003,496.91	13,040.03	0.7%
Net Income	-1,340,241.20	1,192,629.01	-2,532,870.21	-212.4%
Total Equity	676,295.74	3,196,125.92	-2,519,830.18	-78.8%
TOTAL LIABILITIES & EQUITY	5,197,458.63	3,728,605.56	1,468,853.07	39.4%

No assurance is provided on these financial statements

Midtown Management District
Profit & Loss
 January through October 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	TOTAL
Ordinary Income/Expense											
Income											
400000 · Revenue - Assessments	1,627,562.87	729,384.35	58,388.16	24,786.28	-7,934.43	17,651.34	-22,468.85	-34,938.07	-7,329.33	113,659.93	2,498,762.25
400102 · Grant Revenue	0.00	0.00	0.00	290,000.00	0.00	0.00	0.00	0.00	0.00	0.00	290,000.00
403000 · Other Income	799.77	0.00	0.00	0.00	0.00	750.00	0.00	187,048.00	0.00	0.00	188,597.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	14,705.33	14,967.06	11,937.94	9,422.19	7,710.64	6,110.52	4,696.85	108,166.64
Total Income	<u>1,638,001.33</u>	<u>742,702.10</u>	<u>74,047.83</u>	<u>329,491.61</u>	<u>7,032.63</u>	<u>30,339.28</u>	<u>-13,046.66</u>	<u>159,820.57</u>	<u>-1,218.81</u>	<u>118,356.78</u>	<u>3,085,526.66</u>
Gross Profit	1,638,001.33	742,702.10	74,047.83	329,491.61	7,032.63	30,339.28	-13,046.66	159,820.57	-1,218.81	118,356.78	3,085,526.66
Expense											
500000 · Security and Public Safety	42,167.42	81,655.33	173,217.40	103,686.54	145,877.00	152,110.86	113,606.14	112,898.71	161,104.24	55,858.33	1,142,867.97
600000 · Marketing	10,093.34	3,943.34	7,502.63	13,773.93	3,771.55	26,589.11	19,608.89	9,815.41	20,338.06	9,786.58	154,423.48
61000 · Economic Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,333.33	0.00	4,333.33
700000 · Urban Planning	0.00	0.00	0.00	0.00	2,580.51	8,585.92	0.00	0.00	8,346.13	0.00	25,517.96
710000 · Cultural Arts & Entertainment	1,280.00	9,180.00	12,060.74	7,931.84	30,310.63	26,056.22	11,150.00	290.65	85,176.07	27,793.29	211,569.44
720000 · Service & Maintenance	34,527.71	76,065.50	98,993.22	32,267.53	101,746.53	242,129.64	51,231.24	58,801.90	96,938.64	45,334.65	838,736.93
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	149,496.78	0.00	0.00	152,431.14
800000 · District Administration	17,995.32	34,540.92	40,520.00	24,130.00	144,719.47	120,069.59	112,999.83	27,467.30	107,179.66	4,893.99	634,533.62
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	10,383.50	20,137.33	130,006.14	90,590.46	55,505.74	104,702.65	94,309.63	30,989.24	681,665.97
991000 · Special Projects - Board Appr...	0.00	0.00	0.00	44,269.13	198,169.03	95,813.81	33,760.89	175,060.99	32,614.17	0.00	579,688.02
Total Expense	<u>146,905.10</u>	<u>216,085.09</u>	<u>400,186.15</u>	<u>240,557.96</u>	<u>794,161.02</u>	<u>762,632.25</u>	<u>399,362.73</u>	<u>638,534.39</u>	<u>610,339.93</u>	<u>174,656.08</u>	<u>4,425,767.86</u>
Net Ordinary Income	<u>1,491,096.23</u>	<u>526,617.01</u>	<u>-326,138.32</u>	<u>82,586.65</u>	<u>-787,128.39</u>	<u>-732,292.97</u>	<u>-412,409.39</u>	<u>-478,713.82</u>	<u>-611,558.74</u>	<u>-56,299.30</u>	<u>-1340241.20</u>
Net Income	<u>1,491,096.23</u>	<u>526,617.01</u>	<u>-326,138.32</u>	<u>82,586.65</u>	<u>-787,128.39</u>	<u>-732,292.97</u>	<u>-412,409.39</u>	<u>-478,713.82</u>	<u>-611,558.74</u>	<u>-56,299.30</u>	<u>-1340241.20</u>

Midtown Management District Sources of Funds

January through October 2025

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,498,762.25	3,276,860.00	-778,097.75	76.3%
400102 · Grant Revenue	290,000.00	300,000.00	-10,000.00	96.7%
403000 · Other Income				
403100 · Booth and Events Fees	799.77	5,000.00	-4,200.23	16.0%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	187,048.00	179,769.00	7,279.00	104.0%
403000 · Other Income - Other	750.00			
Total 403000 · Other Income	188,597.77	185,769.00	2,828.77	101.5%
404000 · Int Income	108,166.64	175,000.00	-66,833.36	61.8%
Total Income	3,085,526.66	3,937,629.00	-852,102.34	78.4%
Gross Profit	3,085,526.66	3,937,629.00	-852,102.34	78.4%
Net Ordinary Income	3,085,526.66	3,937,629.00	-852,102.34	78.4%
Net Income	3,085,526.66	3,937,629.00	-852,102.34	78.4%

DRAFT

Midtown Management District Security & Public Safety Use of Funds

Accrual Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	372,411.00	505,080.00	-132,669.00	73.7%
502012 · S.E.A.L. Security Program	449,876.79	703,000.00	-253,123.21	64.0%
502014 · SEARCH {Homeless Services}	56,800.26	76,401.00	-19,600.74	74.3%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	70,000.00	69,810.00	190.00	100.3%
Total 502000 · Enhancement Public Safety	949,088.05	1,375,291.00	-426,202.95	69.0%
502100 · Direct Clean Ups - SMC	24,300.00	35,000.00	-10,700.00	69.4%
504000 · Security Coordinator	2,289.01	3,000.00	-710.99	76.3%
507000 · Street Outage Survey	2,337.50	3,500.00	-1,162.50	66.8%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	10,086.60	20,000.00	-9,913.40	50.4%
509001 · Coffee with a Cop	2,008.20	2,000.00	8.20	100.4%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	6,908.71	5,500.00	1,408.71	125.6%
509560 · Professional Development	1,190.47	7,000.00	-5,809.53	17.0%
509700 · Staffing	142,517.83	153,059.00	-10,541.17	93.1%
Total 500000 · Security and Public Safety	1,142,867.97	1,714,350.00	-571,482.03	66.7%
Total Expense	1,142,867.97	1,714,350.00	-571,482.03	66.7%
Net Ordinary Income	1,142,867.97	-1,714,350.00	571,482.03	66.7%
Net Income	-571,482.03	-1,714,350.00	571,482.03	66.7%

DRAFT

Midtown Management District
Marketing Use of Funds
 January through October 2025

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	52,829.79	33,000.00	19,829.79	160.1%
Total 601000 · Media, Advertising & Promotion	52,829.79	33,000.00	19,829.79	160.1%
602000 · Web-site Update & Maint.	49,116.85	27,000.00	22,116.85	181.9%
603004 · Resident/Stake Holder Foc Cmmu	2,066.83	15,000.00	-12,933.17	13.8%
603005 · Midtown Newspaper	14,524.28	15,000.00	-475.72	96.8%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	7,720.00	9,200.00	-1,480.00	83.9%
609520 · Marketing - Communications	679.36	15,000.00	-14,320.64	4.5%
609700 · Staffing	27,486.37	21,806.00	5,680.37	126.0%
Total 600000 · Marketing	154,423.48	138,056.00	16,367.48	111.9%
Total Expense	154,423.48	138,056.00	16,367.48	111.9%
Net Ordinary Income	-154,423.48	-138,056.00	-16,367.48	111.9%
Net Income	<u>-154,423.48</u>	<u>-138,056.00</u>	<u>-16,367.48</u>	<u>111.9%</u>

DRAFT

**Midtown Management District
Economic Development Use of Funds**

Accrual Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
61000 · Economic Development				
61010 · Media Advertising & Promo Items	0.00	10,000.00	-10,000.00	0.0%
61020 · Business Grants	0.00	30,000.00	-30,000.00	0.0%
61030 · Community Engagement Prog Busin	4,333.33	15,000.00	-10,666.67	28.9%
61040 · State of Midtown	0.00	20,000.00	-20,000.00	0.0%
61050 · Economic Development Guide	0.00	9,200.00	-9,200.00	0.0%
61060 · Professional Development	0.00	3,000.00	-3,000.00	0.0%
61070 · Eco Dev - Communications	0.00	10,000.00	-10,000.00	0.0%
61080 · Staffing	0.00	15,000.00	-15,000.00	0.0%
Total 61000 · Economic Development	4,333.33	112,200.00	-107,866.67	3.9%
Total Expense	4,333.33	112,200.00	-107,866.67	3.9%
Net Ordinary Income	-4,333.33	-112,200.00	107,866.67	3.9%
Net Income	-4,333.33	-112,200.00	107,866.67	3.9%

DRAFT

**Midtown Management District
Urban Planning Use of Funds
January through October 2025**

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
702010 · Special Projects				
702025 · Bike Rides	0.00	1,000.00	-1,000.00	0.0%
702030 · Street Safety & Public Realm En	0.00	95,000.00	-95,000.00	0.0%
Total 702010 · Special Projects	0.00	96,000.00	-96,000.00	0.0%
702500 · Planning Studies	0.00	30,000.00	-30,000.00	0.0%
706700 · Staffing	25,517.96	32,965.00	-7,447.04	77.4%
Total 700000 · Urban Planning	25,517.96	158,965.00	-133,447.04	16.1%
Total Expense	25,517.96	158,965.00	-133,447.04	16.1%
Net Ordinary Income	-25,517.96	-158,965.00	133,447.04	16.1%
Net Income	-25,517.96	158,965.00	133,447.04	16.1%

DRAFT

**Midtown Management District
Cultural Arts & Ent. Use of Funds**

January through October 2025

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	15,000.00	-15,000.00	0.0%
710103 · Midtown Mural Project	11,900.00	24,000.00	-12,100.00	49.6%
710107 · Mistletoe Market	130.74	0.00	130.74	100.0%
710108 · Special Events in Bagby Park	51,171.92	50,000.00	1,171.92	102.3%
710110 · Parks Programming	30,000.00	30,000.00	0.00	100.0%
710113 · Cultural Arts - Communications	6,498.29	16,000.00	-9,501.71	40.6%
710114 · MidtownHOU Arts Micro Grants	16,550.00	35,000.00	-18,450.00	47.3%
710116 · Professional Development	1,327.59	5,000.00	-3,672.41	26.6%
710117 · Membership	2,500.00	5,500.00	-3,000.00	45.5%
710118 · Grant Consultants	850.00	8,000.00	-7,150.00	10.6%
710700 · Staffing	80,140.90	110,000.00	-29,859.10	72.9%
710000 · Cultural Arts & Entertainment - Other	7,950.00	20,000.00	-12,050.00	39.8%
Total 710000 · Cultural Arts & Entertainment	209,019.44	318,500.00	-109,480.56	65.6%
Total Expense	209,019.44	318,500.00	-109,480.56	65.6%
Net Ordinary Income	-209,019.44	-318,500.00	109,480.56	65.6%
Net Income	-209,019.44	-318,500.00	109,480.56	65.6%

DRAFT

**Midtown Management District
Service & Maintenance Use of Funds**

Accrual Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	3,620.64	8,000.00	-4,379.36	45.3%
722052 · Electric	3,279.94	4,700.00	-1,420.06	69.8%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	3,535.00	6,266.00	-2,731.00	56.4%
722055 · Landscape Repairs	645.00	31,365.00	-30,720.00	2.1%
722057 · Park Lighting	12,549.96	62,350.00	-49,800.04	20.1%
722058 · Dog Park Maintenance	683.90	5,228.00	-4,544.10	13.1%
722059 · Fountains	8,850.20	5,000.00	3,850.20	177.0%
722060 · Baldwin/Glover Maintenance	40,309.25	45,520.00	-5,210.75	88.6%
Total 722005 · Baldwin/Glover Park Maintenance	73,473.89	187,248.00	-113,774.11	39.2%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	310,000.00	383,600.00	-73,160.00	80.9%
Total 725001 · Field Service TEAM	310,000.00	383,600.00	-73,160.00	80.9%
725002 · Graffiti	8,959.56	22,300.00	-13,340.44	40.2%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	6,335.00	7,300.00	-965.00	86.8%
725005 · Seasonal Planting PROW	0.00	20,910.00	-20,910.00	0.0%
725007 · Tree Maintenance	150.00	67,958.00	-67,958.00	0.2%
725008 · Landscaping/Tree Planting	0.00	20,910.00	-20,910.00	0.0%
725009 · Pet Bags	0.00	5,228.00	-5,228.00	0.0%
725015 · Maintenance Expenses	2,000.00	4,182.00	-2,170.87	48.1%
Total 725000 · Midtown Field Service Prog	27,450.69	532,575.00	-205,119.31	61.5%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,273.00	-6,273.00	0.0%
726003 · Dark Blocks Programs	0.00	6,273.00	-6,273.00	0.0%
726004 · Street Safety & Bikeway Maintenance	0.00	20,910.00	-20,910.00	0.0%
726005 · Pocket Prairies Project	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	11,100.00	-11,100.00	0.0%
726100 · Legacy Maintenance	142,289.15	400,000.00	-257,710.85	35.6%
726200 · District New Improvement Program	97,270.22	200,000.00	-102,729.78	48.6%
726300 · Legacy & New Improv Contingency	18,646.56	75,000.00	-56,353.44	24.9%
728000 · Staffing	179,601.42	161,665.00	17,936.42	111.1%
Total 726000 · Service Maintenance - Other	437,807.35	902,131.00	-464,323.65	48.5%
Total 720000 · Service & Maintenance	838,736.93	1,621,954.00	-783,217.07	51.7%
Total Expense	838,736.93	1,621,954.00	-783,217.07	51.7%
Net Ordinary Income	-838,736.93	-1,621,954.00	783,217.07	51.7%
Net Income	-838,736.93	-1,621,954.00	783,217.07	51.7%

**Midtown Management District
Parking Benefits Use of Funds**

Accrual Basis

January through October 2025

	<u>Jan - Oct 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	152,431.14	179,679.00	-27,247.86	84.8%
Total 730000 · Parking Benefits District	<u>152,431.14</u>	<u>179,679.00</u>	<u>-27,247.86</u>	<u>84.8%</u>
Total Expense	<u>152,431.14</u>	<u>179,679.00</u>	<u>-27,247.86</u>	<u>84.8%</u>
Net Ordinary Income	<u>-152,431.14</u>	<u>-179,679.00</u>	<u>27,247.86</u>	<u>84.8%</u>
Net Income	<u>-152,431.14</u>	<u>-179,679.00</u>	<u>27,247.86</u>	<u>84.8%</u>

DRAFT

**Midtown Management District
District Administration Use of Funds**

January through October 2025

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	58,460.50	140,000.00	-81,539.50	41.8%
802040 · Public Hearing Service Plan	142,319.13	10,000.00	132,319.13	1,423.2%
802042 · Public Information Request	412.50	5,000.00	-4,587.50	8.3%
803000 · Accounting & Auditing Expense	17,300.00	18,253.00	-953.00	94.8%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	4,150.00	-555.00	86.6%
804004 · General Liability	10,181.00	9,000.00	1,181.00	113.1%
804005 · Insurance - other	4,486.00	5,735.00	-1,249.00	78.2%
Total 804000 · Insurance Expense	18,262.00	18,885.00	-623.00	96.7%
805000 · Assessment Collection Costs				
805120 · Collection Costs	60,483.17	60,000.00	483.17	100.8%
Total 805000 · Assessment Collection Costs	60,483.17	60,000.00	483.17	100.8%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	3,118.25	5,000.00	-1,881.75	62.4%
806005 · Gen. Operating/Admin. Expenses	10,487.60	10,000.00	487.60	104.9%
806006 · District Cell Phone & Tablets	646.69	4,320.00	-3,673.31	15.0%
Total 806000 · General Operating/Admin. Exp.	14,252.54	19,320.00	-5,067.46	73.8%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	22,025.88	19,000.00	3,025.88	115.9%
Total 807000 · Board Meeting & Misc. Exp.	22,025.88	19,000.00	3,025.88	115.9%
809000 · Administration Expense	1,017.00	355,000.00	-53,982.10	84.8%
Total 800000 · District Administration	65,533.62	645,458.00	-10,924.38	98.3%
Total Expense	65,533.62	645,458.00	-10,924.38	98.3%
Net Ordinary Income	65,533.62	-645,458.00	10,924.38	98.3%
Net Income	-634,533.62	-645,458.00	10,924.38	98.3%

DRAFT

**Midtown Management District
Bloomberg Use of Funds
January through October 2025**

Accrual Basis

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 - Bloomberg Grant Expenses	681,665.97	600,000.00	81,665.97	113.6%
Total Expense	681,665.97	600,000.00	81,665.97	113.6%
Net Ordinary Income	-681,665.97	-600,000.00	-81,665.97	113.6%
Net Income	-681,665.97	-600,000.00	-81,665.97	113.6%

DRAFT

Midtown Management District
Special Projects Use of Funds
January 2024 through October 2025

Accrual Basis

	Jan '24 - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	170,000.00	227,000.00	-57,000.00	74.9%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	158,750.00	160,000.00	-1,250.00	99.2%
Total 991100 · Security & Public Safety	408,750.00	467,000.00	-58,250.00	87.5%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
Total 991200 · Marketing and Economic Dev	112,214.42	75,000.00	37,214.42	149.6%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	1,056.00	165,000.00	-163,944.00	0.6%
Total 991300 · Urban Planning	1,056.00	165,000.00	-163,944.00	0.6%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	260,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	385,744.02	750,000.00	-364,255.98	51.4%
Total 991500 · Service & Maintenance	385,744.02	750,000.00	-364,255.98	51.4%
Total 991000 · Special Projects - Board Apprvd	907,764.44	1,717,000.00	-809,235.56	52.9%
Total Expense	907,764.44	1,717,000.00	-809,235.56	52.9%
Net Ordinary Income	-907,764.44	-1,717,000.00	809,235.56	52.9%
Net Income	-907,764.44	-1,717,000.00	809,235.56	52.9%

DRAFT

Midtown Management District

Check Detail Report

As of November 21, 2025

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Check	11/04/2025	11159	5C Plazas at Midtown LLC	81 120 271 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2450 L...	-188.96
Check	11/04/2025	11160	2100 MILAM LLC	81 015 238 000 0002 PROPERTY TAX OVERAGE PAYMENT: 2100 ...	-10.38
Check	11/04/2025	11161	2314 BRAZOS LLC	81 033 008 000 0007 PROPERTY TAX OVERAGE PAYMENT: 2314 B...	-199.27
Check	11/04/2025	11162	Group 1 Realty Inc.	PROPERTY TAX OVERAGE PAYMENTS	-3,347.85
Check	11/04/2025	11163	OS AUSTIN LLC	81 019 029 000 0005 PROPERTY TAX OVERAGE PAYMENT: 2409 A...	-109.17
Check	11/04/2025	11164	Parish Lucille M	81 033 247 004 0002 PROPERTY TAX OVERAGE PAYMENT: 4822 F...	-95.07
Check	11/04/2025	11165	TG MIDTOWN TOWNHOM...	81 135 527 001 0015 PROPERTY TAX OVERAGE PAYMENT	-505.66
Bill Pmt -Check	11/04/2025	11158	Aryn Danielle Ward	Good Medicine: Native American Music for Heritage Month	-1,250.00
Bill Pmt -Check	11/05/2025	11166	Brandi Bass	Hue Man Shelter Day November 2025	-500.00
Bill Pmt -Check	11/05/2025	11167	Co-Create Strategies LLC		-6,250.00
Bill Pmt -Check	11/05/2025	11168	DJ MAV HOLDINGS	Sounds of Midtown: Pan Afro Techno October 2025	-1,800.00
Bill Pmt -Check	11/05/2025	11169	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- November 2025	-2,955.03
Bill Pmt -Check	11/05/2025	11170	First Response Medic Servic...	HueMan Shelter Community Day November 1, 2025	-400.00
Bill Pmt -Check	11/05/2025	11171	Harris County Treasurer	Constable Services for October 2025	-41,479.00
Bill Pmt -Check	11/05/2025	11172	Kwik Kopy	Holes Sounds of Midtown Banner October 2025	-750.00
Bill Pmt -Check	11/05/2025	11173	Landscape Art	Midtown Streetscape Refresh IDS Project # 1174-015-05 September 20...	-32,614.17
Bill Pmt -Check	11/05/2025	11174	Marlon Hall, LLC	Astros Gala Installations Creative Direction & Visioning October 2025	-5,000.00
Bill Pmt -Check	11/05/2025	11175	Metropolitan Landscape Ma...		-2,205.00
Bill Pmt -Check	11/05/2025	11176	Midtown Parks Conservancy'		-5,464.41
Bill Pmt -Check	11/05/2025	11177	Midtown Redevelopment Aut...	Operating Expense Reimbursement Quarter Ending September 2025	-261,944.79
Bill Pmt -Check	11/05/2025	11178	Perdue, Brandon, Fielder, C...	08/26/2025 - 09/25/2025 Professional Services rendered in the collecti...	-2,979.55
Bill Pmt -Check	11/05/2025	11179	Ramiro Delgado		-22.24
Bill Pmt -Check	11/05/2025	11180	SEAL Security Solutions LLC	September 2025 - Commissioned Security Officers with Vehicle and Oc...	-57,412.25
Bill Pmt -Check	11/05/2025	11181	The Ensemble Theatre	HueMan: Shelter performance November 1, 2025	-1,000.00
Bill Pmt -Check	11/05/2025	11182	The Events Hive	Hue-Man Shelter November 2025	-2,000.00
Bill Pmt -Check	11/05/2025	11183	Urban Paths Houston, LLC	HueMan Shelter Day Guided Walks November 2025	-1,250.00
Bill Pmt -Check	11/05/2025	11184	XTICKERS DESIGNS INC	Midtown Waters Face Wrap 2025 - HueMan:Shelter	-6,145.00
Bill Pmt -Check	11/05/2025	11185	Harris County Treasurer	Constable Services for November 2025	-41,479.00
Bill Pmt -Check	11/05/2025	11186	Harris County Treasurer	Constable Services for December 2025	-41,479.00
Bill Pmt -Check	11/12/2025	11187	CRAIG CARTER	Chalk Art HueMan Shelter Day November 2025	-400.00
Bill Pmt -Check	11/12/2025	11188	East End Management District	Graffiti Abatement OCTOBER 7 and 21 & Street Surveys 85 Abateme...	-1,493.28
Bill Pmt -Check	11/12/2025	11189	GTX Productions LLC	HueMan Shelter Day November 2025	-3,385.00
Bill Pmt -Check	11/12/2025	11190	Holder's Pest Solutions		-583.00
Bill Pmt -Check	11/12/2025	11191	Marlon Hall, LLC	SSID: Existing Network Usage November 2025	0.00
Bill Pmt -Check	11/12/2025	11192	Metropolitan Landscape Ma...	Art Installation Controller-Glover Park - October 2025	-1,150.00
Bill Pmt -Check	11/12/2025	11193	Shawn Artis	Chalk Mural for Hue-Man Shelter Event November 2025	-400.00
Bill Pmt -Check	11/12/2025	11194	Single Source Events, L...	HueMan: Shelter Day Delivery, Pick up & Event November 2025	-1,994.50
Bill Pmt -Check	11/12/2025	11195	Texas Crisis Intervention Ce...	Membership 01.01.2026-01.01.2027 Jaime Giraldo	-40.00
Bill Pmt -Check	11/18/2025	11196	Marlon Hall, LLC	HueMan Shelter - Existing Artwork Usage November 2025	-37.96
Bill Pmt -Check	11/19/2025	11197	Angel Albarado	Midtown Pride Wrap 05.31.2025	-1,500.00
Bill Pmt -Check	11/19/2025	11198	Career and Resource Resou...		-27,852.00
Bill Pmt -Check	11/19/2025	11199	Caro Creative	HueMan:Shelter November 2025	-2,240.00
Bill Pmt -Check	11/19/2025	11200	Christopher Robins		-2,000.00
Bill Pmt -Check	11/19/2025	11201	Decision Information Sour...	Payments 2, 3, & 4 of 5	-30,000.00
Bill Pmt -Check	11/19/2025	11202	Elsie Garza-Lopez	HueMan:Shelter Day November 2025	-225.00
Bill Pmt -Check	11/19/2025	11203	Goode Systems & Consultin...	MacBook Pro Dock for Maddison -October 2025	-443.99
Bill Pmt -Check	11/19/2025	11204	Jaime Giraldo	September 25, 2025- November 6, 2025	-218.08
Bill Pmt -Check	11/19/2025	11205	Missa Ayten	HueMan: Shelter Day November 2025	-1,500.00
Bill Pmt -Check	11/19/2025	11206	Parsons & Co		-18,847.40
Bill Pmt -Check	11/19/2025	11207	Regina Williams, LLC		-2,088.03
Bill Pmt -Check	11/19/2025	11208	SEAL Security Solutions LLC	Commissioned Security Officers with Vehicle HueMan: Shelter 11.01.20...	-377.50
Bill Pmt -Check	11/19/2025	11209	Sherman Finch		-14,000.00
Bill Pmt -Check	11/19/2025	11210	smc Logistics, LLC		-35,305.58
Total 107600 · Texas Capital Operating x 2140					-666,917.12
Total 10000 · Operating Funds					-666,917.12
TOTAL					-666,917.12

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
November 2025
BILLING AND COLLECTION SUMMARY
FISCAL YEAR END
01/01/2025 TO 12/31/2025

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2025	0.1181	\$3,373,891.64	\$201,503.98	\$3,172,387.66	6%
2024	0.1181	\$3,295,987.06	\$3,233,047.95	\$62,939.11	98%
2023	0.1181	\$3,285,029.17	\$3,271,172.69	\$13,856.48	99%
2022	0.1181	\$3,187,732.34	\$3,181,314.01	\$6,418.33	99%
2021	0.1181	\$3,024,972.34	\$3,019,911.04	\$5,061.30	99%
2020	0.1181	\$2,811,116.60	\$2,807,225.05	\$3,891.55	99%
2019	0.1181	\$2,581,831.38	\$2,578,983.69	\$2,847.69	99%
2018	0.1181	\$2,381,416.63	\$2,378,906.32	\$2,510.31	99%
2017	0.1181	\$2,306,555.49	\$2,304,224.51	\$2,330.98	99%
2016	0.1181	\$2,217,803.36	\$2,216,321.80	\$1,481.56	99%
2015	0.1181	\$1,980,324.33	\$1,979,191.69	\$1,132.64	99%
2014	0.1181	\$1,783,793.61	\$1,782,184.69	\$1,608.92	99%
2013	0.1181	\$1,563,555.15	\$1,562,532.40	\$1,022.75	99%
2012	0.1181	\$1,451,155.01	\$1,450,544.74	\$610.27	99%
2011	0.1181	\$1,373,992.65	\$1,373,470.69	\$521.96	99%
2010	0.1181	\$1,366,296.19	\$1,365,748.04	\$548.15	99%
2009	0.1181	\$1,400,596.16	\$1,400,017.05	\$579.11	99%
2008	0.1181	\$1,388,676.58	\$1,388,190.07	\$486.51	99%
2007	0.1181	\$1,205,818.99	\$1,205,459.01	\$359.98	99%
2006	0.1181	\$1,039,513.58	\$1,039,324.84	\$188.74	99%
2005	0.1181	\$965,243.73	\$965,054.99	\$188.74	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.21	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,690.71	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,777.76	\$71.97	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2025 Assessment Collected	142,195.16	201,503.98
2024 Assessment Collected	5,943.99	2,882,750.53
2023 Assessment Collected	5.56	-19,946.22
2022 Assessment Collected	0.00	5,004.72
2021 Assessment Collected	0.00	1,939.53
2020 Assessment Collected	0.00	256.75
2019 Assessment Collected	0.00	325.40
2018 Assessment Collected	0.00	108.66
2017 Assessment Collected	0.00	105.73
2016 Assessment Collected	0.00	101.07
2015 Assessment Collected	0.00	95.85
2014 Assessment Collected	0.00	77.90
2013 Assessment Collected	0.00	48.34
2012 Assessment Collected	0.00	43.31
2011 Assessment Collected	0.00	43.31
2010 Assessment Collected	0.00	58.10
2009 Assessment Collected	0.00	58.10
2008 Assessment Collected	0.00	60.26
2007 Assessment Collected	0.00	58.87
2006 Assessment Collected	0.00	2.76
2005 Assessment Collected	0.00	2.76
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	1,617.33	34,223.94
Overpayments	68.49	10,349.59
Estimated Payment	0.00	0.00
CAD Corrections	0.00	390.50
CAD Lawsuit Corrections	1,928.80	149,882.75
Collection Fees	1,830.38	18,656.86
Total Revenue	153,589.71	3,286,203.35
Overpayments & CAD Refunds Presented	1,996.84	160,607.92
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2021	2,568,831,965		
ASSESSED VALUE FOR 2022	2,699,180,317		
ASSESSED VALUE FOR 2023	2,781,565,733		
ASSESSED VALUE FOR 2024	2,790,844,195		
ASSESSED VALUE FOR 2025	2,856,809,192	UNCERTIFIED	31,628,129

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
November 2025**

2025 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Caydon Houston Property LP	Multi-Family Units	107,415,920	126,858.20
HSC 3300 Main Coinvestment 1	Multi-Family Units	100,595,290	118,803.04
Post Midtown Square LP	Multi-Family Units	96,679,861	114,178.92
ION Houston LLC	Office Buildings	90,086,750	106,392.45
2009 CPT Community Owner LLC	Multi-Family Units	87,148,458	102,922.33
Pearl Rosemont LLC	Multi-Family Units	84,729,165	100,065.14
2800 Main LLC	Multi-Family Units	72,639,195	85,786.89
Mid-Main Properties LP	Multi-Family Units	72,571,192	85,706.58
VR Calais Holdings Limited Partners	Multi-Family Units	69,869,717	82,516.14
Pearl Residences at Midtown Owner LLC	Multi-Family,Commercial	60,687,000	71,671.35

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES	81 135 584 001 000	2024	12,901.82
***COHEN JAY H	81 019 190 000 000	2013 - 2024	7,876.88
MIDTOWN REDEVELOPEMENT AUTH.	81 141 000 001 000	2024	6,907.90
**ROBINSON DORRIS	81 034 259 000 004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 032 000 000	2012 - 2024	4,138.89
3000 SMITH LTD	81 013 200 000 003	2024	3,263.82
HONEY JAMES W	81 019 170 000 009	2017 - 2024	3,131.29
** ANTWINE LINDA	81 013 086 000 009	2009 - 2024	3,114.05
**BLOCKER NATHAN & MAGNOLIA H	81 114 538 017 0016	2007 - 2024	2,985.09
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42

***Suit Filed
 **Account Deferred
 * Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	95%
May	94%	96%	96%	95%
June	97%	96%	97%	97%
July	97%	96%	97%	97%
August	97%	96%	98%	97%
September	98%	97%	98%	97%
October	99%	98%	98%	98%
November	99%	99%	98%	98%
December	99%	99%	99%	

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
November 2025

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,321.80	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,224.51	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,906.32	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,983.69	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,807,225.05	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,911.04	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,314.01	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,271,172.69	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,233,047.95	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	201,503.98	
			28,382,756.60	26,963,618.75		2,696,361.88

MAXIMUM RATE .1500 PER \$100

2025 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPROVED	APPROVED AMOUNT	VALUE LOSS
Homestead	1140	20% (State Maximum)	86,901,191
Over 65	166	15,000	2,403,153
Disability	1	15,000	93,247
Disabled Veteran	23	Per Statute	2,114,494
Over 65 Detached Single Family	27	Totally Exempt	7,317,916

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through October 10, 2025

Settled

11,901,063,484	Original value of Settled accounts as of 10/10/2025
1,851	Number of Settled accounts as of 10/10/2025
1,307,359,295	Reduction in value of Settled accounts
10.99%	Average % reduction in value of Settled accounts

Unsettled

1,697,699,247	Original value of Unsettled accounts as of 10/10/2025
139	Number of Unsettled accounts as of 10/10/2025

0.11% interest rate per \$100 valuation

\$220,572	Estimated reduction in assessment on 139 Unsettled accounts, based on 10.99% average
------------------	--

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019											
Settled											
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			90								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-70009				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2022											
Settled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	NA
			1,690,788,658				1,509,320,149				
			186								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766				#DIV/0!		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,344,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2022	Total	Unsettled Accounts, original value	2,271,390								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	1355840010001	Mid-Main Properties LP	56,958.39	\$79,078.35	2023-55523A	7/11/2025	58,500,000	\$9,989.85	12.63%	Received	8/27/2025
Tax Year 2023	1292500000006	FGCD Holdings LP	245,926	\$290.44	2023-46803				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	4,13,045	\$58,711.11	2023-61589				0.00%		
			1,729,29,137				1,440,725,115				
			184								
Unsettled											
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63136				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	22,502,766								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	7								
Tax Year 2024											
Settled											
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845	\$26,364.46	2024-47361	7/11/2025	20,750,000	\$1,858.71	7.05%	8/6/2025	

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355	\$4,085.50	2024-47361	7/11/2025	3,000,000	\$542.50	13.28%	8/6/2025	
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$407.56	RBAE-019782				0.00%	25.25B	
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706	\$44,552.88	2024-47301	6/13/2025	34,750,000	\$3,513.13	7.89%	7/9/2025	7/30/2025
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212	\$100,588.38	2024-47307	6/13/2025	79,000,000	\$7,289.38	7.25%	7/9/2025	7/30/2025
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963	\$117,802.34	2024-50819	6/13/2025	86,000,000	\$16,236.34	13.78%	Received	7/30/2025
Tax Year 2024	1300540010001	Central Bank	5,826,760	\$6,881.40	2024-52077	6/13/2025	5,350,000	\$563.05	8.18%	7/9/2025	7/30/2025
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875	\$21,647.58	2024-61153	6/13/2025	17,000,000	\$1,570.58	7.26%	7/9/2025	7/30/2025
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500	\$3,765.62	2024-61195	6/13/2025	2,996,686	\$226.53	6.02%	Received	7/30/2025
Tax Year 2024	0021600000003	William Marsh Rice University	726,485	\$857.98	2024-65195	6/13/2025	618,314	\$127.75	14.89%	Received	7/30/2025
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245	\$82,380.94	2024-67720	6/13/2025	64,700,000	\$5,970.24	7.25%	Received	7/30/2025
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863	\$41,341.92	2024-67720	6/13/2025	32,250,000	\$3,254.67	7.87%	Received	7/30/2025
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330	\$12,060.76	2024-51106	6/13/2025	8,450,000	\$2,081.31	17.26%	Received	7/30/2025
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208	\$62,445.98	2024-5123A	7/11/2025	63,800,000	Amount Due	0.00%	NA	NA
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162	\$5,232.02	2024-51566	7/11/2025	3,875,727	\$654.79	12.52%	8/6/2025	8/27/2025
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724	\$4,224.11	2024-51566	7/11/2025	3,129,097	\$528.65	12.52%	8/6/2025	8/27/2025
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000	\$2,808.00	2024-51773	7/11/2025	2,100,000	Amount Due	0.00%	Received	NA
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940	\$32,283.75	2024-61107	7/11/2025	25,150,000	\$2,581.60	8.00%	8/6/2025	8/27/2025
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812	\$14,036.76	2024-51853	7/11/2025	11,200,000	\$709.56	5.09%	8/6/2025	8/27/2025
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$1,044.47	2024-69892	7/11/2025	785,000	\$107.34	10.38%	8/6/2025	8/27/2025
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	725,000	\$900.00	2024-74336	7/11/2025	725,000	\$68.37	7.39%	8/6/2025	8/27/2025
Tax Year 2024	0132670000013	Dang Buu Q	537,403	\$639.27	2024-74336	7/11/2025	520,000	\$20.55	3.24%	8/6/2025	8/27/2025
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	4,441,557	\$64,295.52	2024-64864	7/11/2025	52,000,000	\$2,883.48	4.48%	8/6/2025	8/27/2025
Tax Year 2024	1349300000001	2800 Main LLC	76,102,150	\$89,876.67	2024-64966	7/11/2025	72,000,000	\$4,844.64	5.39%	8/6/2025	8/27/2025
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	261,000	\$318.83	2024-49617	8/8/2025	1,000,000	\$308.83	20.73%	Received	9/25/2025
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,000,000	\$5,026.72	2024-49617	8/8/2025	4,000,000	\$302.72	6.02%	Received	9/25/2025
Tax Year 2024	1282740010001	Tag TBD LLC	5,000,000	\$5,985.18	2024-57902	8/8/2025	4,300,000	\$906.88	15.15%	9/5/2025	9/25/2025
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,000	\$5,177.86	2024-59838	8/8/2025	3,800,000	\$609.06	11.76%	9/5/2025	9/25/2025
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	512,235	\$5,530.58	2024-71012	8/8/2025	4,150,000	\$427.80	7.74%	9/5/2025	9/25/2025
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	34,380	\$2,228.90	2024-71012	8/8/2025	1,834,380	\$0.00	0.00%	NA	NA
Tax Year 2024	1331360010001	Travis Street Plaza LP	75,121	\$7,647.12	2024-71012	8/8/2025	5,750,000	\$856.37	11.20%	9/5/2025	9/25/2025
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	153,470	\$2,543.25	2024-72204	8/8/2025	2,025,000	\$151.73	5.97%	9/5/2025	9/25/2025
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.28	2024-73618	8/8/2025	875,000	\$129.90	11.17%	9/5/2025	9/25/2025
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,273.25	2024-75129	8/8/2025	940,000	\$163.11	12.81%	9/5/2025	9/25/2025
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,368,258	\$1,615.91	2024-75708	8/8/2025	1,190,000	\$210.52	13.03%	9/5/2025	9/25/2025
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,888	\$3,359.81	2024-76188	8/8/2025	2,650,000	\$230.16	6.85%	9/5/2025	9/25/2025
Tax Year 2024	0021380000013	Shepherd W M	336,431	\$397.33	2024-51748	9/12/2025	330,000	\$7.60	1.91%	10/9/2025	10/29/2025
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748	9/12/2025	1,050,000	\$102.16	7.61%	10/9/2025	10/29/2025
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748	9/12/2025	325,000	\$43.12	10.10%	10/9/2025	10/29/2025
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.04	2024-51748	9/12/2025	3,290,000	\$485.55	11.11%	10/9/2025	10/29/2025
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748	9/12/2025	1,220,000	\$140.11	8.86%	10/9/2025	10/29/2025
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748	9/12/2025	915,000	\$15.58	1.42%	10/9/2025	10/29/2025
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748	9/12/2025	325,000	\$7.68	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$901.99	2024-51748	9/12/2025	675,000	\$104.81	11.62%	10/9/2025	10/29/2025
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$274.05	2024-51748	9/12/2025	227,500	\$5.37	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021760000001	Golconda Venture	2,676,266	\$3,160.67	2024-51748	9/12/2025	2,580,000	\$113.69	3.60%	10/9/2025	10/29/2025
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,797.81	2024-51748	9/12/2025	3,800,000	\$310.01	6.46%	10/9/2025	10/29/2025

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731	\$2,055.80	2024-51748	9/12/2025	1,719,000	\$36.29	1.77%	10/9/2025	10/29/2025
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793	\$4,944.60	2024-51748	9/12/2025	3,600,000	\$693.00	14.02%	10/9/2025	10/29/2025
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,444.50	2024-51748	9/12/2025	2,055,000	\$17.54	0.72%	10/9/2025	10/29/2025
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910	\$3,801.53	2024-51748	9/12/2025	2,820,000	\$471.11	12.39%	10/9/2025	10/29/2025
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,739.41	2024-51748	9/12/2025	6,727,500	\$794.23	9.09%	10/9/2025	10/29/2025
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,356.65	2024-71460	9/12/2025	980,000	\$199.27	14.69%	10/9/2025	10/29/2025
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.03	2024-71785	9/12/2025	955,000	\$109.17	8.83%	10/9/2025	10/29/2025
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-71785	9/12/2025	690,000	\$95.07	10.45%	10/9/2025	10/29/2025
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350	\$15.77	2024-75012	9/12/2025	13,350	\$0.00	0.00%	Received	NA
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000	\$4,676.76	2024-75012	9/12/2025	3,800,000	\$188.96	4.04%	Received	10/29/2025
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788	\$1,333.10	2024-52702	9/12/2025	1,120,000	\$10.38	0.78%	10/9/2025	10/29/2025
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381	\$5,855.85	2024-54180	10/10/2025	4,550,000	\$482.30	8.24%	Received	11/25/2025
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302	\$7,863.45	2024-54180	10/10/2025	6,250,000	\$482.20	6.13%	Received	11/25/2025
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,990	\$1,694.72	2024-70934	10/10/2025	1,260,000	\$206.66	12.19%	11/13/2025	11/25/2025
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,044	\$2,676.20	2024-71074	10/10/2025	2,040,000	\$266.96	9.98%	11/13/2025	11/25/2025
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,641,183	\$1,938.24	2024-77426	10/10/2025	1,475,000	\$196.26	10.13%	11/13/2025	11/25/2025
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,714,296	\$3,258.88	2024-77008	10/10/2025	2,465,000	\$294.42	9.18%	11/13/2025	11/25/2025
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695	\$917.62	2024-77442				#DIV/0!		
Tax Year 2024	0022630020001	H Midtown LP	46,163,609	\$55,19.22	2024-77441				0.00%		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897	\$5,996.89	2024-61850				#DIV/0!	Received	
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,571,250	\$4,285.50	2024-70967				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	1,071,250	\$5,871.25	2024-71791				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,938,720	\$2,289.60	2024-74776				0.00%		
Tax Year 2024	0190900000001	BAP 2800 LLC	946,477	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	Total	Settled Accounts, original & settled value	1,141,124,023				1,141,124,023				
Tax Year 2024	Total	Settled Accounts, number of accounts	157								
Unsettled											
Tax Year 2024	1414600010001	William Marsh Rice University	845,480		2024-50828				#DIV/0!		
Tax Year 2024	0220560000003	Smith Harry Leonard	47,178		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	87,500		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	828,135	\$6,883.03	2024-52313				0.00%		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-55055				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628				0.00%		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000	\$16,534.00	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.59	2024-62092				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,593,831	\$4,244.31	2024-77441				0.00%		
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,144,215	\$1,351.32	2024-77441				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458	\$912.27	2024-83933				0.00%		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-83933				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1469000010001	Midtown 2100 LLC	45,868,735	\$54,170.98	2025-20877				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	317,050,734								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	23								

Tax Year 2025

Settled											
Tax Year 2025	0132640000008	LA2 Real Estate LLC	809,667		2025-5069					#DIV/0!	
Tax Year 2025	0190230000005	2300 Chenevert Holdings LLC	1,010,618		2025-37198					#DIV/0!	
Tax Year 2025	0021590000001	2121 Main QOZP LLC	4,367,890		2025-52884					#DIV/0!	
Tax Year 2025	0190390000007	OX Midtown LLC	1,136,406		2025-52884					#DIV/0!	
Tax Year 2025	Total	Settled Accounts, original & settled value	7,324,581				0				
Tax Year 2025	Total	Settled Accounts, number of accounts	7								

Unsettled											
Tax Year 2025	0132600010001	3201 Louisiana LLC	20,862,537		2025-5069					#DIV/0!	
Tax Year 2025	1357270010002	Wong Deran Yuwei & Tianbeng	558,250		2025-37198					#DIV/0!	
Tax Year 2025	0191440000005	3100 Fannin Purchase Company LLC	1,527,000		2025-52884					#DIV/0!	
Tax Year 2025	0191460000014	3100 Fannin Realty Ltd	577,721		2025-52884					#DIV/0!	
Tax Year 2025	0132380000001	Texas SFI Partnership 65 Ltd Etal	6,861,346		2025-53335					#DIV/0!	
Tax Year 2025	0330190000002	SC Plazas at Midtown LLC	6,475,977		2025-53609					#DIV/0!	
Tax Year 2025	1217650010001	Randalls Properties Inc	707,007		2025-54855					#DIV/0!	
Tax Year 2025	1192590010003	Sherman Way Midtown LLC Etal	437,000		2025-55598					#DIV/0!	
Tax Year 2025	1281320010001	Sky Land Lodge Tract LLC	4,957,000		2025-56614					#DIV/0!	
Tax Year 2025	1287780010001	VTT Polaris Properties LLC	3,617,900		2025-56614					#DIV/0!	
Tax Year 2025	1373900010001	HSC 3300 Main Coinvestment L.P. LLC	1,595,290		2025-56758					#DIV/0!	
Tax Year 2025	1258310010001	Midtown Scouta Square Property L.P.	39,058		2025-56025					#DIV/0!	
Tax Year 2025	1355840010001	Mid-Main Properties LP	771,192		2025-57210					#DIV/0!	
Tax Year 2025	1292500000006	FGCD Holdings LP	277,778		2025-58075					#DIV/0!	
Tax Year 2025	0021380000013	Shepherd W M	336,569		2025-58340					#DIV/0!	
Tax Year 2025	0021390000001	Cars DB4 LP	1,085,228		2025-58340					#DIV/0!	
Tax Year 2025	0021390000011	Cars DB4 LP	361,505		2025-58340					#DIV/0!	
Tax Year 2025	0021560000001	Duke Street Partners Ltd	3,846,801		2025-58340					#DIV/0!	
Tax Year 2025	0021560000007	Thomas Clayton O	1,337,030		2025-58340					#DIV/0!	
Tax Year 2025	0021750000006	Cars DB4 LP	928,410		2025-58340					#DIV/0!	
Tax Year 2025	0021750000008	Group 1 Realty Inc	331,575		2025-58340					#DIV/0!	
Tax Year 2025	0021750000016	Group 1 Realty Inc	724,725		2025-58340					#DIV/0!	
Tax Year 2025	0021750000017	Group 1 Realty Inc	232,103		2025-58340					#DIV/0!	
Tax Year 2025	0021760000001	Golconda Venture	2,697,009		2025-58340					#DIV/0!	
Tax Year 2025	1224190010001	Group 1 Realty Inc	4,062,500		2025-58340					#DIV/0!	
Tax Year 2025	1297010010001	Cars DB4 LP	1,740,451		2025-58340					#DIV/0!	
Tax Year 2025	1303900010001	Group 1 Realty Inc	2,031,250		2025-58340					#DIV/0!	
Tax Year 2025	1303900020001	Group 1 Realty Inc	2,070,306		2025-58340					#DIV/0!	
Tax Year 2025	1350820010001	Group 1 Realty Inc	3,307,111		2025-58340					#DIV/0!	

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	1356990010001	Ellis Carolyn Rosenstock	7,496,099		2025-58340				#DIV/0!		
Tax Year 2025	1266470010001	Brooklyn McGowen LLC	5,920,117		2025-58387				#DIV/0!		
Tax Year 2025	1445340010001	Travis Partners Capital LLC	6,421,755		2025-58895				#DIV/0!		
Tax Year 2025	0220560000003	Smith Harry Leonard	2,031,895		2025-59097				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-59247				#DIV/0!		
Tax Year 2025	0330110000008	2416 Brazos LLC	1,528,466		2025-60076				#DIV/0!		
Tax Year 2025	1393240010001	2614 Brazos LLC	5,363,999		2025-60076				#DIV/0!		
Tax Year 2025	1221910010001	Trea SP IV Houston TX LLC	11,962,890		2025-60076				#DIV/0!		
Tax Year 2025	1502790010001	Ion Houston LLC	90,086,750		2025-60144				#DIV/0!		
Tax Year 2025	0190850000012	2908 Caroline LLC	5,063,466		2025-60156				#DIV/0!		
Tax Year 2025	1226500010001	MRI Midtown Ltd	19,468,731		2025-60290				#DIV/0!		
Tax Year 2025	1226500020001	Carolyn F Jackson Family Partnershi	3,460,608		2025-60290				#DIV/0!		
Tax Year 2025	1362780010001	Pearl Rosemont LLC	84,729,165		2025-60293				#DIV/0!		
Tax Year 2025	0132700010001	2900 Milam Partners Ltd	37,463,920		2025-60438				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-60928				#DIV/0!		
Tax Year 2025	1386330010001	Caydon Houston Property LP	107,415,920		2025-61186				#DIV/0!		
Tax Year 2025	1234150000001	VR Calais Holdings Limited Partners	69,869,717		2025-61231				#DIV/0!		
Tax Year 2025	0132700030001	Megowen Brazos Venture LTD	16,858,972		2025-61184				#DIV/0!		
Tax Year 2025	0330340010001	Megowen Brazos Venture LTD	34,695,782		2025-61384				#DIV/0!		
Tax Year 2025	0152380000001	Boyd Linda C	1,375,260		2025-61868				#DIV/0!		
Tax Year 2025	0022630020001	H Midtown LP	45,000,000		2025-63321				#DIV/0!		
Tax Year 2025	1211120010001	Ventana at Midtown 2021 LLC	1,067,103		2025-63322				#DIV/0!		
Tax Year 2025	0132640000004	Tehuacana Partners LTD	3,389,114		2025-63467				#DIV/0!		
Tax Year 2025	1300540010001	Central Bank	5,884,497		2025-64213				#DIV/0!		
Tax Year 2025	0190220000019	Ps Lpt Properties Investors	315,000		2025-65394				#DIV/0!		
Tax Year 2025	0132520000001	5C Plazas at Midtown LLC	1,000,350		2025-66508				#DIV/0!		
Tax Year 2025	1202710010001	5C Plazas at Midtown LLC	4,500,000		2025-66508				#DIV/0!		
Tax Year 2025	0152330000002	Post Midtown Square LP	14,679,000		2025-66545				#DIV/0!		
Tax Year 2025	1310080010001	Post Midtown Square LP	1,000,000		2025-66545				#DIV/0!		
Tax Year 2025	0191390000005	Boniuk Interests Ltd	97,425		2025-66996				#DIV/0!		
Tax Year 2025	0250250000001	Boniuk Interests Ltd	36,638		2025-66996				#DIV/0!		
Tax Year 2025	1427200010001	2515 Caroline Ltd	1,875,000		2025-68717				#DIV/0!		
Tax Year 2025	1387230010001	Pearl Residences at Midtown Owner L	1,060,687,000		2025-69399				#DIV/0!		
Tax Year 2025	1387230020001	Pearl Residences at Midtown Owner L	18,337,322		2025-69403				#DIV/0!		
Tax Year 2025	1372850010001	Caroline St Realty Inc	3,711,681		2025-71058				#DIV/0!		
Tax Year 2025	1349300000001	2800 Main LLC	72,639,195		2025-71157				#DIV/0!		
Tax Year 2025	0192240000001	Strings Prop LLC	3,754,171		2025-72753				#DIV/0!		
Tax Year 2025	1261630010005	Garg Prabha	497,477		RBAE-024026				#DIV/0!		
Tax Year 2025	1299450010003	Bennstrom Par W	542,300		RBAE-024595				#DIV/0!		
Tax Year 2025	0190280000007	Dennis Austin LLC	460,000		RBAE-024964				#DIV/0!		
Tax Year 2025	0220670000013	Ohan Dao C & Muoi	1,081,077		RBAE-026816				#DIV/0!		
Tax Year 2025	0250230000009	401 Richmond LLC	1,720,750		RBAE-026833				#DIV/0!		
Tax Year 2025	0132580000001	Levan Real Estate LP	2,439,200		RBAE-027853				#DIV/0!		
Tax Year 2025	0060610000008	Hy Travis LLC	4,440,000		RBAE-028467				#DIV/0!		
Tax Year 2025	0330110000003	Clifford Kitten Family LP	1,489,890		RBAE-029908				#DIV/0!		
Tax Year 2025	0260120000007	Jermar Company LC	677,375		RBAE-030044				#DIV/0!		
Tax Year 2025	1385670010001	Smith Howard F III	4,380,000		RBAE-030651				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	025033000001	Travis Street Corner LLC	1,807,452		RBAE-031123				#DIV/0!		
Tax Year 2025	1290830010001	OX Midtown LLC	4,194,756		RBAE-031254				#DIV/0!		
Tax Year 2025	0132280000003	ATH Holdings LLC	1,608,791		RBAE-032079				#DIV/0!		
Tax Year 2025	1210050010005	410 Hadley LLC	483,000		RBAE-033171				#DIV/0!		
Tax Year 2025	1210050010004	408 Hadley LLC	549,000		RBAE-033181				#DIV/0!		
Tax Year 2025	0250010210002	4400 San Jacinto LLC	1,584,819		RBAE-033619				#DIV/0!		
Tax Year 2025	0250320000006	HT Investment Corp	600,000		RBAE-035266				#DIV/0!		
Tax Year 2025	0021520000009	1701 Webster Ltd	2,100,000		RBAE-035279				#DIV/0!		
Tax Year 2025	0190400000003	2300 Fannin Ltd	1,609,662		RBAE-035091				#DIV/0!		
Tax Year 2025	1211480010019	Anderson Rick	572,900		RBAE-037128				#DIV/0!		
Tax Year 2025	0250230000005	401 Richmond LLC	1,467,425		RBAE-038598				#DIV/0!		
Tax Year 2025	1481250010001	We 66 Midtown LLC	2,815,337		RBAE-039404				#DIV/0!		
Tax Year 2025	1208150010001	Athletic Ventures Inc	3,834,632		RBAE-039725				#DIV/0!		
Tax Year 2025	1224910010001	Nova Terranova LLC	1,670,266		RBAE-039982				#DIV/0!		
Tax Year 2025	0081910000001	2303 MT LLC	3,963,839		RBAE-040589				#DIV/0!		
Tax Year 2025	0060600000003	Hy Travis LLC	1,526,300		RBAE-040660				#DIV/0!		
Tax Year 2025	0021780000001	Aim Marketing Services LLC	2,770,252		RBAE-040754				#DIV/0!		
Tax Year 2025	1278870000144	Rise Condominium Development Lp	63,567		RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000145	Rise Condominium Development Lp	1,118,925		RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000146	Rise Condominium Development Lp	463,350		RBAE-041106				#DIV/0!		
Tax Year 2025	1448440010001	Fred & Soody Sharifi Partenership Lt	4,172,222		RBAE-041437				#DIV/0!		
Tax Year 2025	1204350010001	Car Spa Midtown I Lp	1,886,758		RBAE-041828				#DIV/0!		
Tax Year 2025	0021520000003	Webster Chenevert LTD	633,522		RBAE-042441				#DIV/0!		
Tax Year 2025	0021510000001	Hamilton Midtown Ltd	1,716,915		RBAE-042443				#DIV/0!		
Tax Year 2025	0021700000009	1701 Webster Ltd	308,225		RBAE-042448				#DIV/0!		
Tax Year 2025	0220700000006	Hutchings Holding LLC	2,289,941		RBAE-042743				#DIV/0!		
Tax Year 2025	0190320000014	Occidental Investment Co	700,033		RBAE-042827				#DIV/0!		
Tax Year 2025	1454010010001	2520 Caroline LLC	2,262,000		RBAE-042907				#DIV/0!		
Tax Year 2025	0190310000001	2602 Richmond Lp	220,000		RBAE-042919				#DIV/0!		
Tax Year 2025	1363360010001	Megowen Brazos Venture LTD	58,270		RBAE-043166				#DIV/0!		
Tax Year 2025	Total	Unsettled Accounts, original value	1,355,553,437								
Tax Year 2025	Total	Unsettled Accounts, number of accounts	106								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	11,901,063,484	10,593,704,189
Cumulative	Grand Total	Settled Accounts, number of accounts	1,851	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	1,697,699,247
Cumulative	Grand Total	Unsettled Accounts, number of accounts	139

Color Legend

Light Gray	Settled previously
------------	--------------------

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 10/10/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
	Yellow	Settled as of this report									
	White	Unsettled									
	Pink	Unsettled and new since previous report									

Abbreviations

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed

DRAFT

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT TAX REPORT
MIDTOWN MANAGEMENT DISTRICT
December 3, 2025

Total delinquent assessments collected for the quarter are \$45,271.75

Top ten delinquent accounts:

Bankruptcy:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0132390000003	3000 SMITH LTD - 3000 SMITH ST	2024	\$3,263.82

Suit Filed:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0191900000006	COHEN JAY H - STUART ST We intervened in a suit filed by Harris County; we will monitor the case.	2013-2024	\$7,876.88
2. 0191760000009	HONEY JAMES W - 1607 FRANCIS ST We intervened in a suit; judgment was signed on 08/27/2021 and abstract of judgment was filed. The 2021-2024 assessments (base assessments of \$1,512.37) are also delinquent but were not included in the suit because they were not delinquent at the time of judgment.	2017-2020	\$1,618.11

Deferrals:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0342590000004	ROBINSON DORRIS - 3520 ISABELLA ST	2016-2024	\$4,786.38
2. 1205320000006	CRIADO MINNIE F - 110 OAK PL	2012-2018& 2020-2024	\$4,138.89
3. 0130860000009	ANTWINE LINDA - 1108 ISABELLA ST	2009-2024	\$3,114.05
4. 1145880170016	BLOCKER NATHAN & MAGNOLIA H - 2016 MAIN ST 1716	2007-2024	\$2,985.09
5. 0190770000006	MATA MARCO L & DANA - 2709 JACKSON ST	2017-2024	\$2,479.83

Other Accounts:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0190180000009	2424 HAMILTON LLC - 2424 HAMILTON ST There has been no response to the demand letter sent to the lienholder, Stellar Bank. There has been no response to our recent demand letter, emailed statement, or phone calls.	2024	\$2,485.86
2. 1355840010001	MID-MAIN PROPERTIES LP - 3550 MAIN ST 357 This was on hold pending a CAD valuation suit but the suit has been settled, this balance is due. We recently sent an initial bill to the owner.	2024	\$12,901.82



September 25, 2025

Board of Directors
Midtown Management District
410 Pierce, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending September 30, 2025

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 3rd Quarter Fiscal Year 2025 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux
Executive Director



November 25, 2025

Board of Directors
Matt Thibodeaux, Executive Director
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending September 30, 2025

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 3rd Quarter FY2025 in my capacity as Midtown Management District's CPA. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average yield rate on all accounts this quarter is 1.7280%. The amount of interest earned for the quarter was \$23,243 and interest earned year to date is \$103,470. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA
Midtown Management District CPA



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED SEPTEMBER 2025**

ACCOUNT NAME/FUND	MATURITY DATE	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)	INCOME (APR - JUN)	INCOME (JUL - SEPT)	INCOME YTD	ENDING BOOK/MARKET VALUE	YIELD RATE
			DEPOSITS	WITHDRAWALS	INTEREST	INTEREST	INTEREST			
CHASE BANK										
Chase - Checking (Operating)		11,422.70		-	-	-	-	-	11,422.70	
Chase - Saving		13,531.43	0.34	-	0.33	0.33	0.34	0.99	13,531.77	0.0100%
IBC										
IBC - Saving		6,692.80	13.02	-	12.69	12.85	13.02	38.56	6,705.82	0.8500%
EASTWEST BANK										
EastWest Bank - Money Market		85,096.45	9.65	-	9.44	9.55	9.65	28.64	85,106.10	0.0433%
EastWest Bank - Business Saving		1,067.88	0.14		0.13	0.13	0.14	0.40	1,068.02	0.0500%
CENTRAL BANK										
Central Bank - Money Market		63,462.85	317.22	15.00	307.43	312.31	317.22	936.96	63,765.07	1.9800%
WELLS FARGO										
Wells Fargo - Checking		319,910.22	34,640.75	839.53	522.89	478.65	557.10	1,558.64	353,711.41	0.6667%
Wells Fargo - Savings		22,244.79	37.21		37.21	37.68	37.36	112.25	22,282.15	0.6667%
Texas Capital										
Texas Capital - Operating		1,041,018.98	2,060,703.75	2,004,127.31					247,595.37	
Texas Capital - Money Market		330,142.22	1,296,028.24	1,368,000.00	6,767.94	5,344.01	6,028.24	18,140.19	258,170.46	4.3700%
TexSTAR Investment Pool										
TexSTAR Investment Pool	N/A	6,727.04	2.56	-	71.11	71.60	72.56	215.27	6,799.60	4.2648%
LOGIC Investment Pool										
LOGIC Investment Pool	N/A	1,542,320.10	16,207.72	500,000.00	30,886.95	35,343.22	16,207.72	82,437.89	1,058,527.82	4.3786%
TOTAL INVESTMENTS		3,443,637.46	3,408,030.67	4,722,981.84	38,616.11	41,610.33	23,243.35	103,469.79	2,128,686.29	

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Midtown Management District, hereby certify as follows:

1. The Board of Directors of the Midtown Management District convened in regular session on the 3rd day of December, 2025, and the roll was called of the duly constituted officers and members of the Board to-wit:

- | | | | |
|--------|------------------------|---------|----------------------|
| Pos. 1 | Vacant | Pos. 10 | Jackie Butler |
| Pos. 2 | Gloria Haney | Pos. 11 | Vacant |
| Pos. 3 | Vacant | Pos. 12 | Vacant |
| Pos. 4 | Vacant | Pos. 13 | Marylene Chan |
| Pos. 5 | Ryan M. LeVasseur | Pos. 14 | Christopher Johnston |
| Pos. 6 | Maggie Segrich | Pos. 15 | Jeanette Criglar |
| Pos. 7 | Desmond Bertrand-Pitts | Pos. 16 | Kelly A. Young |
| Pos. 8 | Lewis Goldstein | Pos. 17 | Vacant |
| Pos. 9 | Vacant | | |

and all of said persons were present, except directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION REGARDING ANNUAL REVIEW
OF SECOND AMENDED AND RESTATED INVESTMENT POLICY
AND LIST OF AUTHORIZED QUALIFIED BROKERS OF
THE MIDTOWN MANAGEMENT DISTRICT**

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting

for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

[Signature page follows]

DRAFT

SIGNED AND SEALED the 3rd day of December, 2025.

Secretary, Board of Directors

(SEAL)

DRAFT

**RESOLUTION REGARDING ANNUAL REVIEW
OF SECOND AMENDED AND RESTATED INVESTMENT POLICY AND LIST OF
AUTHORIZED QUALIFIED BROKERS OF
THE MIDTOWN MANAGEMENT DISTRICT**

WHEREAS, the Midtown Management District (the "District") is a municipal management district created by the 76th Texas Legislature pursuant to H.B. 2894 (the "Special Act") and operating pursuant to and under the authority of Chapter 3809, Special District Local Laws Code and Chapter 375, Texas Local Government Code, as amended.

WHEREAS, the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, requires the Board of Directors of the District (the "Board") to, at least annually, review its Investment Policy; and

WHEREAS, the Board has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy pursuant to Section 2256.005, *et seq.*, Texas Government Code, as amended; and

WHEREAS, the Board has also convened on this date to conduct the District's annual review of its list of qualified brokers that are authorized to engage in investment transactions with the District, pursuant to Section 2256.025, Texas Government Code, as amended; and

WHEREAS, for purposes of the District's participation in the Local Government Investment Cooperative ("LOGIC") and the TexSTAR Short Term Asset Reserve Fund ("TexSTAR") investment pools, the Board desires to confirm that, in accordance with the provisions of Section 3.04 of the Second Amended Investment Policy, with regard to the District's investment accounts held with LOGIC and TexSTAR (collectively, the "District's TexSTAR and LOGIC Accounts"), the District's accountant is designated as an "Authorized Representative" of the District's with full power to take all actions associated with the District's TexSTAR and LOGIC Accounts;

WHEREAS, the District has determined not to amend its Second Amended and Restated Investment Policy, adopted on December 6, 2017; and

WHEREAS, the District's Second Amended and Restated Investment Policy has attached thereto as **Exhibit A**, a list of qualified broker/dealers that are authorized to engage in investment transactions with the District; and

WHEREAS, on December 2, 2020, the Board voted to replace such **Exhibit A**, with **Exhibit A-III**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, on December 7, 2022, the Board voted to replace such **Exhibit A-III**, with **Exhibit A-IV**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, on December 6, 2023, the Board voted to replace such **Exhibit A-IV** with **Exhibit A-V**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, on January 8, 2025, the Board voted to replace such **Exhibit A-V** with **Exhibit A-VI**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District.

Now Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT THAT:

Section 1. The Board hereby conducted the annual review of the District's Second Amended and Restated Investment Policy, adopted on December 6, 2017, (a copy of which is attached hereto as **Exhibit I**) and confirms that such investment policy shall remain in effect until modified by action of the Board.

Section 2. The Board hereby adopts the amended list of qualified brokers, attached hereto as **Exhibit A-VI**, which amended and replaced the Exhibit A adopted on December 6, 2017, as previously amended and replaced by Exhibits A-III, A-IV, A-V, and A-VI, to the Second Amended and Restated Investment Policy, a copy of which is attached hereto as **Exhibit I**; and confirms that same shall be in effect until modified by action of the Board.

Section 3. The Board hereby confirms that, for purposes of the District's participation in the LOGIC and TexSTAR investment pools, in accordance with the provisions of Section 3.04 of the Second Amended Investment Policy, the District's accountant, Melissa Morton, CPA of The Morton Accounting Services is designated as an "Authorized Representative" of the District with full power to take all actions associated with the District's LOGIC and TexSTAR Accounts, including (i) submission of documents associated with such accounts; (ii) depositing and withdrawing money from such accounts; (iii) agreeing to terms of use for the website for online transactions associated with such accounts; and (iv) taking all other actions deemed necessary or appropriate for the investment of the District's funds.

Section 4. The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board.

[Signature page follows]

PASSED AND APPROVED this 3rd day of December, 2025.

Jeanette Criglar
Chair, Board of Directors

ATTEST:

Desmond Bertrand-Pitts
Secretary

(SEAL)

DRAFT

EXHIBIT I

SECOND AMENDED AND RESTATED INVESTMENT POLICY

OF

MIDTOWN MANAGEMENT DISTRICT

(See Attached)

DRAFT

SECOND AMENDED AND RESTATED INVESTMENT POLICY

This Amended and Restated Investment Policy (this “Policy”) is adopted by the Board of Directors of Midtown Management District (the “District”) pursuant to Chapter 2256 of the Texas Government Code, and is made effective as of the date set forth on the signature page hereof.

ARTICLE I PURPOSE

Section 1.01. Purpose.

This Policy with respect to District investments has been adopted to establish the principles and criteria by which the funds of the District should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the “Investment Laws”). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the District’s funds: Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Chapter 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the District’s funds and require the District to adopt rules to ensure the investment of District funds in accordance with such laws. This Policy will specify the scope of authority of District Officials who are responsible for the investment of District funds.

ARTICLE II DEFINITIONS

Section 2.01. Definitions.

Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- (a) “Authorized Collateral” means any means or method of securing the deposit of District funds authorized by Chapter 2257, Texas Government Code.
- (b) “Authorized Investment” means any security which the District is authorized to invest under Chapter 2256, Texas Government Code.
- (c) “Board” means the Board of Directors of the District.
- (d) “Collateral” means any means or method of securing the deposit of District funds under Article IV hereof.
- (e) “Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.
- (f) “Director” means a person appointed to serve on the Board of Directors of the District.

(g) “District Officials” means the Investment Officer, District Directors, officers, Employees, and persons and business entities engaged in handling the investment of District funds.

(h) “Employee” means any person employed by the District, but does not include independent contractors or professionals hired by the District as outside consultants, such as the District’s accountant, financial advisor or general counsel.

(i) “FDIC” means the Federal Deposit Insurance Corporation or any successor entity.

(j) “Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

(k) “Investment Officer(s)” means the Director(s) or Employee(s) of the District (or the employee of an investing entity with whom the District has contracted to invest its funds) appointed from time to time by the Board to invest and reinvest the funds of the District held in its various accounts.

(l) “NCUSIF” means the National Credit Union Share Insurance Fund managed by the National Credit Union Administration, or any successor entity.

ARTICLE III
INVESTMENT OFFICER

Section 3.01. Investment Officer.

From time to time, the District may appoint one or more of its Directors or Employees to serve as Investment Officer(s) to handle the investment of District funds. The Investment Officer(s) shall be responsible for investing District funds in accordance with this Policy. The Investment Officer(s) shall invest the District’s funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the objectives set forth in Section 7.01 hereof.

Section 3.02. Training.

The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Act.

Section 3.03. Reporting by the Investment Officer and District Officials.

Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and District Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the District for the preceding reporting period. The report must (1) describe in detail the investment position of the District on the date of the report; (2) be prepared jointly by all the Investment Officers of the District, if the District appoints more than one; (3) be signed by all Investment Officers and District Officials who prepare the report; (4) contain a summary statement of each pooled fund group that states the beginning market value

for the reporting period, ending market value for the period, and fully accrued interest for the reporting period; (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested; (6) state the maturity date of each separately invested asset that has a maturity date; (7) state the District fund for which each individual investment was acquired; and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer.

The Board hereby authorizes and directs the District's Accountant and any other District Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his/her duties, including but not limited to the following:

1. Presenting a copy of this Policy to any person or business organization seeking to sell an investment to the District and obtaining the necessary written certification from such seller referred to in this section;
2. Handling investment transactions;
3. Preparing and submitting to the Board the written report of all investment transactions for the District as required by this section;
4. Researching investment options and opportunities;
5. Obtaining written deposit or pledge agreements as required herein;
6. Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged collateral; and
7. Reviewing the market value of the District's investments and of the Collateral pledged to secure the District's funds.

ARTICLE IV
PROCEDURE FOR INVESTMENT OF DISTRICT MONIES

Section 4.01. Qualified Broker/Dealers.

The Board hereby adopts the list of broker/dealers attached hereto as **Exhibit A**, as the qualified broker/dealers with whom the District may engage in investment transactions. In addition to annual review and adoption of such list each year pursuant to the adoption of this Policy, the Board may, by written resolution, revise, amend or supplement such list of qualified broker/dealers.

As authorized in the Investment Act, the Board hereby designates the Executive Director of the District and one other member of the Board as the "designated investment committee" (the "Designated Investment Committee"). The Designated Investment Committee shall, at its discretion, approve any successors or assigns of those certain broker/dealers listed in **Exhibit A** hereto.

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the District.

The Investment Officer(s) and the District Officials shall disclose in writing (a) any “personal business relationship” with a business organization offering to engage in an investment transaction with the District and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the District, as required by the Investment Act. The existence of a “personal business relationship” shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03. Certifications from Sellers of Investments.

The Investment Officer(s) or the District Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the District and obtain a certificate stating that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the District and shall state that the potential seller has received and reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the District that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District’s entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the District Officials shall purchase or make any investment from a potential seller that has not delivered to the District this required certification. A form of certificate acceptable to the District is attached hereto as **Exhibit B**.

Section 4.04. Solicitation of Bids for Certificates of Deposit.

Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis.

All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all District investments and for all Collateral pledged to secure District funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral.

The Investment Officer(s), with the help of such District Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of District funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

(a) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.

(b) Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.

(c) Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:

(1) the lower of two bids obtained from securities broker/dealers for such security;

(2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;

(3) the bid price published by any nationally recognized security pricing service; or

(4) the market value quoted by the seller of the security or the owner of such Collateral.

(d) Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Changes in Investments.

Consistent with Section 2256.021 of the Investment Act, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256, Texas Government Code, as amended, such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within 30 days of the investment's failure to maintain its required minimum rating.

ARTICLE V PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

A. All funds of the District shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by bond resolutions or trust indentures of the District and applicable state law or federal tax law, including the Investment Laws.

B. The Board, by separate resolution, may provide that the District's Executive Director or Investment Officer may withdraw or transfer funds from and to accounts of the District only in compliance with this Policy.

C. No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Assessment Revenue Fund, each Reserve Fund, and in the Operating Fund shall not be commingled or pooled for purposes of investment.

Section 5.02. Policy of Securing Deposits of District Funds -- Applicable to All Deposited District Funds.

A. The District recognizes that FDIC or NCUSIF (or their respective successors) insurance is available for District funds deposited at any one Texas Financial Institution (including branch banks) only up to a maximum of \$250,000 (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders. It is the policy of the District that all deposited funds in each of the District's accounts shall be insured by the FDIC or NCUSIF, or their respective successors, and to the extent the deposit surpasses the FDIC or NCUSIF Deposit Insurance Coverage limit at any given time shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.

B. If it is necessary for the District's depositories to pledge Collateral to secure the District's deposits, (1) the Collateral pledge agreement must be in writing, (2) the Collateral pledge agreement must be approved by the depository's board of directors or loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide the Investment Officer or District Official with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the District. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any District funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and District Officials to proceed diligently to have such agreement approved and documented to assure protection of the District's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the District's Executive Director shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC or NCUSIF insurance levels.

C. Collateral pledged by a depository shall be held in safekeeping at an independent third-party institution, and the District's administrator or Investment Officer shall obtain safekeeping receipts from the Texas financial institution or the safe-keeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the District. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's or NCUSIF's, or their successor's, insurance limits or the market value of the Collateral pledged as security for the District's deposits. It shall be acceptable for the District's administrator or Investment Officer to periodically receive interest on deposits to be deposited to the credit of

the District if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of the Board that there be no sharing, splitting or cotenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and District Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The District's Executive Director or Investment officer shall monitor the pledged Collateral to assure that it is pledged only to the District, review the fair market value of the Collateral to ensure that the District's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

D. The District's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured by the pledge of any of the following:

1. Surety bonds;
2. An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
3. A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues **and** (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined in Section 61.003, Texas Education Code, a junior college, a district created under Article X, Section 59, of the Texas Constitution, and a public hospital;
4. A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
5. A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
6. A letter of credit issued by a federal home loan bank; or
7. A security in which a public entity may invest under the Investment Act. As of the date of this Policy, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
 - a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
 - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
 - c. Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

d. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC, NCUSIF or by the explicit full faith and credit of the United States;

e. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

f. Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (i) guaranteed by the FDIC or its successor or the NCUSIF or its successor, (ii) secured by the obligations in which the District may invest under the Investment Act, or (iii) secured in any other manner and amount provided by law for deposits of the District;

g. Certificates of deposit made in accordance with the following conditions: (i) a broker that has its main office or a branch office in this state and is selected from a list adopted by the District; (ii) the funds are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the District; (iii) the broker or the depository institution selected by the District under clause (i) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District; (iv) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (v) the depository institution selected by the District under clause (ii), an entity described by Section 2257.041, or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 17c3-3 (17 C.F.R. Section 240.15c3-3) acts as custodian for the District with respect to the certificates of deposit issued for the account of the District;

h. Repurchase agreements that comply with the Investment Act;

i. Bankers' acceptances that comply with the Investment Act;

j. Commercial paper that complies with the Investment Act;

k. No-load money market mutual funds that comply with the Investment Act;

l. No-load mutual funds that comply with the Investment Act; and

m. Guaranteed investment contracts that comply with the Investment Act.

E. Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the District under the Investment Act:

- a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- b. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- c. Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Section 5.02.D.4 and 5.02.D.5 above; or
- d. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03. Diversification.

The Investment Officer may invest up to 100% of the funds of the District in any investment instrument authorized in this Policy.

ARTICLE
AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments.

Unless specifically prohibited by law or elsewhere by this Policy, District monies in any of its fund groups may be invested and reinvested only in investments under the Investment Act:

1. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
2. Direct obligations of the State of Texas or its agencies and instrumentalities;
3. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
4. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities;
5. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

6. Bonds issued, assumed, or guaranteed by the State of Israel;
7. Interest-bearing banking deposits that are guaranteed or insured by:
 - a. The Federal Deposit Insurance Corporation or its successor; or
 - b. The National Credit Union Share Insurance Fund or its successor;
8. Interest-bearing banking deposits other than those described by Subsection 7 if:
 - a. The funds invested in the banking deposits are invested through (i) a broker with a main office or branch in this state and is selected from a list adopted by the District, or (ii) a depository institution with a main office or branch office in this state that the District selects;
 - b. The broker or depository institution selected as described by Subsection (a) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the District's account;
 - c. The full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and
 - d. The District appoints as the District's custodian of the banking deposits issued for the District's account: (i) the depository institution selected as described by Subsection (a), (ii) an entity described by Section 2257.041(d) of the Texas Government Code, as amended; or (iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-03.
9. Certificates of deposit issued by a depository institution that has its main or a branch office in the State of Texas and that are (i) guaranteed by the FDIC or its successor or the NCUSIF or its successor, (ii) secured by the obligations in which the District may invest under the Investment Act, or (iii) secured in any other manner and amount provided by law for deposits of the District;
10. Certificates of deposit made in accordance with the following conditions:
 - (i) a broker that has its main office or a branch office in this state and is selected from a list adopted by the District;
 - (ii) the funds are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the District;
 - (iii) the broker or the depository institution selected by the District under clause (i) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District;
 - (iv) the full amount of the principal and accrued interest of each of the certificates of deposit

is insured by the United States or an instrumentality of the United States; and (v) the depository institution selected by the District under clause (ii), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) acts as custodian for the District with respect to the certificates of deposit issued for the account of the District;

11. Repurchase agreements that comply with the Investment Act;
 12. Bankers' acceptances that comply with the Investment Act;
 13. Commercial paper that complies with the Investment Act;
 14. No-load money market mutual funds that comply with the Investment Act;
- and
15. No-load mutual funds that comply with the Investment Act;
 16. Investment Pools which meet the requirements set forth in Section 2256.016 and Section 2256.019 of the Texas Government Code, as amended and which are specifically authorized by a resolution that is approved by the Board; and
 17. With respect to bond proceeds, guaranteed investment contracts that comply with the Investment Act.

Section 6.02. Prohibited Investments.

Notwithstanding anything to the contrary stated herein, no funds of the District may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
2. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
4. Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

Section 6.03. Investment of Funds Related to District.

Anything in this Policy to the contrary notwithstanding, to the extent that any funds are held by a trustee under a trust indenture relating to the District's debt, such funds may be invested as provided by the resolution authorizing the issuance of the bonds or the related trust indenture.

ARTICLE VII INVESTMENT STRATEGIES

Section 7.01. Strategy Applicable to All Funds.

The District's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

1. Understanding of the suitability of the investment to the financial requirements of the District;
2. Preservation and safety of principal;
3. Liquidity;
4. Marketability of the investment if the need arises to liquidate the investment before maturity;
5. Diversification of the investment portfolio; and
6. Yield.

Section 7.02. Investment Strategy for the Operating Fund.

Funds in the Operating Fund shall be invested to meet the operating and cash flow requirements of the District as determined by the annual operating budget adopted by the Board. Operating funds shall not be invested for longer than three (3) years.

Section 7.03. Investment Strategy for the Assessment Reserve Fund.

Funds in the Assessment Reserve Fund shall be invested to meet the operating and cash flow requirements of the District as determined by the annual operating budget adopted by the Board. Assessment Reserve Funds shall not be invested for longer than three (3) years.

ARTICLE VIII MISCELLANEOUS

Section 8.01. Annual Review.

The District shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause.

This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of District Funds.

Section 8.03. Open Meeting.

The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the boundaries of the District and on a bulletin board located at a place convenient to the public in Harris County, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting hereof.

DRAFT

Adopted the 6th day of December, 2017.

Reviewed and confirmed on the 5th day of December, 2018.

Reviewed and confirmed on the 4th day of December, 2019.

Reviewed and confirmed on the 2nd day of December, 2020.

Reviewed and confirmed on the 1st day of December, 2021.

Reviewed and confirmed on the 7th day of December, 2022.

Reviewed and confirmed on the 6th day of December, 2023.

Reviewed and confirmed on the 8th day of January, 2025.

Reviewed and confirmed on the 3rd day of December, 2025.

Vacant

Erika Butler

Gloria Haney

Vacant

Vacant

Vacant

Vacant

Marylene Chan

Ryan M. LeVasseur

Christopher Johnston

Maggie Segrich

Jeanette Criglar

Desmond Bertrand-Pitts

Kelly Young

Lewis Goldstein

Vacant

Vacant

EXHIBIT A-VI

LIST OF AUTHORIZED QUALIFIED BROKERS

1. Amegy Bank National Association
2. American First National Bank
3. Bank of America Corporation
4. Bank of America National Association
5. Bank of Houston
6. Bank of Texas (BOKF, National Association)
7. BBVA Compass Bank
8. Beal Bank, SSB
9. BOKF Financial
10. Capital Bank, N.A.
11. Capital One National Association
12. Capital Markets Groups Inc.
13. Cathay Bank
14. Central Bank
15. Chase Investments Services Corp
16. Chasewood Bank
17. Citibank, National Association
18. City Bank
19. Comerica Bank
20. Commercial State Bank
21. Community Bank of Texas, N.A.
22. CUNA
23. East West Bank
24. Edward Jones Investments
25. Encore Bank National Association
26. Enterprise Bank and Trust Company
27. FirstBank & Trust Company
28. First Bank of Missouri City
29. First Bank of Texas
30. First Community Bank, N.A.
31. First Citizens Bank
32. First-Citizens Bank & Trust Company
33. *Intentionally Deleted*
34. *Intentionally Deleted*
35. First National Bank Texas
36. First National Bank Bastrop
37. Frost Bank
38. Golden Bank, National Association
39. Green Bank National Association
40. Guaranty Bank and Trust
41. Hilltop Securities
42. Houston Community Bank National Association

43. Icon Bank of Texas, National Association
44. Independence Bank National Association
45. Integrity Bank, SSB
46. International Bank of Commerce
47. Invesco National Trust Company
48. JPMorgan Chase Bank
49. J.P. Morgan Securities, LLC
50. Legacy Texas Bank
51. Legg Mason, Inc.
52. Liberty Bank and Trust Company
53. Logic Investment
54. Lone Star Bank
55. Lone Star Investment Pool
56. Masterson Advisors
57. Memorial City Bank
58. Mercantil Commerce Bank, National Association
59. Merchants Bank
60. Metro Bank National Association
61. MidSouth Bank, National Association
62. Moody National Bank
63. Morgan Keegan, Inc.
64. Morgan Stanley
65. NewFirst National Bank
66. Northern Trust, National Association
67. Omnibanc National Association
68. Patriot Bank
69. Plains State Bank
70. PNC Bank National Association
71. Preferred Bank
72. PrimeWay Federal Credit Union
73. Prosperity Bank
74. Regions Bank
75. Security State Bank
76. Southwestern National Bank
77. Spirit of Texas Bank
78. State Bank of Texas
79. Stellar Bank
80. State Street Bank and Trust
81. Texan Bank
82. Texas Capital Bank, National Association
83. Texas Citizens Bank, National Association
84. Texas CLASS Bank
85. Texas First Bank
86. Texas Gulf Bank, National Association
87. Texas State Bank
88. TexPool/TexPool Prime

89. TexSTAR Investment Pool
90. The Bank of River Oaks
91. Trustmark National Bank
92. Tri-Star Financial
93. UBS Financial Services Inc.
94. US Bank National Association
95. Unity National Bank of Houston
96. Vista Bank Texas
97. Wallis State Bank
98. Wells Fargo Advisors, LLC
99. Wells Fargo Bank South Central, National Association
100. Wells Fargo Bank, National Association
101. Whitney Bank
102. WoodForest National Bank

DRAFT

Exhibit B

**CERTIFICATE OF COMPLIANCE FROM SELLERS OF INVESTMENTS
AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT**

To: Midtown Management District (the "District")

From: _____

[Name of the person offering or the
"qualified representative of the
business organization" offering to
engage in an investment transaction
with the District]

[Office such person holds]

of: _____ (the "Business Organization")
[name of financial institution, business organization or investment pool]

Date: _____, 20____

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am an individual offering to enter into an investment transaction with the District or a "qualified representative" of the Business Organization offering to enter an investment transaction with the District, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Investment Act"), and that I meet all requirements under such act to sign this Certificate.
2. I or the Business Organization, as applicable, anticipate selling to the District investments (the "Investments") that comply with the Investment Act and the District's Investment Policy as amended and restated last on December 6, 2017 (collectively, the "Investment Policy").
3. I or a registered investment professional that services the District's account, as applicable, have received and reviewed the Investment Policy, which the District has represented is the complete Investment Policy of the District now in full force and effect. The District has further acknowledged that I or the Business Organization, as applicable, may rely upon the Investment Policy until the District provides me or the Business Organization, as applicable, with any amendments to or any newly adopted form of the Investment Policy.
4. I or the Business Organization, as applicable, have/has implemented reasonable procedures and controls in an effort to preclude investment transactions between

the District and me or the Business Organization, as applicable, that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the District's entire portfolio or requires an interpretation of subjective investment standards.

- 5. I or the Business Organization, as applicable, have/has reviewed or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the District and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act and (ii) each of the Investments is an authorized investment under the Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of District monies to be invested in the Investments exceeds or in any way violates the Investment Policy.
- 6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
- 7. The Business Organization has attached hereto, for return to the District, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

DRAFT

By _____
Name: _____
Title: _____

Prepared for Midtown Management District

About Incident Reports

The report is a month-long summary of notable incidents, as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide Midtown Houston information that could impact operations and reputation.

About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately owned security company with offices in Houston and San Antonio. S.E.A.L. Security has been contracted to safeguard your community and to be on call during high-risk situations. All S.E.A.L. Security officers are armed and utilize marked vehicles to conduct patrols and maintain a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that residents and visitors do not approach the K9s or attempt to pet them. Everyone's assistance is greatly appreciated.

Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.





CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 6/26/2025

Change Order No.: 1

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Notice to Proceed	4/21/2025	REVISED CONTRACT AMOUNT	
Duration	150	Original Contract Amount:	\$1,003,155.15
Completion Date	9/18/2025	Previous Contract Amount:	\$1,003,155.15
Time added by Change Order	-25	Amount of this Change Order:	(\$267,062.68)
Revised Completion Date	8/24/2025	Revised Contract Amount:	\$736,092.47

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:
See attachment.

2. TIME: Reduction of time to reflect removal of Gray Street scope.

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

Midtown Management District

IDS Engineering Group

Owner

Engineer

By: _____
(Date)

By: *Carol D. Harrison* 07/17/2025
(Date)

Landscape Art, Inc.

Contractor

By: *Rebecca Dubinski* 7/15/2025
(Date)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 6/26/2025

Change Order No.: 1

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

ADDITIONAL ITEMS

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

Revise the quantity of the following Bid Items which is part of the Contract:

Bid Item No. 2: Landscape Maintenance

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
4.0	MO	\$4,181.50	\$16,734.00	4.0	\$14,181.72	(\$2,552.28)

Bid Item No. 5a: Traffic Control - Gray Street

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1.0	L.S.	\$3,918.00	\$3,918.00	0.0	\$0.00	(\$3,918.00)

Bid Item No. 7: Sidewalk Pavers

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
54.0	S.F.	\$436.52	\$23,572.08	0.0	\$0.00	(\$23,572.08)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 6/26/2025

Change Order No.: 1

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 8: Ramp Pavers

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
52.0	S.F.	\$49.84	\$2,591.68	0.0	\$0.00	(\$2,591.68)

Bid Item No. 9: Street Name Pavers (Tile)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
120.0	S.F.	\$100.33	\$12,039.60	0.0	\$0.00	(\$12,039.60)

Bid Item No. 10: Street Name Pavers (Colored Concrete)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
250.0	S.F.	\$93.10	\$23,252.50	0.0	\$0.00	(\$23,252.50)

Bid Item No. 11: Turf

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
12,303.0	S.F.	\$1.32	\$16,239.96	0.0	\$0.00	(\$16,239.96)

Bid Item No. 12: Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
7,357.0	S.F.	\$8.82	\$64,888.74	0.0	\$0.00	(\$64,888.74)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 6/26/2025

Change Order No.: 1

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 13: Planting Soil and Hardwood Mulch, Irrigation Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
7,357.0	S.F.	\$2.62	\$19,303.68	0.0	\$0.00	(\$19,303.68)

Bid Item No. 13a: Irrigation Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
7,357.0	S.F.	\$12.50	\$91,934.16	0.0	\$0.00	(\$91,934.16)

Bid Item No. 33a: Hand Watering Gray

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1.0	L.S.	\$6,770.00	\$6,770.00	0.0	\$0.00	(\$6,770.00)

TOTAL AMOUNT OF CHANGE ORDER NO. 1

(\$267,062.68)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

Certificate Number:
 2025-1337678

Date Filed:
 07/16/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Landscape Art, Inc.
 League City, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Midtown Management District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 1174-015-05 Midtown Refresh
 Midtown Streetscape Refresh -
 Change Order No. 1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Rebecca Dubiski, and my date of birth is 3/2/1988.

My address is 2303 Dickinson Avenue, League City, TX, 77573, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Galveston County, State of Texas, on the 16th day of July, 2025.
(month) (year)

Rebecca Dubiski

Signature of authorized agent of contracting business entity
 (Declarant)



CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 10/27/2025

Change Order No.: 2

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Notice to Proceed	4/21/2025	REVISED CONTRACT AMOUNT	
Duration	150	Original Contract Amount:	\$1,003,155.15
Completion Date	9/18/2025	Previous Contract Amount:	\$736,092.47
Time added by Change Order No. 1	-25	Amount of this Change Order:	(\$0.00)
Time added by Change Order	60	Revised Contract Amount:	\$736,092.47
Revised Completion Date	11/17/2025		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:
See attachment.

2. TIME: 60 calendar days will be added to the contract to complete the additional requested work.

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

Midtown Management District

IDS Engineering Group

Owner

Engineer

By: _____

By: *Carol D. Harrison* 11/12/2025

(Date)

(Date)

Landscape Art, Inc.

Contractor

By: *[Signature]* 11/06/2025

(Date)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 10/27/2025

Change Order No.: 2

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

ADDITIONAL ITEMS

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

Revise the quantity of the following Bid Items, which is part of the Contract:

Bid Item No. 19: Hydro-mulch (McGowen)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
80,709.0	S.F.	\$0.64	\$51,653.76	35,419.94	\$22,668.76	(\$28,985.00)

Bid Item No. 20: Ground Cover (McGowen)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,647.0	S.F.	\$9.74	\$16,041.78	1,564.00	\$15,233.36	(\$808.42)

Bid Item No. 21a: Planting Soil and Hardwood Mulch (McGowen)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,647.0	S.F.	\$2.76	\$4,540.78	1,563.91	\$4,311.70	(\$229.08)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 10/27/2025

Change Order No.: 2

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 21b: Irrigation (McGowen)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,647.0	S.F.	\$12.30	\$20,263.04	1,577.40	\$19,357.51	(\$905.53)

Bid Item No. 23: Tree Grate (Repair Allowance)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Add Cost</u>
23.0	EA.	\$175.00	\$4,025.00	110.0	\$19,250.00	\$15,225.00

Bid Item No. 24: Tree Grate (Replacement)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Add Cost</u>
3.0	EA.	\$9,974.00	\$29,922.00	8.0	\$79,792.00	\$49,870.00

Bid Item No. 28: Ground Cover (Elgin)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
14,619.0	S.F.	\$8.63	\$126,161.97	12,457.0	\$107,503.91	(\$18,658.06)

Bid Item No. 29a: Planting Soil and Hardwood Mulch (Elgin)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
14,619.0	S.F.	\$2.59	\$37,857.68	12,456.5	\$32,257.68	(\$5,600.00)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 10/27/2025

Change Order No.: 2

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 29b: Irrigation for Ground Cover (Elgin)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
14,619.0	S.F.	\$11.69	\$170,901.64	12,457.1	\$145,627.64	(\$25,274.00)

Bid Item No. 33c: Remaining Contingency

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1.0	L.S.	\$92,515.02	\$92,515.02	52	\$48,100.00	(\$44,415.02)

Add the following items:

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2A	110	EA.	\$143.45	Tree Grate Repair (Weld Flat Bar)	\$15,180.00

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2B	8	EA.	\$418.00	Tree Grate Repair (Raise Frame)	\$3,344.00

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2C	10	EA.	\$816.00	Crepe Myrtle (65g)	\$8,160.00

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2D	230	S.F.	\$49.71	Paver repair, Includes a 4" Concrete Sub Base.	\$11,432.77

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2E	270	S.F.	\$15.50	Additional Paver Repair	\$4,184.00

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 10/27/2025

Change Order No.: 2

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2F	60	S.F.	\$8.25	Furnish and Install Black Star Gravel	\$495.00
<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2G	11	EA.	\$272.73	Pick up and install planter pots to designated locations not including irrigation, drainage gravel, soil, and planting	\$3,000.00
<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2H	18	EA.	\$313.15	Install drainage gravel, soil, and planting in existing or relocated planter pots (not including irrigation)	\$5,726.70
<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2I	11	EA.	\$275.24	Install irrigation for relocated planter pots	\$3,027.64
<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO2J	2	EA.	\$2,615.00	Furnish and install 1" PVB Backflow Preventer with Enclosure, including PVC pipe, fittings, and concrete pad.	\$5,230.00

TOTAL AMOUNT OF CHANGE ORDER NO. 2**(\$0.00)**

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2025-1380811

Date Filed:
10/23/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Landscape Art, Inc.
League City , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Midtown Management District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
1174-015-05
Midtown Streetscape Refresh

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	N/A			

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Rebecca Dubiski, and my date of birth is 03/02/1988.

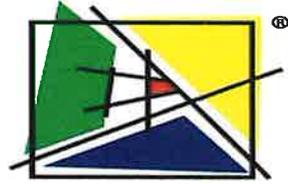
My address is 2303 Dickinson Avenue, League City, TX, 77573, U.S.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Galveston County, State of Texas, on the 23rd day of October, 2025.
(month) (year)

Rebecca Dubiski

Signature of authorized agent of contracting business entity
(Declarant)

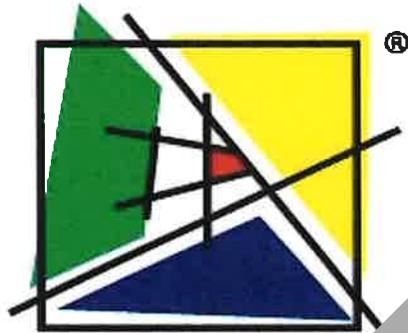


midtown
HOUSTON



Graffiti Abatement Reports

October 2025



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

October 7, 2025

Public Property

DRAFT

415 Gray

before

after



500 Webster

before

after



2400 Bagby

before

after



3200 Bagby

before

after



3200 Bagby

before

7089



after



3200 Bagby

before

7090



after



3200 Bagby

before

7091



after



3400 Milam

before

7092



after



before

7093



3000 Caroline

after



before

7094



3000 Caroline

after



before

7095



3000 Caroline

after



before

7096



3000 Caroline

after



3100 Caroline

before

after

7097



3100 Caroline

before

after

7098



before

3100 Caroline

after



before

3100 Caroline

after



before

3100 Caroline

after



before

3100 Caroline

after



before

3100 Caroline

after

7103



before

1200 Elgin

after

7104



before

3100 San Jacinto

after

7105



before

3900 Caroline

after

7106



before

3000 Caroline

after



before

1600 Holman

after



before

1000 Holman

after



before

1600 Holman

after



DRAFT

before

1000 Holman

after



before

1600 Holman

after



before

1000 Holman

after

7113



before

1000 Holman

after

7114



before

7115



1000 Holman

after



before

7116



1000 Holman

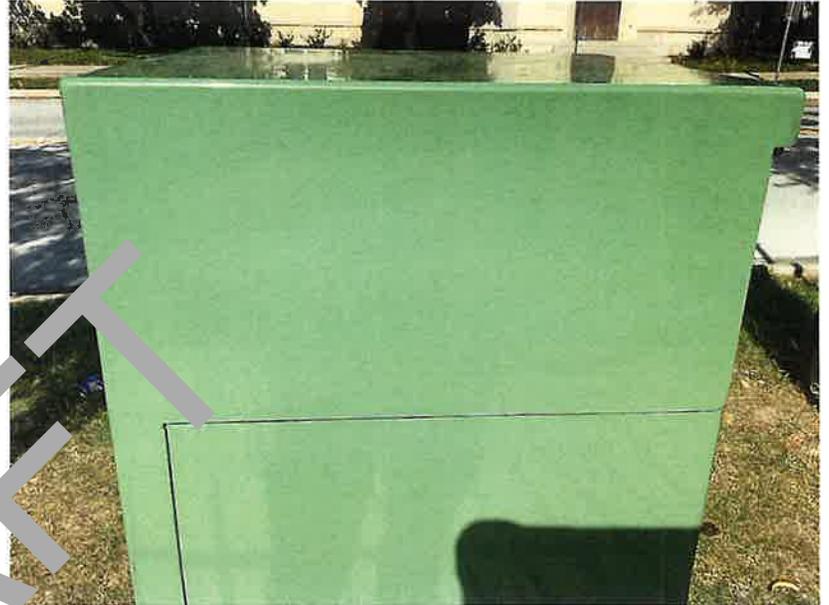
after



before

1000 Holman

after



before

1600 Holman

after



before

1000 Holman

after

7119



before

1000 Holman

after

7120



before

1000 Holman

after



before

1000 Holman

after



before

7123



1000 Holman

after



before

7124



1000 Holman

after



3500 Fannin

before

7125



after



Midtown Park

before

7126



after



before

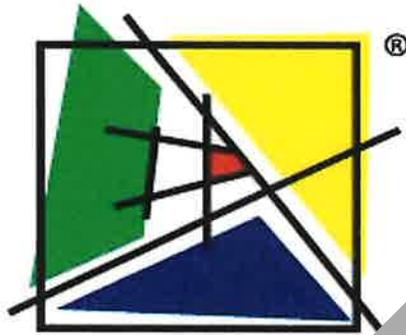
Midtown Park

after

7127



DRAFT



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

October 21, 2025

Public Property

DRAFT

before

415 Gray

after



before

2000 Brazos

after



200 Pierce

before

7130



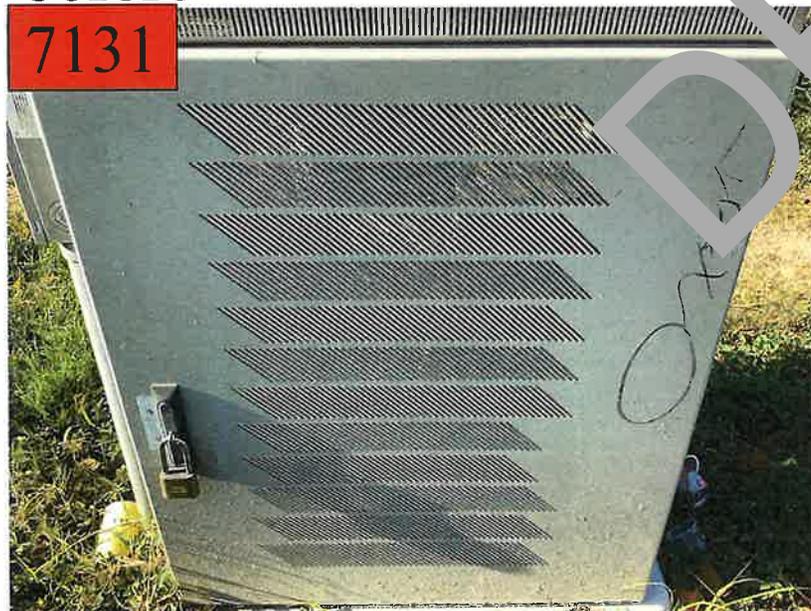
after



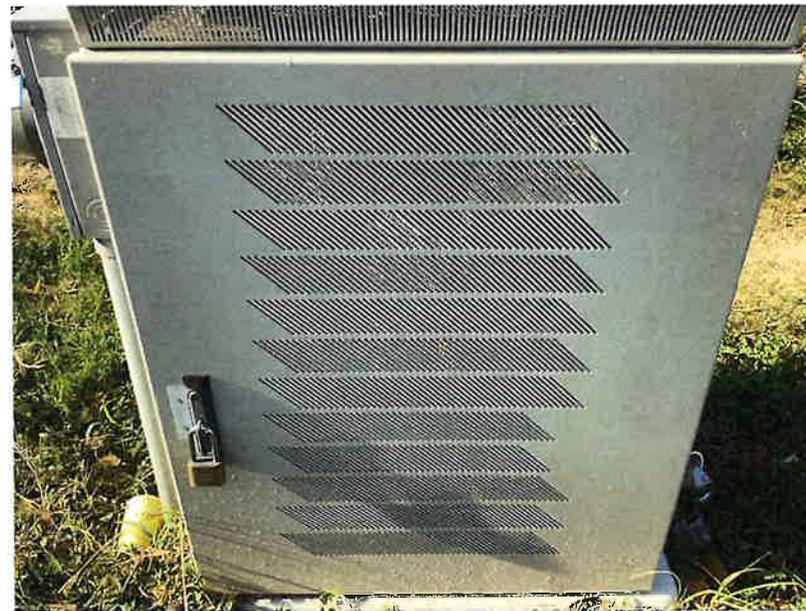
before

7131

200 Pierce



after



200 Pierce

before

after



200 Pierce

before

after



2200 Main

before



after



2200 Main

before



after



2200 Main

before

after

7136



2000 Brazos

before

after

7137



2600 Brazos

before

after



2600 Brazos

before

after



7138

7139

DRAFT

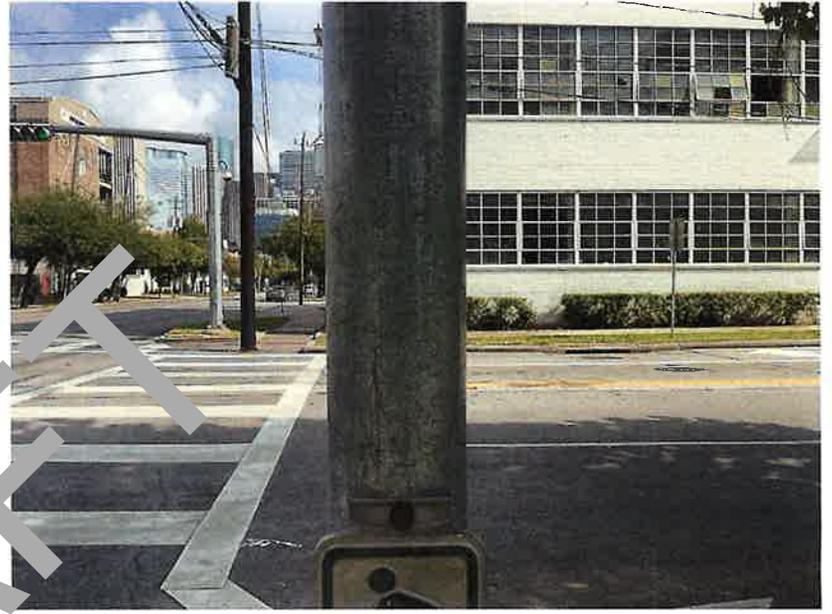
2600 Travis

before

7140



after



2600 Travis

before

7141



after



2100 Bagby

before

7142



after



2800 Bagby

before

7143



after



400 Tuam

before

7144



after



3000 San Jacinto

before

7145



after



before

3000 San Jacinto

after

7146



before

2800 Caroline

after

7147



before

2800 Caroline

after

7148



before

3900 Main

after

7149



3900 Main

before

7150



after



3900 Main

before

7151



after



3900 Main

before

7152



after



3900 Main

before

7153



after



3900 Main

before

after

7154



3900 Main

before

after

7155



3900 Main

before

7156



after



3900 Main

before

7157



after



3700 Main

before

7158



after



3700 Main

before

7159



after



3700 Main

before

after



3700 Main

before

after



3700 Main

before

after



3700 Main

before

after



3700 Main

before

after



1000 Winburn

before

after



3600 Main

before

after



3600 Main

before

after



3600 Main

before

7168



after



3600 Main

before

7169



after





October 13, 2025

Marlon Marshall, Sr. Director of Engineering & Strategic Development
Midtown Redevelopment Authority/TIRZ 2
410 Pierce Street, Suite 335
Houston, Texas 77002

Re: Midtown Sidewalk Maintenance Program Phase I - Contract Award Recommendation

Dear Mr. Marshall,

We have evaluated the bids received on October 2, 2025, for the Sidewalk Maintenance Program Phase I project. There was a total of eight (8) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. Roma Concrete & Construction, LLC	\$ 53,415.00
2. Miranda Trucking & Services, Inc.	\$ 60,618.00
3. Ceballos Construction, LLC	62,160.00
4. Abbas Alpha Construction	\$ 70,000.00
5. Steven R. Hill Construction Co., Inc.	\$ 75,360.00
6. CONPLUS, LLC	\$ 85,740.00
7. Civcon Group, LLC	\$ 93,770.00
8. Teamwork Construction Services, Inc.	\$ 144,668.00

Roma Concrete & Construction, LLC's bid of \$53,415.00 was the lowest responsive bid and it is approximately 24% lower than the engineer's estimate of \$70,392.00. The bid prices received are indicative of the current availability and cost of local construction resources. HR Green has reviewed the bid and feels the bid prices are appropriate for the work involved.

Roma Concrete & Construction, LLC has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend Midtown Management District to award the construction contract based on the low bid of \$53,415.00 submitted by Roma Concrete & Construction, LLC. Please do not hesitate to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

Taylor Risien, P.E.
Project Manager

Attachments: Bid Tabulation



SIGN TYPE F - DISTRICT BANNERS :

BANNERS ARE HIGH RESOLUTION DIGITAL PRINT ON VINYL SUBSTRATE. BANNER ARMATURE IS A COMPRESSION CLAMP ON EXISTING LIGHT STANDARD POST. COLOR: BLACK.
(USE KBW BANNERFLEX METRO BRACKET WITH STANDARD 13/16" ROUND BANNER ARM AND ROUND 2.38" DIAMETER FINIAL OR APPROVED ALTERNATES)

BAGBY STREET MIDTOWN SUB-DISTRICT TO BE DETERMINED BY THE MIDTOWN REDEVELOPMENT AUTHORITY AND MIDTOWN MANAGEMENT DISTRICT.

BANNER DESIGN SHOWN IS NOT ACTUAL AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL BANNER TO BE DETERMINED BY THE MIDTOWN REDEVELOPMENT AUTHORITY AND MIDTOWN MANAGEMENT DISTRICT.

SIGN CONTRACTOR TO PROVIDE ARMATURE AND COMPRESSION FITTING ONLY. BANNERS TO BE PROVIDED BY OTHERS.

SAMPLES REQUIRED :

ONE ASSEMBLED COMPRESSION FITTING, ARMATURE AND FINIAL WITH BLACK FINISH

NOT FOR CONSTRUCTION

ISSUE DATE: June 1, 2011

ISSUE SETS AND REVISIONS

#	DATE	DESCRIPTION
1	07/29/2011	90% CONSTR. DOCS.
2	09/15/2011	100% CONSTR. DOCS.

DRAWN: BL REVIEWED: KS

DESIGN PHASE

**Design Intent
Bid Document**

PROJECT NUMBER: 4682

SHEET TITLE

**Fabrication Details
Sign Type F**

SHEET NUMBER

GR 20

©COPYRIGHT DESIGNWORKSHOP, INC



1
**ELEVATION: SIGN TYPE F
DISTRICT BANNER ON POLE**
SCALE: 1/2" = 1'-0"



2
**DETAIL ELEVATION: SIGN TYPE F
DISTRICT BANNER ON POLE**
SCALE: 1" = 1'-0"



Similar compression fit banner armature (black)

MIDTOWN HOUSTON

MIDTOWN BANNERS

CONCEPT DEVELOPMENT BOOKLET





DRAFT

BANNER THEMES AND CONCEPTS

The following document presents five banner themes that represent different aspects of life in Midtown and can be used over time as the banner program expands. The team developed multiple concepts for each theme. Each concept is a "mock-up" of a style that can be developed further in design development and does not represent the final design. Once Midtown selects the concepts to develop further, Design Workshop will create a suite of final banner designs that expand on the concept selected.

THEME 1: THE MIDTOWN BRAND

Promote brand consistency and recognition of the district.

THEME 2: PERFORMANCE: SUSTAINABILITY

Emphasize Midtown's commitment to sustainability such as the performance of Bagby Street's green infrastructure.

THEME 3: EXPERIENCE: ARTS AND CULTURE

Promote Midtown's over 90 cultural arts amenities and provide an opportunity for arts organizations to promote their events.

THEME 4: DESTINATION: FOOD AND ENTERTAINMENT

Advertise the quality and excitement of Midtown's retail businesses such as restaurants, bars and shops.

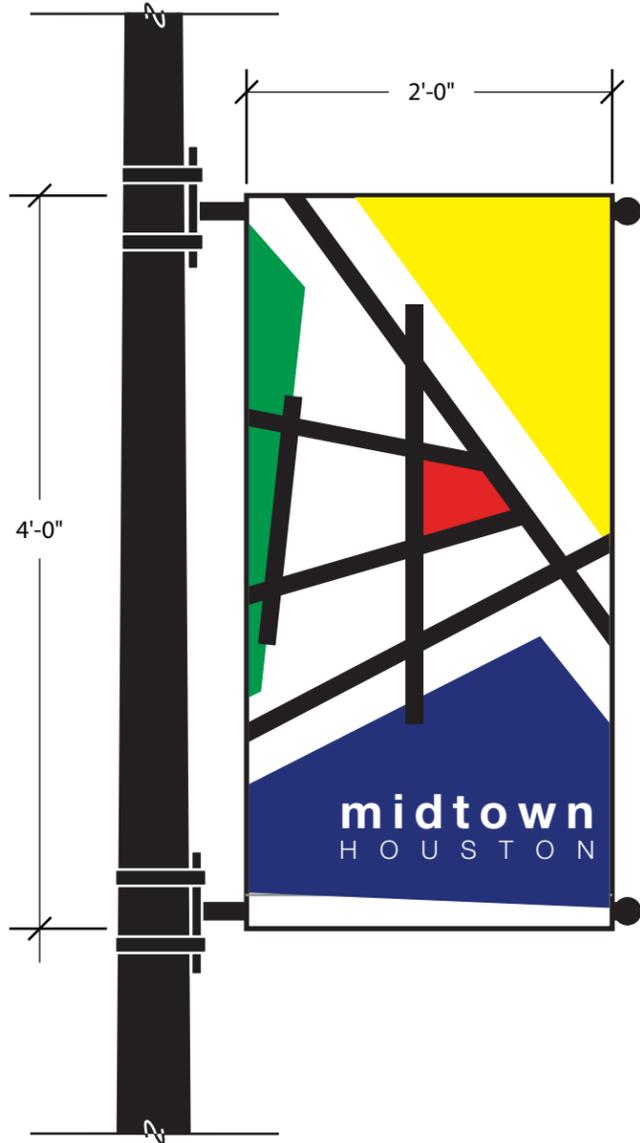
THEME 5: LIFESTYLE: PARKS AND TRANSPORTATION

Celebrate the new urban lifestyle that Midtown offers with quality urban parks, transportation opportunities and residential amenities.

THEME 1: MIDTOWN BRAND

CONCEPT 1

Use the form of the Midtown Logo to create bold, colorful banners that make a statement.



CONCEPT 2

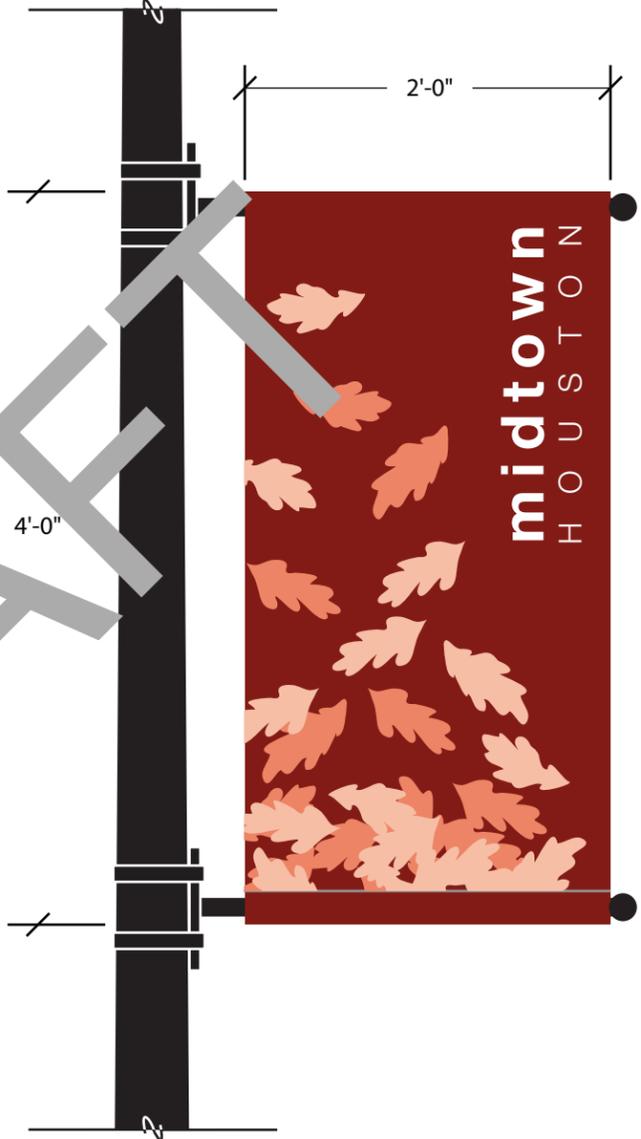
Develop a set of simple, clean, modern banners that pick up on the graphic design style of the new Midtown website.



THEME 1: MIDTOWN BRAND

CONCEPT 3

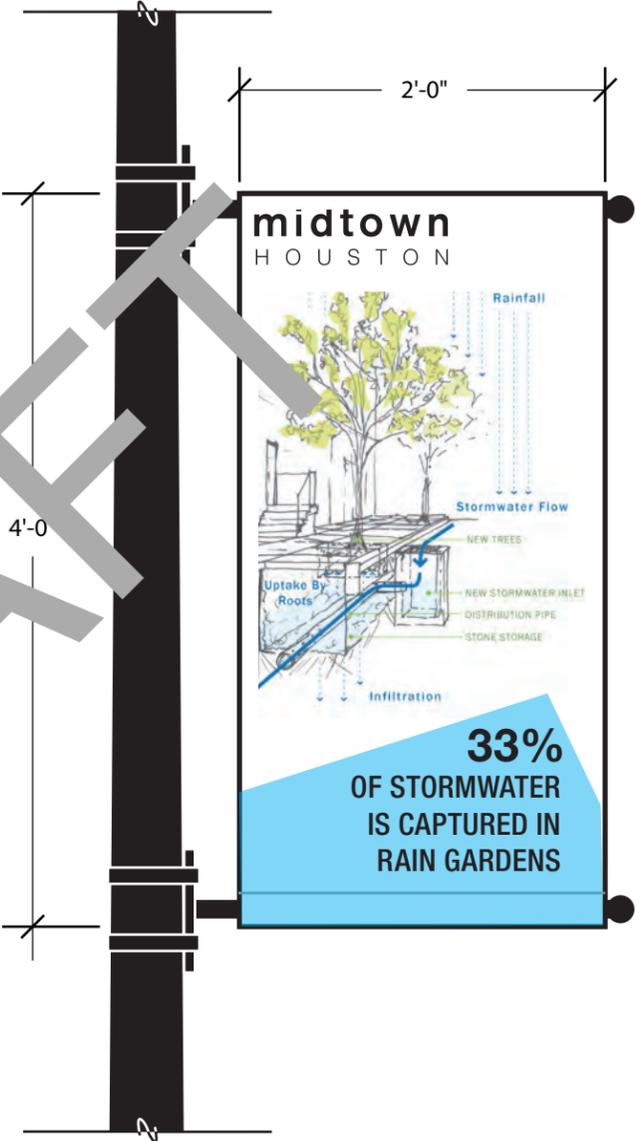
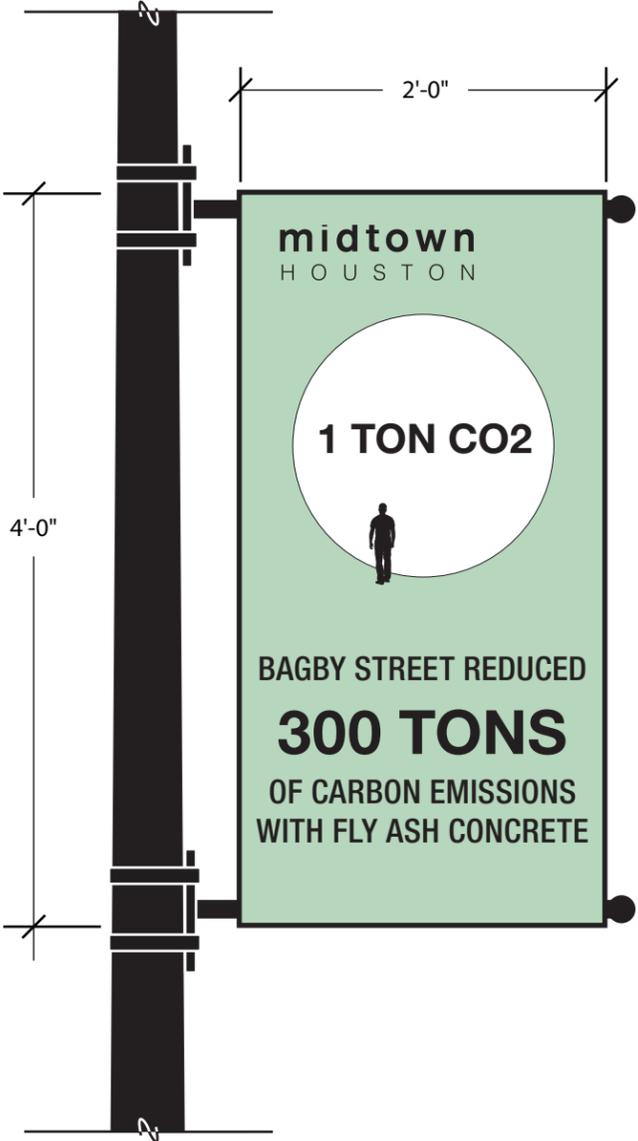
Develop a set of simple, modern seasonal banners that slightly divert from the standard Midtown banners to celebrate the season.



THEME 2: PERFORMANCE | SUSTAINABILITY

CONCEPT 1

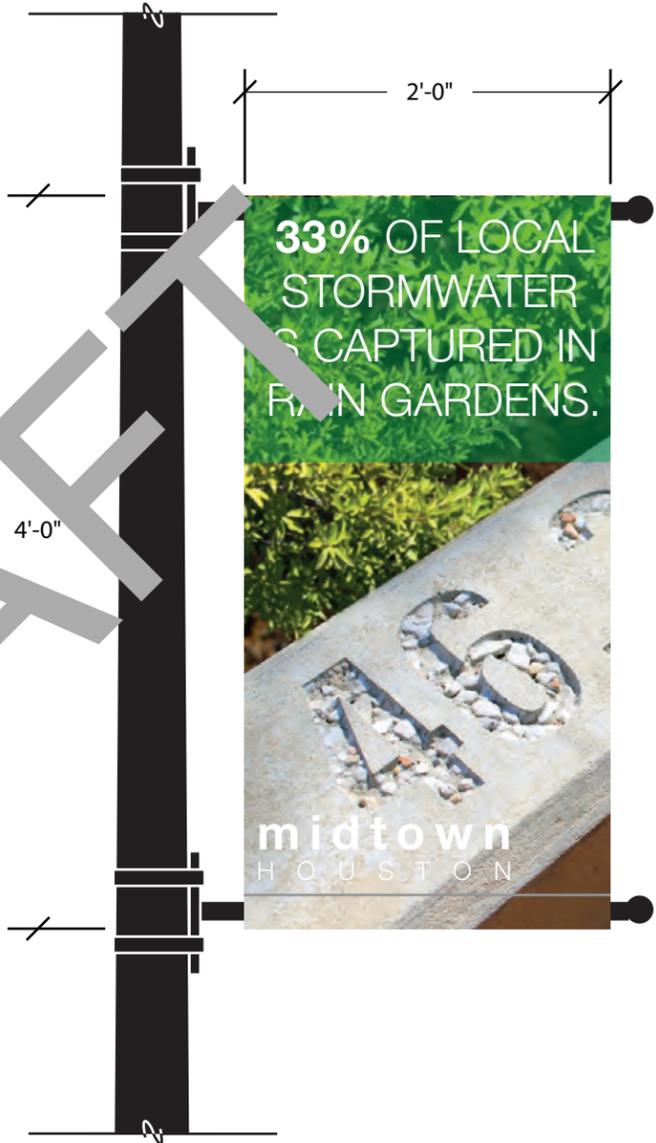
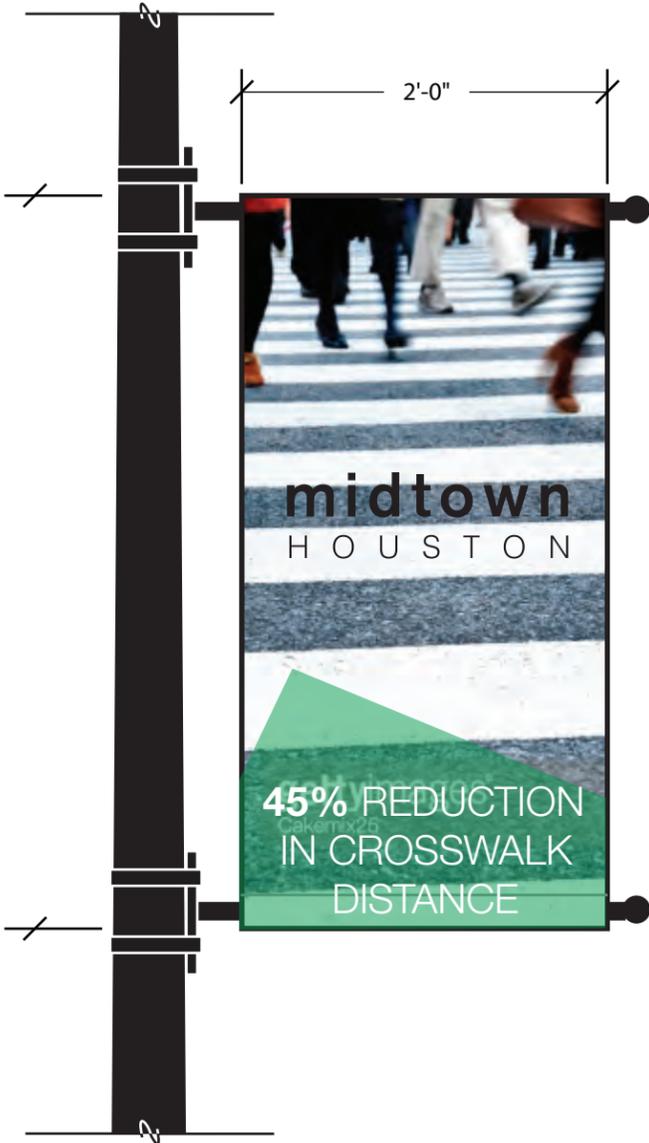
Design fun, simple diagrams that visually explain the sustainable aspects of Bagby Street.



THEME 2: PERFORMANCE | SUSTAINABILITY

CONCEPT 2

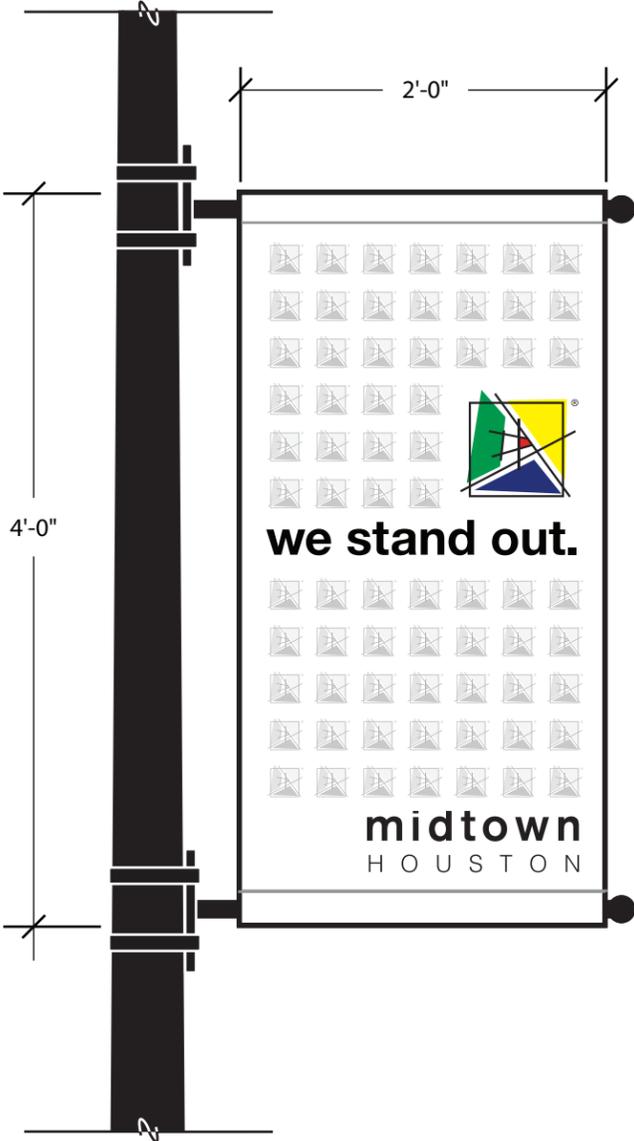
Focus in on a unique texture found along the street with an interesting fact.



THEME 3: EXPERIENCE | ARTS AND CULTURAL

CONCEPT 1

A clean simple banner that represents the Midtown brand and highlights Midtown's cultural arts district designation.



CONCEPT 2

A simple yet colorful design that highlights the shape of Midtown and its cultural arts district designation.



THEME 3: EXPERIENCE | ARTS AND CULTURAL

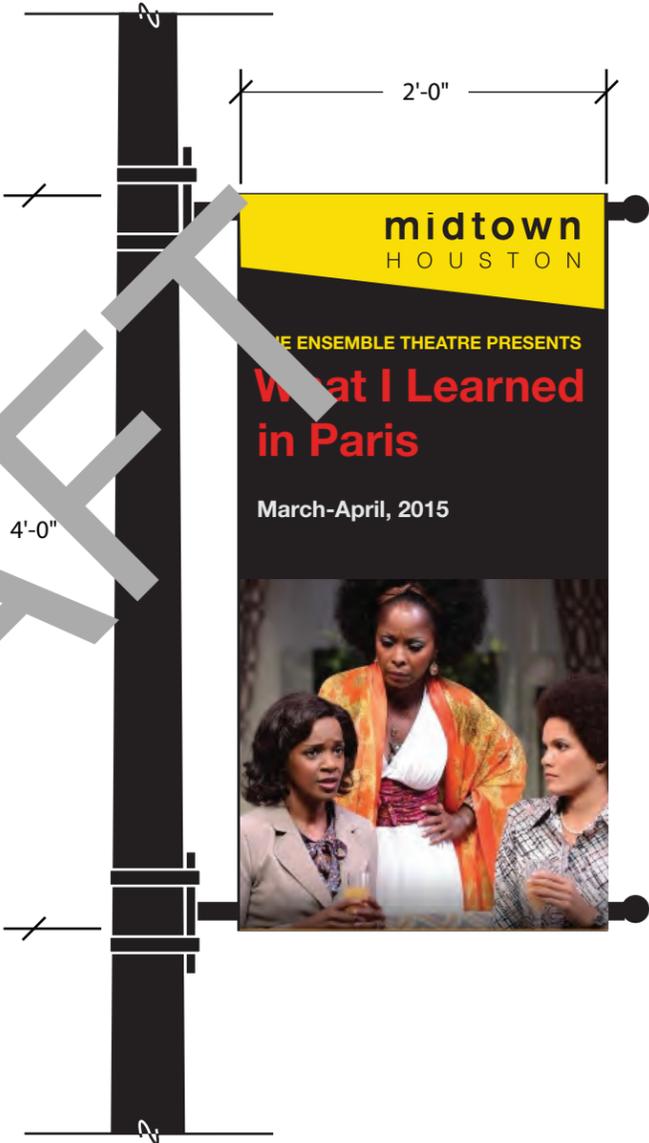
CONCEPT 3

A frame for local artists to submit visual or written artwork that could be displayed on banners as a form of temporary art.



CONCEPT 4

A template for local community groups to advertise upcoming events.



THEME 4: DESTINATION | FOOD AND ENTERTAINMENT

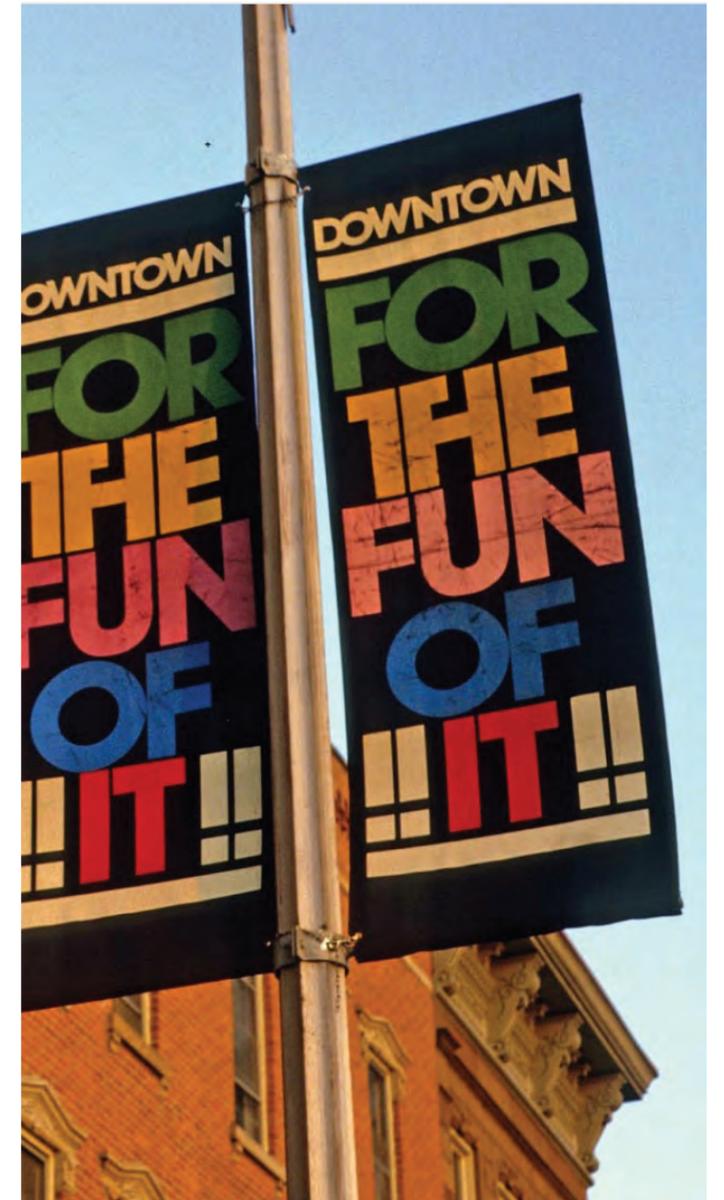
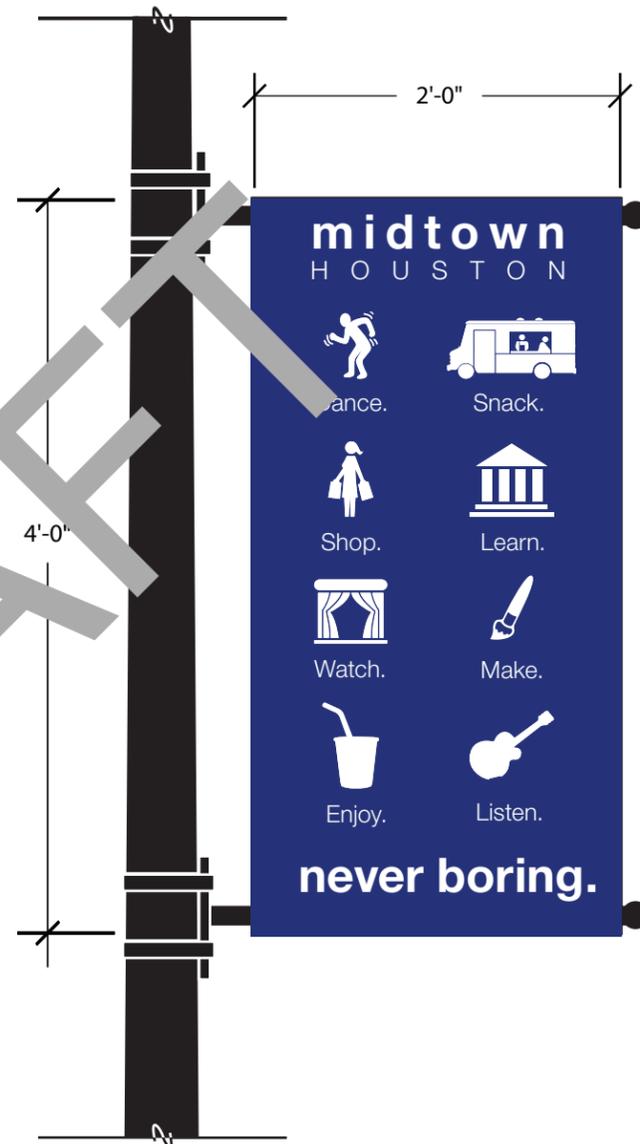
CONCEPT 1

Funny/Silly jokes that are food or entertainment related would add a bit of humor to the streetscape while subtly advertising the local restaurant and entertainment venues. The back of the banner could reveal the answer to the joke.



CONCEPT 2

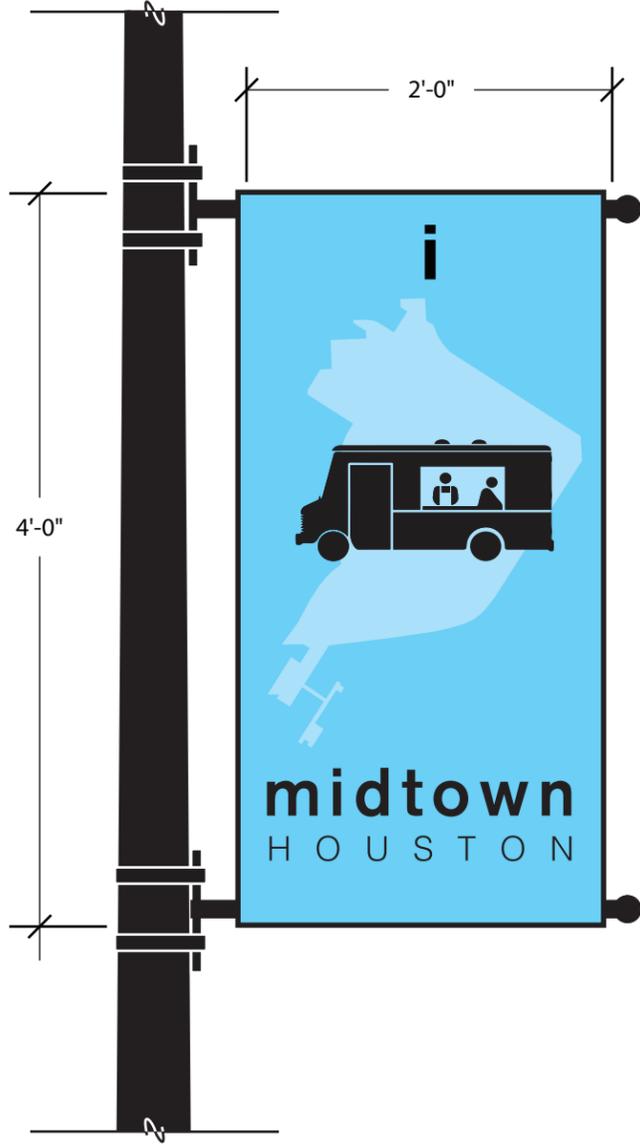
Simple, eye catching icons that represent the different things to do in Midtown.



THEME 4: DESTINATION | FOOD AND ENTERTAINMENT

CONCEPT 3

A play on the "I heart NY" campaign that highlights things to do in Midtown by using different icons.



CONCEPT 4

A list of things to do in Midtown.



THEME 5: LIFESTYLE | PARKS AND TRANSPORTATION

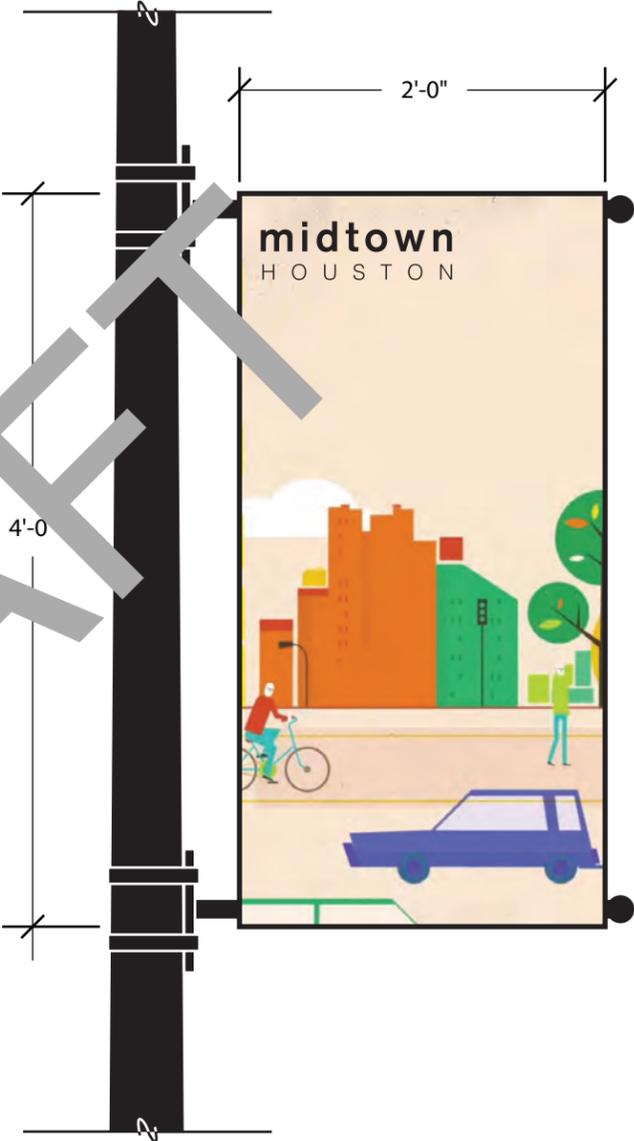
CONCEPT 1

A series of portraits that highlight the people of Midtown in the spirit/style of Humans of New York.



CONCEPT 2

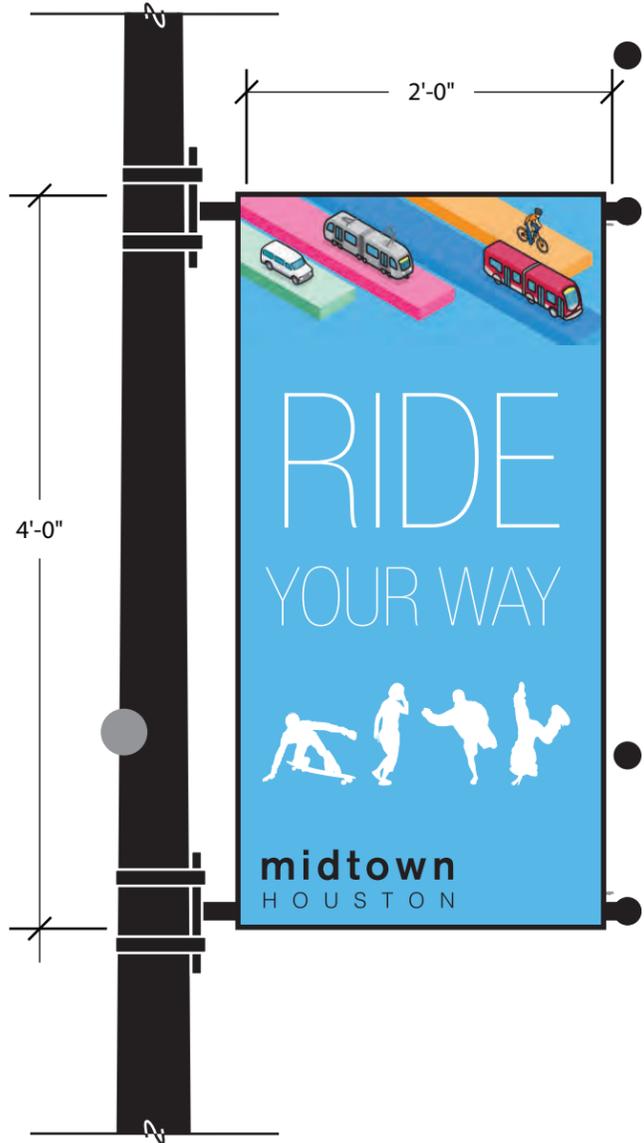
Unique, simple illustrations of urban living in Midtown.



THEME 5: LIFESTYLE | PARKS AND TRANSPORTATION

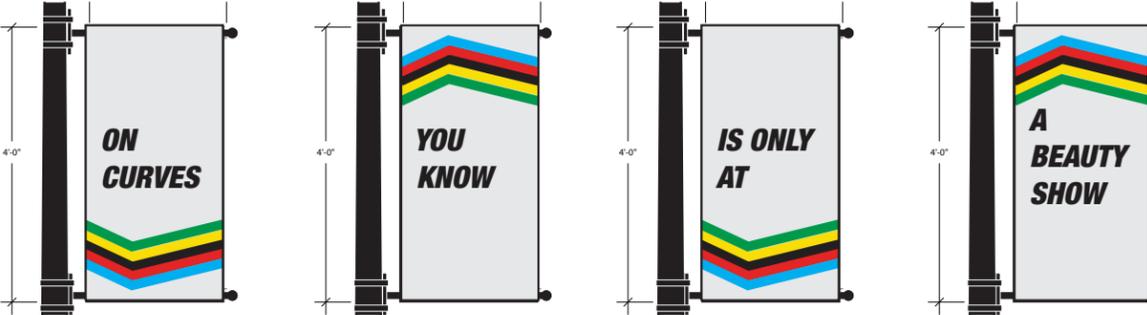
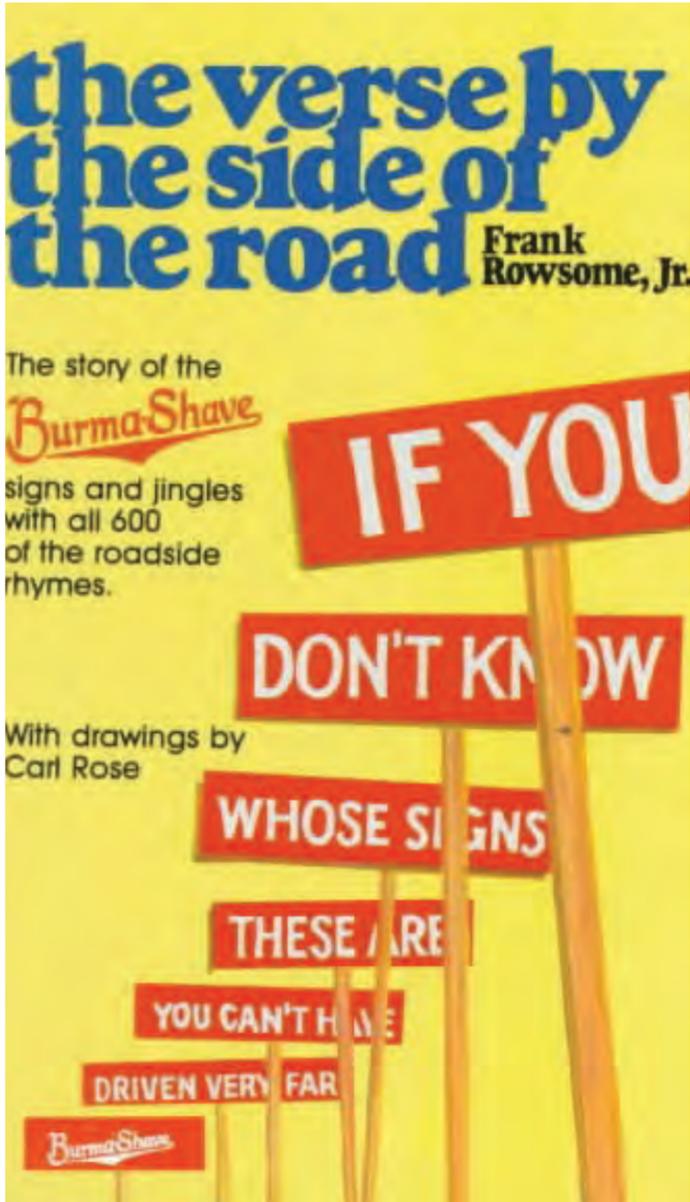
CONCEPT 3

A series of banners that highlight the different ways you can get around in Midtown.



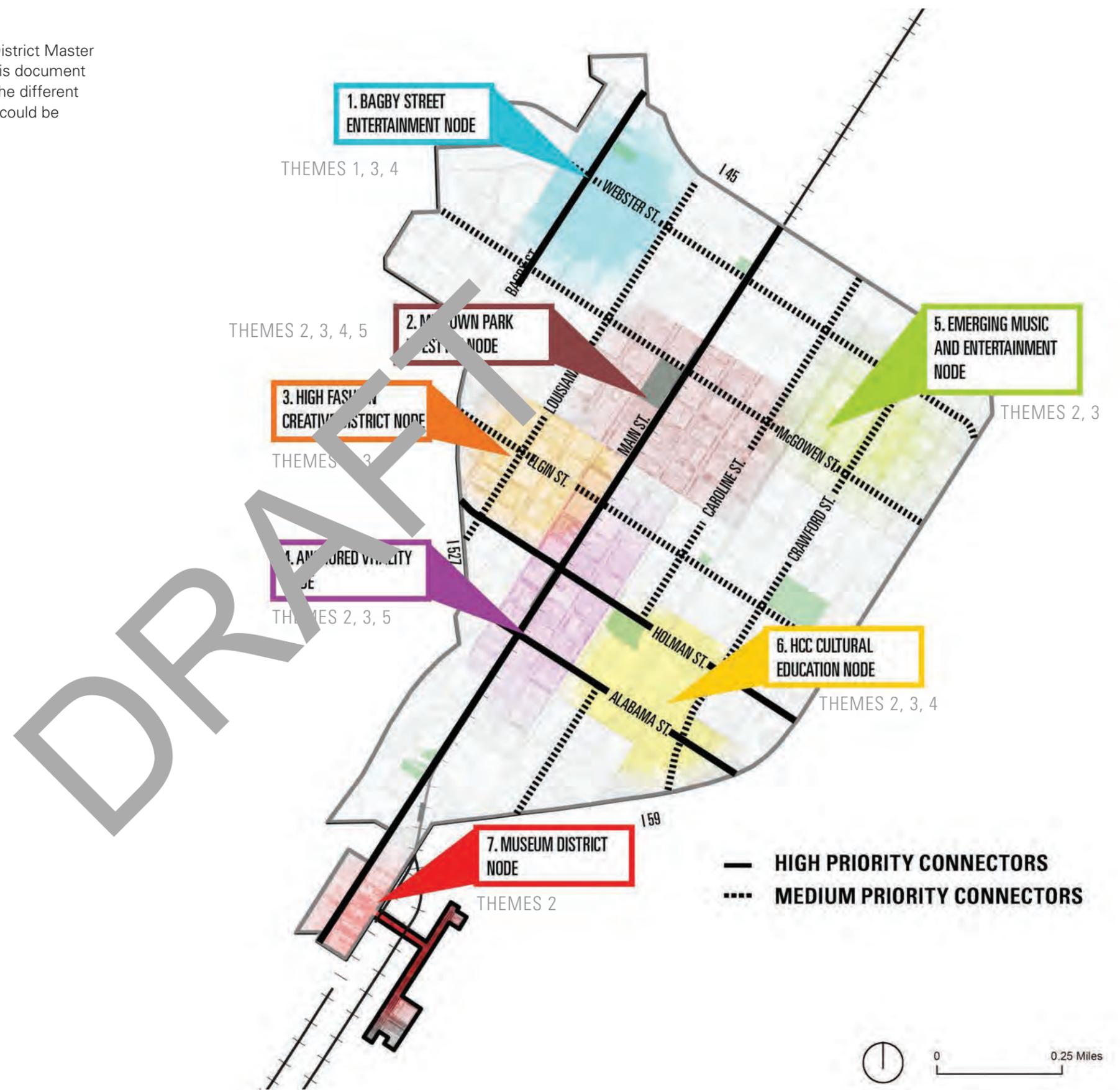
CONCEPT 4

An homage to the "burma shave" billboards of the 1950s, this would be an interactive set of banners that display catchy, roadside rhymes that are 'revealed' to the traveler as they move down the street.



BANNER LOCATIONS

The Cultural Framework Diagram in the forthcoming Cultural Arts and Entertainment District Master Plan identified different nodes within Midtown and the banner themes presented in this document could be strategically located in certain nodes to highlight the unique personalities of the different areas in Midtown. The diagram to the right indicates the different banner themes that could be appropriate in each node.





DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

DESIGNWORKSHOP

ASHEVILLE • ASPEN • AUSTIN • CHICAGO • DENVER • DUBAI • HOUSTON • LAKE TAHOE • LOS ANGELES • SHANGHAI



SCOPE OF WORK
MIDTOWN MANAGEMENT DISTRICT
2025-2026 BANNER INSTALLATION PROJECT

1. Project Overview

The Midtown Management District (“District”) seeks professional services to provide **surveying, fabrication coordination, and installation** of new **Midtown-branded banners** on designated **Midtown decorative streetlight poles** near the **following** park locations:

- Midtown Park: 2811 Travis Street, Houston, Texas 77006
- Midtown Park Plaza: 902 McGowen Street, Houston, Texas 77006
- Bagby Park: 415 Gray Street, Houston, Texas 77002
- Baldwin Park: 1701 Elgin Street, Houston, Texas 77004

This project supports Midtown’s branding and cultural identity initiatives, featuring artwork from local artists selected through the District’s **Call for Artists** program.

2. Project Objectives

- Enhance Midtown’s visual identity and cultural presence through new branded banner installations.
- Ensure banners are designed, fabricated, and installed using **durable, high-quality materials** that comply with industry standards.
- Complete installation by **February - March 2026** (subject to final artwork and production timelines).

3. Scope of Services

A. Site Survey & Assessment

- Conduct a **comprehensive site survey** of all **Midtown decorative streetlight poles** at designated **park locations** to determine:

- Quantity and condition of poles suitable for installation
- Required hardware replacements or upgrades
- Locations where new commercial banner poles may be necessary
- Verification pole identification numbers confirming alignment with CenterPoint and the City of Houston inventory
- Assessing each pole for visibility, safety, and potential obstructions (trees, signage, signals, etc.)
- Provide a **map and inventory** with photos included detailing pole locations, number of eligible poles, and installation feasibility.
- Create a master list of candidate poles within Midtown.
- Provide an illustrated summary report with viable pole locations, map, findings, and recommendations.

B. Design Coordination & Template Support

- Provide the District with **banner design templates and specifications** which will need to meet the banner dimensions approved by CenterPoint's agreement.
- Review final artwork files to ensure proper formatting for **double-sided banners**, accounting for folds, seams, and alignment.
- Consult with District staff and artists to resolve layout issues prior to production.

C. Fabrication Coordination

- Coordinate banner production with **vendors** to ensure:
 - High-quality, UV-resistant printing
 - Double-sided design alignment
 - Reinforced hems and spring-loaded hardware compatibility
- Manage vendor communications, proof approvals, and production schedule.
- Ensure **timely delivery** of printed banners and hardware to meet the installation timeline.

D. Installation Services

- Procure and install **banner arm hardware** (as needed) at each approved location.
- Install banners on **Midtown decorative streetlight poles** (see Exhibit A)
-
- in accordance with specifications.
- Ensure all installations meet **safety and aesthetic standards**, with proper tension and alignment.
- Remove and dispose of any outdated or damaged banners after the initial banner installation, if applicable.

E. Project Management & Reporting

- Maintain ongoing communication with the District project lead throughout the project lifecycle.
- Provide **weekly updates** on progress, challenges, and schedule adjustments.
- Deliver a **final report** summarizing installation locations, completion date, and photo documentation.

4. Deliverables

- **Survey Map** with final pole count and recommended installation sites
- **Banner Design Templates and Specifications**
- **Vendor Coordination and Proof Approvals**
- **Installed Banners** at approved sites
- **Final Installation Report** with photographic documentation

5. Project Schedule

Milestone	Target Date
Site Survey & Pole Count	October 30, 2025
Map & Location Report	November 2025

Milestone	Target Date
Final Artwork Received	December 2025 - January 2026
Production & Fabrication	January - February 2026
Installation Completion	February - March 2026

Schedule subject to change based on artwork delivery and production lead times.

6. Exclusions

- Electrical modifications or lighting enhancements are not included.
- Any costs associated with **artwork creation** or **artist stipends** are outside the scope.

7. Budget and Payment

- Final cost to be determined following completion of the **site survey** and confirmation of banner quantities.
- Proposal to include **total fee** to provide requested surveying, fabrication coordination, and installation of new Midtown-branded banners including:
 - Unit cost per banner (printing and hardware)
 - Labor cost per installation site
 - Timeline and payment schedule

8. Compliance Requirements

All banner installations under this project must comply with the City of Houston Code of Ordinances and the Midtown Management District’s branding and noncommercial use policies, as follows:

- **METRO Rail Corridor Requirements:**
Banners located along streets with METRO rail lines require installation and removal by METRO-approved contractor. Vendors must verify compliance and coordinate with METRO prior to any work in these zones.

- **Permitting and Approval**

The vendor shall assist the District in ensuring all required permits and artwork approvals are obtained prior to fabrication and installation. This includes submission of design proofs to the City of Houston for review when required.

9. Point of Contact

Midtown Management District

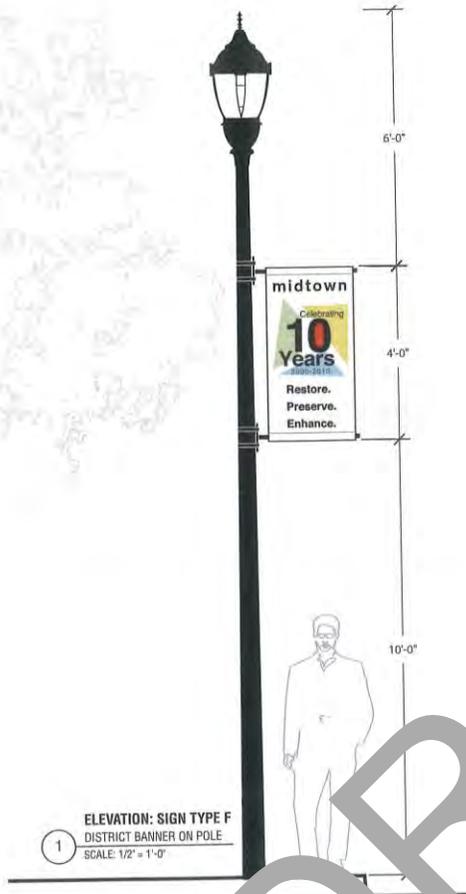
Project Lead: **Chrystal Davis**

Email: cdavis@midtownhouston.com

Phone: 713.527.7577 ext. 131

DRAFT

EXHIBIT A



Similar compression fit banner armature (black)



SIGN TYPE F - DISTRICT BANNERS :

BANNERS ARE HIGH RESOLUTION DIGITAL PRINT ON VINYL SUBSTRATE. BANNER ARMATURE IS A COMPRESSION CLAMP ON EXISTING LIGHT STANDARD POST. COLOR: BLACK.
(USE KBW BANNERFLEX METRO BRACKET WITH STANDARD 13/16" ROUND BANNER ARM AND ROUND 2.38" DIAMETER FINIAL OR APPROVED ALTERNATES)

BAGBY STREET MIDTOWN SUB-DISTRICT TO BE DETERMINED BY THE MIDTOWN REDEVELOPMENT AUTHORITY AND MIDTOWN MANAGEMENT DISTRICT.

BANNER DESIGN SHOWN IS NOT ACTUAL AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL BANNER TO BE DETERMINED BY THE MIDTOWN REDEVELOPMENT AUTHORITY AND MIDTOWN MANAGEMENT DISTRICT.

SIGN CONTRACTOR TO PROVIDE ARMATURE AND COMPRESSION FITTING ONLY. BANNERS TO BE PROVIDED BY OTHERS.

SAMPLES REQUIRED :

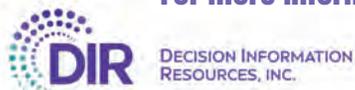
ONE ASSEMBLED COMPRESSION FITTING, ARMATURE AND FINIAL WITH BLACK FINISH

We want to hear from *you!*

All residents, visitors, and community members who have interacted with the **HueMan:Shelter** Public Art Project in Midtown Houston! Your voice matters. Whether you're a local business owner, employee, artist, or someone who has simply experienced the installation, we'd love to hear from you. Please take a quick 5-minute survey to share your insights and experiences.

- Takes less than 5 minutes
- Share your voice and shape the project

For more information about the project, visit www.huemanshelter.com



Scan Here



*HueMan:***SHELTER**