

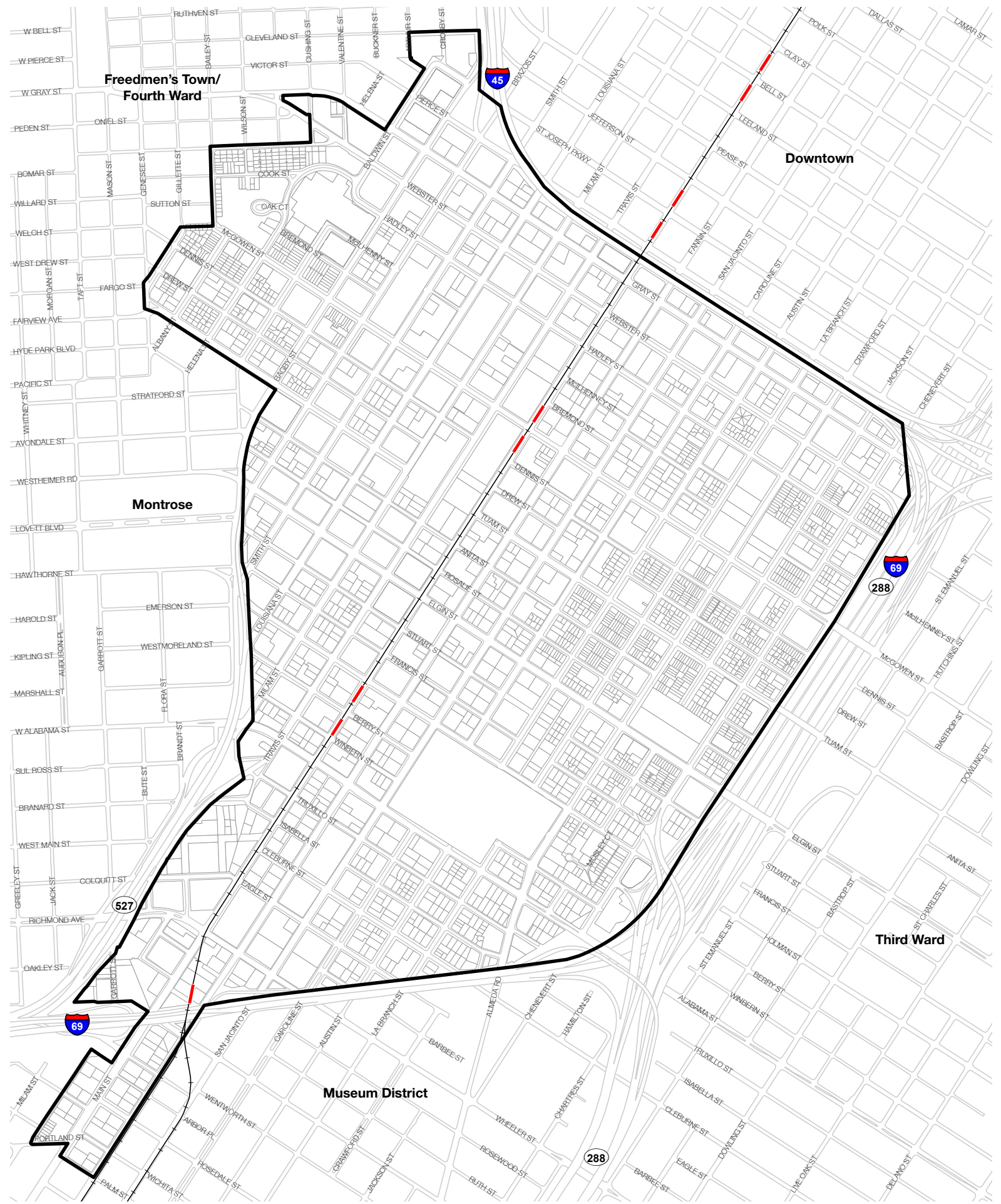


midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
April 2, 2025**

(For Board Members Only)



Midtown Management District

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

WALTER P MOORE



MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

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

- January 13, 2025
- March 17, 2025
- May 19, 2025
- July 21, 2025
- September 15, 2025
- November 17, 2025
- February 24, 2025
- April 21, 2025
- June 16, 2025
- August 18, 2025
- October 20, 2025
- December 15, 2025

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

- January 21, 2025
- March 18, 2025
- May 20, 2025
- July 15, 2025
- September 16, 2025
- November 18, 2025
- February 18, 2025
- April 15, 2025
- June 17, 2025
- August 19, 2025
- October 21, 2025
- December 16, 2025

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

- January 21, 2025
- March 18, 2025
- May 20, 2025
- July 15, 2025
- September 16, 2025
- November 18, 2025
- February 18, 2025
- April 15, 2025
- June 17, 2025
- August 19, 2025
- October 21, 2025

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

- March 19, 2025
- May 21, 2025
- July 16, 2025
- September 17, 2025
- *November 19, 2025*
- April 16, 2025
- June 18, 2025
- August 20, 2025
- October 15, 2025
- *December 17, 2025*

Finance Committee meetings are the 4th Tuesday of every other month from January - April and every month from May – November at 1:00 p.m. *

- January 28, 2025
- March 25, 2025
- May 27, 2025
- September 30, 2025
- February 25, 2025
- April 22, 2025
- July 29, 2025
- November 18, 2025

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

- March 13, 2025 June 12, 2025
- September 11, 2025 December 11, 2025

*** 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, April 2, 2025, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** 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/l/meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread_v2/0?context=%7b%22Tid%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** 714 510 792#

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 March 5, 2025, Board Meeting
- b. Approve Financial Report for the Month of February 2025
- c. Approve Payment of Invoices for March 2025
- d. Approve Equi-Tax Report for March 2025
- e. Receive the Investment Report for the month of February 2025.

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

a. Finance and Budget. **Kelly Young, Chair**

b. Public Safety. **Jeanette Criglar, Chair**

c. Service & Maintenance **Christopher Johnston, Chair**

- i. Amended agreement with the City of Houston to maintain certain Enhancements.

d. Marketing and Economic Development **Debbie Tyler-Dillard, Chair**

e. Cultural Arts & Entertainment. **Desmond Bertrand-Pitts, Chair**

- i. Assessment Funded Projects

- ii. Grant Funded Projects

(a) HueMan:Shelter

f. Urban Planning. **Maggie Segrich, Chair**

g. Nominating Committee. **Gloria Haney, Chair**

- i. Consider appointments of candidates to fill the expired terms for the Board.

- ii. Consider reappointments of Board members.

h. Community Activity Report. **Christopher Johnston, Liaison**

- i. Super Neighborhood #62

- i. Service and Improvement Plan **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - i. Staff update
 - ii. Draft of the proposed Service and Improvement Plan and Assessment Plan (2025-2034)
 - iii. Authorize a Public Hearing on the levy of assessment.

- j. Executive Committee **Jeanette Criglar, Chair**

- 5. 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.

6. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, May 7, 2025, at 6:00 p.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

7. 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](#)



MINUTES

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

March 5, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 5, 2025, at 11:00 a.m. in the **Floor conference room of the Midtown Management District's offices** located at **410 Pierce 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	Darcy John Lefsrud	Pos. 10	Enrika Butler
Pos. 2	Gloria Haney	Pos. 11	Robbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Edmund Reybitz
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. Leveseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Strich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were physically present except Directors Lefsrud, Bertrand-Pitts, and Tyler-Dillard, who were absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, Jaime Giraldo, Chrystal Davis, and Jeremy Rocha. Clark Lord of Bracewell, LLP; Melissa Morton of The Morton Accounting Services, Madison Walkes and Ashley Segura of Medley, Inc., and Erica Rocha of S.E.A.L. Security Solutions LLC., were also present in person. Staff members Sally Adame and Kandi Schramm joined via video conference. Jennifer Gribble and Lynda Guidry of the Midtown

Super Neighborhood #62; Tenel Tayar of the Fifth Corner; and Midtown residents and property owners Kay Walton, Leo Kozadinos, and Cindy Jackson joined via video conference.

1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT.

Chair Criglar called the meeting to order and welcomed attendees.

Mrs. Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS.

Chair Criglar announced new leadership appointments within the committees. She stated that Director Segrich will serve as the Chair of the Economic Development Committee and Director Tyler-Dillard will serve as the Vice Chair of the Economic Development Committee. She also announced that Director Goldstein will replace Director Segrich as the Chair of the Urban Planning Committee. Director Segrich announced that the new Economic Development Committee will host the 1st meeting on Wednesday, March 19, 2025 at 10:00 a.m. She further stated that Midtown staff will provide the information on the Midtown website and provide agendas.

There were no other public comments.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR FEBRUARY 5, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2025**
- C. APPROVE PAYMENT OF INVOICES FOR FEBRUARY 2025**
- D. APPROVE EQUIPMENT TAX REPORT FOR FEBRUARY 2025**

Ms. Alvarado presented the various items on the consent agenda.

Director Chan made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Butler. The motion was approved and carried by unanimous vote.

4. REPORT ON CAPITAL IMPROVEMENT PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY.

Mr. Marshall made the following reports regarding the status of current Midtown Redevelopment Authority (MRA) capital improvement projects:

Caroline Street Remedial Drainage Pilot Project – A remedial drainage project contractor is scheduled to complete site restoration of landscape areas in early March 2025. Upcoming work includes assessment of subsurface utility conflicts near the ponding areas that will be conducted to determine future remedial drainage scope of work.

Brazos Street Reconstruction – The project scope remains under review by the City of Houston to determine revisions required to meet the City’s current guiding mobility principles. The MRA staff will meet with the City of Houston to discuss future reconstruction projects in March 2025.

Midtown Decorative Street Light Installation – The CenterPoint Energy field inspection of the proposed installation sites for 81 new Midtown decorative streetlights is still pending.

Midtown Street Overlay and Sidewalk Program – Planning efforts continue on the next phase of street overlay and sidewalk projects. The phase consists of mill and asphalt overlay of pavement surface with sidewalks constructed to generally 5 foot width on local streets and 6 feet width on major thoroughfares. Truxillo Street and Isabella Street overlay and sidewalk improvements are currently in the conceptual design phase.

Midtown Development Survey – A draft of recommendations for programs, projects, and policies to accelerate development was presented to the MRA Board. The next steps include prioritizing recommendations and developing an implementation plan.

Sidewalk Assessment – The MRA consultant presented the proposed sidewalk repair segments of 20 feet or less at the February 2025 Service and Maintenance Committee meeting. The next steps include development of design and procurement documents.

PARTNER PROJECTS

Gray Street Bikeway Enhancements – The construction contract for services in the amount of \$79,732.00 was awarded by the MMD Board to Jerdon Enterprise at their February 2025 board meeting. The MRA Construction Management & Inspection firm is expected to begin pre-construction activities in March 2025.

Special Projects

Midtown Streetscape Refresh Project – The contract of services in the amount of \$1,003,155.15 was awarded by the MMD Board to Landscape Arts in February 2025. The MRA Construction Management & Inspection firm is expected to begin pre-construction activities in March 2025.

5. RECEIVE COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE.

A. Finance and Budget Committee – Kelly Young, Chair

Mrs. Morton presented the Finance and Budget Committee report on behalf of Director Young. Mrs. Morton summarized the District’s financial reports for the period ending January 31, 2025.

i. FY 2025 Amended Budget

Ms. Alvarado stated that, in effort to increase the security presence in the district, Midtown Management District will transition to two S.E.A.L. Security officers providing 24/7 coverage within the district. She further stated in order to accommodate that staffing increase, the budget needs to be amended to show that we are reallocating *assessment dollars* from the Cultural Arts Committee to the Public Safety Committee to offset the additional costs. The following amendments are:

- Discontinuation of Art in the Park that is funded under the Cultural Arts Committee.
- Discontinuation of Mistletoe Market that is funded under the Cultural Arts Committee.
- Reduction in Professional Development that is funded under the Cultural Arts Committee.
- Discontinuation of Black History Now event that is funded under the Cultural Arts Committee.
- Reduction in the estimate cost of the district Street Lighting electricity that is funded under the Public Safety Committee.
- Reduction in funds for the Houston Police Department Homeless Outreach Team (HPD HOT TEAM) funded under the Public Safety Committee. The S.E.A.R.C.H. Homeless Outreach Tema will remain in place.
- Increase for the S.E.A.L. Security program funded under the Public Safety Committee.

Director Chan made a motion to reallocate \$202,500.00 of assessment dollars from the Cultural Arts Committee to the Public Safety Committee there by amending the FY 2025 Budget. The motion was seconded by Director Haney, and it was carried by unanimous vote.

The next Finance and Budget Committee meeting is scheduled for Tuesday, March 25, 2025, at 1:00 p.m.

B. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo provided the Public Safety Committee reports on behalf of Chair Criglar. He reported on public safety activities over the past month and pending efforts to improve public safety in Midtown.

i. Amended S.E.A.L. Security Solutions LLC agreement.

Mr. Giraldo presented the amended agreement with S.E.A.L. Security Solutions LLC, to the Board. He outlined the key terms of the contract. He also stated that under the proposed agreement, S.E.A.L. Security will be contracted to provide two Level III Commissioned Armed Officers per shift, ensuring continuous 24/7 coverage with a total of 336 patrol hours per week. He also stated that these officers will operate Midtown branded marked patrol vehicles, conduct security rounds, submit daily patrol reports, provide monthly activity summaries, and attend Public Safety and Board meetings. Mr. Giraldo stated that additionally, the officers will monitor graffiti and tagging and collaborate with local law enforcement to address security concerns proactively. He also stated that the estimated annual cost of the contract will be \$668,000 (excluding holiday pay).

A motion to approve the Amended S.E.A.L Security Solutions L.L.C. Agreement was made by Director Butler. The motion was seconded by Director Young. Director Chan abstained from the vote. The motion was approved and carried by unanimous vote.

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

C. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. He also provided an update on the status of various pending projects.

i. Amended agreement with the City of Houston to maintain certain Enhancements.

Mr. Marshall presented the amended maintenance agreement with the City of Houston to the Board, outlining the continued maintenance of certain enhancements within the Midtown Management District. He stated that the amended agreement updates the existing maintenance services agreement,

originally established through Ordinance No. 2019-0288 on April 17, 2019, between the Midtown Management District and the City of Houston. The key amendments include:

- An updated list of district improvements and locations covered under the agreement.
- Revised district maintenance obligations, clarifying the responsibilities of the District in maintaining these improvements.

Following this presentation, Director Johnston requested that the Service and Maintenance Committee conduct a further review of the amended agreement at the next combined committee meeting. As a result, there was no motion to approve the agreement by the Board. This item has been tabled until the next Board meeting for further evaluation and discussion.

Director Johnston announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, March 18, 2025, at 4:00 p.m.

D. Marketing Committee – Debbie Tyler-Dillard, Chair

Ms. Alvarado presented the Marketing Committee report on behalf of Director Tyler-Dillard. There were no action items. Mrs. Segura of Medley Inc. presented the Marketing report for January 2025.

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

E. 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.

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

a. HueMan: Shelter Contracts for the Commissioned Public Art:**

Ms. Snipe provided an update on this grant-funded project. She stated that selected artists have been notified, and several art installation contracts

have been finalized. Additionally, Ms. Snipe reported that the Community Engagement Plan is in its early stages, focusing on businesses located on or near Milam Street in partnership with Ford Momentum.

b. 2025 MidtownHOU Micro Grant:**

Ms. Snipe provided an update on this grant-funded project and stated that the next steps of finalizing contracts are completed and that grantees will soon begin working on their projects and ongoing promotion of the artists' work will go through Midtown's communication channels.

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

F. Urban Planning Committee - Maggie Segrich, Chair

Director Segrich presented the Urban Planning Committee report. There were no action items. She reported on the progress of the current project and the next steps to be taken regarding the Gray Street Bikeway Enhancements.

Director Segrich announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, March 17, 2025, at 3:00 p.m.

G. Nominating Committee – Chris Haney, Chair

Director Haney provided an update on the process of filling vacant and expired positions on the Board of Directors. She stated that in February 2025, the Committee interviewed five candidates for potential Board appointments, with one more candidate left to be interviewed. The Committee expects to complete the interview process by the end of March 2025 and will present its recommendations at the April 2025 Board meeting. Additionally, she mentioned that the Committee is awaiting updates from the City of Houston regarding the status of current reappointments and new appointments.

H. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston stated that he was unable to attend the February 2025 SN #62 meeting and announced that the next MSN #62 will be held on Wednesday, March 12, 2025, at 5:45 p.m. at South Main Baptist Church.

**I. Service and Improvement Plan - Jeanette Criglar, Co-Chair
Kelly, Young, Co-Chair**

i. Staff Update

Ms. Alvarado presented the Service and Improvement Plan report on behalf of Co-Chairs Criglar and Young. She reported that, based on aggregated data from focus group participants and other community feedback, Midtown staff and Committee Chairs conducted a thorough review of the language in the plan to ensure clarity and alignment with Board and community priorities. Each Committee Chair received a draft of the updated plan and supporting documentation ahead of their February 2025 committee meetings. The draft was included on each committee's February agenda and presented for public input, at the meeting with edits made in real time.

ii. Draft of the proposed Service and Improvement Plan and Assessment Plan (2025-2034)

Ms. Alvarado provided an update on the Service and Improvement Plan. She stated that there was no need for the Board to vote on the Plan at this time. Lastly, Ms. Alvarado informed the Board that staff were updating the Service and Improvement Plan tab on the Midtown website to reflect these ongoing developments.

J. Executive Committee – Jeanette Criglar, Chair

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

6. WITH RESPECT TO THE FORGOING 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.

7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, April 2, 2025, at 11:00 a.m.**

8. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

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Midtown Management District
Balance Sheet Prev Year Comparison
As of February 28, 2025

	Feb 28, 25	Feb 29, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,619,578.54	5,268,733.59	-649,155.05	-12.3%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,631,001.24	5,280,156.29	-649,155.05	-12.3%
Accounts Receivable	225,137.12	216,565.72	8,571.40	4.0%
Total Current Assets	4,856,138.36	5,496,722.01	-640,583.65	-11.7%
Other Assets				
130501 · Other Misc Assets	35,887.60	36,959.00	-1,071.40	-2.9%
Total Other Assets	35,887.60	36,959.00	-1,071.40	-2.9%
TOTAL ASSETS	4,892,025.96	5,533,681.01	-641,655.05	-11.6%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	149,743.85	532,313.37	-382,569.52	-71.9%
Other Current Liabilities	208,036.32	241,618.84	-33,582.52	-13.9%
Total Current Liabilities	357,780.17	773,932.21	-416,152.04	-53.8%
Total Liabilities	357,780.17	773,932.21	-416,152.04	-53.8%
Equity				
390000 · Fund Balance Roll-Forw...	2,598,521.02	2,422,783.73	175,736.29	7.3%
Net Income	1,935,725.17	2,336,965.07	-401,239.30	-17.2%
Total Equity	4,534,245.79	4,759,748.80	-225,503.01	-4.7%
TOTAL LIABILITIES & EQUITY	4,892,025.96	5,533,681.01	-641,655.05	-11.6%

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Midtown Management District
Profit & Loss
January through February 2025

	Jan 25	Feb 25	TOTAL
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	1,627,562.87	723,327.88	2,350,890.75
403000 · Other Income	799.77	0.00	799.77
404000 · Int Income	9,638.69	13,317.75	22,956.44
Total Income	1,638,001.33	736,645.63	2,374,646.96
Gross Profit	1,638,001.33	736,645.63	2,374,646.96
Expense			
500000 · Security and Public Safety	83,534.42	81,655.33	165,189.75
600000 · Marketing	10,093.34	3,943.34	14,036.68
710000 · Cultural Arts & Entertainm...	2,430.00	9,180.00	11,610.00
720000 · Service & Maintenance	34,527.71	7,065.50	141,593.21
800000 · District Administration	20,409.32	34,540.92	54,950.24
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	51,541.31
Total Expense	191,836.10	247,065.09	438,921.19
Net Ordinary Income	1,446,165.23	489,560.54	1,935,725.77
Net Income	<u>1,446,165.23</u>	<u>489,560.54</u>	<u>1,935,725.77</u>

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**Midtown Management District
Sources of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,350,890.75	3,276,860.00	-925,969.25	71.7%
400102 · Grant Revenue	0.00	300,000.00	-300,000.00	0.0%
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	0.00	179,769.00	-179,769.00	0.0%
Total 403000 · Other Income	799.77	185,769.00	-184,969.23	0.4%
404000 · Int Income	22,956.44	175,000.00	-152,043.56	13.1%
Total Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Gross Profit	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Net Ordinary Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Net Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%

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**Midtown Management District
Security & Public Safety Use of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 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	82,734.00	505,080.00	-422,346.00	16.4%
502012 · S.E.A.L. Security Program	62,569.15	703,000.00	-640,430.85	8.9%
502014 · SEARCH {Homeless Services}	14,499.88	76,401.00	-61,901.12	19.0%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	0.00	69,810.00	-69,810.00	0.0%
Total 502000 · Enhancement Public Safety	159,803.03	1,375,291.00	-1,215,487.97	11.6%
502100 · Direct Clean Ups - SMC	0.00	35,000.00	-35,000.00	0.0%
504000 · Security Coordinator	206.70	3,000.00	-2,793.30	6.9%
507000 · Street Outage Survey	467.50	3,500.00	-3,032.50	13.4%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	2,570.92	5,500.00	-2,929.08	46.7%
509560 · Professional Development	0.00	7,000.00	-7,000.00	0.0%
509700 · Staffing	0.00	153,059.00	-153,059.00	0.0%
Total 500000 · Security and Public Safety	165,189.75	1,714,350.00	-1,549,160.25	9.6%
Total Expense	165,189.75	1,714,350.00	-1,549,160.25	9.6%
Net Ordinary Income	165,189.75	-1,714,350.00	1,549,160.25	9.6%
Net Income	-165,189.75	-1,714,350.00	1,549,160.25	9.6%

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**Midtown Management District
Service & Maintenance Use of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	15.90	8,000.00	-7,984.10	0.2%
722052 · Electric	858.23	4,700.00	-3,841.77	18.3%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	0.00	6,266.00	-6,266.00	0.0%
722055 · Landscape Repairs	0.00	31,365.00	-31,365.00	0.0%
722057 · Park Lighting	0.00	62,350.00	-62,350.00	0.0%
722058 · Dog Park Maintenance	0.00	5,228.00	-5,228.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	3,420.00	45,520.00	-42,100.00	7.5%
Total 722005 · Baldwin/Glover Park Maintena...	4,294.13	187,248.00	-182,953.87	2.3%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	62,000.00	383,160.00	-321,160.00	16.2%
Total 725001 · Field Service TEAM	62,000.00	383,160.00	-321,160.00	16.2%
725002 · Graffiti	1,493.16	17,300.00	-15,806.84	8.6%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	1,238.00	7,300.00	-6,062.00	17.0%
725005 · Seasonal Planting PROW	0.00	20,910.00	-20,910.00	0.0%
725007 · Tree Maintenance	0.00	67,958.00	-67,958.00	0.0%
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	0.00	4,182.00	-4,182.00	0.0%
Total 725000 · Midtown Field Service Prog	73,731.16	527,575.00	-462,843.84	12.3%
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 Main	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	14,710.28	400,000.00	-385,289.72	3.7%
726200 · District New Improvement Prg	10,646.53	200,000.00	-189,353.47	5.3%
726300 · Legacy & New Improv Contingency	16,211.11	75,000.00	-58,788.89	21.6%
Total 726000 · Service Maintenance - Other	41,567.92	740,466.00	-698,898.08	5.6%
728000 · Staffing	0.00	161,665.00	-161,665.00	0.0%
Total 720000 · Service & Maintenance	110,593.21	1,616,954.00	-1,506,360.79	6.8%
Total Expense	110,593.21	1,616,954.00	-1,506,360.79	6.8%
Net Ordinary Income	-110,593.21	-1,616,954.00	1,506,360.79	6.8%
Net Income	-110,593.21	-1,616,954.00	1,506,360.79	6.8%

**Midtown Management District
Marketing Use of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion	8,896.68	33,000.00	-24,103.32	27.0%
602000 · Web-site Update & Maint.	5,140.00	27,000.00	-21,860.00	19.0%
603004 · Resident/.Stake Holder Foc Cm...	0.00	15,000.00	-15,000.00	0.0%
603005 · Midtown Newspaper	0.00	15,000.00	-15,000.00	0.0%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609520 · Marketing - Communications	0.00	15,000.00	-15,000.00	0.0%
609700 · Staffing	0.00	36,806.00	-36,806.00	0.0%
Total 600000 · Marketing	<u>14,036.68</u>	<u>153,056.00</u>	<u>-139,019.32</u>	<u>9.2%</u>
Total Expense	<u>14,036.68</u>	<u>153,056.00</u>	<u>-139,019.32</u>	<u>9.2%</u>
Net Ordinary Income	<u>-14,036.68</u>	<u>-153,056.00</u>	<u>139,019.32</u>	<u>9.2%</u>
Net Income	<u><u>-14,036.68</u></u>	<u><u>-153,056.00</u></u>	<u><u>139,019.32</u></u>	<u><u>9.2%</u></u>

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Midtown Management District
Economic Development Use of Funds
 January through February 2025

Accrual Basis

	Jan - Feb 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	0.00	15,000.00	-15,000.00	0.0%
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	<u>0.00</u>	<u>112,200.00</u>	<u>-112,200.00</u>	<u>0.0%</u>
Total Expense	<u>0.00</u>	<u>112,200.00</u>	<u>-112,200.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>0.00</u>	<u>-112,200.00</u>	<u>112,200.00</u>	<u>0.0%</u>
Net Income	<u>0.00</u>	<u>-112,200.00</u>	<u>112,200.00</u>	<u>0.0%</u>

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**Midtown Management District
Cultural Arts & Ent. Use of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 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	0.00	24,000.00	-24,000.00	0.0%
710107 · Mistletoe Market	1,150.00	0.00	1,150.00	100.0%
710108 · Special Events in Bagby Park	6,950.00	50,000.00	-43,050.00	13.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	1,960.00	16,000.00	-14,040.00	12.3%
710114 · MidtownHOU Arts Micro Grants	1,550.00	15,000.00	-13,450.00	10.3%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	0.00	5,500.00	-5,500.00	0.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	0.00	110,000.00	-110,000.00	0.0%
710000 · Cultural Arts & Entertainment - Other	0.00	20,000.00	-20,000.00	0.0%
Total 710000 · Cultural Arts & Entertainment	11,610.00	298,500.00	-286,890.00	3.9%
Total Expense	11,610.00	298,500.00	-286,890.00	3.9%
Net Ordinary Income	-11,610.00	-298,500.00	286,890.00	3.9%
Net Income	-11,610.00	-298,500.00	286,890.00	3.9%

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Midtown Management District
Bloomberg Use of Funds
 January through February 2025

Accrual Basis

	<u>Jan - Feb 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	51,541.31	600,000.00	-548,458.69	8.6%
Total Expense	51,541.31	600,000.00	-548,458.69	8.6%
Net Ordinary Income	-51,541.31	-600,000.00	548,458.69	8.6%
Net Income	<u>-51,541.31</u>	<u>-600,000.00</u>	<u>548,458.69</u>	<u>8.6%</u>

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

Accrual Basis

	Jan - Feb 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	0.00	32,965.00	-32,965.00	0.0%
Total 700000 · Urban Planning	0.00	158,965.00	-158,965.00	0.0%
Total Expense	0.00	158,965.00	-158,965.00	0.0%
Net Ordinary Income	0.00	-158,965.00	158,965.00	0.0%
Net Income	0.00	-158,965.00	158,965.00	0.0%

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**Midtown Management District
Parking Benefits Use of Funds
January through February 2025**

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
Total 730000 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
Total Expense	0.00	179,679.00	-179,679.00	0.0%
Net Ordinary Income	0.00	-179,679.00	179,679.00	0.0%
Net Income	0.00	-179,679.00	179,679.00	0.0%

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Midtown Management District District Administration Use of Funds

Accrual Basis

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	10,454.25	140,000.00	-129,545.75	7.5%
802040 · Public Hearing Service Plan	15,576.50	10,000.00	5,576.50	155.8%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	18,253.00	-18,253.00	0.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00	0.0%
804004 · General Liability	0.00	9,000.00	-9,000.00	0.0%
804005 · Insurance - other	0.00	5,735.00	-5,735.00	0.0%
Total 804000 · Insurance Expense	0.00	18,885.00	-18,885.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	28,076.22	0.00	28,076.22	100.0%
805000 · Assessment Collection Costs - Other	0.00	60,000.00	-60,000.00	0.0%
Total 805000 · Assessment Collection Costs	28,076.22	60,000.00	-31,923.78	46.8%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	352.02	5,000.00	-4,647.98	7.0%
806005 · Gen. Operating/Admin. Expenses	0.00	10,000.00	-10,000.00	0.0%
806006 · District Cell Phone & Tablets	0.00	4,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	352.02	19,320.00	-18,967.98	1.8%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	491.25	19,000.00	-18,508.75	2.6%
Total 807000 · Board Meeting & Misc. Exp.	491.25	19,000.00	-18,508.75	2.6%
809000 · Administration Expense	0.00	355,000.00	-355,000.00	0.0%
Total 800000 · District Administration	54,950.24	645,458.00	-590,507.76	8.5%
Total Expense	54,950.24	645,458.00	-590,507.76	8.5%
Net Ordinary Income	-54,950.24	-645,458.00	590,507.76	8.5%
Net Income	-54,950.24	-645,458.00	590,507.76	8.5%

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

Accrual Basis

	Jan '24 - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	50,000.00	227,000.00	-177,000.00	22.0%
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	83,750.00	160,000.00	-76,250.00	52.3%
Total 991100 · Security & Public Safety	213,750.00	467,000.00	-253,250.00	45.8%
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	1,056.00	750,000.00	-748,944.00	0.1%
Total 991500 · Service & Maintenance	1,056.00	750,000.00	-748,944.00	0.1%
Total 991000 · Special Projects - Board Apprvd	328,076.42	1,717,000.00	-1,388,923.58	19.1%
Total Expense	328,076.42	1,717,000.00	-1,388,923.58	19.1%
Net Ordinary Income	-328,076.42	-1,717,000.00	1,388,923.58	19.1%
Net Income	-328,076.42	-1,717,000.00	1,388,923.58	19.1%

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**Midtown Management District
Check Detail Report**

As of March 27, 2025

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Bill Pmt -Check	02/28/2025	10737	Midtown Parks Conservancy'	VOID: Balance due from Budget for Legacy and New Impr.	0.00
Check	03/04/2025	10723	BOYD LINDA C	81 015 238 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2101 LOUISIANA ST : YE...	-167.96
Check	03/04/2025	10724	Walgreen as Lessee	81 126 647 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2612 SMITH ST : YEAR 20...	-865.50
Check	03/04/2025	10725	UTLEY SENA	81 127 788 001 0004 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502130002000...	-21.81
Check	03/04/2025	10726	Stewart Title	81 137 039 001 0007 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502130002000...	-36.95
Check	03/04/2025	10727	KOSKI MARVIN V	81 114 522 002 0001 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502110001000...	-15.37
Check	03/04/2025	10728	Tom Seabury	81 019 176 000 0001 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502110001000...	-189.83
Check	03/04/2025	10729	PETO FRANK & ULRIKE D	81 114 588 012 0015 PROPERTY TAX OVERAGE PAYMENT	-163.51
Bill Pmt -Check	03/05/2025	10730	Cynthia Alvarado	Reimbursements - 2024	-430.32
Bill Pmt -Check	03/05/2025	10731	Harris County Treasurer	Constable Services for 04.01.2025	-41,367.00
Bill Pmt -Check	03/05/2025	10732	One World Strategy Group LLC	Service & Improvement Plan February 2025	-3,956.25
Bill Pmt -Check	03/05/2025	10733	SEAL Security Solutions LLC	January 1- 31, 2025 - Commissioned Security Officers with Vehicle and Occasional K-9	-30,774.45
Bill Pmt -Check	03/05/2025	10734	Spacetaker DBA Fresh Arts	Roaring Twenties February 2025 Artist Call Management	-1,200.00
Bill Pmt -Check	03/05/2025	10735	Urban Paths Houston, LLC	Planning HueMan, Refreshments, Interpreter, Crossing Guard	-2,700.00
Bill Pmt -Check	03/05/2025	10736	XTICKERS DESIGNS INC	Midtown Letters Face Wrap Rodeo 2025	-5,750.00
Bill Pmt -Check	03/05/2025	10738	Midtown Parks Conservancy'	Balance due from Budget for Legacy and New Impr.	-25,356.81
Bill Pmt -Check	03/11/2025	10739	East End Management District	Graffiti Abatement 02.06.25 & 02.19.25	-746.64
Bill Pmt -Check	03/11/2025	10740	FordMomentum LLC	FEB25 - Communications planning and strategy for MMD 10 year Service and Improvement ...	-5,250.00
Bill Pmt -Check	03/11/2025	10741	Jaime Giraldo	January 2025	-165.92
Bill Pmt -Check	03/11/2025	10742	Lauren Luna Art	Midtown Sign Rodeo Wrap Design March 4, 2025	-1,200.00
Bill Pmt -Check	03/11/2025	10743	Medley Incorporated	February 2025 Retainer: General Marketing, Social Media Services, Communications	-8,173.34
Bill Pmt -Check	03/19/2025	10744	Brian Menifee	Stretch & Release - February 2025	-1,250.00
Bill Pmt -Check	03/19/2025	10745	Christopher Robinson	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art Challenge Mar...	-2,000.00
Bill Pmt -Check	03/19/2025	10746	Cultural Launch	Bloomberg Public Art Challenge December 2024	-3,960.00
Bill Pmt -Check	03/19/2025	10747	FordMomentum LLC	MAR25 - Communications planning and strategy for MMD 10 year Service and Improvement...	-1,912.50
Bill Pmt -Check	03/19/2025	10748	Jeffrey E. Segura	Bagby Park Midtown Sign Wrap February 2025	-400.00
Bill Pmt -Check	03/19/2025	10749	Marlon Hall, LLC	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art Challenge Mar...	-27,000.00
Bill Pmt -Check	03/19/2025	10750	Metropolitan Landscape Managem...	Monthly Maintenance Agrmt BALDWIN PARK GLOVER PARKS --FEBRUARY 2025	-1,710.00
Bill Pmt -Check	03/19/2025	10751	Padron Design Studio LLC DBA Pa...	Maintenance & Content Ongoing Retainer January 2025	-2,250.00
Bill Pmt -Check	03/19/2025	10752	SEAL Security Solutions LLC	February 1- 28, 2025 Commissioned Security Officers with Vehicle and Occasional K-9	-31,794.70
Bill Pmt -Check	03/19/2025	10753	SEARCH Homeless Services	Monthly Contribution Reimbursables expenses to support Program (Feb 2025)	-6,033.26
Bill Pmt -Check	03/19/2025	10754	Spacetaker DBA Fresh Arts	Houston Endowment Grant - Houston Kaleidoscope	-1,600.00
Bill Pmt -Check	03/20/2025	ACH	City of Houston-Water Dept.	3118 AUSTIN (Elizabeth GLOVER Park) MAR 2025	-7.95
Bill Pmt -Check	03/25/2025	10755	David Gomez	Glover Park Fence Maintenance March 2025	-13,708.00
Bill Pmt -Check	03/25/2025	10756	Equi-Tax, Inc.	Monthly Fee per collection Assessment Collection:--- March 2025	-2,955.03
Bill Pmt -Check	03/25/2025	10757	Midtown Parks Conservancy'	February 2025 Reimbursement - Legacy and New Impr.	-16,211.11
Bill Pmt -Check	03/25/2025	10758	Perdue, Brandon, Fielder, Collins &...	12/20/2024 - 01/30/2025 Professional Services rendered in the collection of delinquent tax...	-3,920.26
Bill Pmt -Check	03/25/2025	10759	smc Logistics, LLC	Field Maintenance Services - Midtown - FEB 2025	-31,000.00
Bill Pmt -Check	03/25/2025	10760	Spacetaker DBA Fresh Arts	Huelman:Shelby Project	-5,500.00
Bill Pmt -Check	03/25/2025	ACH	Reliant Energy	ELECTRICAL BILL BALDWIN ST (Baldwin Park) MAR 2025	-264.80
Bill Pmt -Check	03/25/2025	ACH	Reliant Energy	ELECTRICAL BILL 3118 AUSTIN ST (Glover Park) MAR 25	-95.97
Total 107600 · Texas Capital Operating x 2140					-282,105.24
Total 10000 · Operating Funds					-282,105.24
TOTAL					-282,105.24

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

March 2025

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2025 TO 12/31/2025

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2024	0.1181	\$3,434,926.39	\$3,221,203.36	\$213,723.03	94%
2023	0.1181	\$3,327,922.19	\$3,308,579.90	\$19,342.29	99%
2022	0.1181	\$3,187,732.34	\$3,179,516.93	\$8,215.41	99%
2021	0.1181	\$3,024,972.34	\$3,019,098.01	\$5,874.33	99%
2020	0.1181	\$2,811,116.60	\$2,806,968.30	\$4,148.30	99%
2019	0.1181	\$2,581,831.38	\$2,578,658.29	\$3,173.09	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,834.91	\$690,544.86	\$289.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.77	\$74.96	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	41,148.22	2,870,905.94
2023 Assessment Collected	2,665.19	17,460.99
2022 Assessment Collected	1,691.36	3,207.64
2021 Assessment Collected	0.00	1,126.50
2020 Assessment Collected	0.00	0.00
2019 Assessment Collected	0.00	0.00
2018 Assessment Collected	0.00	0.00
2017 Assessment Collected	0.00	0.00
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	5,314.33	14,446.01
Overpayments	77.30	9,009.85
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	4,135.70	13,657.08
Collection Fees	1,452.34	6,768.22
Total Revenue	56,484.44	2,936,582.23

Overpayments & CAD Refunds Presented	8,712.55	21,172.79
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN 2015 - 2024

ASSESSED VALUE FOR 2020	2,412,004,908	
ASSESSED VALUE FOR 2021	2,568,831,965	
ASSESSED VALUE FOR 2022	2,699,180,317	
ASSESSED VALUE FOR 2023	2,817,884,971	
ASSESSED VALUE FOR 2024	2,908,489,692	UNCERTIFIED 573,607

Prepared by Equi-Tax Inc
Collector For the District

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

2024 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
William Marsh Rice University	Real, Commercial	143,980,795	170,041.32
Caydon Houston Property LP	Multi-Family Units	108,405,645	128,027.07
Post Midtown Square LP	Multi-Family Units	104,761,108	123,722.87
3300 Main Project Owner LP	Multi-Family Units	102,709,321	121,299.71
2009 CPT Community Owner LLC	Multi-Family Units	87,419,650	103,232.61
Pearl Rosemont LLC	Multi-Family Units	85,172,212	100,588.38
2800 Main LLC	Multi-Family Units	76,102,154	89,876.64
Mid-Main Properties LP	Multi-Family Units	71,414,208	84,340.18
VR Calais Holdings Limited Partners	Multi-Family Units	68,722,459	81,161.22
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	61,702,564	72,870.73

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
WILLIAM MARSH RICE UNIVERSITY	81 141 460 001 000	2024	38,790.51
MID-MAIN PROPERTIES	81 135 584 001 001	2024	21,894.20
MHI LANDHOLDINGS LLC	81 141 200 001 000	2024	10,986.45
***COHEN JAY H	81 019 190 001 006	2013 - 2024	7,876.88
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 831 001 001	2024	5,901.34
**ROBINSON DORRIS	81 034 200 000 004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 530 000 006	2012 - 2024	4,138.89
GIANG MUOI T	81 120 177 000 001	2024	3,551.77
3300 SMITH STREET LLC	81 013 242 000 003	2024	3,508.87
WEST ONTARIO MANAGEMENT LLC	81 141 679 001 001	2024	3,424.90

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

ASSESSMENT 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%	
May	94%	96%	96%	
June	97%	96%	97%	
July	97%	96%	97%	
August	97%	96%	98%	
September	98%	97%	98%	
October	99%	98%	98%	
November	99%	99%	98%	
December	99%	99%	99%	

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

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,979,095.84	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,220.73	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,118.78	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,797.66	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,658.29	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,968.30	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,098.01	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,179,516.93	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,308,579.90	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,221,203.36	
			27,058,984.61	25,706,035.39		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2024 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1196	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	8	15,000	120,000
Disabled Veteran	23	Per Statute	2,299,684
Over 65 Detached Single Family	29	Totally Exempt	7,679,891

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025**

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through March 07, 2025

Settled

10,641,666,141	Original value of Settled accounts as of 03/07/2025
1,749	Number of Settled accounts as of 03/07/2025
1,326,312,308	Reduction in value of Settled accounts
12.46%	Average % reduction in value of Settled accounts

Unsettled

1,550,448,018	Original value of Unsettled accounts as of 03/07/2025
121	Number of Unsettled accounts as of 03/07/2025

0.118 Tax rate per \$100 valuation

\$228,213	Estimated reduction in assessment on 121 Unsettled accounts, based on 12.46% average
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**Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025**

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	2019-77000				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	0130760120011	Current Owner	256,000	\$302.34	2022-01543	1/17/2025	220,000	\$42.52	14.06%	2/11/2025	3/26/2025
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$221.49	2022-66386	11/1/2024	3,900,000	\$615.59	11.79%	11/19/2024	12/30/2024
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$242.00	2022-6385				0.00%	Received	
			1,686,418,755				1,504,293,749				
			185								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	25,400		2022-27072				#DIV/0!		
Tax Year 2022	1282740010001	TAG TBD LLC	1,791,973	\$5,659.00	2022-65874				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	5,718,373								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,322,644	\$8,990.53	2023-50543	11/1/2024	6,050,000	\$1,845.48	20.53%	11/19/2024	12/30/2024
Tax Year 2023	1502790010001	William Marsh Rice University	80,123,406	\$94,732.03	2023-56011	10/4/2024	72,000,000	\$9,700.03	10.24%	Received	10/30/2024
Tax Year 2023	1393240010001	2416 Brazos LLC	3,164,393	\$6,099.15	2023-65476	10/4/2024	3,900,000	\$1,493.25	24.48%	3/18/2025	
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893	10/4/2024	159,478	\$61.09	24.49%	10/24/2024	11/25/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248	\$6,801.67	2023-52281	10/4/2024	4,300,000	\$1,723.37	25.34%	Received	10/30/2024
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711	10/4/2024	39,500,000	\$5,653.70	10.81%	10/22/2024	11/25/2024
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056	10/4/2024	1,400,000	\$214.10	11.46%	10/22/2024	11/25/2024
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518	11/1/2024	450,000	\$81.51	13.30%	11/19/2024	12/30/2024
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033	11/1/2024	995,000	\$182.49	13.44%	11/19/2024	12/30/2024
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624	11/1/2024	650,000	\$134.22	14.88%	11/19/2024	12/30/2024
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233	11/1/2024	725,000	\$61.30	6.68%	11/19/2024	12/30/2024
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.90	2023-84233	11/1/2024	520,000	\$20.78	3.27%	11/19/2024	12/30/2024
Tax Year 2023	0220530000005	Nanes Plaza LLC	817,120	\$965.02	2023-84764	11/1/2024	700,000	\$138.32	14.33%	11/19/2024	12/30/2024
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000	\$908.19	2023-86028	11/1/2024	755,000	\$16.53	1.82%	11/19/2024	12/30/2024
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028	11/1/2024	163,000	\$2.44	1.25%	11/19/2024	12/30/2024
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411	\$1,051.58	2023-50619	1/17/2025	770,959	\$141.08	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619	1/17/2025	4,177,907	\$764.49	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619	1/17/2025	3,057,657	\$559.50	13.42%	2/11/2025	3/26/2025

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025**

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 2023	0130760120011	Current Owner	255,000	\$301.16	2022-01543	1/17/2025	218,000	\$43.70	14.51%	2/11/2025	3/26/2025
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,266.52	2023-84738	1/17/2025	940,000	\$156.38	12.35%	2/11/2025	3/26/2025
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,496	\$5,851.26	2023-85807	1/17/2025	4,250,000	\$832.01	14.22%	2/11/2025	3/26/2025
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$886.52	2023-85807	1/17/2025	640,000	\$130.68	14.74%	2/11/2025	3/26/2025
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212	1/17/2025	300,000	\$94.87	21.12%	25.25(b)	3/26/2025
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504	1/17/2025	5,005,238	\$865.50	12.77%	Received	3/26/2025
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%	Received	
			1,391,752,009				1,169,602,682				
			177								

Unsettled											
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-41003				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-63693				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54932				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,105.50	2023-4932				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$80,700.00	2023-51023				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,111.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,955.71	2023-63236				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,300,000	\$1,200.00	2023-65054				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,008,040	\$28,170.05	2023-68120				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.00	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	4,887,300	\$5,864.00	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	1,600,000	\$1,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	800,000	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,000	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	32,179,894								
Tax Year 2023	Total	Unsettled Accounts, number of accounts		17							

Tax Year 2024

Settled											
Tax Year 2024	0250330000001	Travis Street Corner LLC	1,798,126	\$0.00	RBAE-000356	10/4/2024	1,650,000	NYB	0.00%	25.25B	
Tax Year 2024	0220670000013	Phan Dao C & Muoi	1,079,379	\$0.00	RBAE-000991	10/4/2024	990,000	NYB	0.00%	25.25B	
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868	\$669.47	RBAE-001078	12/6/2024	550,000	\$19.92	2.98%	25.25B	3/26/2025
Tax Year 2024	1290830010001	Ox Midtown LLC	4,088,154	\$4,428.75	RBAE-003193	10/4/2024	3,750,000	NYB	0.00%	25.25B	
Tax Year 2024	0190390000007	Ox Midtown LLC	1,062,700	\$1,181.00	RBAE-003194	10/4/2024	1,000,000	NYB	0.00%	25.25B	
Tax Year 2024	1281720010002	Smith St Office LLC	2,996,867	\$0.00	RBAE-004658	10/4/2024	2,905,000	NYB	0.00%	25.25B	
Tax Year 2024	0152370000002	Smith St Office LLC	617,465	\$729.23	RBAE-004658	12/6/2024	595,000	\$26.53	3.64%	25.25B	3/26/2025
Tax Year 2024	0081910000001	2303 MT LLC	3,756,708	\$4,436.67	RBAE-006832	10/4/2024	3,500,000	\$303.17	6.83%	25.25B	3/26/2025
Tax Year 2024	1448440010001	Fred & Soody Sharif Partnership Ltd	3,921,042	\$0.00	RBAE-003986	12/6/2024	3,450,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132220000011	Dennis Austin LLC	660,000	\$779.46	RBAE-005674	12/6/2024	550,000	\$129.91	16.67%	25.25B	1/31/2025
Tax Year 2024	0190310000001	2602 Richmond LP	2,019,050	\$0.00	RBAE-006602	12/6/2024	1,850,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132280000003	ATH Holdings LLC	1,653,286	\$1,952.53	RBAE-007883	12/6/2024	1,550,000	\$121.98	6.25%	25.25B	1/31/2025
Tax Year 2024	0250010210002	4400 San Jacinto LLC	1,560,726	\$0.00	RBAE-009193	12/6/2024	1,425,000	Amount Due	0.00%	NA	Due
Tax Year 2024	1385670010001	Smith Howard F III	4,305,892	\$5,085.26	RBAE-011413	12/6/2024	3,650,000	\$774.61	15.23%	25.25B	1/31/2025

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025**

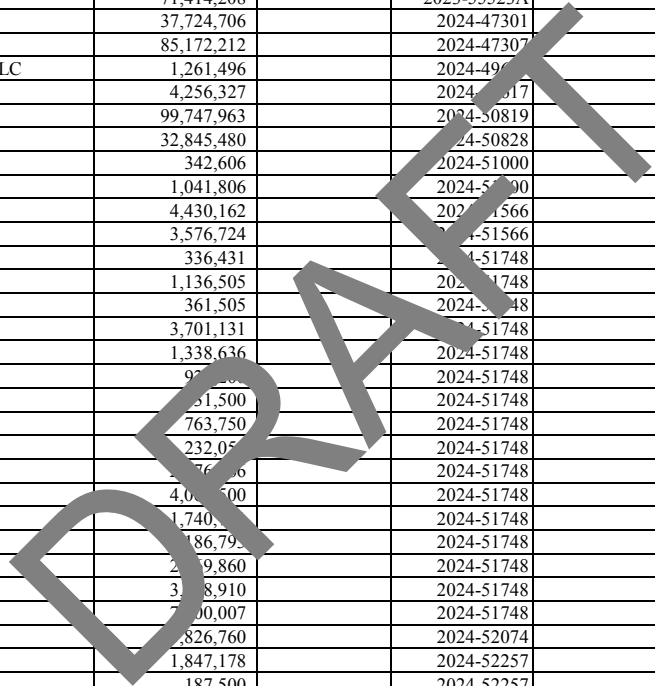
Jur 953

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	1201320010001	George Thomas	374,916	\$354.22	RBAE-011906	12/6/2024	350,000	\$23.54	6.65%	25.25B	1/31/2025
Tax Year 2024	0152420000014	2204 Interests Ltd	3,257,998	\$3,847.70	RBAE-012016	12/6/2024	3,000,000	\$304.70	7.92%	25.25B	1/31/2025
Tax Year 2024	0191460000007	H T Investment Corporation	2,412,000	\$2,848.57	RBAE-000353	12/6/2024	2,100,000	\$368.47	12.94%	25.25B	1/31/2025
Tax Year 2024	1215900010010	Ozgul Merih & Ayse	590,605	\$558.00	RBAE-003360	12/6/2024	520,000	\$66.70	11.95%	25.25B	1/31/2025
Tax Year 2024	1249490010008	NIS Investments Incorporated	302,177	\$0.00	RBAE-005650	12/6/2024	290,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190280000007	Dennis Austin LLC	513,812	\$606.81	RBAE-005672	12/6/2024	460,000	\$63.55	10.47%	25.25B	1/31/2025
Tax Year 2024	0130800000005	Lynx Lane Terraces	787,579	\$930.13	RBAE-010177	12/6/2024	700,000	\$103.43	11.12%	25.25B	1/31/2025
Tax Year 2024	0191820030013	Womack Gerald	302,500	\$357.25	RBAE-010777	12/6/2024	275,000	\$32.47	9.09%	25.25B	1/31/2025
Tax Year 2024	1247680020003	Yates Maria	480,484	\$453.96	RBAE-010715	12/6/2024	450,000	\$28.80	6.34%	25.25B	1/31/2025
Tax Year 2024	0250280000005	Alabama Center LLC	2,258,431	\$2,667.21	RBAE-011394	12/6/2024	2,150,000	\$128.06	4.80%	25.25B	1/31/2025
Tax Year 2024	0190850000012	2808 Caroline LLC	4,920,409	\$5,811.00	RBAE-011605	12/6/2024	4,625,000	\$348.88	6.00%	25.25B	1/31/2025
Tax Year 2024	1416790010001	West Ontario Management LLC	3,139,414	\$0.00	RBAE-014605	12/6/2024	2,900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190230000005	Conway Michael P Williams Michelle Y	978,916	\$0.00	RBAE-010764	12/6/2024	900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0250230000005	401 Richmond LLC	1,389,953	\$0.00	RBAE-0103614	12/6/2024	1,285,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598	\$491.86	RBAE-0134565	1/17/2025	507,500	\$12.37	2.51%	2/11/2025	3/26/2025
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225	\$1,555.64	RBAE-0150320	1/17/2025	1,175,000	\$167.96	10.80%	2/11/2025	3/1/2025
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845	\$0.00	2024-47361				#DIV/0!		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355	\$0.00	2024-47361				#DIV/0!		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459	\$8,061.22	RBAE-0148506	2/7/2025	66,000,000	\$3,215.22	3.96%	2/24/2025	3/26/2025
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575	\$0.00	2024-49653				#DIV/0!		
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,000	\$0.00	2024-49725				#DIV/0!		
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,889,834	\$18,890.00	2024-50643				0.00%		
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	4,733,831	\$38,973.00	2024-50643				0.00%		
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	5,122,580	\$0.00	2024-50747				#DIV/0!		
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	3,327,000	\$0.00	2024-51835				#DIV/0!	Received	
Tax Year 2024	0060600000003	Hy Travis LLC	1,520,000	\$0.00	2024-52610				#DIV/0!		
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,000	\$0.00	2024-52610				#DIV/0!		
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	2,094,670	\$0.00	2024-58950				#DIV/0!		
Tax Year 2024	1224910010001	Nova Terranova LLC	1,700,000	\$1,984.08	RBAE-014195	1/17/2025	1,400,000	\$330.68	16.67%	25.25B	3/26/2025
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,844,147	\$1,941.74	RBAE-015969	1/17/2025	1,600,000	\$52.14	2.69%	25.25B	3/26/2025
Tax Year 2024	0132670000003	Greatland Investment Inc	1,112,144	\$841.04	RBAE-016130	1/17/2025	615,000	\$114.72	13.64%	25.25B	3/26/2025
Tax Year 2024	0021510000007	Webster-Chenevert Ltd	2,406,862	\$2,745.83	RBAE-016265	1/17/2025	2,325,000	\$0.01	0.00%	25.25B	
Tax Year 2024	0021520000003	Webster-Chenevert Ltd	660,000	\$679.08	RBAE-016269	1/17/2025	575,000	PAID	0.00%	25.25B	
Tax Year 2024	0021520000014	1701 Webster Ltd	1,872,920	\$1,889.60	RBAE-016272	1/17/2025	1,600,000	PAID	0.00%	25.25B	
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000	\$2,444.67	RBAE-016274	1/17/2025	2,070,000	PAID	0.00%	25.25B	
Tax Year 2024	0250320000001	H & T Investment Corp	646,038	\$762.97	RBAE-018429	1/17/2025	585,000	\$72.09	9.45%	25.25B	3/26/2025
Tax Year 2024	0250320000006	HT Investment Corp	600,000	\$708.60	RBAE-018429	1/17/2025	500,000	\$118.10	16.67%	25.25B	3/26/2025
Tax Year 2024	0250320000010	H & T Investment Corp	302,050	\$356.72	RBAE-018429	2/7/2025	281,000	\$24.86	6.97%	25.25B	3/26/2025
Tax Year 2024	1204350010001	Car Spa Midtown I LP	4,641,005	\$5,481.03	RBAE-018658	1/17/2025	4,200,000	\$520.83	9.50%	25.25B	3/26/2025
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$407.56	RBAE-019782				0.00%	25.25B	
Tax Year 2024	0021600000021	William Marsh Rice University	666,397	\$787.01	RBAE-019163	2/7/2025	572,000	\$111.48	14.17%	25.25B	3/26/2025
Tax Year 2024	0220510000008	4101 San Jacinto LLC	2,640,000	\$3,117.84	RBAE-019605	2/7/2025	2,300,000	\$401.54	12.88%	25.25B	3/26/2025
Tax Year 2024	0190880000016	Gaumer Mary K	709,413	\$837.82	RBAE-019620	3/7/2025	675,000	\$40.64	4.85%	25.25B	3/26/2025
Tax Year 2024	0250230000009	401 Richmond LLC	1,719,850	\$2,031.14	RBAE-020120	2/7/2025	1,597,000	\$145.08	7.14%	25.25B	3/26/2025
Tax Year 2024	0190320000008	LLR Management Inc	819,679	\$968.04	RBAE-020175	2/7/2025	775,000	\$52.76	5.45%	25.25B	3/26/2025
Tax Year 2024	0250180000006	15 21 Japhet Realty Ltd	1,321,537	\$1,560.74	RBAP-018555	2/7/2025	1,175,000	\$173.06	11.09%	25.25B	3/26/2025
Tax Year 2024	0191430000001	Cynthia Properties LP	1,089,180	\$1,286.32	RBAP-019893	2/7/2025	975,000	\$134.84	10.48%	25.25B	3/26/2025

**Midtown Management District
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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	Total	Settled Accounts, original & settled value	390,000,403				138,922,500				
Tax Year 2024	Total	Settled Accounts, number of accounts	70								
Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208		2023-55523A				#DIV/0!		
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706		2024-47301				#DIV/0!		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212		2024-47307				#DIV/0!		
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496		2024-49000				#DIV/0!		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327		2024-50177				#DIV/0!		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963		2024-50819				#DIV/0!		
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	0250250000009	TV Prop LLC	342,606		2024-51000				#DIV/0!		
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806		2024-51000				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162		2024-51566				#DIV/0!		
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724		2024-51566				#DIV/0!		
Tax Year 2024	0021380000013	Shepherd W M	336,431		2024-51748				#DIV/0!		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505		2024-51748				#DIV/0!		
Tax Year 2024	0021390000011	Cars DB4 LP	361,505		2024-51748				#DIV/0!		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131		2024-51748				#DIV/0!		
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636		2024-51748				#DIV/0!		
Tax Year 2024	0021750000006	Cars DB4 LP	92,000		2024-51748				#DIV/0!		
Tax Year 2024	0021750000008	Group I Realty Inc	1,500		2024-51748				#DIV/0!		
Tax Year 2024	0021750000016	Group I Realty Inc	763,750		2024-51748				#DIV/0!		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050		2024-51748				#DIV/0!		
Tax Year 2024	0021760000001	Golconda Venture	2,767,006		2024-51748				#DIV/0!		
Tax Year 2024	1224190010001	Group I Realty Inc	4,000,000		2024-51748				#DIV/0!		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,000		2024-51748				#DIV/0!		
Tax Year 2024	1303900010001	Group I Realty Inc	1,867,900		2024-51748				#DIV/0!		
Tax Year 2024	1303900020001	Group I Realty Inc	2,009,860		2024-51748				#DIV/0!		
Tax Year 2024	1350820010001	Group I Realty Inc	3,008,910		2024-51748				#DIV/0!		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	700,007		2024-51748				#DIV/0!		
Tax Year 2024	1300540010001	Central Bank	1,826,760		2024-52074				#DIV/0!		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135		2024-52313				#DIV/0!		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788		2024-52702				#DIV/0!		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381		2024-54180				#DIV/0!		
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302		2024-54180				#DIV/0!		
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645		2024-55049				#DIV/0!		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862		2024-55055				#DIV/0!		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402		2024-55069				#DIV/0!		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330		2024-55576				#DIV/0!		
Tax Year 2024	0022630020001	H Midtown LP	46,163,609		2024-57441				#DIV/0!		
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,057,331		2024-56416				#DIV/0!		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890		2024-57902				#DIV/0!		
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588		2024-59035				#DIV/0!		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299		2024-59838				#DIV/0!		



**Midtown Management District
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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	129250000006	FGCD Holdings LP	284,000		2024-60628				#DIV/0!		
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000		2024-61227				#DIV/0!		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321		2024-61559				#DIV/0!		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875		2024-61583				#DIV/0!		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564		2024-61602				#DIV/0!		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940		2024-61637				#DIV/0!		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686		2024-61692				#DIV/0!		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61750				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812		2024-61853				#DIV/0!		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604		2024-62092				#DIV/0!		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,441,557		2024-63864				#DIV/0!		
Tax Year 2024	1349300000001	2800 Main LLC	76,102,154		2024-63966				#DIV/0!		
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500		2024-65195				#DIV/0!		
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,990		2024-65934				#DIV/0!		
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245		2024-67720				#DIV/0!		
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863		2024-67820				#DIV/0!		
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$3,334.42	2024-69892				0.00%		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,377.71	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,680,000	\$5,580.98	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	2,873,300	\$2,220.00	2024-71012				0.00%		
Tax Year 2024	1331360010001	Travis Street Plaza LP	2,475,121	\$7,647.31	2024-71012				0.00%		
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,040	\$766.20	2024-71074				0.00%		
Tax Year 2024	0190730000001	WWBD LP	2,355,000	\$5,380.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,100,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,500	\$1,356.65	2024-71460				0.00%		
Tax Year 2024	0190290000005	OS Austin LLC	1,047,440	\$1,237.03	2024-71788				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,071,250		2024-71791				#DIV/0!		
Tax Year 2024	0190330000004	Roesch Sonja	1,009,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,053,470	\$2,543.25	2024-72204				0.00%		
Tax Year 2024	0332470040002	Parish Lucille M	1,770,500	\$909.96	2024-72881				0.00%		
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.28	2024-73618				0.00%		
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	782,888	\$924.59	2024-74336				0.00%		
Tax Year 2024	0132670000013	Dang Buu Q	537,403	\$634.67	2024-74336				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,938,720	\$2,289.63	2024-74776				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350		2024-75012				#DIV/0!		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000		2024-75012				#DIV/0!		
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,273.25	2024-75129				0.00%		
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,368,258	\$1,615.91	2024-75708				0.00%		
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,888	\$3,359.81	2024-76188				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,641,183	\$1,938.24	2024-77426				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	0021780000001	Aim Marketing Services LLC	2,714,296	\$3,205.58	2024-77808				0.00%		
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695		2024-77912				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025**

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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	0190900000001	BAP 2800 LLC	946,439	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458		2024-83933				#DIV/0!		
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	1454010010001	2520 Caroline LLC	2,267,522		RBAE-005366				#DIV/0!		
Tax Year 2024	0021520000009	1701 Webster Ltd	2,065,200		RBAE-012784				#DIV/0!		
Tax Year 2024	0190880000016	Gaumer Mary K	709,413	\$837.82	RBAE-019000				0.00%		
Tax Year 2024	1247680010008	HSU Jeannie	451,000	\$426.10	RBAE-001245				0.00%		
Tax Year 2024	0190400000003	2300 Fannin Ltd	1,470,000	\$1,736.07	RBAE-020842				0.00%		
Tax Year 2024	0191430000010	Cynthias Properties LP	380,003	\$448.78	RBAE-020923				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	1,188,434,311								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	101								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	10,641,666,141	9,315,353,833
Cumulative	Grand Total	Settled Accounts, number of accounts	1,749	

Unsettled

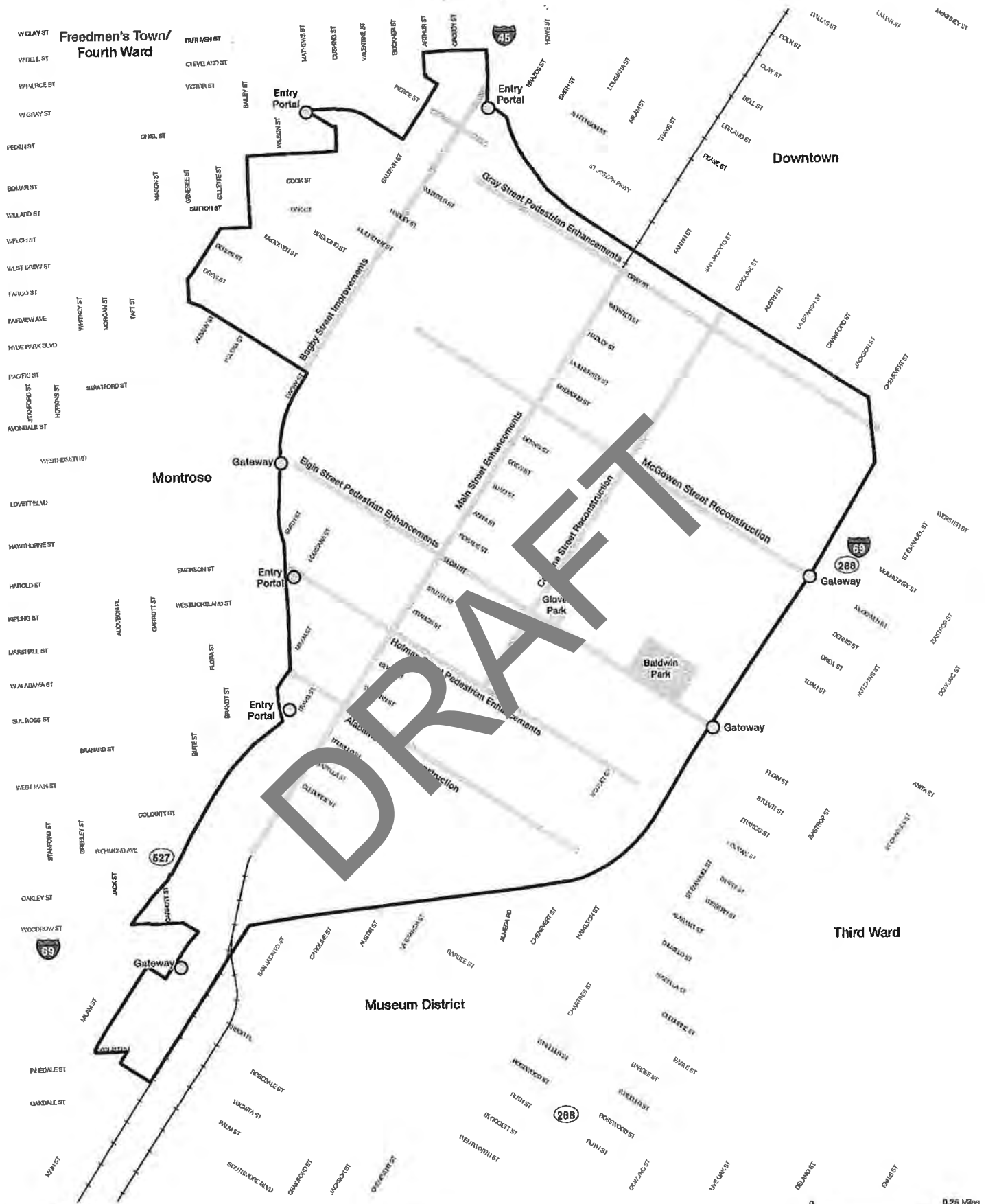
Cumulative	Grand Total	Unsettled Accounts, original value	1,550,448,018
Cumulative	Grand Total	Unsettled Accounts, number of accounts	121

Color Legend

Light Gray	Settled previously
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



District Improvements
Midtown Management District

CURRENT DISTRICT IMPROVEMENTS AND LOCATIONS

EXHIBIT "B"

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Main Street Enhancements	Landscaped tree wells from Gray Street to Wheeler Street (right-of-way only; does NOT include center esplanade)	Street Furniture Irrigation System Plantings Pavers
Baldwin Park	Improvements to HPARD Park located at 1701 Elgin Street	Street Furniture Irrigation System Plantings Pavers
Elgin Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Brazos Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
McGowen Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Smith Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
Gray Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Brazos Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
Bagby Street and Pierce Street Improvements	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements on Bagby Street from St. Joseph to Tuam including two blocks on Pierce Street from Baldwin to Brazos.	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs Street Signs Signal Poles
Glover Park	Improvements to HPARD Park located at intersection of Elgin Street and Austin Street	Street Furniture Irrigation System Plantings Pavers
Caroline Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Pierce Street to Holman Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs

Holman Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Spur 527 to Chenevert Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs
Alabama Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Spur 527 to Chenevert Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs
Street Signs	Decorative street sign including Midtown logo located throughout the District	Street Signs
Entry Plazas	Landscaped esplanades at 1700 Elgin, 1800 Elgin, and 1800 McGowen	Irrigation System Plantings

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EXHIBIT "C"

DISTRICT MAINTENANCE OBLIGATIONS

The following table describes the specific Improvements that the **Midtown Management District** ("District") shall maintain under this Agreement as identified in Exhibit A, B, and C, as well as the locations of such Improvements. Additional Improvements may be added as referenced in Articles III and IV, upon advanced written approval by the Director and the District. In addition, footnotes describe limitations to those obligations.

Improvement	Component	Maintenance Activity
Street Furniture	Trash Receptacles Benches Bike Racks Seatwalls Walkway Pads	Clean and paint Trash removal Repair or replace when damaged Store spare parts
Irrigation System	Controller Water Meter Valves Irrigation Lines Planting Bed Drippers	Pay monthly water meter bill Operate controller Replace defective controllers and valves Repair or replace broken irrigation lines Clean and maintain dripper lines
Plantings	Trees Ground Cover at Trees Hedges Planters and Beds Tree Grates Rain Gardens	Water all plants (irrigation or by hand) Prune and limb up plants Mowing turf Remove and replace dead plants Mulch, weed, and clean beds Repair or replace when damaged
Lighting	Decorative Streetlights Tree Uplights Lighting	Pay monthly electric meter charge Adjust timers Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Pavers	Crosswalk Pavers Ramp Pavers Bikeout Pavers Sidewalk Pavers Street Name Tile Pavers	Repair or replace broken pavers Reset settled pavers that are hazardous to pedestrians or traffic (including but not limited to resetting following City repairs to roadway road beds) Reinstall pavers after City repairs as described in Article V.
Wayfinding Signs	Poles Message Boards & Maps	Repair damaged poles Maintain paint finishes Maintain and update message boards and maps
Street Signs	Decorative Street Signs	Maintain paint finishes Replace damaged signs Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Signal Poles	Powder-coated Poles	Clean and paint Repair or replace when damaged

AMENDED DISTRICT IMPROVEMENTS AND LOCATIONS

EXHIBIT "B1"

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Entry Plazas	Enhancements to plazas and open spaces in public right-of-way at Elgin/Bagby intersection	Irrigation System Plantings Lighting
Pedestrian Safety Enhancements	Crosswalk and curb enhancements at Brazos/Webster intersection and Elgin/Jackson intersection.	Lane delineators Pavement markings
Bikeway Improvements	Bikeway Improvements on Gray, Austin, Holman, Tuam, and Caroline Street	Lane delineators Pavement markings

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**FIRST AMENDMENT TO THE MAINTENANCE AGREEMENT WITH MIDTOWN
MANAGEMENT DISTRICT**

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

THIS FIRST AMENDMENT TO THE MAINTENANCE AGREEMENT FOR MAINTENANCE SERVICES (“FIRST AMENDMENT”) is made on the counter-signature date by and between the **CITY OF HOUSTON, TEXAS** (the “City”), a home-rule city of the state of Texas, and **MIDTOWN MANAGEMENT DISTRICT** (the "District"), a municipal management district created by the State of Texas under the provisions of Chapter 3809 of the Special District Local Laws Code.

RECITALS

1. Pursuant to Ordinance No. 2019-0288 (April 1, 2019), the City and the District entered into an Agreement for a Maintenance Agreement (the “Original Agreement”).
2. The City and the District desire to amend the Original Agreement to amend Exhibit B “District Improvements and Locations (Attached)” and Exhibit C “District Maintenance Obligations” of the Original Agreement.
3. **NOW THEREFORE**, the parties agree as follows:

ARTICLE I.

Exhibit B, “District Improvements and Locations (Attached),” of the Original Agreement is amended and supplemented with Exhibit B1, “District Improvements and Locations (Attached),” which is attached to this First Amendment.

ARTICLE II.

Exhibit C, “District Maintenance Obligations,” of the Original Agreement is amended and supplemented with Exhibit C1, “District Maintenance Obligations,” which is attached to this First Amendment.

ARTICLE III.

Except as modified under this First Amendment, the Original Agreement will remain in full force and effect. In the event of a conflict between the Original Agreement and this First Amendment, this First Amendment shall prevail.

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E. Signatures

The Parties have executed this Agreement in multiple copies, each of which is an original. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms. The Parties hereby agree that each Party may sign and deliver this Agreement electronically or by electronic means and that an electronic transmittal of a signature, including but not limited to, a scanned signature page, will be as good, binding, and effective as an original signature.

MIDTOWN MANAGEMENT DISTRICT

CITY OF HOUSTON, TEXAS

By: _____
Title: _____
Date: _____

By: _____
Mayor

By: _____
Title: _____
Date: _____

City Secretary

DRAFT

APPROVED:

Director, Houston Public Works

COUNTERSIGNED BY:

City Controller

DATE COUNTERSIGNED:

APPROVED AS TO FORM:

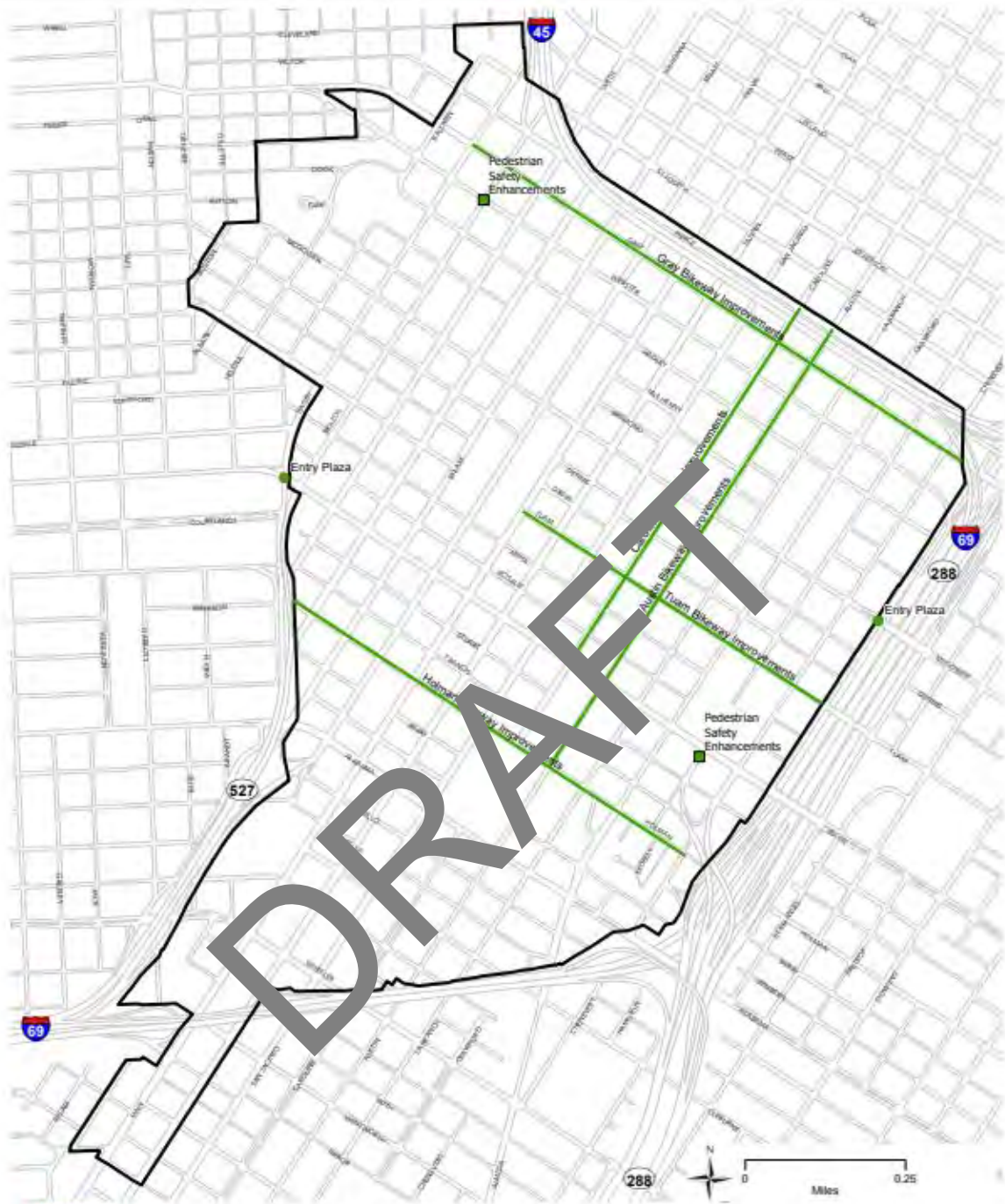
Assistant City Attorney
L.D. No. _____

EXHIBIT "B1"

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Entry Plazas	Enhancements to plazas and open spaces in public right-of-way at Elgin/Bagby intersection	Irrigation System Plantings Lighting
Pedestrian Safety Enhancements	Crosswalk and curb enhancements at Brazos/Webster intersection and Elgin/Jackson intersection.	Lane delineators Pavement markings
Bikeway Improvements	Bikeway Improvements on Gray, Austin, Holman, Tuam, and Caroline Street	Lane delineators Pavement markings

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District Improvements
Midtown Management District

May 2024



EXHIBIT "C1"

DISTRICT MAINTENANCE OBLIGATIONS

The following table describes the specific Improvements that the **Midtown Management District** ("District") shall maintain under this Agreement as identified in Exhibit A, B, and C, as well as the locations of such Improvements. Additional Improvements may be added as referenced in Articles III and IV, upon advanced written approval by the Director and the District. In addition, footnotes describe limitations to those obligations.

Improvement	Component	Maintenance Activity
Irrigation System	Controller Water Meter Valves Irrigation Lines Planting Bed Drippers	Pay monthly water meter bill Operate controller Replace defective controllers and valves Repair or replace broken irrigation lines Clean and maintain dripper lines
Plantings	Trees Ground Cover at Trees Hedges Planters and Beds Tree Grates Rain Gardens	Water all plants (irrigation or by hand) Prune and limb up plants Mowing turf Remove and replace dead plants Mulch, weed and clean beds Repair or replace when damaged
Lighting	Decorative Streetlights Tree Uplights Sign Lights	Pay monthly electric meter charge Adjust timers Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Lane Delineators	Concrete curbs Armadillos Surface mounted yellow flag	Repair or replace when damaged
Pavement markings	Paint markings Thermoplastic markings	Maintain markings Repair or replace when damaged



Field Service Team & Maintenance Monthly Update

MONTHLY METRICS



126

Miles ROW Mowed



239

**Bags of Trash
Removed**



11,950

**LBS of Trash
Removed**



556

**Bags of Leaves
Removed**



Field Service Team & Maintenance Monthly Update

GRAFFITI ABATEMENT



36

**Monthly Public
Property Abatements**



81

**Year-to-date
Public Property
Abatements**

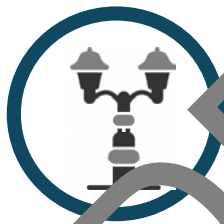


Field Service Team & Maintenance Monthly Update

SEECLICKFIX REPORTS



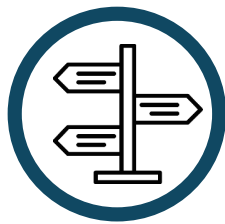
1
Broken Sidewalks



2
Broken Lighting



2
Trash/Debris



11
Street Signs



Field Service Team & Maintenance Monthly Update

PROJECT UPDATES

BALDWIN PARK

Park Lighting Project

Pedestrian light update project scheduled for construction end of March with completion expected in April.

Irrigation Repairs

Metropolitan scheduled for minor irrigation system repairs this week.

Trash Can Updates

One trash can was replaced.

GLOVER PARK

Fencing Project

Crews have completed work on the fencing. QA/QC walk through scheduled for this week for final inspection and approvals by Midtown.

Irrigation Repairs

Metropolitan scheduled for minor irrigation system repairs this week.

Stage Repairs

Replacement of a one broken board completed.



Midtown Management District

Field Maintenances Services

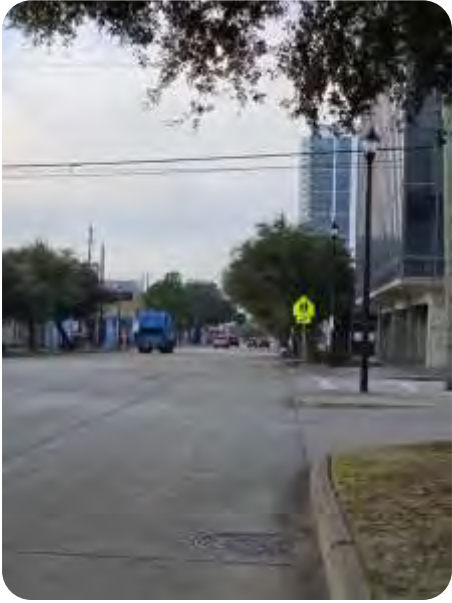
February 2025

Date	Quadrants Cleaned	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bandit Signs Collected	Bags of Leaves Collected
2/3	Q1	10.52	10.53	13	650	0	22
2/4	Q2	6.78	6.78	12	600	0	24
2/5	Q3	6.27	6.27	16	800	2	23
2/6	Q4	5.09	5.1	17	850	1	24
2/7	Q5	5.75	5.76	7	350	3	20
2/10	Q1	8.03	8.04	10	500	0	32
2/11	Q2	5.45	5.45	9	350	0	15
2/12	Q3	5.00	5.00	9	450	0	19
2/13	Q4	4.35	4.36	10	500	0	30
2/14	Q5	5.43	5.44	10	500	0	40
2/17	Q1	8.08	8.09	11	550	0	49
2/18	Q2	5.45	5.45	18	900	0	33
2/19	Q3	5.00	5.00	21	1050	0	28
2/20	Q4	4.35	4.36	16	800	0	43
2/21	Q5	5.75	5.76	15	750	0	36
2/24	Q1	10.52	10.53	12	600	0	32
2/25	Q2	6.78	6.78	9	450	0	30
2/26	Q3	6.27	6.27	11	550	0	20
2/27	Q4	5.09	5.1	6	300	0	19
2/28	Q5	5.75	5.76	9	450	0	17
Total		125.71	125.83	239	11950	6	556

Midtown Management District
February 2025

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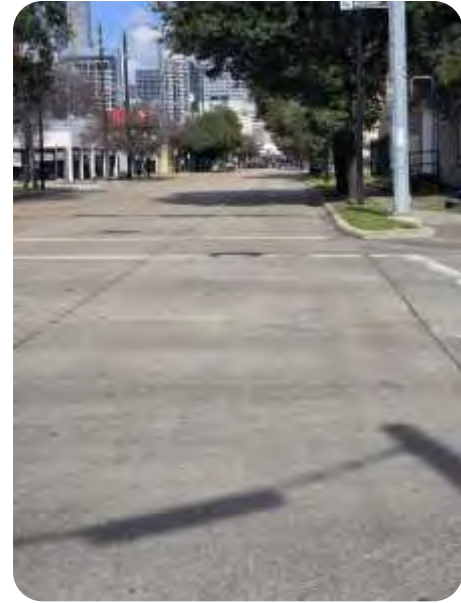


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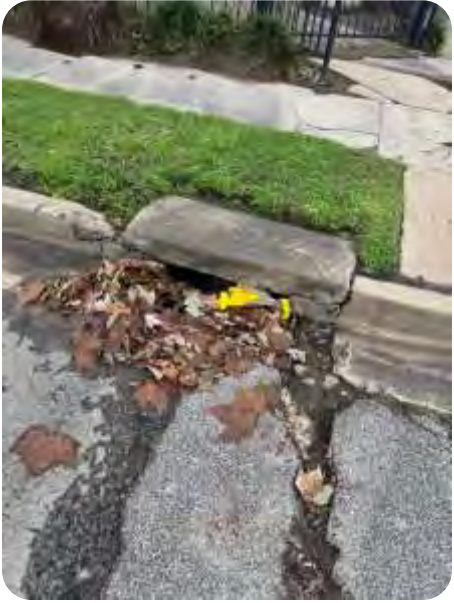
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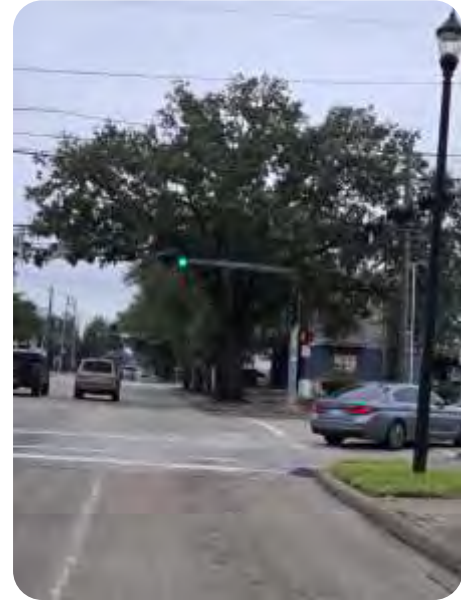
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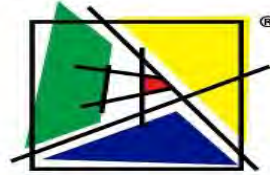


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midtown
HOUSTON



Graffiti Abatement Reports

February 2025



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

February 6, 2025

Public Property

DRAFT

before

400 Hadley

after

6665



before

400 Hadley

after

6666



before

400 Hadley

after

6667



before

400 Hadley

after

6668



before

600 Rosalie

after

6669



before

600 Rosalie

after

6670



before

600 Rosalie

after

6671



before

200 Brazos

after

6672



before

2600 Brazos

after

6673



before

300 Dennis

after

6674



DRAFT

before

600 Dennis

after

6675



before

600 Dennis

after

6676



before

600 Dennis

after

6677

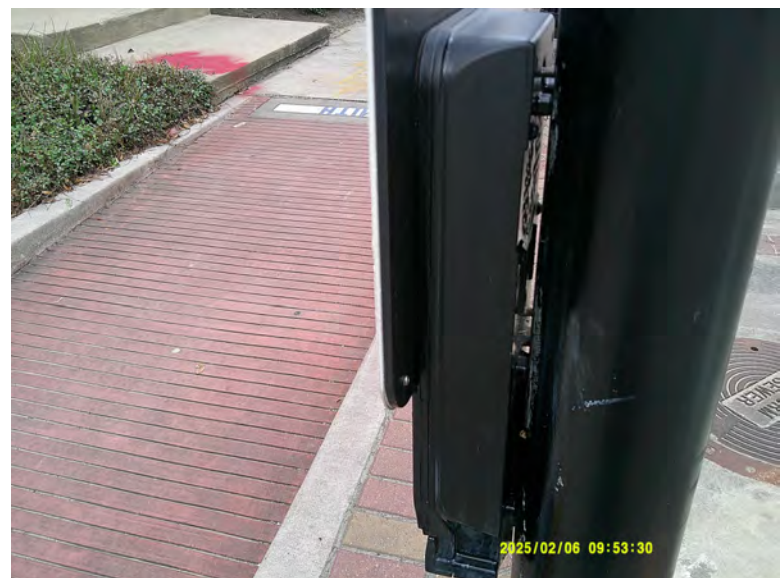


before

3200 Smith

after

6678



before

3200 Smith

after

6679



2200 Madley

before

after

6680



before

2200 Hadley

after

6681



2200 Hadley

before

after

6682



before

2200 Hadley

after

6683



800 Winburn

before

after

6684



before

3200 Fannin

after

6685



before

1200 Alabama

after

6686

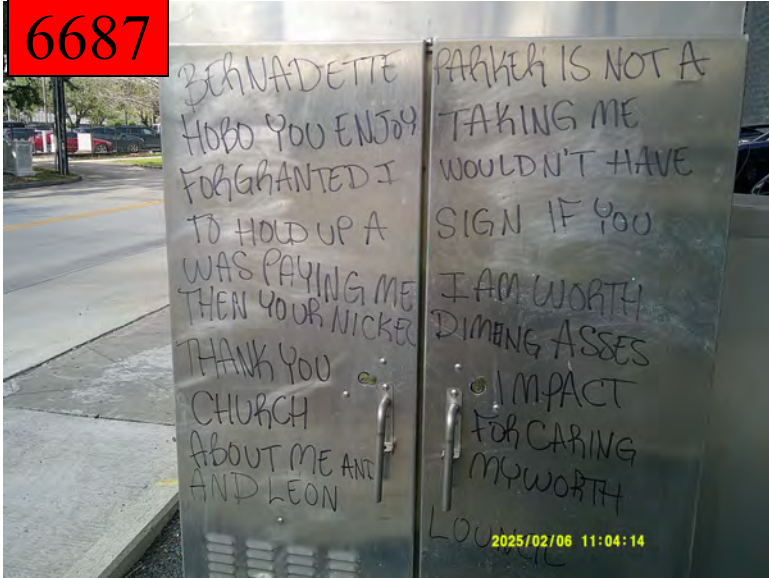


before

2500 Caroline

after

6687

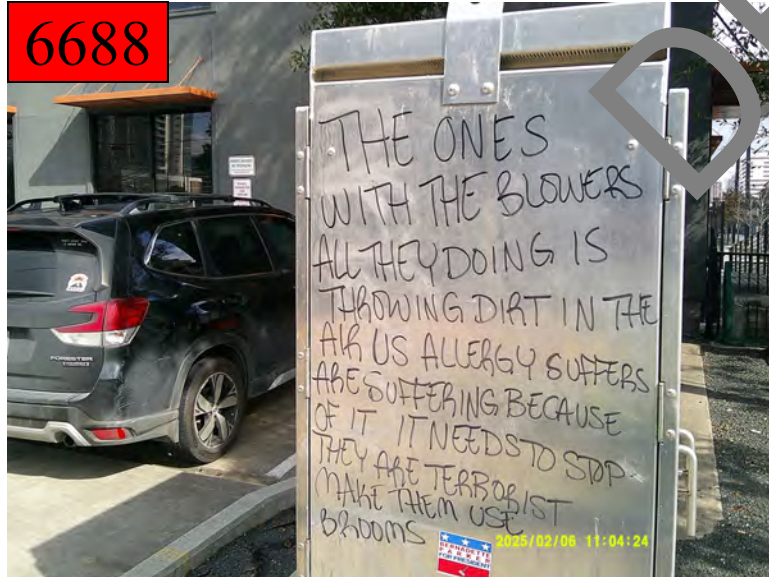


before

2500 Caroline

after

6688



before

1200 McGowen

after

6689



before

1200 McGowen

after

6690





midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

February 19, 2025

Public Property

DRAFT

before

3400 Main

after

6691



before

000 Gray

after

6692



DRAFT

before

900 Webster

after

6693



900 Webster

before

after

6694



before

2600 Fannin

after

6695



before

Midtown Park

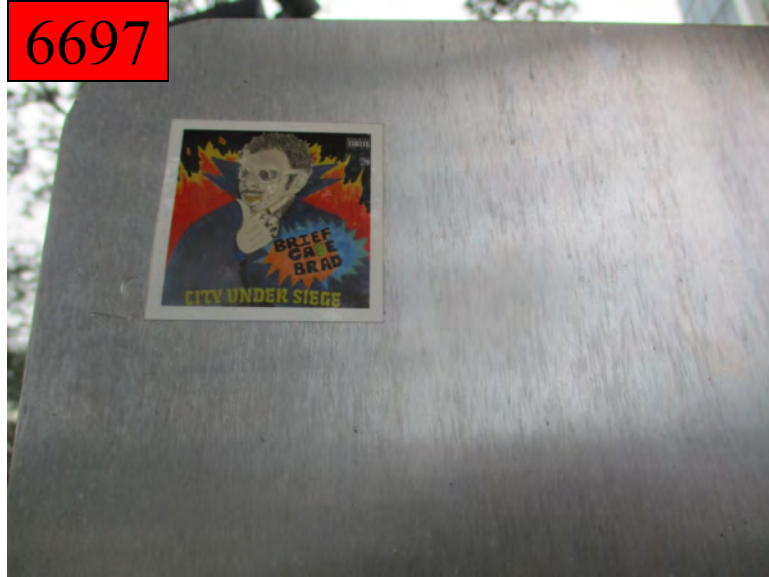
after

6696



before

6697



Midtown Town

after



2100 Milam

before

6698



after



before

1400 Tuam

after

6699



before

1200 Rosalie

after

6700

