



midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
May 7, 2025**

(For Board Members Only)

**Freedmen's Town/
Fourth Ward**

Downtown

Montrose

Third Ward

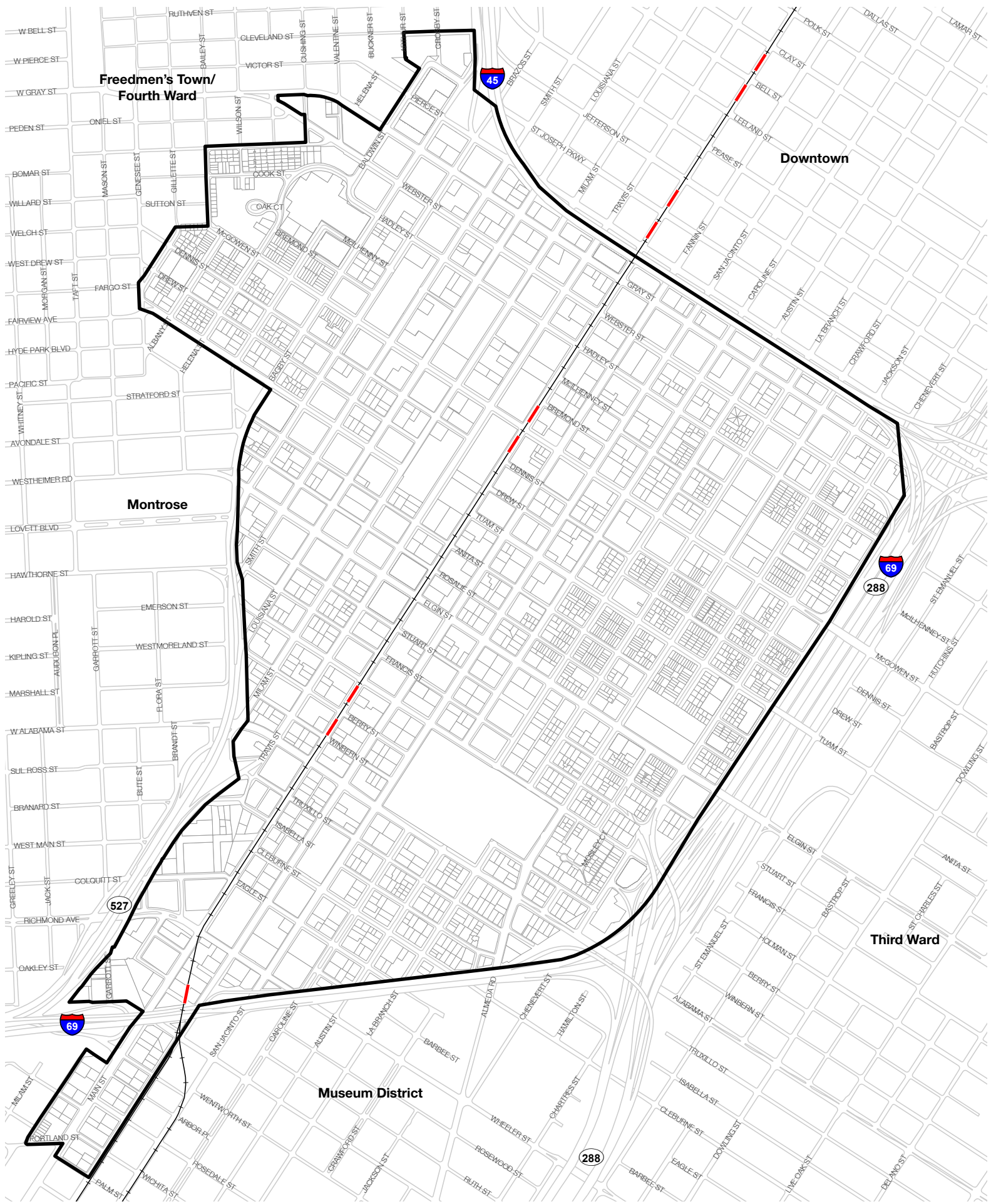
Museum District

Midtown Management District

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



WALTER P MOORE





MIDTOWN MANAGEMENT DISTRICT 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 **Quarterly Evening** meeting, open to the public, on **Wednesday, May 7, 2025, at 6:00 p.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//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 401 646 45#

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

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

3. Consent Agenda

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

4. Report on Capital Improvement Projects of the Midtown Redevelopment Authority.

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

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

- b. Service & Maintenance **Christopher Johnston, Chair**

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

- d. Marketing **Debbie Tyler-Dillard, Chair**

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

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

- g. Finance and Budget. **Kelly Young, Chair**

- h. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62

- i. Nominating **Gloria Haney, Chair**

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

i. Staff update

k. Executive Committee **Jeanette Criglar, Chair**

6. 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.

7. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, June 4, 2025, at 11:00 a.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

8. 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 6:00 p.m. Registration sign-in sheets for those making public comments will be picked up promptly at 6:00 p.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**

April 2, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 2, 2025, at 11:00 a.m. in the **1st 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	Tricka Butler
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Edmund Reybitz
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan Vasour	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrogh	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 Director Douglas, who was absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, David Thomas, 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. Staff members Sally Adame and Kandi Schramm 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.

There were no other public comments.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR MARCH 5, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS 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**

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

Director Lefsrud made a motion to approve the Consent Agenda with the exception of removing section “**E. RECEIVE THE INVESTMENT REPORT FOR THE MONTH OF FEBRUARY 2025**” from the Consent Agenda and then adding it to the May 2025 Midtown Management District Board of Directors Agenda. The motion was seconded by Director Segrich. The motion was approved and carried by unanimous vote.

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

A. Finance and Budget Committee – Kelly Young, Chair

Director Young presented the Finance and Budget Committee report. There were no action items for consideration. Director Young reported that the committee reviewed the unaudited year-end figures for FY 2024. She noted that the committee does not anticipate any significant overspending or underspending at this time. She further stated that from a forecasting perspective, given that it is only the second month of the FY 2025 budget cycle, the budget remains on track. Director Young further explained that some timing issues related to contracts and reporting are due to external factors, particularly delays at the City level. She emphasized that these delays impact the timing of expenditures and project progression, rather than reflecting any inaction by the committee. Finally, Director Young reported that the audit process and preparations are currently underway, and that timelines and expectations for this process will be discussed at the next committee meeting.

Director Young announced that the next Finance and Budget Committee meeting will be in April 2025.

B. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo provided the Public Safety Committee report on behalf of Chair Criglar. There were no action items for consideration. He stated that the new 24/7 S.E.A.L. Security Solutions contract commenced on March 17, 2025, enhancing patrol visibility throughout the district.

Mr. Giraldo also noted that the HPD South Central Division and HPD Central Division officers of the Bike Patrol Initiative continue to receive positive feedback, and that plans are underway to integrate mental health professionals into patrol operations. He further reported that the bi-weekly cleanups under the Midtown Targeted Cleanup Initiative remain effective in addressing priority areas identified by both law enforcement and community reports. Mr. Giraldo referenced a recent *Houston Chronicle* article, *How has crime changed in your Houston neighborhood? Search our interactive map*, which illustrated encouraging crime trends, including a 23% decrease in crime over the past five years, despite a 44% increase in population.

Additionally, Mr. Giraldo stated that the ongoing Midtown Traffic Enforcement Safety Initiative has resulted in over 770 traffic stops and multiple felony arrests since its launch in February 2025. He concluded by emphasizing that high-visibility patrols and continued close coordination with HPD South Central Division leadership remain priorities to ensure the safety and security of the district.

The next Public Safety Committee meeting will be held on Tuesday, April 15, 2025 at 11:30 a.m.

C. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston provided the Service and Maintenance Committee report. There were no action items for consideration. He also updated the Board on the status of various pending projects.

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

Director Johnston reminded the Board that Mr. Marlon Marshall presented the amended maintenance agreement with the City of Houston at the March 2025 Board meeting. Director Johnston stated that the amendment updates the original 2019 agreement, outlining the District’s ongoing responsibility for maintaining certain enhancements. He further stated that the key changes include an updated list of improvements and locations, along with clearer definitions of the District’s maintenance obligations.

A motion to approve the amended agreement with the City of Houston to maintain certain enhancements within the district was made by Director Young. The motion was seconded by Director Segrich. The motion was approved and carried by unanimous vote.

Director Johnston announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, April 21, 2025, at 4:00 p.m.

**D. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair
Maggie Segrich, Chair**

Director Tyler-Dillard presented the Marketing Committee report. There were no action items for consideration. Director Tyler-Dillard also updated the Board on the progress of pending projects. Mrs. Walkes of Medley Inc. presented the Marketing report for February 2025.

Ms. Alvarado announced that the next Marketing Committee meeting will be held on Tuesday, April 15, 2025, at 3:00 p.m.

Director Segrich presented the Economic Development Committee report. There were no action items for consideration. She reported that the inaugural committee meeting was held on Wednesday, March 19, 2025. She also stated that the committee received strong feedback in favor of hosting business socials to encourage networking. Additionally, Director Segrich stated that the committee recommended rotating monthly meetings at various local businesses to further community engagement. Director Segrich concluded by stating that the committee is focused on keeping resources and activities within Midtown to help foster a vibrant and connected neighborhood.

Director Segrich announced that the next Economic Development Committee meeting will be held on Wednesday, April 16, 2025, at 10:00 a.m.

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

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

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

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

Ms. Alvarado reported that the *HueMan: Shelter* project, supported by a \$1 million Bloomberg Philanthropies grant, is moving forward. She stated that the contract is fully executed, with artists collaborating alongside Career and Recovery Resources and a cohort of eight individuals. She further stated that installations, planned along Milam Street beneath I-45, will include approximately six public art pieces. She also stated that the project will be documented by a filmmaker and promoted on social media.

b. 2025 MidtownHOU Micro Grant:**

Ms. Alvarado stated that six out of eight individual artist contracts have been executed, with artists actively working on their projects. She further stated that the public art pieces are expected to be completed and shared with the community by the end of the year. Ms. Alvarado also stated that the Houston Arts Action group, part of the Houston Endowment initiative, held a successful meeting on Monday, March 20, 2025. She stated that the meeting brought together arts organizations and individual artists to advocate for the arts in Houston, with positive outcomes reported.

Ms. Alvarado reported that earlier this month, a community walk with Urban Paths, led by Laura Connelly, attracted 60-70 participants and included data collection on perceptions of homelessness in the community, and the project. This data will help evaluate the project's impact. She stated that additional free, Bloomberg-funded walks, including both daytime and night events, are planned to continue community engagement.

Lastly, Ms. Alvarado stated that the current Midtown sign wrap, designed by artist Kanika Blair, is inspired by the Roaring Twenties. She stated that the artwork highlights themes of art, music, and spoken word from that era, with a particular focus on jazz. Ms. Alvarado encouraged everyone to view the sign in person and access the QR code located on the sign for further information about the artist and the project.

Ms. Alvarado announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, April 15, 2025, at 3:00 p.m.

F. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report. There were no action items. He reported on the progress of the current projects and the next steps to be taken regarding the Gray Street Bikeway Enhancements and the Pedestrian Lighting Assessment.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, April 21, 2025, at 4:00 p.m.

G. Nominating Committee – Gloria Haney, Chair

Director Haney provided an update on the process of filling vacant and expired positions on the Board of Directors. She stated that the committee completed the interview process in March 2025.

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

Director Haney reported that the committee continues to work diligently to identify strong candidates for Board service, emphasizing the importance of finding individuals committed to building a strong community. She recommended the following candidates for consideration by the Board:

- Herman Rodriguez
- Vanessa Hall
- Mark Villareal
- Adam Brackman
- Anna Isabell Ortiz
- Clinton Turner (re-submission)

ii. Consider reappointments of Board members.

Director Haney reported that, in addition to the new candidates, the committee will submit the names of current Board members seeking reappointment to the City for consideration. She noted that there will be one vacancy, with several interested candidates, and that Midtown staff are working to coordinate appointments. Director Haney reminded the Board that a similar candidate packet was submitted to the City at this time last year. She also mentioned that, while some Board members have relocated, those positions have been successfully filled. Finally, she emphasized the importance of moving forward promptly with submitting candidates for both new appointments and reappointments.

A motion to recommend the candidates to fill the expired and vacant positions on the Board was made by Director Segrich and seconded by Director Tyler-Dillard. Director Young abstained from the vote. The motion was approved and carried by unanimous vote.

H. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that the Super Neighborhood #62 meeting was held at South Main Baptist Church on Wednesday, March 12, 2025 at 5:45 p.m. He further stated that representatives from the Texas Department of Transportation, (TxDOT) presented the North Houston Highway Improvement Project, and the MSN #62 members continued discussions regarding the Midtown Service and Improvement Plan (2025-2034). Director Johnston announced that the next MSN #62 social will be held on Wednesday, April 9, 2025, at 5:45 p.m. at 13 Celsius.

**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 the proposed Midtown Service and Improvement Plan (2025-2034) was presented to the community at the March 2025 committee meetings. She further stated that the only update to the document was to provide clarification on the SIP estimated expenditures chart.

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, directing the Board to the updated Estimated Expenditures chart on page 25 of the board packet. She explained that the chart includes only estimated assessment collection revenues and does not account for variable income sources such as grants, interest income, or other non-recurring revenues.

Ms. Alvarado clarified that the chart serves as an estimation tool and does not represent the actual annual budget, which is approved by the Board each year. She further stated that the estimates reflect community priorities and the District's Core Service Areas and are based on historical data with an assumed 3% growth rate for future years.

iii. Authorize a Public Hearing on the levy of assessment.

Attorney Lord advised the Board that the Administrative Public Hearing is a required legal step to levy the new assessment. He further stated that the Board

will decide the length and rate of the assessment and the final service plan at a board meeting subsequent to the Administrative Public Hearing.

A motion to approve setting the date of the Administrative Public Hearing was made by Director Butler. The motion was seconded by Director Young. The motion was approved and carried by unanimous vote.

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, May 7, 2025, at 6:00 p.m.**

8. ADJOURN

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

Desmond Bertrand-Pitts, Secretary
Date: _____

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

	Mar 31, 25	Mar 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,411,852.21	5,198,268.22	-786,416.01	-15.1%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,423,274.91	5,209,690.92	-786,416.01	-15.1%
Accounts Receivable	230,987.12	216,565.72	14,421.40	6.7%
Total Current Assets	4,654,262.03	5,426,256.64	-771,994.61	-14.2%
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	4,690,149.63	5,463,215.64	-773,066.01	-14.2%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	314,870.95	704,972.30	-490,101.35	-60.9%
Other Current Liabilities	177,036.32	241,618.84	-64,582.52	-26.7%
Total Current Liabilities	491,907.27	1,046,591.14	-554,683.87	-53.0%
Total Liabilities	491,907.27	1,046,591.14	-554,683.87	-53.0%
Equity				
390000 · Fund Balance Roll-Forward	2,596,116.02	2,422,783.73	173,322.29	7.2%
Net Income	1,602,135.54	1,993,840.77	-391,704.43	-19.7%
Total Equity	4,198,242.56	4,416,624.50	-218,382.14	-4.9%
TOTAL LIABILITIES & EQUITY	4,690,149.63	5,463,215.64	-773,066.01	-14.2%

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Midtown Management District
Profit & Loss
January through March 2025

	<u>Jan 25</u>	<u>Feb 25</u>	<u>Mar 25</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	1,627,562.87	723,327.88	58,388.16	2,409,278.91
403000 · Other Income	799.77	0.00	0.00	799.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	38,616.11
Total Income	<u>1,638,001.33</u>	<u>736,645.63</u>	<u>74,047.83</u>	<u>2,448,694.79</u>
Gross Profit	1,638,001.33	736,645.63	74,047.83	2,448,694.79
Expense				
500000 · Security and Public Safety	83,534.42	81,655.33	173,217.40	338,407.15
600000 · Marketing	10,093.34	3,943.34	10,117.58	24,154.26
710000 · Cultural Arts & Entertainment	2,430.00	9,180.00	9,560.74	21,170.74
720000 · Service & Maintenance	34,527.71	76,065.50	101,243.22	211,836.43
800000 · District Administration	17,995.32	4,540.92	40,528.82	93,065.06
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	106,383.50	157,924.81
Total Expense	<u>189,427.10</u>	<u>216,545.09</u>	<u>441,051.26</u>	<u>846,558.45</u>
Net Ordinary Income	<u>1,448,579.23</u>	<u>520,560.54</u>	<u>-367,003.43</u>	<u>1,602,136.34</u>
Net Income	<u><u>1,448,579.23</u></u>	<u><u>520,560.54</u></u>	<u><u>-367,003.43</u></u>	<u><u>1,602,136.34</u></u>

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Midtown Management District
Sources of Funds
January through March 2025

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,409,278.91	3,276,860.00	-867,581.09	73.5%
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	38,616.11	175,000.00	-136,383.89	22.1%
Total Income	<u>2,448,694.79</u>	<u>3,937,629.00</u>	<u>-1,488,934.21</u>	<u>62.2%</u>
Gross Profit	<u>2,448,694.79</u>	<u>3,937,629.00</u>	<u>-1,488,934.21</u>	<u>62.2%</u>
Net Ordinary Income	<u>2,448,694.79</u>	<u>3,937,629.00</u>	<u>-1,488,934.21</u>	<u>62.2%</u>
Net Income	<u><u>2,448,694.79</u></u>	<u><u>3,937,629.00</u></u>	<u><u>-1,488,934.21</u></u>	<u><u>62.2%</u></u>

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

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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	124,101.00	505,080.00	-380,979.00	24.6%
502012 · S.E.A.L. Security Program	110,652.94	703,000.00	-592,347.06	15.7%
502014 · SEARCH (Homeless Services)	22,244.70	76,401.00	-54,156.30	29.1%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	70,000.00	69,810.00	190.00	100.3%
Total 502000 · Enhancement Public Safety	326,998.64	1,375,291.00	-1,048,292.36	23.8%
502100 · Direct Clean Ups - SMC	5,100.00	35,000.00	-29,900.00	14.6%
504000 · Security Coordinator	407.04	3,000.00	-2,592.96	13.6%
507000 · Street Outage Survey	935.00	3,500.00	-2,565.00	26.7%
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	253.95	7,000.00	-6,746.05	3.6%
509700 · Staffing	0.00	153,059.00	-153,059.00	0.0%
Total 500000 · Security and Public Safety	337,407.15	1,714,350.00	-1,375,942.85	19.7%
Total Expense	337,407.15	1,714,350.00	-1,375,942.85	19.7%
Net Ordinary Income	-338,407.15	-1,714,350.00	1,375,942.85	19.7%
Net Income	-338,407.15	-1,714,350.00	1,375,942.85	19.7%

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

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	23.85	8,000.00	-7,976.15	0.3%
722052 · Electric	1,219.00	4,700.00	-3,481.00	25.9%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	650.00	6,266.00	-5,616.00	10.4%
722055 · Landscape Repairs	295.00	31,365.00	-31,070.00	0.9%
722057 · Park Lighting	11,080.96	62,350.00	-51,269.04	17.8%
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	18,838.00	45,520.00	-26,682.00	41.4%
Total 722005 · Baldwin/Glover Park Maintenance	32,106.81	187,248.00	-155,141.19	17.1%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	93,000.00	383,160.00	-290,160.00	24.3%
Total 725001 · Field Service TEAM	93,000.00	383,160.00	-290,160.00	24.3%
725002 · Graffiti	2,613.02	22,300.00	-19,686.88	11.7%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	357.00	300.00	-5,443.00	25.4%
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	97,470.12	532,575.00	-435,104.88	18.3%
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 Maint.	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	33,308.24	400,000.00	-366,691.76	8.3%
726200 · District New Improvement Prog	23,153.06	200,000.00	-176,846.94	11.6%
726300 · Legacy & New Improvement Contingency	18,298.20	75,000.00	-56,701.80	24.4%
728000 · Staffing	7,500.00	161,665.00	-154,165.00	4.6%
Total 726000 · Service Maintenance - Other	82,259.50	902,131.00	-819,871.50	9.1%
Total 720000 · Service & Maintenance	211,836.43	1,621,954.00	-1,410,117.57	13.1%
Total Expense	211,836.43	1,621,954.00	-1,410,117.57	13.1%
Net Ordinary Income	-211,836.43	-1,621,954.00	1,410,117.57	13.1%
Net Income	-211,836.43	-1,621,954.00	1,410,117.57	13.1%

No assurance is provided on these financial statements

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

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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
Marketing Use of Funds
 January through March 2025

Accrual Basis

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion	14,290.02	33,000.00	-18,709.98	43.3%
602000 · Web-site Update & Maint.	9,250.39	27,000.00	-17,749.61	34.3%
603004 · Resident/Stake Holder Foc Cmmu	613.85	15,000.00	-14,386.15	4.1%
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	21,806.00	-21,806.00	0.0%
Total 600000 · Marketing	24,154.26	138,056.00	-113,901.74	17.5%
Total Expense	24,154.26	138,056.00	-113,901.74	17.5%
Net Ordinary Income	-24,154.26	-138,056.00	113,901.74	17.5%
Net Income	-24,154.26	-138,056.00	113,901.74	17.5%

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

Accrual Basis

	Jan - Apr 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	130.74	0.00	130.74	100.0%
710108 · Special Events in Bagby Park	16,950.00	50,000.00	-33,050.00	33.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	3,920.00	16,000.00	-12,080.00	24.5%
710114 · MidtownHOU Arts Micro Grants	4,050.00	35,000.00	-30,950.00	11.6%
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	25,050.74	318,500.00	-293,449.26	7.9%
Total Expense	25,050.74	318,500.00	-293,449.26	7.9%
Net Ordinary Income	-25,050.74	318,500.00	293,449.26	7.9%
Net Income	-25,050.74	-318,500.00	293,449.26	7.9%

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

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Bud...</u>
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	157,924.81	600,000.00	-442,075.19	26.3%
Total Expense	157,924.81	600,000.00	-442,075.19	26.3%
Net Ordinary Income	-157,924.81	-600,000.00	442,075.19	26.3%
Net Income	<u>-157,924.81</u>	<u>-600,000.00</u>	<u>442,075.19</u>	<u>26.3%</u>

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

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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 March 2025**

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	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	<u>0.00</u>	<u>-179,679.00</u>	<u>179,679.00</u>	<u>0.0%</u>

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**Midtown Management District
District Administration Use of Funds
January through March 2025**

Accrual Basis

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	26,310.50	140,000.00	-113,689.50	18.8%
802040 · Public Hearing Service Plan	25,418.75	10,000.00	15,418.75	254.2%
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	31,031.25	0.00	31,031.25	100.0%
805000 · Assessment Collection Costs - Other	0.00	60,000.00	-60,000.00	0.0%
Total 805000 · Assessment Collection Costs	31,031.25	60,000.00	-28,968.75	51.7%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	862.87	5,000.00	-4,137.13	17.3%
806005 · Gen. Operating/Admin. Expenses	119.50	10,000.00	-9,880.42	1.2%
806006 · District Cell Phone & Tablets	0.00	4,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	982.37	19,320.00	-18,337.55	5.1%
807000 · Board Meeting & Misc. Exp.	9,718.39	19,000.00	-9,701.61	48.9%
809000 · Administration Expense	2,072.00	355,000.00	-354,976.28	0.0%
Total 800000 · District Administration	93,065.06	645,458.00	-552,392.94	14.4%
Total Expense	93,065.06	645,458.00	-552,392.94	14.4%
Net Ordinary Income	-93,065.06	-645,458.00	552,392.94	14.4%
Net Income	<u>-93,065.06</u>	<u>-645,458.00</u>	<u>552,392.94</u>	<u>14.4%</u>

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

Accrual Basis

	Jan '24 - Mar 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 April 30, 2025

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Check	04/01/2025	10761	Wells Fargo'		-1,465.07
Check	04/01/2025	10762	Leen Salam Inc	81 019 191 000 0004 PROPERTY TAX OVERAGE PAYMENT: 3402 SAN JA...	-156.38
Check	04/01/2025	10763	OPAL ARROW LLC		-962.69
Check	04/01/2025	10764	WONG DERAN YUWEI & TIA...	81 135 727 001 0002 PROPERTY TAX OVERAGE PAYMENT: 3216 CRAWF...	-12.37
Check	04/01/2025	10765	CYNTHIAS PROPERTIES LP	81 019 143 000 0010 PROPERTY TAX OVERAGE PAYMENT: 1109 ELGIN ...	-94.87
Check	04/01/2025	10766	VR CALAIS HOLDINGS LIMIT...	81 123 415 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3210 LOUISI...	-3,215.22
Check	04/01/2025	10767	Smith St. Office LLC	81 015 237 000 0002 PROPERTY TAX OVERAGE PAYMENT: 2106 LOUISI...	-26.53
Check	04/01/2025	10768	KHODADADIAN MANOUCHE...	81 033 247 004 0001 PROPERTY TAX OVERAGE PAYMENT: 4826 FANNIN...	-19.92
Check	04/01/2025	10769	2303 MT LLC	81 008 191 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2303 SMITH ...	-303.17
Check	04/01/2025	10770	Nova Terranova LLC	81 122 491 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4817 MAIN S...	-330.68
Check	04/01/2025	10771	WE 66 MIDTOWN LLC	81 002 142 000 0003 PROPERTY TAX OVERAGE PAYMENT: 2015 MILAM ...	-52.14
Check	04/01/2025	10772	GREATLAND INVESTMENT I...	81 013 267 000 0003 PROPERTY TAX OVERAGE PAYMENT: 2900 TRAVIS...	-114.72
Check	04/01/2025	10773	H & T INVESTMENT CORP		-215.05
Check	04/01/2025	10774	CAR SPA MIDTOWN I LP	81 120 435 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2801 BRAZO...	-520.83
Check	04/01/2025	10775	WILLIAM MARSH RICE UNIVE...	81 002 160 000 0021 PROPERTY TAX OVERAGE PAYMENT: 918 GRAY S...	-111.48
Check	04/01/2025	10776	4101 SAN JACINTO LLC	81 022 051 000 0008 PROPERTY TAX OVERAGE PAYMENT: 4101 SAN JA...	-401.54
Check	04/01/2025	10777	Mary K. Gaumer	81 019 088 000 0016 PROPERTY TAX OVERAGE PAYMENT: 1228 MCGO...	-40.64
Check	04/01/2025	10778	401 Richmond LLC'	81 025 023 000 0009 PROPERTY TAX OVERAGE PAYMENT: 411 RICHMO...	-145.08
Check	04/01/2025	10779	LLR Mangement Inc	81 019 032 000 0008 PROPERTY TAX OVERAGE PAYMENT: 1317 MCGO...	-52.76
Check	04/01/2025	10780	15 21 JAPHET REALTY LTD	81 025 018 000 0006 PROPERTY TAX OVERAGE PAYMENT: 4715 MAIN S...	-173.06
Check	04/01/2025	10781	CYNTHIAS PROPERTIES LP	81 019 143 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3118 SAN JA...	-134.84
Check	04/01/2025	10782	GERSON CWEREN		-86.22
Check	04/01/2025	10783	OUTFRONT MEDIA LLC	81 022 054 000 0007 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20...	-4.83
Check	04/01/2025	10784	MATTA BEA A	81 114 588 012 0005 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20...	-9.46
Check	04/01/2025	10785	Ronald Corcoran	81 121 396 001 0005 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20...	-63.00
Check	04/02/2025	10799	Rice RE Holdings III	81 025 023 000 0009 411 Richmond Ave Year:2022	-303.93
Bill P...	04/02/2025	10786	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- April 2025	-2,955.03
Bill P...	04/02/2025	10787	Goode Technology Group, Inc.	TECH work 05.2025	-843.75
Bill P...	04/02/2025	10788	Harris County Treasurer	Constable Services for 05.01.2025	-41,367.00
Bill P...	04/02/2025	10789	Houston Police Department	Directed Enforcement	-70,000.00
Bill P...	04/02/2025	10790	Midtown Parks Conservancy'		-33,191.58
Bill P...	04/02/2025	10791	One World Strategy Group LLC	Service Improvement Plan March 2025	-3,956.25
Bill P...	04/02/2025	10792	Padron Design Studio LLC DB...	Impact Report February - March 2025	-6,525.00
Bill P...	04/02/2025	10793	ELISABET GONZALEZ-BARR...	Public Art Project Payment 1 of 2	-1,250.00
Bill P...	04/02/2025	10794	Audrianna Woods	Hues Harmony Project Payment 1 of 2	-1,250.00
Bill P...	04/02/2025	10795	Camille Mokhtari	Mural Design March 2025	-2,000.00
Bill P...	04/02/2025	10796	Ines Maria Bravo Sosa	Special Project Payment 1 of 2	-1,250.00
Bill P...	04/02/2025	10797	Jasmine Williams	Special Project Payment 1 of 2	-1,250.00
Bill P...	04/02/2025	10798	Judith Castillo	Transformative Theater Payment 1 of 2	-1,250.00
Bill P...	04/09/2025	10800	FordMomentum LLC		-6,605.19
Bill P...	04/09/2025	10801	Melissa Ayten	Mural Design - March 2025	-2,000.00
Bill P...	04/09/2025	10802	Metropolitan Landscape Manag...		-2,655.00
Bill P...	04/09/2025	10803	Padron Design Studio LLC DB...	Maintenance & Content Ongoing Retainer March 2025	-2,250.00
Bill P...	04/09/2025	10804	Reginald Adams, LLC	Mural Project - March 2025 Payment 1 of 5	-13,500.00
Bill P...	04/09/2025	10805	SEAL Security Solutions LLC	March 1- 31, 2025 - Commissioned Security Officers with Vehicle and Occassi...	-48,083.79
Bill P...	04/09/2025	10806	Sherman Finch	Artwork - March 2025 Payment 1 of 5	-27,000.00
Bill P...	04/09/2025	10807	Speakhaus Coaching LLC	Host/Emcee/Moderator 2025 Board of Directors Retreat	-6,500.00
Bill P...	04/16/2025	10808	BRACEWELL LLP		-15,875.00
Bill P...	04/16/2025	10809	Jaime Giraldo		-438.87
Bill P...	04/16/2025	10810	Kwik Kopy	Tabs and Binders April 2025	-639.00
Bill P...	04/16/2025	10811	Midtown Parks Conservancy'	Reimbursable Expenses 2024	-2,689.95
Bill P...	04/16/2025	10812	Outspoken Bean LLC	HueMan: Shelter Storyteller February 2025	-3,273.00
Bill P...	04/16/2025	10813	smc Logistics, LLC	Field Maintenance Services in Midtown - MAR 2025	-31,000.00
Bill P...	04/16/2025	10814	XTICKERS DESIGNS INC	Midtown Letters Face Wrap 2025 The Roaring 20s	-5,600.00
Bill P...	04/16/2025	10815	BRACEWELL LLP		-12,881.25
Bill P...	04/16/2025	10816	Midtown Parks Conservancy'		-9,813.61
Bill P...	04/16/2025	10817	smc Logistics, LLC		-5,567.50
Bill P...	04/23/2025	10819	Decision Information Resource...	Payment 1 of 5	-10,000.00
Bill P...	04/23/2025	10820	East End Management District	Graffiti Abatement MARCH 6,13, & 20 52 Abatements	-1,119.96
Bill P...	04/23/2025	10821	HEWITT ELECTRIC		-11,080.96
Bill P...	04/23/2025	10822	Medley Incorporated	March 2025 Retainer: General Marketing, Social Media Services, Communicat...	-8,873.34
Check	04/23/2025	10818	DJ MAV HOLDINGS	VOID: AV Team Hours March 2025	0.00
Bill P...	04/30/2025	10823	Judith Castillo	Transformative Theater Payment 2 of 2	-1,250.00
Bill P...	04/30/2025	10824	Medley Incorporated	April 2025 Retainer: General Marketing, Social Media Services, Communicati...	-12,158.93
Bill P...	04/30/2025	10825	Metropolitan Landscape Manag...	Repair Lateral Line at GLOVER Park --APRIL 2025	-300.00
Bill P...	04/30/2025	10826	Minor Design Group, Inc.	Cultural Arts Guide April 2025	-5,395.00
Bill P...	04/30/2025	10827	Reginald Adams, LLC	Mural Project - April 2025 Payment 2 of 5	-9,000.00
Bill P...	04/30/2025	10828	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {Mar 2025}	-7,744.82
Bill P...	04/30/2025	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} APR 2025	-203.67

Midtown Management District
Check Detail Report

As of April 30, 2025

Type	Date	Num	Name	Memo	Amount
Bill P...	04/30/2025	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} APR 25	-98.19
Bill P...	04/30/2025	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} APR 2025	-370.65
Total 107600 · Texas Capital Operating x 2140					-440,072.77
Total 10000 · Operating Funds					-440,072.77
TOTAL					-440,072.77

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

April 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	\$3,425,650.12	\$3,241,617.15	\$184,032.97	95%
2023	0.1181	\$3,318,589.84	\$3,300,467.56	\$18,122.28	99%
2022	0.1181	\$3,187,732.34	\$3,180,028.36	\$7,703.98	99%
2021	0.1181	\$3,024,972.34	\$3,019,452.31	\$5,520.03	99%
2020	0.1181	\$2,811,116.60	\$2,806,968.30	\$4,148.30	99%
2019	0.1181	\$2,581,831.38	\$2,578,868.84	\$2,962.54	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	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.33	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,785.76	\$73.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	20,413.79	2,891,319.73
2023 Assessment Collected	-8,112.34	9,348.65
2022 Assessment Collected	511.43	3,719.07
2021 Assessment Collected	354.30	1,480.80
2020 Assessment Collected	0.00	0.00
2019 Assessment Collected	210.55	210.55
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	2,883.60	17,329.61
Overpayments	738.54	9,748.39
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	14,574.60	28,231.68
Collection Fees	629.20	7,397.42
Total Revenue	32,203.67	2,968,785.90

Overpayments & CAD Refunds Presented	16,795.59	37,968.38
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	2,809,982,896	
ASSESSED VALUE FOR 2024	2,900,635,103	UNCERTIFIED 573,607

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 April 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 NUMBER	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	81 141 988 001 001	2024	10,986.45
***COHEN JAY H	81 019 190 000 000	2013 - 2024	7,876.88
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 831 001 001	2024	5,901.34
**ROBINSON DORRIS	81 034 209 000 004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 020 530 000 006	2012 - 2024	4,138.89
WEST ONTARIO MANAGEMENT LLC	81 011 779 001 001	2024	3,424.90
3000 SMITH LTD	81 013 239 000 003	2024	3,263.82
HONEY JAMES W	81 019 176 000 009	2017 - 2024	3,131.29

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	95%
May	94%	96%	96%	
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
April 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	2,578,868.84	
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	3,019,452.31	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,180,028.36	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,300,467.56	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,241,617.15	
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2024 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	11	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	1	15,000	120,000
Disabled Veteran	23	Per Statute	2,299,684
Over 65 Detached Single Family	29	Totally Exempt	7,679,891

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**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through April 11, 2025

Settled

10,757,050,666	Original value of Settled accounts as of 04/11/2025
1,753	Number of Settled accounts as of 04/11/2025
1,278,646,833	Reduction in value of Settled accounts
11.89%	Average % reduction in value of Settled accounts

Unsettled

1,435,060,562	Original value of Unsettled accounts as of 04/11/2025
114	Number of Unsettled accounts as of 04/11/2025

0.1181 Tax rate per \$100 valuation

\$201,455	Estimated reduction in assessment on 114 Unsettled accounts, based on 11.89% average
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**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

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	2019-72400				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	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385				0.00%	Received	
			1,686,418,755				1,504,293,749				
			185								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-27072				#DIV/0!		
Tax Year 2022	1282740010001	TAG TBD LLC	4,790,973	\$5,650.72	2022-65874				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	5,717,373								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	1393240010001	2416 Brazos LLC	5,160,893	\$6,099.15	2023-65476	10/4/2024	3,900,000	\$1,493.25	24.48%	3/18/2025	4/28/2025
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,270,951	\$2,639.48	2023-67445	9/6/2024	2,020,000	\$253.86	9.62%	9/25/2024	10/30/2024
Tax Year 2023	0190900000001	Bap 2800 LLC	859,500	\$1,109.55	2023-68907	9/6/2024	800,000	\$164.75	14.85%	9/25/2024	10/30/2024
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	0330080000009	Macey Louis & Trustee	1,342,403	\$1,585.38	2023-70692	9/6/2024	1,157,500	\$218.37	13.77%	9/25/2024	10/30/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
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
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	2/7/2025	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	3/7/2025	17,400,000	\$9,332.35	31.23%	Received	4/28/2025
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	\$1,085.50	2023-54932				0.00%		
			1,393,013,755				1,187,002,682				
			177								

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**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

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
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	2023-46803				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61586				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-62006				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-60000				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	351,918,148								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	15								

Tax Year 2024

Settled											
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868	\$669.27	RBAE-001078	12/6/2024	550,000	\$19.92	2.98%	25.25B	3/26/2025
Tax Year 2024	0152370000002	Smith St Office LLC	6,741,411	\$729.23	RBAE-004658	12/6/2024	595,000	\$26.53	3.64%	25.25B	3/26/2025
Tax Year 2024	1448440010001	Fred & Soody Sharifi Partnership Ltd	3,921,000	\$0.00	RBAE-003986	12/6/2024	3,450,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132220000011	Dennis Austin LLC	560,000	\$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	2,000,050	\$0.00	RBAE-006602	12/6/2024	1,850,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132280000003	ATH Holdings LLC	1,650,286	\$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	\$1,682.92	RBAE-009193	12/6/2024	1,425,000	Amount Due	0.00%	NA	Due
Tax Year 2024	1385670010001	Smith Howard F III	4,005,892	\$5,085.26	RBAE-011413	12/6/2024	3,650,000	\$774.61	15.23%	25.25B	1/31/2025
Tax Year 2024	1201320010001	George Thomas	2,374,916	\$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-010172	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-010266	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-010415	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-015064	12/6/2024	900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0250230000005	401 Richmond LLC	1,389,953	\$1,517.58	RBAE-015614	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	2024-34565	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	2024-50320	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	\$26,364.46	2024-47361				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

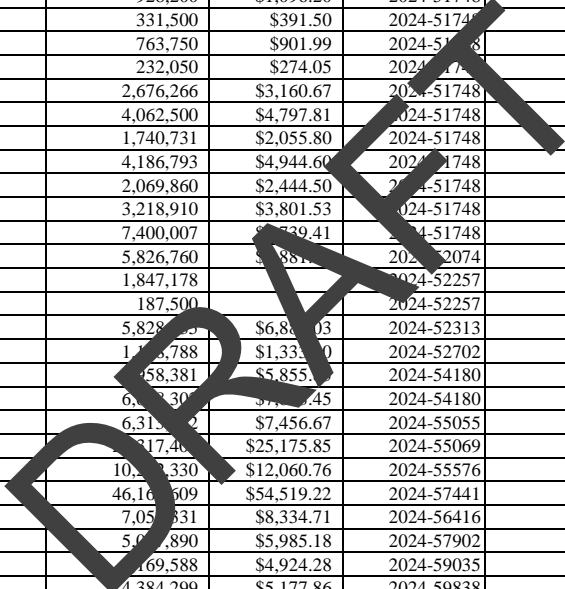
Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355	\$4,085.50	2024-47361				0.00%		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459	\$81,161.22	2024-48506	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	\$56,892.99	2024-49653	3/7/2025	47,000,000	\$1,385.99	2.44%	4/2/2025	4/28/2025
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,315	\$8,503.57	2024-49725				0.00%		
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,489,834	\$18,896.00	2024-50643	3/7/2025	16,000,000	PAID	0.00%	NA	
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,733,831	\$38,973.00	2024-50643	3/7/2025	33,000,000	PAID	0.00%	NA	
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,122,581	\$53,289.77	2024-50747	3/7/2025	42,800,000	\$2,742.97	5.15%	4/2/2025	4/28/2025
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	6,382,864	\$7,538.16	2024-51833				0.00%	Received	
Tax Year 2024	0060600000003	Hy Travis LLC	1,526,000	\$1,802.21	2024-52000	3/7/2025	1,400,000	\$148.81	8.26%	4/2/2025	4/28/2025
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,466	\$4,938.31	2024-52000	3/7/2025	3,700,000	\$568.61	11.51%	4/2/2025	4/28/2025
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,294,676	\$59,398.01	2024-58950				0.00%		
Tax Year 2024	1224910010001	Nova Terranova LLC	1,680,000	\$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	1,644,147	\$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	712,144	\$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	\$2,089.60	RBAE-016272	1/17/2025	1,600,000	PAID	0.00%	25.25B	
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000	\$2,444.00	RBAE-016274	1/17/2025	2,070,000	PAID	0.00%	25.25B	
Tax Year 2024	0250320000001	H & T Investment Corp	646,038	\$62.97	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	\$62.97	RBAE-018429	1/17/2025	500,000	\$118.10	16.67%	25.25B	3/26/2025
Tax Year 2024	0250320000010	H & T Investment Corp	307,000	\$30.72	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	4,400,005	\$5,481.63	RBAE-018658	1/17/2025	4,200,000	\$520.83	9.50%	25.25B	3/26/2025
Tax Year 2024	0190770000003	Optimal Beverage Inc	45,100	\$407.50	RBAE-019782				0.00%	25.25B	
Tax Year 2024	0021600000021	William Marsh Rice University	575,391	\$67.01	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	709,400	\$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	1,500,850	\$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	810,579	\$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	1,320,537	\$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	1,600,180	\$1,286.32	RBAP-019893	2/7/2025	975,000	\$134.84	10.48%	25.25B	3/26/2025
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0021520000009	1701 Webster Ltd	2,065,200	\$2,439.00	RBAE-012784	3/7/2025	1,750,000	\$372.25	15.26%	25.25B	4/28/2025
Tax Year 2024	0250250000009	TV Prop LLC	342,606	\$404.62	2024-51000				0.00%		
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806	\$1,230.37	2024-51000				0.00%		
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645	\$128,027.07	2024-55049				0.00%		
Tax Year 2024	Total	Settled Accounts, original & settled value	504,123,182				284,572,500				
Tax Year 2024	Total	Settled Accounts, number of accounts	74								
Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208	\$62,445.98	2023-55523A				0.00%		
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706	\$44,552.88	2024-47301				0.00%		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212	\$100,588.38	2024-47307				0.00%		
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496	\$1,489.83	2024-49617				0.00%		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327	\$5,026.72	2024-49617				0.00%		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963	\$117,802.34	2024-50819				0.00%		
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162	\$5,232.02	2024-51566				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

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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	1287780010001	VTT Polaris Properties LLC	3,576,724	\$4,224.11	2024-51566				0.00%		
Tax Year 2024	0021380000013	Shepherd W M	336,431	\$397.33	2024-51748				0.00%		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748				0.00%		
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748				0.00%		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.04	2024-51748				0.00%		
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748				0.00%		
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748				0.00%		
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748				0.00%		
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$901.99	2024-51748				0.00%		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$274.05	2024-51748				0.00%		
Tax Year 2024	0021760000001	Golconda Venture	2,676,266	\$3,160.67	2024-51748				0.00%		
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,797.81	2024-51748				0.00%		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731	\$2,055.80	2024-51748				0.00%		
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793	\$4,944.60	2024-51748				0.00%		
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,444.50	2024-51748				0.00%		
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910	\$3,801.53	2024-51748				0.00%		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,839.41	2024-51748				0.00%		
Tax Year 2024	1300540010001	Central Bank	5,826,760	\$6,884.11	2024-52074				0.00%		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178	\$2,187.41	2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500	\$225.00	2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,000	\$6,884.03	2024-52313				0.00%		
Tax Year 2024	0152380000002	2100 Milam LLC	1,138,788	\$1,333.00	2024-52702				0.00%		
Tax Year 2024	0132590000003	Levan Real Estate LP	58,381	\$5,855.00	2024-54180				0.00%		
Tax Year 2024	0132650000001	Levan Group I LP	6,333,300	\$7,440.45	2024-54180				0.00%		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,000	\$7,456.67	2024-55055				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	2,817,460	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,500,330	\$12,060.76	2024-55576				0.00%		
Tax Year 2024	0022630020001	H Midtown LP	46,160,509	\$54,519.22	2024-57441				0.00%		
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,050,831	\$8,334.71	2024-56416				0.00%		
Tax Year 2024	1282740010001	Tag TBD LLC	5,000,890	\$5,985.18	2024-57902				0.00%		
Tax Year 2024	1208150010001	Athletic Venture Inc	1,69,588	\$4,924.28	2024-59035				0.00%		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299	\$5,177.86	2024-59838				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628				0.00%		
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	\$16,534.00	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875	\$21,647.58	2024-61583				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940	\$32,283.75	2024-61637				0.00%		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686	\$9,752.33	2024-61684				0.00%	Received	
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61850				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812	\$13,936.76	2024-61853				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.59	2024-62092				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,441,557	\$64,295.48	2024-64864				0.00%		
Tax Year 2024	1349300000001	2800 Main LLC	76,102,154	\$89,876.64	2024-64966				0.00%		
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500	\$3,765.62	2024-65195				0.00%		



**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

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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	0021600000003	William Marsh Rice University	726,485	\$857.98	2024-65195				0.00%		
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,990	\$1,694.72	2024-65934				0.00%		
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245	\$82,380.94	2024-67720				0.00%		
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863	\$41,341.92	2024-67720				0.00%		
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$1,034.42	2024-69892				0.00%		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,227.75	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,682,963	\$5,530.58	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2024-71012				0.00%		
Tax Year 2024	1331360010001	Travis Street Plaza LP	6,475,121	\$7,647.12	2024-71012				0.00%		
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,044	\$2,676.20	2024-71012				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,356.65	2024-71460				0.00%		
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.03	2024-71788				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,971,250	\$5,871.05	2024-71791				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,153,470	\$2,543.25	2024-72204				0.00%		
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.70	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	\$944.77	2024-74336				0.00%		
Tax Year 2024	0132670000013	Dang Buu Q	537,223	\$639.67	2024-74336				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,928,720	\$2,289.83	2024-74776				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350	\$15.77	2024-75012				0.00%		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,729,000	\$4,479.76	2024-75012				0.00%		
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,229	\$1,273.25	2024-75129				0.00%		
Tax Year 2024	0330080000009	Macey Louis & Trustee	868,223	\$1,615.91	2024-75708				0.00%		
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,854,888	\$3,359.81	2024-76188				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,011,501	\$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	3,528,831	\$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!	
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	1247680010008	HSU Jeannie	451,000	\$426.10	RBAE-020145				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	360,000	\$448.78	RBAP-020923				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	1,074,308,601								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	96								

Cumulative

Settled

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025**

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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
Cumulative	Grand Total	Settled Accounts, original value	10,757,050,666				9,478,403,833				
Cumulative	Grand Total	Settled Accounts, number of accounts	1,753								
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	1,435,060,562								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	114								

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

DRAFT



midtown
HOUSTON

March 31, 2025

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

Re: Investment Report – Month Ending January 31, 2025

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the January 2025 Monthly Investment Report.

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

Kindest regards,

Matt Thibodeaux
Executive Director

CC: Carr, Riggs & Ingram (CRI)



March 31, 2025

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

Re: Investment Report – Month Ending January 31, 2025

Dear Board of Directors:

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

The average yield rate on all accounts this month is 1.8465%. The amount of interest earned for the month of January was \$9,639. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

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

Respectfully,

Melissa Morton, CPA
Midtown Management District CPA

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
MONTH ENDED JAN 2025**

ACCOUNT NAME/FUND	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN)		INCOME YTD	ENDING BOOK/MARKET VALUE	YIELD RATE
		DEPOSITS	WITHDRAWALS	INTEREST				
CHASE BANK								
Chase - Checking (Operating)	11,422.70	-	-	-	-	-	11,422.70	
Chase - Saving	13,530.78	0.11	-	0.11	-	0.11	13,530.89	0.0100%
IBC								
IBC - Saving	6,667.26	-	-	-	-	-	6,667.26	-----
EASTWEST BANK								
EastWest Bank - Money Market	85,077.46	3.25	-	3.25	-	3.25	85,080.71	0.0500%
EastWest Bank - Business Saving	1,067.62	-	-	-	-	-	1,067.62	0.0500%
CENTRAL BANK								
Central Bank - Money Market	62,873.11	105.73	-	105.73	-	105.73	62,973.84	1.9800%
WELLS FARGO								
Wells Fargo - Checking	534,834.36	1,630,885.21	1,225,752.54	223.68	-	223.68	939,967.03	0.5000%
Wells Fargo - Savings	22,169.90	12.81	0.00	12.81	-	12.81	22,182.71	0.6800%
Texas Capital								
Texas Capital - Operating	159,690.34	516,000.00	657,741.69	-	-	-	17,948.65	
Texas Capital - Money Market	375,955.50	422,984.11	16,000.00	2,184.34	-	2,184.34	782,939.61	4.4200%
TexSTAR Investment Pool								
TexSTAR Investment Pool	6,584.33	24.55	-	24.55	-	24.55	6,608.88	4.3896%
LOGIC Investment Pool								
LOGIC Investment Pool	1,651,089.93	732,084.22	-	7,084.22	-	7,084.22	2,383,174.15	4.5390%
TOTAL INVESTMENTS	2,930,963.29	3,302,099.99	1,899,499.23	9,638.69	9,638.69	9,638.69	4,333,564.05	

11:19 AM While conducting patrols on Gray, the officer woke two individuals sleeping on the sidewalk at the intersection of Gray and Fannin and removed them from the area. The officer then came across a female lying at the intersection of Gray and Main who was unresponsive. HPD and EMS were dispatched. EMS transported the subject to the nearest hospital.



12:54 PM Officer was dispatched to Urban Dental, 2501 Bagby, to remove a loiterer. The subject was gone on arrival.

2:46 PM Officer was dispatched to Citibank, 1025 Alabama, regarding a female panhandling at the store entrance. The subject was gone on arrival. The officer located the described subject panhandling next door at Bleezy's Smoke Shop and told her to leave the area.

4:01 PM While conducting a property check at 3201 Main, the officer noticed a male and female engaged in inappropriate activity inside a vehicle on the rooftop. As the officer approached, the individuals stopped and left the property in separate vehicles.



4:36 PM The officer told a female near the intersection of Gray and Main to move to the grassy area.



Field Service Team & Maintenance Monthly Update

GRAFFITI ABATEMENT



52

**Monthly Public
Property Abatements**



139

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



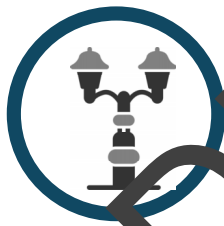
Field Service Team & Maintenance Monthly Update

SEECLICKFIX REPORTS



Broken Sidewalks

0

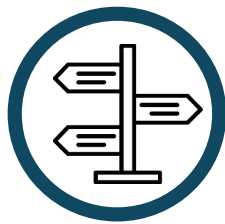


Broken Lighting

1



Trash/Debris



11

Street Signs



Field Service Team & Maintenance Monthly Update

PROJECT UPDATES

BALDWIN PARK

Park Lighting Project

Pedestrian light project completed minus one light fixture that is scheduled to arrive end of April with installation in May 2025.

Irrigation Repairs

No irrigation repairs scheduled. As of today, the system is operating properly.

Trash Can Updates

Process of procuring replacement plastic bins.

GLOVER PARK

Fencing Project

Fencing project is complete.

Irrigation Repairs

No irrigation repairs scheduled. As of today, the system is operating properly.

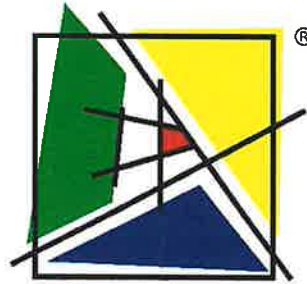
Stage Repairs

Maintenance team is working on replacing necessary boards at stage area.

Park Lighting Project

Received lighting proposal from vendor.

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midtown
HOUSTON

Midtown Parks Report

DRAFT
March 2025



SMC Logistics
12200 Carlsbad St. Houston, TX 77085

Sonia@smclandscape.com



Midtown Parks Conservancy

Field Maintenance Services

March 2025

Date	Streets Cleaned	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Signs	Tires	Special Projects
3/3	Bagby,Gray,Holman,Main,Elgin,McGowen	4.9	127	6350	0	0	0
3/4	McGowen,Elgin	1.39	107	5350	0	0	0
3/5	Carolina,Main,Gray	3.33	100	5000	0	0	0
3/6	Bagby,Gray	0.92	92	4600	0	0	0
3/7	Bagby,Elgin	0.95	112	5600	0	0	0
3/10	Main,Bagby,Gray,Carolina,McGowen,Elgin	6.55	110	5500	0	0	0
3/11	Bagby,Gray	1.22	107	5850	0	0	0
3/12	McGowen,Bagby	1.24	98	4900	0	0	0
3/13	Midtown Park	0	0	3150	0	0	0
3/14	Main	1.22	107	5350	0	0	0
3/17	Elgin,Bagby,McGowen,Holman,Carolina,Main	6.58	123	6100	0	0	0
3/18	Bagby,Gray,Pierce	2.45	120	6000	0	0	0
3/19	Main	0.61	132	6600	0	0	0
3/20	Main	0.61	132	6600	0	0	0
3/21	Main,Elgin	1.48	123	6150	0	0	0
3/24	Gray,Carolina,Holman,McGowen	3.09	142	7100	0	0	0
3/25	Bagby,McGowen	0.94	122	6100	0	0	0
3/26	Carolina,Gray	0.62	113	5650	0	0	0
3/27	Holman	0.69	102	5100	0	0	0
3/28	Main	2.44	110	5500	0	0	0
3/31	Bagby,McGowen,Gray	4.41	129	6450	0	0	0
Total	33	47.66	2380	119000	0	0	0



Midtown Parks Conservancy

Field Maintenance Services

Totals 2025

Month	Streets Cleaned	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Signs
January	30	60.38	1858	92900	0
February	32	40.02	1998	99900	1
March	33	47.66	2380	119000	0
Total	95	148.06	6236	311800	1

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WSR

Jackson St

Anita St Anita St Anita St Anita St



Floor Light #1 Out

Anita St

Anita St

Anita St

Anita St

Floor Light #2 Out

Floor Light #3 Out

Floor Light #4 Out

Floor Light #5 Out

Floor Light #6 Out

Floor Light #7 Out

Floor Light #13 Out

Pedestrian light Out

Floor Light #8 Out

Pedestrian light Out

Baldwin Park

Floor Light #10 Out

Floor Light #11 Out

Floor Light #14 Out

Floor Light #9 Out

Floor Light #8 Out

Floor Light #12 Out

Floor Light #13 Out

Crawford St

Crawford St

Chenevert St

Chenevert St

Chenevert St

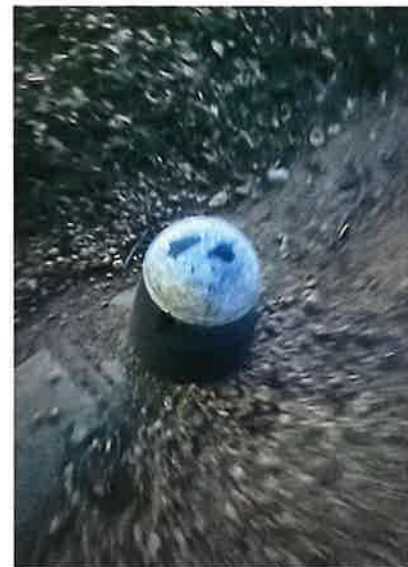
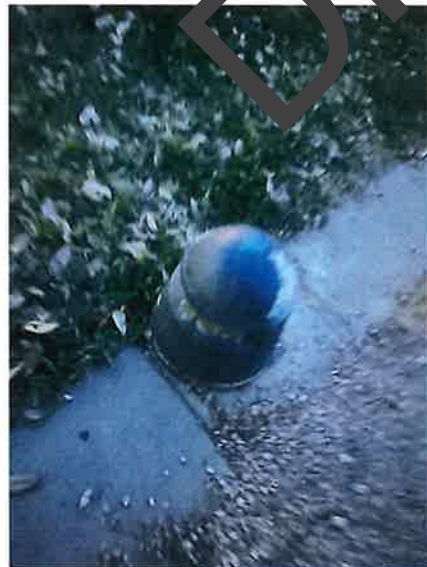
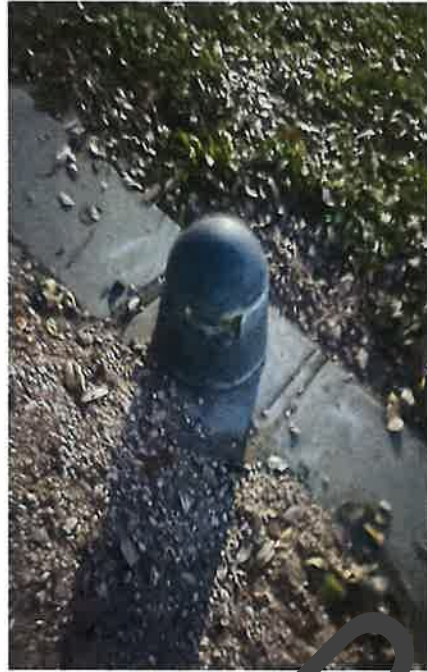
St

Flain St

Flain St

Flain St

Baldwin Park Photos



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Elizabeth Glover Park Photos

Elgin St

Elgin St

Austin St

Austin St

All lights are on

DRAFT

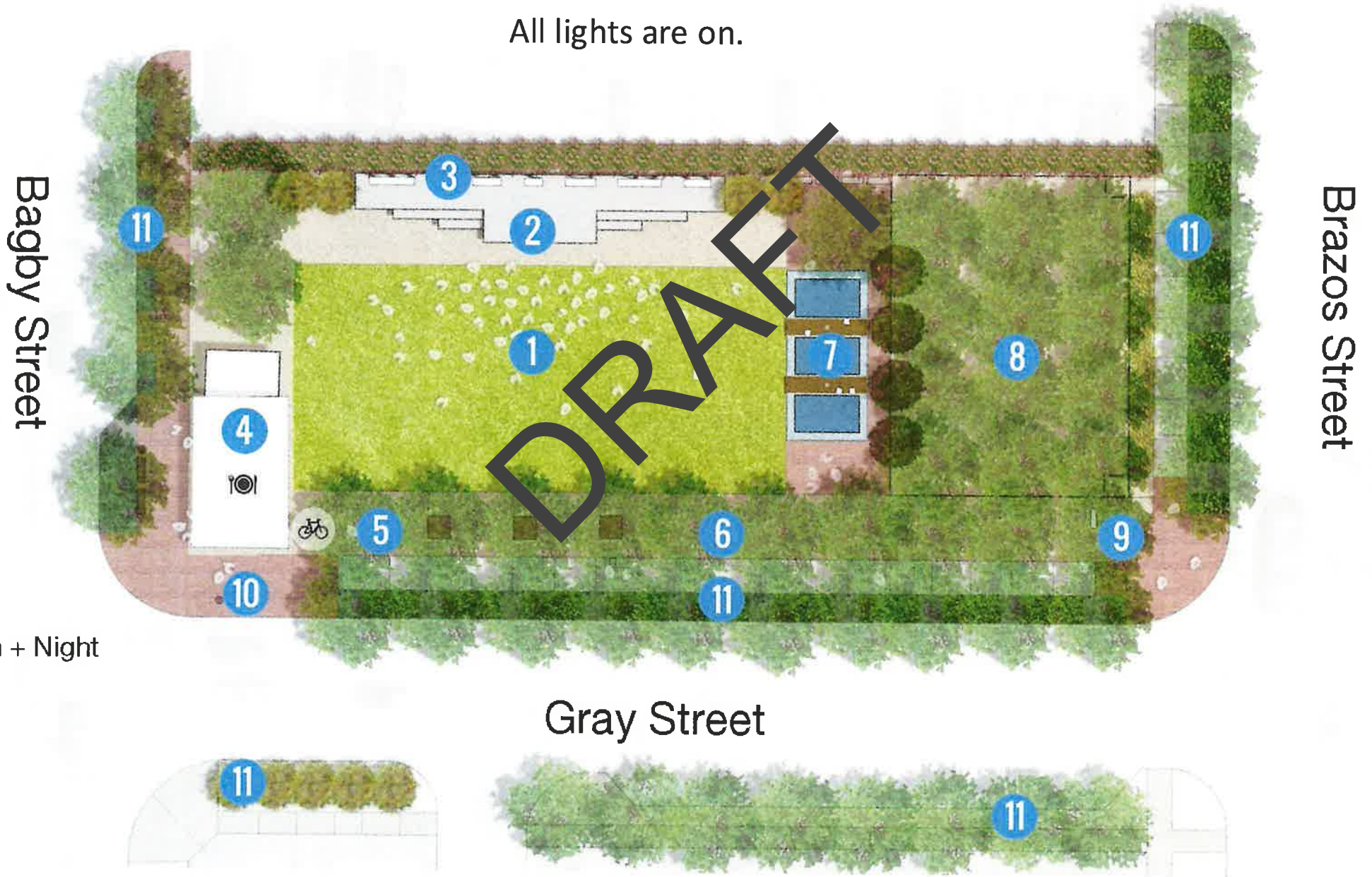
Elizabeth
Glover Park

Elizabeth Glover Photos



BAGBY PARK

All lights are on.

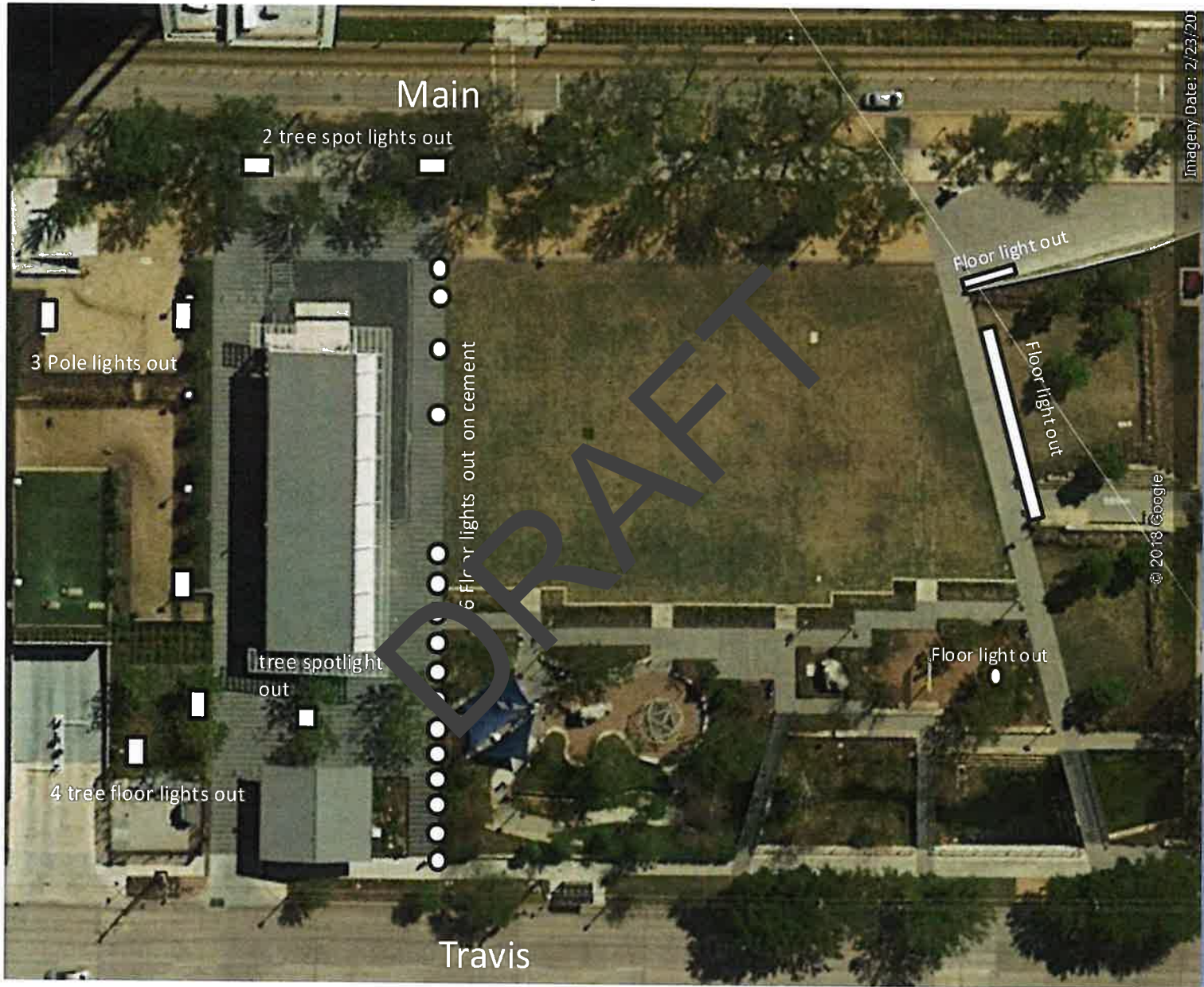


n + Night

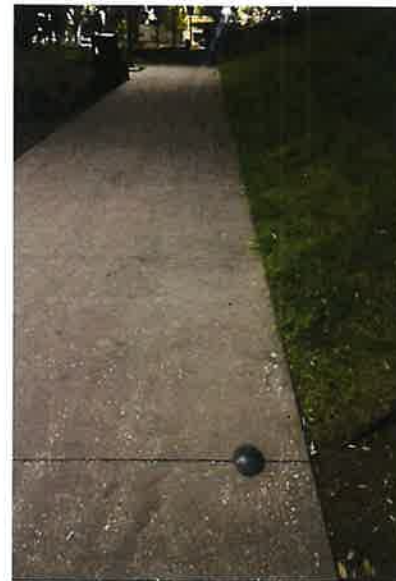
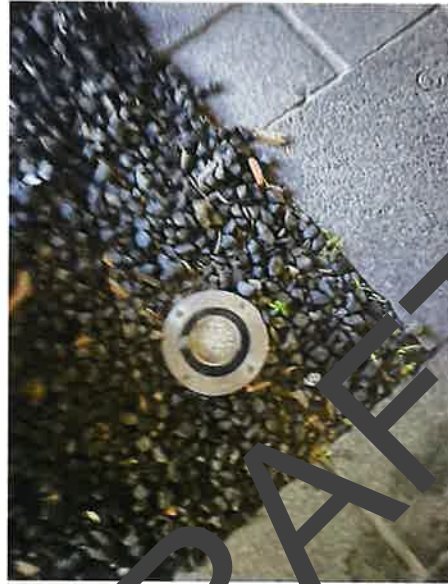
Gray Street

Midtown Park

All playground lights are out



Midtown Park photos



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Midtown Parks Conservancy
March 2025

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Galaxy A15 5G



Galaxy A15 5G



Galaxy A15 5G



Galaxy A15 5G

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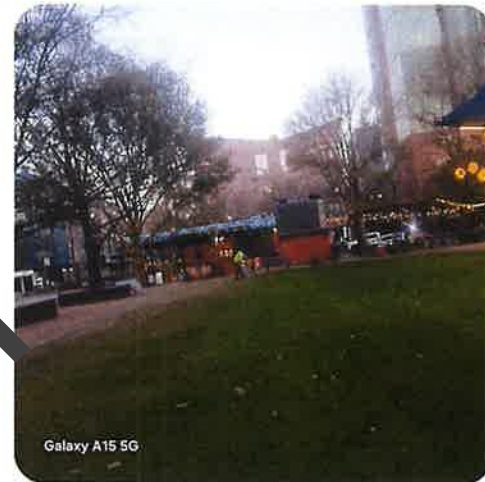
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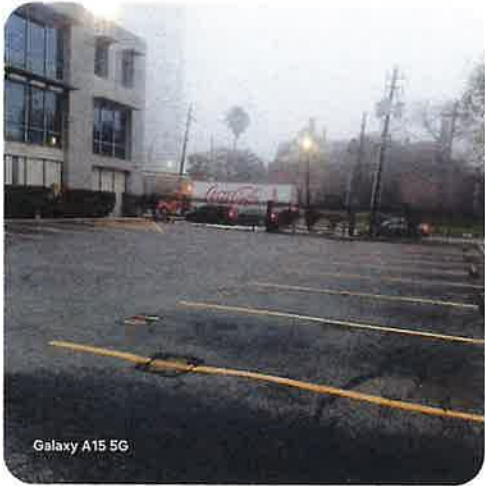
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Galaxy A15 5G



Galaxy A15 5G



Galaxy A15 5G

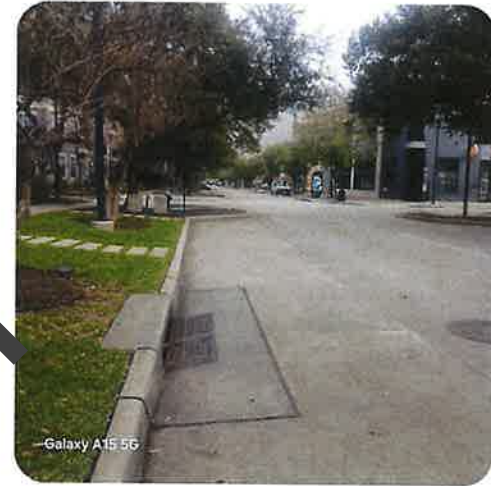


Galaxy A15 5G

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Galaxy A15 5G



Galaxy A15 5G



Galaxy A15 5G



Galaxy A15 5G

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Midtown Management District
March 2025

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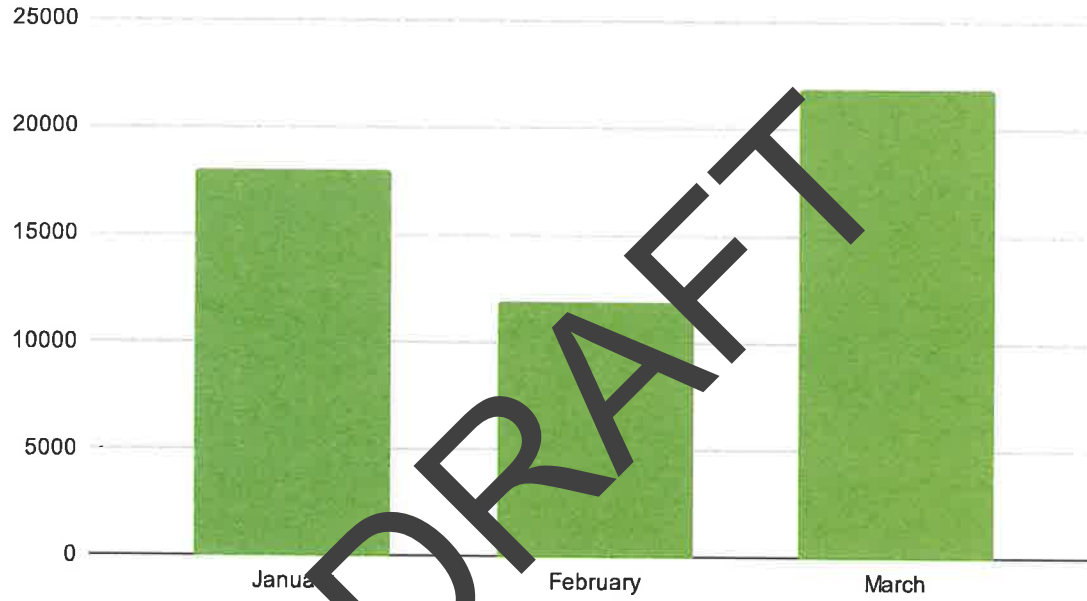
Midtown Management District

Field Maintenances Services

March 2025

Date	Quadrants Cleaned	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bandit Signs Collected	Bags of Leaves Collected
3/3	Q1	8.64	8.64	9	450	0	32
3/4	Q2	5.45	5.45	15	750	0	10
3/5	Q3	5.00	5.00	12	750	0	32
3/6	Q4	4.67	4.67	12	600	0	32
3/7	Q5	5.75	5.75	17	850	0	32
3/10	Q1	8.61	8.62	16	800	0	32
3/11	Q2	5.51	5.51	23	1150	0	42
3/12	Q3	5.00	5.00	12	600	0	43
3/13	Q4	4.35	4.36	17	850	0	42
3/14	Q5	4.52	4.52	22	1100	0	42
3/17	Q1	8.08	8.09	23	1150	0	42
3/18	Q2	5.45	5.45	34	1700	0	42
3/19	Q3	5.00	5.00	37	1850	0	70
3/20	Q4	4.35	4.36	31	1550	0	45
3/21	Q5	5.13	5.14	32	1600	0	45
3/24	Q1	8.03	8.04	48	2400	3	42
3/25	Q2	5.45	5.45	12	600	2	42
3/26	Q3	5.00	5.00	13	650	0	42
3/27	Q4	4.35	4.36	20	1000	0	50
3/28	Q5	5.34	5.35	19	950	0	45
3/31	Q1	8.03	8.04	11	550	0	45
Total		661.26	121.8	438	21900	5	849

Lbs. of Litter Collected 2024



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Midtown Management District

Field Maintenances Services

Totals 2025

Month	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bags of Leaves Collected
January	116.1	116.19	360	18000	663
February	125.71	125.83	239	11950	556
March	661.26	121.8	48	21900	849
Total	903.07	363.82	1037	51850	2068

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Galaxy S24+



Galaxy S24+



Galaxy S24+



Galaxy S24+

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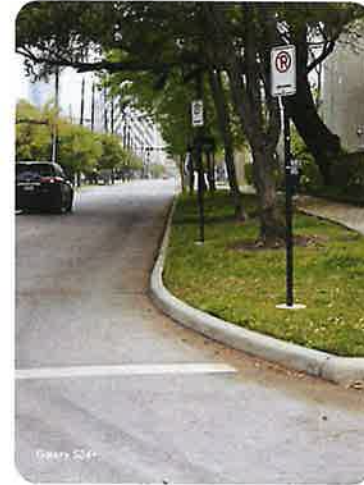


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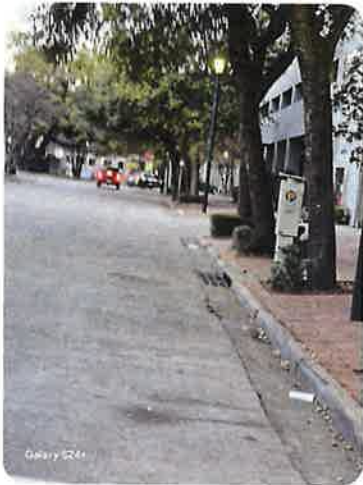
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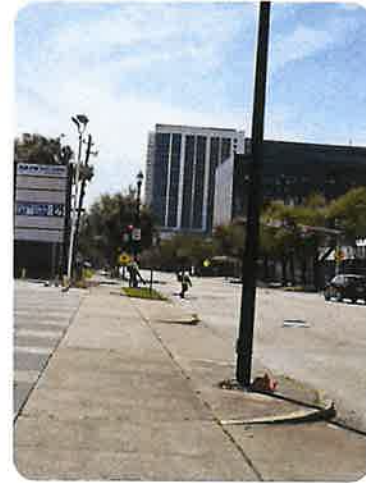
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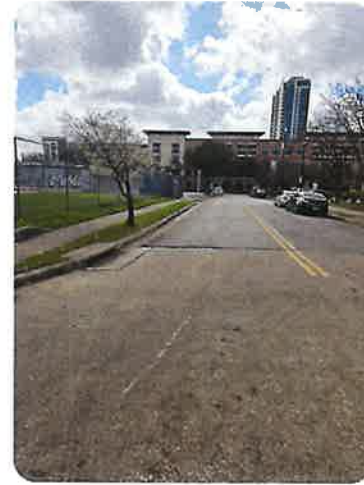
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