



**midtown**  
H O U S T O N

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**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS  
MEETING  
March 4, 2026**

*(For Board Members Only)*



# Midtown Management District

WALTER P MOORE



**MIDTOWN MANAGEMENT DISTRICT**

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

<https://midtownhouston.com/>

**MEMORANDUM**

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

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

**RE:** 2026 Midtown Management District Board of Directors Meeting Dates

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

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

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

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

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



## MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

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

- January 26, 2026
- March 16, 2026
- May 18, 2026
- July 20, 2026
- September 21, 2026
- November 16, 2026
- February 23, 2026
- April 20, 2026
- June 15, 2026
- August 17, 2026
- October 19, 2026
- December 14, 2026

**Public Safety Committee meetings are every 3<sup>rd</sup> Tuesday at 11:30 p.m.**

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

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

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

**Economic Development Committee meeting is every 3<sup>rd</sup> Wednesday at 10:00 a.m.**

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

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

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

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

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

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



## MISSION STATEMENT

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

## MIDTOWN MANAGEMENT DISTRICT NOTICE OF MEETING

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

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, March 4, 2026 11:00 a.m.** in the **1<sup>st</sup> Floor Conference Room (please enter at the Pierce St. and Brazos St. door)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or \*offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

[https://teams.microsoft.com//meetup-join/19%3ameeting\\_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d](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 February 4, 2026, Board Meeting
- b. Approve Financial Report for the Month of January 2026
- c. Approve Payment of Invoices for February 2026
- d. Approve Equi-Tax Report for February 2026

4. Review, discuss, and take necessary action regarding the following, as appropriate:

- a. Public Safety (CSA) . . . . . **Jeanette Criglar, Chair**
- b. Services and Maintenance (CSA) . . . . . **Christopher Johnston, Chair**
- c. Economic Development (CSA) . . . . . **Maggie Segrich, Chair**
- d. Marketing . . . . . **Desmond Bertrand-Pitts, Interim Chair**
- e. Urban Planning . . . . . **Lewis Goldstein, Chair**
  - i. Recommendation for Midtown Banner Installation Project
  - ii. Parking Benefit District
- f. Cultural Arts & Entertainment . . . . . **Desmond Bertrand-Pitts, Chair**
- g. Finance & Budget . . . . . **Kelly Young, Chair**
- h. FIFA World Cup 2026 . . . . . **All Committees**

5. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.

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

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

6. Announcements

Next meeting date: **Midtown Management District Board of Directors  
Wednesday, April 1, 2026, at 11:00 a.m.  
(Brazos Street) 1<sup>st</sup> Floor Conference Room  
Houston, TX 77002**

7. Adjourn



*Jeanette Criglar / CD*

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

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

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



**MINUTES**

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

**February 4, 2026**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 4, 2026, at 5:00 p.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Mercer Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

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

All of the above were physically present except for Directors Butler and Johnston.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chrystal Davis, David Thomas, Kayler Williams, Jaime Giraldo, Chandler Snipe, Jeremy Rocha, Amaris Salinas, Madison Walkes, and Sharita Bohanna. Additional attendees were Maureen Sanders, Melissa Ramon, Priscilla Rouse, and William Rouse of the Magnificat Houses Inc.; Clark Lord of Bracewell; Karma Burford of the Houston Citizens Police Academy Alumni Association; Sandy Tahtouh of the University of Houston; and Midtown residents David Hoyes and Ruth Sine. Online guests included Rena Leddy and Stephen Gibson of Urban Place; Giselle

Martinez, Julianne Agno, and Jennifer Gribble of Midtown Super Neighborhood #62; and Ashley Segura of Co Creates.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

**2. RECEIVE PUBLIC COMMENTS.**

Ms. Sine expressed concerns regarding the removal of trees located near her residence at 1800 Tuam Street, which occurred as part of a City of Houston construction project. She requested that the Midtown Management District consider replacing the removed trees. In response, Director Segrich recommended that Ms. Sine attend the upcoming combined Services and Maintenance Committee and Urban Planning Committee meeting to learn more about the District’s services and maintenance responsibilities and to further elaborate on her concerns regarding the tree removals. Ms. Alvarado also stated that she would add Ms. Sine to the Microsoft Teams meeting invitation to ensure she has access to participate in the upcoming committee meeting.

**3. CONSENT AGENDA.**

- A. APPROVE MINUTES FOR JANUARY 7, 2026, BOARD MEETING**
- B. FINANCIAL REPORTS FOR THE MONTH OF DECEMBER 2025**
- C. APPROVE PAYMENT OF INVOICES FOR JANUARY 2026**
- D. APPROVE EQUI-TAX REPORT FOR JANUARY 2026**

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

Director Young made a motion to approve the Consent Agenda. The motion was seconded by Director Segrich and carried by unanimous vote. Director Chan abstained from the vote.

**4. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:**

Urban Planning ..... **Lewis Goldstein, Chair**

- i. Sidewalk Maintenance Program – Construction Phase Services contract

Mr. Marshall reminded the Board regarding the approval of the coordinated construction phase services for the Midtown Sidewalk Maintenance Program (Phase 1), which includes construction management, administration, inspection, and engineering support during active construction. He also stated that these services encompass pre-construction coordination; review of schedules, submittals, RFIs, and laboratory testing results; site visits and field observations; progress meetings; contract administration; monitoring construction progress; and oversight of substantial and final completion, punch list development, and project closeout documentation. Mr. Marshall further reported that Construction Materials Engineering and Testing (CMET) services was proposed by HVJ Associates, Inc. to support quality control and compliance during construction.

a. Construction Materials Testing – HVJ Associates

Mr. Marshall presented the proposal received from HVJ Associates, Inc. to provide Construction Materials Engineering and Testing (CMET) services for the Midtown Management District Sidewalk Maintenance Program on behalf of the Midtown Redevelopment Authority. The proposed scope includes field and laboratory testing for concrete pavement and subgrade preparation associated with sidewalk maintenance and reconstruction along multiple street segments within the District.

Mr. Marshall also reported that the total estimated cost for the CMET services is \$8,860.00 on a time-and-materials basis, with rates based on the City of Houston Standard Fee Schedule. The proposal includes on-call services, monthly invoicing, and standard administrative terms. The services are intended to support quality control and compliance throughout construction of the Sidewalk Maintenance Program.

A motion was made by Director Young to approve the proposal from HVJ Associates, Inc. to provide Construction Materials Engineering and Testing (CMET) services for the Midtown Management District Sidewalk Maintenance Program, in an amount not to exceed \$8,860.00, on a time-and-materials basis, as presented. The motion was seconded by Director Segrich and carried by unanimous vote.

**5. ANNUAL COMMITTEE REPORTS (Core Service Areas) CSA:**

- A. Public Safety Committee – Jeanette Criglar, Chair  
Ericka Butler, Vice Chair**

Mr. Giraldo presented the Annual Public Safety Committee report on behalf of Director Criglar, noting no action items for consideration. He provided a comprehensive overview of annual public safety and community outreach initiatives, including year-to-date activity statistics and performance trends. Additionally, He reviewed year-end comparative data highlighting the scope and impact of public safety and outreach services delivered throughout the district by Harris County Constable Precinct 7, S.E.A.L. Security Solutions LLC, and the Midtown Search Homeless Outreach. The report emphasized continued coordination among service providers and ongoing efforts to enhance public safety, visibility, and community engagement within the district.

The next Public Safety Committee meeting will be held on Tuesday, February 17, 2026, at 11:30 a.m.

**B. Services and Maintenance Committee – Christopher Johnston, Chair**

Mr. Rocha presented the Annual Services and Maintenance Committee report on behalf of Director Johnston, noting no action items for consideration. He provided an overview of the annual performance metrics for the Midtown Field Service and Maintenance team, highlighting field services operations, graffiti abatement efforts, routine park maintenance activities, and service requests tracked through See ClickFix. Mr. Rocha reported on overall activity levels, responsiveness, and outcomes related to maintaining clean, safe, and well-kept public spaces throughout the district. He also reviewed key accomplishments achieved under the Midtown Streetscape Refresh project, noting completed improvements and enhancements that contributed to the district's visual appeal, functionality, and pedestrian experience.

Mr. Rocha announced that the combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 23, 2026, at 4:00 p.m.

**C. Economic Development Committee – Maggie Segrich, Chair**

Ms. Davis presented the Annual Economic Development Committee report, noting no action items. She also announced that the awardees of the Midtown Camera Grant Program are:

- Sunoco
- Axelrad Beer Garden
- Seung Jin LLC
- Trinity Episcopal Church
- Museum Plaza Building

She further stated that the next round to accept applications for the Midtown Camera Grant Program begins in February 2026 and the deadline is April 17, 2026.

Director Segrich announced that the next Economic Development Committee meeting will be in-person at the Club Studio located at 3201 Louisiana Street, Houston, Texas 77006 on Wednesday, February 18, 2026 at 10:00 a.m.

#### **D. Marketing Committee – Desmond Bertrand-Pitts, Chair**

Ms. Walkes presented the Annual Marketing Committee report on behalf of Director Bertrand-Pitts. There were no action items. Ms. Walkes reported that in 2025, Midtown significantly enhanced its brand presence and community outreach through a series of strategic marketing and communications initiatives. These efforts included the launch of a redesigned Midtown website to improve user experience and modernize the district's digital presence, as well as the transition to Mailchimp for email communications, with ongoing efforts to develop segmented and targeted e-news audiences.

She also highlighted expanded accessibility initiatives, including the Spanish translation of the Midtown website, and the successful distribution of the Midtown Buzz and Cultural Arts Guide to increase district-wide awareness and engagement. In addition, Ms. Walkes reported that the development of a comprehensive Midtown Brand Guide is to ensure consistent messaging, visual identity, and brand standards across all platforms and materials. She further reviewed 2025 digital performance metrics, media placements, email marketing results, and advertising campaign reach, noting continued growth in social media followers and increased visibility across multiple platforms.

Ms. Walkes announced that the next Marketing Committee meeting will be held on Tuesday, February 17, 2026 at 3:00 p.m.

#### **E. Urban Planning Committee – Lewis Goldstein, Chair**

Director Goldstein presented the Annual Urban Planning Committee report and noted that there were no action items for consideration. He announced an upcoming Stakeholder Nighttime Walk, an initiative stemming from the District's Pedestrian Lighting project. Director Goldstein reported that the Nighttime Walk is scheduled for Tuesday, February 24, 2026, from 6:00 p.m. to 9:00 p.m. He noted that the meet-up location will be provided once finalized and that participants may register through the Midtown website events page. Director Goldstein further explained that the guided walk is intended to provide residents, business owners, and stakeholders with an opportunity to share feedback on nighttime conditions and pedestrian lighting, which will help inform future lighting recommendations and planning efforts within the District.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, February 23, 2026, at 4:00 p.m.

DRAFT

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

Mr. Giraldo presented the Annual Parking Benefit District (PBD) Advisory Committee report on behalf of Director Segrich and noted that there were no action items for consideration. He provided an overview of the performance metrics for the newly public safety initiatives funded through the PBD and implemented in coordination with the Houston Police Department Central Division and the Houston Police Department South Central Division.

Mr. Giraldo reported on the outcomes and activity levels associated with the HPD Central Division Midtown Traffic and Parking Management Initiative, the HPD Central Division Loud Noise Reduction Initiative, and the HPD Central Division Vagrant and Property Crime Reduction Initiative, as well as the HPD South Central Division Bike Patrol Initiative. The report highlighted ongoing enforcement efforts, visibility, and targeted responses designed to support public safety, quality of life, and district operations within the Parking Benefit District.

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, March 12, 2026, at 3:00 p.m.

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

Ms. Snipe presented the Annual Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts and noted that there were no action items for consideration. She highlighted key milestones achieved for the HueMan: Shelter project, noting progress toward completion and its role in advancing Midtown's public art and cultural programming goals. Ms. Alvarado also announced the launch of a centralized Artist Opportunities landing page on the Midtown Management District website. She explained that the new page consolidates information related to Microgrants, Calls for Artists, and public art opportunities, and is intended to improve transparency, streamline outreach to artists and arts organizations, and support long-term cultural arts planning and engagement within the District.

The next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, February 17, 2026, at 3:00 p.m.

## **G. Finance and Budget Committee – Kelly Young, Chair**

Ms. Alvarado presented a detailed overview of the average property value and assessment for FY 2025, noting that there was no change to the assessment rate. She reported the key valuation and assessment data and provided year-end comparisons across property types, including multi-family, commercial, and single-family/homestead properties. Ms. Alvarado’s presentation highlighted trends in assessed values and comparative performance across property categories, providing context for overall district revenue stability and financial planning for FY 2025.

The next Finance and Budget Committee meeting will be on Tuesday, February 24, 2026, at 1:00 p.m.

## **H. FIFA WORLD CUP 2026**

Ms. Alvarado presented an overview of committee-wide initiative opportunities related to the FIFA World Cup 2026, noting that all committees will participate in coordinated efforts to support the event. She reported that the Economic Development Committee will collaborate with Midtown business owners, restaurants, and bar owners to promote local establishments and help welcome visitors to the district. Ms. Alvarado further reported that the Services and Maintenance Committee has initiated a plan for district repairs, maintenance, and landscaping improvements in advance of the games to ensure that Midtown presents a clean, safe, and welcoming environment for visitors.

She also stated that the Urban Planning Committee will work in coordination with the FIFA committee to establish the METRO Red Line as a Green Corridor, supporting sustainability and enhanced pedestrian connectivity. In addition, Ms. Alvarado reported that the Marketing Committee will focus on promoting Midtown as a destination during the event, while Cultural Arts and Entertainment initiatives will highlight visual arts programming to activate the district and enhance the visitor experience throughout the World Cup.

## **I. 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. PRESENTATION: Karma Burford, Houston Citizens Police Academy Alumni Association**

Ms. Burford acknowledged the Midtown Management District Parking Benefit District for its support and funding of the Hydrate the Officers program, through which approximately 450,000 bottled waters were supplied to Houston Police Department officers to support officer wellness and on-duty hydration, particularly during high-heat conditions. She noted that the program plays an important role in promoting officer safety and readiness while serving the community. Ms. Burford also presented a plaque to the Board in recognition of the District's contribution and ongoing partnership with the Houston Citizens Police Academy Association.

**8. PRESENTATION: Mauren Sanders, Executive Director of Magnificat Houses Inc.**

Ms. Sanders provided an overview of the organization's mission, history, assets, and current initiatives. The presentation reviewed the Magnificat Houses Inc.'s history dating back to 1968, highlighting the organization's evolution in providing housing, food services, and mental health programming for vulnerable populations. Ms. Sanders also discussed key milestones, including the closure of the many house and Loaves & Fishes, and the 2025 opening of Rose Mary's Place, a 149-unit permanent supportive housing development developed in partnership with the NHP Foundation.

She also outlined its current asset portfolio and Central Campus operations in Midtown, which collectively provide housing for over 200 residents, daily meal service, mental health programming, emergency shelter for women, transitional housing, and administrative services. Lastly, Ms. Sanders concluded with an overview of future plans, including a proposed new five-story facility designed to expand housing capacity, supportive services, and campus functionality to better serve residents and the broader community.

**9. ANNOUNCEMENTS**

Ms. Alvarado announced that the Midtown Super Neighborhood #62 did not meet in January and reported that the next scheduled meeting is set for February 11, 2026. She also provided additional details, including the meeting agenda, that will be distributed through MSN's regular email communications. Ms. Alvarado further stated that the MSN #62 is currently

evaluating its meeting format, including the potential use of virtual meetings to allow for more accessible participation. Lastly, she stated that additional information will be provided as it becomes available.

Ms. Alvarado also invited the community to participate in the Midtown Stakeholder Nighttime Walk held on February 24, 2026 from 6:00 p.m. to 9:00 p.m. She further announced that the guided Walk will provide residents and businesses with an opportunity to share feedback and help inform future lighting recommendations. She also stated that the meet-up location is to be determined and all participants can visit the Midtown Houston website to learn more about Stakeholder Nighttime Walk.

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, March 4, 2026, at 11:00 a.m.**

**10. ADJOURN**

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

\_\_\_\_\_  
Desmond Bertrand-Pitts, Secretary  
Date: \_\_\_\_\_

DRAFT

**Midtown Management District**  
**Balance Sheet Prev Year Comparison**  
As of January 31, 2026

	Jan 31, 26	Jan 31, 25	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10000 · Operating Funds	2,575,620.32	4,322,157.88	-1,746,537.56	-40.4%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
<b>Total Checking/Savings</b>	<b>2,587,043.02</b>	<b>4,333,580.58</b>	<b>-1,746,537.56</b>	<b>-40.3%</b>
<b>Accounts Receivable</b>				
120000 · Assessments Receivable	3,140,376.43	3,169,263.43	-28,887.00	-0.9%
123001 · AR Current	2,446.82	6,946.82	-4,500.00	-64.8%
<b>Total Accounts Receivable</b>	<b>3,142,823.25</b>	<b>3,176,210.25</b>	<b>-33,387.00</b>	<b>-1.1%</b>
<b>Other Current Assets</b>				
120200 · Grant Receivable	0.00	200,000.00	-200,000.00	-100.0%
130500 · Prepaid Expense	51,360.46	51,360.46	0.00	0.0%
<b>Total Other Current Assets</b>	<b>51,360.46</b>	<b>251,360.46</b>	<b>-200,000.00</b>	<b>-79.6%</b>
<b>Total Current Assets</b>	<b>5,781,226.73</b>	<b>7,761,151.29</b>	<b>-1,979,924.56</b>	<b>-25.5%</b>
<b>TOTAL ASSETS</b>	<b><u>5,781,226.73</u></b>	<b><u>7,761,151.29</u></b>	<b><u>-1,979,924.56</u></b>	<b><u>-25.5%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
200000 · Accounts Payable	401,121.46	340,179.36	60,942.10	17.9%
<b>Total Accounts Payable</b>	<b>401,121.46</b>	<b>340,179.36</b>	<b>60,942.10</b>	<b>17.9%</b>
<b>Other Current Liabilities</b>				
204000 · Assessment Reimbursements	168.67	0.00	-168.67	-100.0%
205000 · Deferred Assessment Revenues	2,877,422.96	2,876,309.96	-28,887.00	-1.0%
205100 · Prepaid Income	856,628.50	856,628.50	0.00	0.0%
206000 · Accrued liability	91,818.82	168,961.07	-77,142.25	-45.7%
207000 · Bal due to MRA from FTA Reimburse	11,422.70	11,422.70	0.00	0.0%
<b>Total Other Current Liabilities</b>	<b>3,807,124.31</b>	<b>3,913,322.23</b>	<b>-106,197.92</b>	<b>-2.7%</b>
<b>Total Current Liabilities</b>	<b>4,208,245.77</b>	<b>4,253,501.59</b>	<b>-45,255.82</b>	<b>-1.1%</b>
<b>Total Liabilities</b>	<b>4,208,245.77</b>	<b>4,253,501.59</b>	<b>-45,255.82</b>	<b>-1.1%</b>
<b>Equity</b>				
390000 · Fund Balance Roll-Forward	-129,456.07	2,016,536.94	-2,145,993.01	-106.4%
Net Income	1,702,437.03	1,491,112.76	211,324.27	14.2%
<b>Total Equity</b>	<b>1,572,980.96</b>	<b>3,507,649.70</b>	<b>-1,934,668.74</b>	<b>-55.2%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>5,781,226.73</u></b>	<b><u>7,761,151.29</u></b>	<b><u>-1,979,924.56</u></b>	<b><u>-25.5%</u></b>

**Midtown Management District  
Sources of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>400000 · Revenue - Assessments</b>	1,806,874.22	3,242,639.00	-1,435,764.78	55.7%
<b>400102 · Grant Revenue</b>	0.00	410,000.00	-410,000.00	0.0%
<b>403000 · Other Income</b>				
<b>403120 · Parking Benefit District</b>	0.00	179,769.00	-179,769.00	0.0%
<b>Total 403000 · Other Income</b>	0.00	179,769.00	-179,769.00	0.0%
<b>404000 · Int Income</b>	3,226.02	100,000.00	-96,773.98	3.2%
<b>Total Income</b>	1,810,100.24	3,932,408.00	-2,122,307.76	46.0%
<b>Gross Profit</b>	1,810,100.24	3,932,408.00	-2,122,307.76	46.0%
<b>Net Ordinary Income</b>	1,810,100.24	3,932,408.00	-2,122,307.76	46.0%
<b>Net Income</b>	<u>1,810,100.24</u>	<u>3,932,408.00</u>	<u>-2,122,307.76</u>	<u>46.0%</u>

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**Midtown Management District  
Profit & Loss  
January 2026**

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	<b>TOTAL</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
400000 · Revenue - Assessments	1,806,874.22
404000 · Int Income	3,226.02
<b>Total Income</b>	1,810,100.24
<b>Gross Profit</b>	1,810,100.24
<b>Expense</b>	
500000 · Security and Public Safety	60,455.82
600000 · Marketing	9,431.52
700000 · Urban Planning	1,056.00
710000 · Cultural Arts & Entertainment	4,491.64
720000 · Service & Maintenance	8,635.09
800000 · District Administration	3,973.45
808500 · Bloomberg Grant Expenses	19,619.69
<b>Total Expense</b>	107,663.21
<b>Net Ordinary Income</b>	702,437.03
<b>Net Income</b>	<b>1,702,437.03</b>

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# Midtown Management District Security & Public Safety Use of Funds

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>500000 · Security and Public Safety</b>				
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00	0.0%
<b>502000 · Enhancement Public Safety</b>				
502011 · Harris County Precinct 7	0.00	505,080.00	-505,080.00	0.0%
502012 · S.E.A.L. Security Program	59,479.14	727,523.00	-668,043.86	8.2%
502014 · SEARCH {Homeless Services}	0.00	81,000.00	-81,000.00	0.0%
502016 · Directed Enforcement	0.00	76,950.00	-76,950.00	0.0%
<b>Total 502000 · Enhancement Public Safety</b>	59,479.14	1,390,553.00	-1,331,073.86	4.3%
502100 · Direct Clean Ups - SMC	0.00	38,000.00	-38,000.00	0.0%
502500 · Public Safety Data Analysis	660.00	9,000.00	-8,340.00	7.3%
504000 · Security Coordinator	87.73	2,000.00	-1,912.27	4.4%
507000 · Street Outage Survey	0.00	3,500.00	-3,500.00	0.0%
508000 · Public Safety Light Program	0.00	20,000.00	-20,000.00	0.0%
508500 · Flock License Plate Reader	0.00	75,000.00	-75,000.00	0.0%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	4,000.00	-4,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	0.00	5,500.00	-6,500.00	0.0%
509560 · Professional Development	228.95	7,000.00	-6,771.05	3.3%
509650 · Comprehensive Public Safety Pla	0.00	100,000.00	-100,000.00	0.0%
509700 · Program/Project Management	0.00	195,474.00	-195,474.00	0.0%
<b>Total 500000 · Security and Public Safety</b>	60,455.82	1,961,027.00	-1,900,571.18	3.1%
<b>Total Expense</b>	60,455.82	1,961,027.00	-1,900,571.18	3.1%
<b>Net Ordinary Income</b>	-60,455.82	-1,961,027.00	1,900,571.18	3.1%
<b>Net Income</b>	-60,455.82	-1,961,027.00	1,900,571.18	3.1%

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**Midtown Management District  
Marketing Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>600000 · Marketing</b>				
601020 · Media Adv & Website Hosting/Mnt	8,250.00	106,000.00	-97,750.00	7.8%
603004 · Resident/Stake Holder Foc Cmmu	1,132.64	2,500.00	-1,367.36	45.3%
603005 · Midtown Newspaper	0.00	15,000.00	-15,000.00	0.0%
607000 · Midtown eNews	0.00	1,500.00	-1,500.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609520 · Marketing - Communications	48.88	10,000.00	-9,951.12	0.5%
609700 · Program/Project Management	0.00	21,170.00	-21,170.00	0.0%
<b>Total 600000 · Marketing</b>	<u>9,431.52</u>	<u>165,370.00</u>	<u>-155,938.48</u>	<u>5.7%</u>
<b>Total Expense</b>	<u>9,431.52</u>	<u>165,370.00</u>	<u>-155,938.48</u>	<u>5.7%</u>
<b>Net Ordinary Income</b>	<u>-9,431.52</u>	<u>-165,370.00</u>	<u>155,938.48</u>	<u>5.7%</u>
<b>Net Income</b>	<u><b>-9,431.52</b></u>	<u><b>-165,370.00</b></u>	<u><b>155,938.48</b></u>	<u><b>5.7%</b></u>

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

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
61000 · Economic Development				
61080 · Program/Project Management	0.00	15,000.00	-15,000.00	0.0%
61000 · Economic Development - Other	0.00	75,000.00	-75,000.00	0.0%
<b>Total 61000 · Economic Development</b>	<b>0.00</b>	<b>90,000.00</b>	<b>-90,000.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>0.00</b>	<b>90,000.00</b>	<b>-90,000.00</b>	<b>0.0%</b>
<b>Net Ordinary Income</b>	<b>0.00</b>	<b>-90,000.00</b>	<b>90,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>0.00</b>	<b>-90,000.00</b>	<b>90,000.00</b>	<b>0.0%</b>

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**Midtown Management District  
Urban Planning Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
701001 · Seasonal Banners	0.00	60,000.00	-60,000.00	0.0%
702010 · Special Projects				
702025 · Bike Rides	0.00	2,000.00	-2,000.00	0.0%
702010 · Special Projects - Other	0.00	10,000.00	-10,000.00	0.0%
Total 702010 · Special Projects	0.00	12,000.00	-12,000.00	0.0%
702500 · Planning Studies	0.00	85,000.00	-85,000.00	0.0%
706700 · Program/Project Management	1,056.00	33,436.00	-32,380.00	3.2%
Total 700000 · Urban Planning	1,056.00	190,436.00	-189,380.00	0.6%
Total Expense	1,056.00	190,436.00	-189,380.00	0.6%
Net Ordinary Income	-1,056.00	-190,436.00	189,380.00	0.6%
Net Income	<b>-1,056.00</b>	<b>-190,436.00</b>	<b>189,380.00</b>	<b>0.6%</b>

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**Midtown Management District  
Cultural Arts & Ent. Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	10,000.00	-10,000.00	0.0%
710103 · Midtown Mural Project	0.00	4,000.00	-4,000.00	0.0%
710108 · Special Events in Bagby Park	1,500.00	60,000.00	-58,500.00	2.5%
710110 · Parks Programming	0.00	40,000.00	-40,000.00	0.0%
710113 · Cultural Arts - Communications	0.00	16,000.00	-16,000.00	0.0%
710114 · MidtownHOU Arts Micro Grants	2,000.00	120,000.00	-118,000.00	1.7%
710116 · Professional Development	0.00	2,500.00	-2,500.00	0.0%
710117 · Membership	0.00	2,500.00	-2,500.00	0.0%
710220 · Cultural Arts Master Plan	0.00	15,000.00	-15,000.00	0.0%
710700 · Program/Project Management	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%
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>3,500.00</b>	<b>400,000.00</b>	<b>-396,500.00</b>	<b>0.9%</b>
<b>Total Expense</b>	<b>3,500.00</b>	<b>400,000.00</b>	<b>-396,500.00</b>	<b>0.9%</b>
<b>Net Ordinary Income</b>	<b>-3,500.00</b>	<b>-400,000.00</b>	<b>396,500.00</b>	<b>0.9%</b>
<b>Net Income</b>	<b>-3,500.00</b>	<b>-400,000.00</b>	<b>396,500.00</b>	<b>0.9%</b>

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**Midtown Management District  
Service & Maintenance Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>720000 · Service &amp; Maintenance</b>				
<b>722005 · Baldwin/Glover Park Maintenance</b>				
722051 · Water	47.81	9,000.00	-8,952.19	0.5%
722052 · Electric	269.20	4,700.00	-4,430.80	5.7%
722053 · Path Gravel	0.00	14,000.00	-14,000.00	0.0%
722054 · Irrigation repair	0.00	3,000.00	-3,000.00	0.0%
722055 · Landscape Repairs	0.00	30,000.00	-30,000.00	0.0%
722057 · Park Lighting	0.00	60,000.00	-60,000.00	0.0%
722058 · Dog Park Maintenance	0.00	5,000.00	-5,000.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	583.00	5,000.00	-4,417.00	11.7%
722061 · Pest Control Galdwin/Glover	0.00	2,000.00	-2,000.00	0.0%
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>900.01</b>	<b>137,700.00</b>	<b>-136,799.99</b>	<b>0.7%</b>
<b>725000 · Midtown Field Service Prog</b>				
<b>725001 · Field Service TEAM</b>	0.00	613,000.00	-613,000.00	0.0%
725002 · Graffiti	1,493.28	19,000.00	-18,506.72	7.5%
725003 · Supplies	75.40	24,500.00	-24,424.60	3.0%
725004 · Storage	737.00	7,500.00	-7,263.00	9.2%
725005 · Seasonal Planting PROW	0.00	250,000.00	-250,000.00	0.0%
725006 · Street Sign Replacement	0.00	10,000.00	-10,000.00	0.0%
725007 · Tree Maintenance	0.00	10,000.00	-10,000.00	0.0%
725008 · Landscaping/Tree Planting	0.00	25,000.00	-25,000.00	0.0%
725009 · Pet Waste Stations	0.00	5,000.00	-5,000.00	0.0%
725015 · Maintenance Expenses	34.76	4,000.00	-3,965.24	0.9%
725200 · Contingency Fund	0.00	100,000.00	-100,000.00	0.0%
<b>Total 725000 · Midtown Field Service Prog</b>	<b>2,233.44</b>	<b>1,047,500.00</b>	<b>-1,045,159.56</b>	<b>0.2%</b>
<b>726000 · Service Maintenance - Other</b>				
726004 · Street Safety & Bikeway Maint.	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	12,000.00	-12,000.00	0.0%
726050 · Wayfinding Signage - Caroline	0.00	2,500.00	-2,500.00	0.0%
726055 · Wayfinding Signage - Holman S	0.00	2,500.00	-2,500.00	0.0%
<b>726100 · Legacy Maintenance</b>				
726110 · Water Bills Legacy	3,618.90	26,500.00	-22,881.10	13.7%
726120 · Electricity Bills Legacy	0.00	20,000.00	-20,000.00	0.0%
726130 · Irrigation Repairs Legacy	0.00	27,000.00	-27,000.00	0.0%
726140 · Street Furniture Legacy	0.00	17,000.00	-17,000.00	0.0%
726150 · Pavers Legacy	0.00	10,000.00	-10,000.00	0.0%
726160 · Pest Control Legacy	0.00	3,000.00	-3,000.00	0.0%
726170 · Legacy Tools and Supplies	0.00	1,500.00	-1,500.00	0.0%
<b>Total 726100 · Legacy Maintenance</b>	<b>3,618.90</b>	<b>105,000.00</b>	<b>-101,381.10</b>	<b>3.4%</b>
<b>726200 · District New Improvement Prgs</b>				
726210 · Water Bills New Impr	924.92	37,000.00	-36,075.08	2.5%
726220 · Electricity New Impr	850.82	23,150.00	-22,299.18	3.7%
726230 · Irrigation Repairs New Impr	0.00	34,000.00	-34,000.00	0.0%
726240 · Street Furniture New Impr	0.00	22,000.00	-22,000.00	0.0%
726250 · Pavers New Impr	0.00	17,500.00	-17,500.00	0.0%
726260 · New Improvement Tools & Supplie	0.00	1,500.00	-1,500.00	0.0%
<b>Total 726200 · District New Improvement Prgs</b>	<b>1,775.74</b>	<b>135,150.00</b>	<b>-133,374.26</b>	<b>1.3%</b>
726300 · Maintenance Contingency	0.00	100,000.00	-100,000.00	0.0%
726400 · Repair and Replacement	0.00	100,000.00	-100,000.00	0.0%
728000 · Program/Project Management	0.00	256,855.00	-256,855.00	0.0%
<b>Total 726000 · Service Maintenance - Other</b>	<b>5,394.64</b>	<b>734,915.00</b>	<b>-729,520.36</b>	<b>0.7%</b>
<b>Total 720000 · Service &amp; Maintenance</b>	<b>8,635.09</b>	<b>1,920,115.00</b>	<b>-1,911,479.91</b>	<b>0.4%</b>
<b>Total Expense</b>	<b>8,635.09</b>	<b>1,920,115.00</b>	<b>-1,911,479.91</b>	<b>0.4%</b>
<b>Net Ordinary Income</b>	<b>-8,635.09</b>	<b>-1,920,115.00</b>	<b>1,911,479.91</b>	<b>0.4%</b>
<b>Net Income</b>	<b>-8,635.09</b>	<b>-1,920,115.00</b>	<b>1,911,479.91</b>	<b>0.4%</b>

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

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
<b>Total 730000 · Parking Benefits District</b>	0.00	179,679.00	-179,679.00	0.0%
<b>Total Expense</b>	0.00	179,679.00	-179,679.00	0.0%
<b>Net Ordinary Income</b>	0.00	-179,679.00	179,679.00	0.0%
<b>Net Income</b>	<b>0.00</b>	<b>-179,679.00</b>	<b>179,679.00</b>	<b>0.0%</b>

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**Midtown Management District  
District Administration Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
800000 · District Administration				
802000 · Legal Counsel	0.00	140,000.00	-140,000.00	0.0%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	20,000.00	-20,000.00	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	14,000.00	-14,000.00	0.0%
804005 · Insurance - other	0.00	6,500.00	-6,500.00	0.0%
<b>Total 804000 · Insurance Expense</b>	<b>0.00</b>	<b>24,650.00</b>	<b>-24,650.00</b>	<b>0.0%</b>
805000 · Assessment Collection Costs				
805120 · Collection Costs	2,955.03	65,000.00	-62,044.97	4.5%
<b>Total 805000 · Assessment Collection Costs</b>	<b>2,955.03</b>	<b>65,000.00</b>	<b>-62,044.97</b>	<b>4.5%</b>
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	506.03	5,000.00	-4,493.97	10.1%
806005 · Gen. Operating/Admin. Expenses	222.75	2,000.00	-11,777.25	1.9%
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00	0.0%
<b>Total 806000 · General Operating/Admin. Exp.</b>	<b>728.78</b>	<b>12,400.00</b>	<b>-21,671.22</b>	<b>3.3%</b>
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	289.64	21,000.00	-20,710.36	1.4%
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	<b>289.64</b>	<b>21,000.00</b>	<b>-20,710.36</b>	<b>1.4%</b>
809000 · Administration Expense	0.00	340,253.00	-340,253.00	0.0%
<b>Total 800000 · District Administration</b>	<b>3,973.45</b>	<b>638,303.00</b>	<b>-634,329.55</b>	<b>0.6%</b>
<b>Total Expense</b>	<b>3,973.45</b>	<b>638,303.00</b>	<b>-634,329.55</b>	<b>0.6%</b>
<b>Net Ordinary Income</b>	<b>-3,973.45</b>	<b>-638,303.00</b>	<b>634,329.55</b>	<b>0.6%</b>
<b>Net Income</b>	<b>-3,973.45</b>	<b>-638,303.00</b>	<b>634,329.55</b>	<b>0.6%</b>

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**Midtown Management District  
Bloomberg Use of Funds  
January 2026**

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	19,619.69	169,500.00	-149,880.31	11.6%
Total Expense	19,619.69	169,500.00	-149,880.31	11.6%
Net Ordinary Income	-19,619.69	-169,500.00	149,880.31	11.6%
Net Income	<b>-19,619.69</b>	<b>-169,500.00</b>	<b>149,880.31</b>	<b>11.6%</b>

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**Midtown Management District**  
**Special Projects Use of Funds**  
**January 2024 through January 2026**

Accrual Basis

	Jan '24 - Jan 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>991000 · Special Projects - Board Apprvd</b>				
<b>991100 · Security &amp; Public Safety</b>				
991110 · Spec. Proj - Direct Enforcement	227,000.00	227,000.00	0.00	100.0%
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	158,750.00	160,000.00	-1,250.00	99.2%
<b>Total 991100 · Security &amp; Public Safety</b>	465,750.00	467,000.00	-1,250.00	99.7%
<b>991200 · Marketing and Economic Dev</b>				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
<b>Total 991200 · Marketing and Economic Dev</b>	112,214.42	75,000.00	37,214.42	149.6%
<b>991300 · Urban Planning</b>				
991310 · Spec. Proj - Sidewalks & Curbs	1,056.00	165,000.00	-163,944.00	0.6%
<b>Total 991300 · Urban Planning</b>	1,056.00	165,000.00	-163,944.00	0.6%
<b>991400 · Cultural Arts &amp; Ent</b>				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	200,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
<b>Total 991400 · Cultural Arts &amp; Ent</b>	0.00	260,000.00	-260,000.00	0.0%
<b>991500 · Service &amp; Maintenance</b>				
991510 · Spec. Proj - Legacy Repair Heav	442,717.62	750,000.00	-307,282.38	59.0%
<b>Total 991500 · Service &amp; Maintenance</b>	442,717.62	750,000.00	-307,282.38	59.0%
<b>Total 991000 · Special Projects - Board Apprvd</b>	1,021,738.04	1,717,000.00	-695,261.96	59.5%
<b>Total Expense</b>	1,021,738.04	1,717,000.00	-695,261.96	59.5%
<b>Net Ordinary Income</b>	-1,021,738.04	-1,717,000.00	695,261.96	59.5%
<b>Net Income</b>	-1,021,738.04	-1,717,000.00	695,261.96	59.5%

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**Midtown Management District  
Check Detail Report**

As of February 24, 2026

Type	Date	Num	Name	Memo	Amount
<b>10000 · Operating Funds</b>					
<b>107600 · Texas Capital Operating x 2140</b>					
Check	02/03/2026	11328	CAROLINE STREET REALT...	PROPERTY TAX OVERAGE PAYMENTS	-624.80
Check	02/03/2026	11329	Optimal Beverage Inc.	81 019 077 000 0003 PROPERTY TAX OVERAGE PAYMEN...	-26.57
Check	02/03/2026	11330	JBT MAGNOLIA PROPERTI...	81 033 247 005 0006 PROPERTY TAX OVERAGE PAYMEN...	-135.14
Check	02/03/2026	11331	Mary K. Gaumer	81 019 088 000 0016 PROPERTY TAX OVERAGE PAYMENT	-106.19
Check	02/03/2026	11332	SUSAN KNIGHT SOLE PROP	81 051 356 000 0002 PROPERTY TAX OVERAGE PAYMENT	-120.08
Check	02/03/2026	11333	CORELOGIC CENTRALIZED...	PROPERTY TAX OVERAGE PAYMENTS	-12,717.21
Check	02/03/2026	11334	401 Richmond LLC'	81 025 023 000 0005 PROPERTY TAX OVERAGE PAYMENT	-197.73
Check	02/03/2026	11335	CORELOGIC COMMERCIAL'	PROPERTY TAX OVERAGE PAYMENT	-627.31
Check	02/03/2026	11336	KAU CHIACHIUN J	81 129 250 000 0072 PROPERTY TAX OVERAGE PAYMENT	-391.79
Bill Pmt -Check	02/04/2026	11337	Career and Recovery Resour...	Payment January 2026	-13,926.00
Bill Pmt -Check	02/04/2026	11338	Holder's Pest Solutions		-583.00
Bill Pmt -Check	02/04/2026	11339	Jaime Giraldo	January 2, 2026- January 23, 2026	-87.73
Bill Pmt -Check	02/04/2026	11340	Kwik Kopy	Foam Board MAP Boundary Feb 2025	-149.00
Bill Pmt -Check	02/04/2026	11341	Midtown Redevelopment Aut...	Operating Expense Reimbursement Quarter Ending December...	-265,984.44
Bill Pmt -Check	02/04/2026	11342	Patrick Alexander	01.08.2026 Project Management	-660.00
Bill Pmt -Check	02/04/2026	11343	smc Logistics, LLC	Targeted Clean Ups with HPD December 2025	-3,600.00
Bill Pmt -Check	02/04/2026	11344	Spacetaker DBA Fresh Arts		-3,500.00
Bill Pmt -Check	02/04/2026	11345	BRACEWELL LLP	051911.000006 For Service Through December 31, 2025 Blo...	-300.00
Bill Pmt -Check	02/04/2026	11346	Equi-Tax, Inc.		-22,503.77
Bill Pmt -Check	02/04/2026	11347	Goode Systems & Consulting...	MacBook Pro Cable Lock for Maddison -January 2026	-53.98
Bill Pmt -Check	02/04/2026	11348	Harris County Treasurer	Constable Services for March 2026	-41,479.00
Bill Pmt -Check	02/04/2026	11349	Landscape Art	Midtown Streetscape Reimbursement IDS Project # 1174-015-05 Octo...	-56,973.60
Bill Pmt -Check	02/04/2026	11350	Midtown Redevelopment Aut...	Qtrly CPA Services - Ending November 2025	-15,367.09
Bill Pmt -Check	02/04/2026	11351	Sheldon Williams	Sounds Midtown- March 2026	-1,500.00
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3118 AUSTIN (Elizabeth GLOVER Park) JAN 2026	-47.81
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2401 CAROLINE ST 1/2 ESPL JAN 2026	-58.98
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2402 CAROLINE ST 1/2 ESPL JAN 2026	-19.26
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	811 HOLMAN ST ST 1/2 ESPL JAN 2026	-39.26
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1300 HOLMAN ST ST 1/2 B ESPL JAN 2026	-726.45
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1300 HOLMAN ST ST 1/2 ESPL JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2211 MAIN 1/2 JAN 2026	-19.26
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2600 MAIN 1/2 JAN 2026	-11.70
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2601 MAIN 1/2 JAN 2026	-19.26
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2615 MAIN 1/2 JAN 2026	-19.26
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	400 Elgin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	520 Elgin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	600 Elgin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	700 Elgin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	701 Elgin 1/2 JAN 2026	-130.65
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	801 Elgin 1/2 JAN 2026	-170.37
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	810 Elgin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1018 McGowen 1/2 JAN 2026	-127.25
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1322 McGowen 1/2 JAN 2026	-246.41
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1502 McGowen 1/2 JAN 2026	-140.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1600 Elgin 1/2 JAN 2026	-37.97
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1616 McGowen 1/2 JAN 2026	-8.09
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1800 Elgin 1/2 #A JAN 2026	-329.25
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	1800 McGowen 1/2 JAN 2026	-51.21
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2315 BAGBY 1/2 JAN 2026	-429.70
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	2350 Bagby 1/2 A/P1-2 JAN 2026	-641.54
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3198 Austin 1/2 JAN 2026	-157.13
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3198 Crawford 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3198 San Jacinto 1/2 JAN 2026	-395.45
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3199 Austin 1/2 JAN 2026	-77.69
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3199 Chenevert 1/2 JAN 2026	-51.21
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3199 SAN JACINTO 1/2 JAN 2026	-35.16
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3201 Jackson 1/2 JAN 2026	-157.13
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3201 San Jacinto 1/2 JAN 2026	-64.45
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3202 Austin 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3202 Crawford 1/2 JAN 2026	-158.42
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3202 La Branch 1/2 JAN 2026	-117.41
Bill Pmt -Check	02/04/2026	ACH	City of Houston-Water Dept.	3202 San Jacinto 1/2 JAN 2026	-11.49
Bill Pmt -Check	02/18/2026	11352	Co-Create Strategies LLC	HueMan Shelter January 2026	-562.50
Bill Pmt -Check	02/18/2026	11353	Cynthia Alvarado	Reimbursements - January 2026	-33.65
Bill Pmt -Check	02/18/2026	11354	Greater East End Managemen...	Graffiti Abatement January 13, & 27 2026 42 Abatements	-1,493.28
Bill Pmt -Check	02/18/2026	11355	Houston Business Journal		-1,056.00
Bill Pmt -Check	02/18/2026	11356	Midtown Parks Conservancy'		-387.87
Bill Pmt -Check	02/18/2026	11357	Midtown Redevelopment Aut...	Texas Capital Bank Fees for MMD Nov - Dec 2025	-216.05
Bill Pmt -Check	02/18/2026	11358	Network Outfitters, Inc.		-18,000.00
Bill Pmt -Check	02/18/2026	11359	Padron & Co	HueMan Shelter Website Maintenance Retainer January 2026	-750.00
Bill Pmt -Check	02/18/2026	11360	Ramiro Delgado	Reimbursements January 2026	-19.10

**Midtown Management District**  
**Check Detail Report**  
As of February 24, 2026

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	02/18/2026	11361	SEAL Security Solutions LLC	January 2026 - Commissioned Security Officers with Vehicle a...	-59,479.14
Bill Pmt -Check	02/18/2026	11362	DJ MAV HOLDINGS	Monthly Systems Check January 2026	-375.00
Bill Pmt -Check	02/18/2026	11363	Padron & Co	Retainers - January 2026	-8,250.00
Total 107600 · Texas Capital Operating x 2140					-536,828.65
Total 10000 · Operating Funds					-536,828.65
<b>TOTAL</b>					<b>-536,828.65</b>

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MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2026  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR END  
01/01/2026 TO 12/31/2026

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2025	0.1181	\$3,373,877.42	\$3,163,697.18	\$210,180.24	94%
2024	0.1181	\$3,285,182.61	\$3,247,536.25	\$37,646.36	99%
2023	0.1181	\$3,276,510.56	\$3,263,543.72	\$12,966.84	99%
2022	0.1181	\$3,187,732.34	\$3,181,613.26	\$6,119.08	99%
2021	0.1181	\$3,024,972.34	\$3,019,911.04	\$5,061.30	99%
2020	0.1181	\$2,811,116.60	\$2,807,225.05	\$3,891.55	99%
2019	0.1181	\$2,581,831.38	\$2,578,983.69	\$2,847.69	99%
2018	0.1181	\$2,381,416.63	\$2,378,906.32	\$2,510.31	99%
2017	0.1181	\$2,306,555.49	\$2,304,224.51	\$2,330.98	99%
2016	0.1181	\$2,217,803.36	\$2,216,321.80	\$1,481.56	99%
2015	0.1181	\$1,980,324.33	\$1,979,191.69	\$1,132.64	99%
2014	0.1181	\$1,783,793.61	\$1,782,474.25	\$1,319.36	99%
2013	0.1181	\$1,563,555.15	\$1,562,793.03	\$762.12	99%
2012	0.1181	\$1,451,155.01	\$1,450,802.25	\$352.76	99%
2011	0.1181	\$1,373,992.65	\$1,373,724.35	\$268.30	99%
2010	0.1181	\$1,366,296.19	\$1,365,999.29	\$296.90	99%
2009	0.1181	\$1,400,596.16	\$1,400,314.23	\$281.93	99%
2008	0.1181	\$1,388,676.58	\$1,388,459.49	\$217.09	99%
2007	0.1181	\$1,205,818.99	\$1,205,669.38	\$149.61	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2025 Assessment Collected	1,114,636.13	2,739,177.15
2024 Assessment Collected	7,745.15	21,513.47
2023 Assessment Collected	471.47	889.64
2022 Assessment Collected	299.25	299.25
2021 Assessment Collected		0.00
2020 Assessment Collected		0.00
2019 Assessment Collected		0.00
2018 Assessment Collected		0.00
2017 Assessment Collected		0.00
2016 Assessment Collected		0.00
2015 Assessment Collected		0.00
2014 Assessment Collected		289.56
2013 Assessment Collected		260.63
2012 Assessment Collected		257.51
2011 Assessment Collected		253.66
2010 Assessment Collected		251.25
2009 Assessment Collected		297.18
2008 Assessment Collected		269.42
2007 Assessment Collected		210.37
2006 Assessment Collected		188.74
2005 Assessment Collected		188.74
Prior Years Assessment Collected		417.36
Miscellaneous Revenue		0.00
Penalty & Interest	6,794.78	15,233.71
Overpayments	907.54	15,068.98
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	1,371.30	2,157.81
Collection Fees	2,436.32	7,695.59
<b>Total Revenue</b>	<b>1,134,661.94</b>	<b>2,804,920.02</b>
Overpayments & CAD Refunds Presented	1,642.92	16,589.74
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN 2015 - 2024

ASSESSED VALUE FOR 2021	2,568,831,965	
ASSESSED VALUE FOR 2022	2,699,180,317	
ASSESSED VALUE FOR 2023	2,774,352,685	
ASSESSED VALUE FOR 2024	2,781,695,635	
ASSESSED VALUE FOR 2025	2,856,797,150	UNCERTIFIED 24,982,251

Prepared by Equi-Tax Inc  
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2026**

**2025 TOP TEN ASSESSMENT PAYERS**

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

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT
COURTLANDT TOWER II LTD	81 135 486 00 0001	2025	11,323.05
***COHEN JAY H	81 019 190 000 0000	2013 - 2025	8,970.96
MIDTOWN REDEVELOPEMENT AUTH.	81 141 460 001 0000	2024	6,907.90
**ROBINSON DORRIS	81 031 231 000 0004	2016 - 2025	5,492.88
KH-RIET II FUNDING XXII LLC	81 141 170 00 0001	2025	5,019.25
HAMILTON PROFESSIONAL BULDING INC	81 019 118 000 0009	2024 - 2025	4,931.53
CRIADO MINNIE F	81 120 531 000 0006	2012 - 2025	4,589.71
FRED & SOODY SHARIFI PRTNSP LTD	81 144 841 001 0001	2025	4,428.75
KH-REIT II FUNDING XXII LLC	81 145 356 001 0001	2025	4,155.71
SMITH HARRY LEONARD	81 022 056 000 0003	2025	3,664.94
MATA MARCIAL & DIANA	81 019 077 000 0006	2017 - 2024	2,479.83

\*\*\*Suit Filed

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	YEAR	YEAR	YEAR	YEAR
	2022	2023	2024	2025
January	66%	65%	69%	61%
February	93%	94%	92%	94%
March	94%	95%	94%	0%
April	97%	96%	95%	0%
May	96%	96%	95%	0%
June	96%	97%	97%	0%
July	96%	97%	97%	0%
August	96%	98%	97%	0%
September	97%	98%	97%	0%
October	98%	98%	98%	0%
November	99%	98%	98%	0%
December	99%	99%	98%	0%

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2026

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,321.80	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,224.51	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,906.32	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,983.69	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,807,225.05	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,911.04	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,613.26	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,263,543.72	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,247,536.25	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,163,697.18	
			28,382,756.60	26,963,618.77		2,696,361.88

MAXIMUM RATE .1500 PER \$100

2025 EXEMPTIONS

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

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

Jur 953

**Summary**

For Tax Years 2005-2025, for the period of June 2009 through January 16, 2026

Settled

12,027,808,649	Original value of Settled accounts as of 01/16/2026
1,913	Number of Settled accounts as of 01/16/2026
1,276,704,412	Reduction in value of <b>Settled</b> accounts
<b>10.61%</b>	Average % reduction in value of <b>Settled</b> accounts

Unsettled

1,678,550,613	Original value of Unsettled accounts as of 01/16/2026
138	Number of Unsettled accounts as of 01/16/2026

0.11% rate per \$100 valuation

<b>\$210,271</b>	Estimated reduction in assessment on 138 Unsettled accounts, based on <b>10.61%</b> average
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**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

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
<b>Tax Year 2019</b>											
<b>Settled</b>											
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								
<b>Unsettled</b>											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-70009				0.00%		
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>3,115,440</b>								
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2022</b>											
<b>Settled</b>											
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	NA
			1,690,788,658				1,509,320,149				
			186								
<b>Unsettled</b>											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766				#DIV/0!		
Tax Year 2022	019090000000005	TND Investments LLC Inc	1,344,990	\$1,758.10	2022-68385				0.00%	Received	
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>2,271,390</b>								
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>2</b>								
<b>Tax Year 2023</b>											
<b>Settled</b>											
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,000	\$290.44	2023-46803				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	713,049	\$58,711.11	2023-61589	11/7/2025	42,500,000	\$8,518.61	14.51%	12/18/2025	12/30/2025
Tax Year 2023	019090000000003	2515 Caroline Ltd	86,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	77,178	\$7,885.75	2023-63136				0.00%	Received	
			1,700,093,200				1,483,225,115				
			184								
<b>Unsettled</b>											
Tax Year 2023	019090000000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
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%		
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>14,838,703</b>								
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>5</b>								
<b>Tax Year 2024</b>											
<b>Settled</b>											
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$407.56	RBAE-019782	12/5/2025	322,600	\$26.57	6.52%	25.25B	1/29/2026
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

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	002138000013	Shepherd W M	336,431	\$397.33	2024-51748	9/12/2025	330,000	\$7.60	1.91%	10/9/2025	10/29/2025
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748	9/12/2025	1,050,000	\$102.16	7.61%	10/9/2025	10/29/2025
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748	9/12/2025	325,000	\$43.12	10.10%	10/9/2025	10/29/2025
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.04	2024-51748	9/12/2025	3,290,000	\$485.55	11.11%	10/9/2025	10/29/2025
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748	9/12/2025	1,220,000	\$140.11	8.86%	10/9/2025	10/29/2025
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748	9/12/2025	915,000	\$15.58	1.42%	10/9/2025	10/29/2025
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748	9/12/2025	325,000	\$7.68	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$901.99	2024-51748	9/12/2025	675,000	\$104.81	11.62%	10/9/2025	10/29/2025
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$274.05	2024-51748	9/12/2025	227,500	\$5.37	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021760000001	Golconda Venture	2,676,266	\$3,160.67	2024-51748	9/12/2025	2,580,000	\$113.69	3.60%	10/9/2025	10/29/2025
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,797.81	2024-51748	9/12/2025	3,800,000	\$310.01	6.46%	10/9/2025	10/29/2025
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731	\$2,055.80	2024-51748	9/12/2025	1,719,000	\$36.29	1.77%	10/9/2025	10/29/2025
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793	\$4,944.60	2024-51748	9/12/2025	3,600,000	\$693.00	14.02%	10/9/2025	10/29/2025
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,444.50	2024-51748	9/12/2025	2,055,000	\$17.54	0.72%	10/9/2025	10/29/2025
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910	\$3,801.53	2024-51748	9/12/2025	2,820,000	\$471.11	12.39%	10/9/2025	10/29/2025
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,739.41	2024-51748	9/12/2025	6,727,500	\$794.23	9.09%	10/9/2025	10/29/2025
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,375.65	2024-51748	9/12/2025	980,000	\$199.27	14.69%	10/9/2025	10/29/2025
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.05	2024-51748	9/12/2025	955,000	\$109.17	8.83%	10/9/2025	10/29/2025
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-51748	9/12/2025	690,000	\$95.07	10.45%	10/9/2025	10/29/2025
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350	\$15.71	2024-75012	9/12/2025	13,350	\$0.00	0.00%	Received	NA
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,800,000	\$4,600.00	2024-75012	9/12/2025	3,800,000	\$188.96	4.04%	Received	10/29/2025
Tax Year 2024	0152380000002	2100 Milam LLC	1,120,000	\$1,330.00	2024-52702	9/12/2025	1,120,000	\$10.38	0.78%	10/9/2025	10/29/2025
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381	\$5,855.00	2024-54180	10/10/2025	4,550,000	\$482.30	8.24%	Received	11/25/2025
Tax Year 2024	0132650000001	Levan Group I LP	6,658,300	\$7,863.40	2024-54180	10/10/2025	6,250,000	\$482.20	6.13%	Received	11/25/2025
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,260,000	\$1,512.72	2024-65934	10/10/2025	1,260,000	\$206.66	12.19%	11/13/2025	11/25/2025
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,040,000	\$2,676.20	2024-71074	10/10/2025	2,040,000	\$266.96	9.98%	11/13/2025	11/25/2025
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,475,000	\$1,938.24	2024-77426	10/10/2025	1,475,000	\$196.26	10.13%	11/13/2025	11/25/2025
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,465,000	\$3,205.58	2024-77808	10/10/2025	2,465,000	\$294.42	9.18%	11/13/2025	11/25/2025
Tax Year 2024	0190280000010	Ak Amirian LLC	650,000	\$903.10	2024-77912	1/16/2026	650,000	\$135.45	15.00%	2/17/2026	
Tax Year 2024	0022630020001	H Midtown LP	40,500,000	\$54,519.22	2024-57441	11/7/2025	40,500,000	\$6,688.72	12.27%	12/18/2025	12/30/2025
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,600,000	\$5,901.34	2024-61850	11/7/2025	4,600,000	\$468.74	7.94%	Received	12/30/2025
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,175,000	\$4,227.75	2024-70967	11/7/2025	3,175,000	\$478.07	11.31%	12/18/2025	12/30/2025
Tax Year 2024	1246820010001	Opal Arrow LLC	4,300,000	\$5,871.05	2024-71791	11/7/2025	4,300,000	\$792.75	13.50%	12/18/2025	12/30/2025
Tax Year 2024	1251930010001	E & I Investments Inc	1,700,000	\$2,289.63	2024-74776	11/7/2025	1,700,000	\$281.93	12.31%	12/18/2025	12/30/2025
Tax Year 2024	0190900000001	BAP 2800 LLC	810,000	\$1,117.74	2024-77930	11/7/2025	810,000	\$161.13	14.42%	12/18/2025	12/30/2025
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,205,448	\$6,883.03	2024-52313	1/16/2026	5,205,448	\$735.40	10.68%	Received	2/26/2026
Tax Year 2024	0130770000011	WWBD LP	1,950,000	\$2,578.70	2024-71488	1/16/2026	1,950,000	\$275.75	10.69%	2/17/2026	
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,200,000	\$4,244.31	2024-77441	12/5/2025	3,200,000	\$465.11	10.96%	1/9/2026	1/29/2026
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,009,000	\$1,351.32	2024-77441	12/5/2025	1,009,000	\$159.69	11.82%	1/9/2026	1/29/2026
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	658,000	\$912.24	2024-82976	12/5/2025	658,000	\$135.14	14.81%	1/9/2026	1/29/2026
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-55055				0.00%	Received	
Tax Year 2024	<b>Total</b>	<b>Settled Accounts, original &amp; settled value</b>	<b>1,326,862,091</b>				<b>1,209,204,071</b>				
Tax Year 2024	<b>Total</b>	<b>Settled Accounts, number of accounts</b>	<b>163</b>								

<b>Unsettled</b>											
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828					#DIV/0!	
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257					#DIV/0!	

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

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	0220560000013	Smith Harry Leonard	187,500		2024-52257				#DIV/0!		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628				0.00%		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000	\$16,534.00	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.59	2024-62095				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-62121				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-62437				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458	\$912.27	2024-83933				0.00%		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-84123				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1469000010001	Midtown 2100 LLC	45,868,735	\$54,170.98	2024-852877				0.00%		
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>297,214,777</b>								
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>17</b>								

**Tax Year 2025**

<b>Settled</b>											
Tax Year 2025	0132640000008	LA2 Real Estate LLC	809,667	\$0.00	RBAE-025336	12/5/2025	730,000	BASA	0.00%	NA	
Tax Year 2025	0190230000005	2300 Chenevert Holdings LLC	1,010,618	\$0.00	RBAE-028920	12/5/2025	925,000	BASA	0.00%	NA	
Tax Year 2025	0021590000001	2121 Main QOZP LLC	4,367,800	\$0.00	RBAE-029647	12/5/2025	4,000,000	BASA	0.00%	NA	
Tax Year 2025	0190390000007	OX Midtown LLC	1,300,000	\$0.00	RBAE-029657	12/5/2025	1,000,000	BASA	0.00%	NA	
Tax Year 2025	0190280000007	Dennis Austin LLC	500,000	\$543.26	RBAE-024964	12/5/2025	445,000	\$17.72	3.26%	25.25B	12/30/2025
Tax Year 2025	0220670000013	Phan Dao C & Muoi	1,089,577	\$1,276.75	RBAE-026816	12/5/2025	990,000	\$107.56	8.42%	25.25B	12/30/2025
Tax Year 2025	0132580000001	Levan Real Estate LP	2,439,200	\$0.00	RBAE-027853	12/5/2025	2,375,000	BASA	0.00%	NA	NA
Tax Year 2025	0330110000003	Clifford Kitten Family LP	1,489,890	\$1,759.56	RBAE-029908	12/5/2025	1,350,000	\$165.21	9.39%	25.25B	12/30/2025
Tax Year 2025	0250330000001	Travis Street Corner LLC	1,074,452	\$0.00	RBAE-031123	12/5/2025	1,725,000	BASA	0.00%	NA	NA
Tax Year 2025	1290830010001	OX Midtown LLC	1,094,756	\$0.00	RBAE-031254	12/5/2025	3,800,000	BASA	0.00%	NA	NA
Tax Year 2025	0021520000009	1701 Webster Ltd	1,100,000	\$0.00	RBAE-035859	12/5/2025	1,880,000	BASA	0.00%	NA	NA
Tax Year 2025	0190400000003	2300 Fannin Ltd	1,609,662	\$1,901.01	RBAE-037091	12/5/2025	1,345,000	\$312.57	16.44%	25.25B	12/30/2025
Tax Year 2025	0250230000005	401 Richmond LLC	1,467,425	\$0.00	RBAE-038598	12/5/2025	1,300,000	BASA	0.00%	NA	NA
Tax Year 2025	1208150010001	Athletic Ventures Inc	3,834,632	\$4,528.70	RBAE-039605	12/5/2025	3,600,000	\$277.10	6.12%	25.25B	12/30/2025
Tax Year 2025	0081910000001	2303 MT LLC	3,963,839	\$0.00	RBAE-040589	12/5/2025	3,600,000	BASA	0.00%	NA	NA
Tax Year 2025	0513530000001	Michael J Paolucci Trust	722,589	\$0.00	RBAE-040565	12/5/2025	655,000	BASA	0.00%	25.25B	
Tax Year 2025	0132280000003	ATH Holdings LLC	1,608,791	\$0.00	RBAE-032079	12/5/2025	1,550,000	BASA	0.00%	25.25B	
Tax Year 2025	1481250010001	We 66 Midtown LLC	2,815,337	\$0.00	RBAE-039404	12/5/2025	2,600,000	BASA	0.00%	25.25B	
Tax Year 2025	1224910010001	Nova Terranova LLC	1,670,266	\$0.00	RBAE-039982	12/5/2025	1,425,000	BASA	0.00%	25.25B	
Tax Year 2025	1448440010001	Fred & Soody Sharifi Partenership Lt	4,140,000	\$0.00	RBAE-041437	12/5/2025	3,750,000	BASA	0.00%	25.25B	
Tax Year 2025	0190310000001	2602 Richmond Lp	2,220,000	\$0.00	RBAE-042919	12/5/2025	2,050,000	BASA	0.00%	25.25B	
Tax Year 2025	1363360010001	Megowen Brazos Venture LTD	4,058,270	\$0.00	RBAE-043166	12/5/2025	3,865,000	BASA	0.00%	25.25B	
Tax Year 2025	0190880000016	Gaumer Mary K	764,918	\$0.00	RBAE-044584	12/5/2025	675,000	BASA	0.00%	25.25B	
Tax Year 2025	0152380000001	Boyd Linda C	1,375,260	\$1,624.18	2025-61868	1/16/2026	1,185,000	\$224.70	13.83%	2/17/2026	
Tax Year 2025	0021380000013	Shepherd W M	336,569		2025-58340				#DIV/0!		
Tax Year 2025	0021390000001	Cars DB4 LP	1,085,228		2025-58340				#DIV/0!		

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	0021390000011	Cars DB4 LP	361,505		2025-58340				#DIV/0!		
Tax Year 2025	0021560000001	Duke Street Partners Ltd	3,846,801		2025-58340				#DIV/0!		
Tax Year 2025	0021560000007	Thomas Clayton O	1,337,030		2025-58340				#DIV/0!		
Tax Year 2025	0021750000006	Cars DB4 LP	928,410		2025-58340				#DIV/0!		
Tax Year 2025	0021750000008	Group 1 Realty Inc	331,575		2025-58340				#DIV/0!		
Tax Year 2025	0021750000016	Group 1 Realty Inc	724,725		2025-58340				#DIV/0!		
Tax Year 2025	0021750000017	Group 1 Realty Inc	232,103		2025-58340				#DIV/0!		
Tax Year 2025	0021760000001	Golconda Venture	2,697,009		2025-58340				#DIV/0!		
Tax Year 2025	1224190010001	Group 1 Realty Inc	4,062,500		2025-58340				#DIV/0!		
Tax Year 2025	1297010010001	Cars DB4 LP	1,740,451		2025-58340				#DIV/0!		
Tax Year 2025	1303900010001	Group 1 Realty Inc	2,031,250		2025-58340				#DIV/0!		
Tax Year 2025	1303900020001	Group 1 Realty Inc	2,070,306		2025-58340				#DIV/0!		
Tax Year 2025	1350820010001	Group 1 Realty Inc	3,307,111		2025-58340				#DIV/0!		
Tax Year 2025	1356990010001	Ellis Carolyn Rosenstock	7,496,099		2025-58340				#DIV/0!		
Tax Year 2025	1445340010001	Travis Partners Capital LLC	6,421,755		2025-58895				#DIV/0!	Received	
Tax Year 2025	1299450010003	Bennstrom Par W	542,300		RBAE-024595				#DIV/0!		
Tax Year 2025	0250230000009	401 Richmond LLC	1,720,750		RBAE-020233				#DIV/0!	Received	
Tax Year 2025	0260120000007	Jermar Company LC	677,375		RBAE-030074				#DIV/0!		
Tax Year 2025	0250010210002	4400 San Jacinto LLC	1,584,819		RBAE-023619				#DIV/0!		
Tax Year 2025	0060600000003	Hy Travis LLC	1,526,300		RBAE-040660				#DIV/0!		
Tax Year 2025	1278870000144	Rise Condominium Development Lp			RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000145	Rise Condominium Development Lp	1,118,925		RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000146	Rise Condominium Development Lp	463,350		RBAE-041106				#DIV/0!		
Tax Year 2025	0190320000008	LLR Mangement Inc	819,760		RBAE-046323				#DIV/0!		
Tax Year 2025	0021600000009	Ean Holdings LLC	598,000		RBAE-046360				#DIV/0!		
Tax Year 2025	0190900000003	2515 Caroline Ltd	1,200,019		RBAE-046687				#DIV/0!		
Tax Year 2025	0220750000001	4118 Fannin Square LLC	2,270,000		RBAE-047411				#DIV/0!		
Tax Year 2025	0220750000003	4118 Fannin Square LLC	2,112,000		RBAE-047411				#DIV/0!		
Tax Year 2025	0220750000005	4118 Fannin Square LLC	1,901,510		RBAE-047411				#DIV/0!		
<b>Tax Year 2025</b>	<b>Total</b>	<b>Settled Accounts, original &amp; settled</b>	<b>10,469,726</b>				<b>46,820,000</b>				
<b>Tax Year 2025</b>	<b>Total</b>	<b>Settled Accounts, number of accounts</b>	<b>63</b>								

<b>Unsettled</b>											
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	0132600010001	3201 Louisiana LLC	20,862,537		2024-55069				#DIV/0!		
Tax Year 2025	1357270010002	Wong Deran Yuwei & Tianbeng	558,250		2025-37198				#DIV/0!		
Tax Year 2025	0191440000005	3100 Fannin Purchase Company LLC	1,200,000		2025-52884				#DIV/0!		
Tax Year 2025	0191460000014	3100 Fannin Realty Ltd	4,577,721		2025-52884				#DIV/0!		
Tax Year 2025	0132380000001	Texas SFI Partnership 65 Ltd Etal	6,861,346		2025-53335				#DIV/0!		
Tax Year 2025	0330190000002	SC Plazas at Midtown LLC	6,475,926		2025-53609				#DIV/0!		
Tax Year 2025	1217650010001	Randalls Properties Inc	10,702,107		2025-54855				#DIV/0!		
Tax Year 2025	1192590010003	Sherman Way Midtown LLC Etal	43,600,000		2025-55598				#DIV/0!		
Tax Year 2025	1281320010001	Sky Land Lodge Tract LLC	4,958,000		2025-56614				#DIV/0!		
Tax Year 2025	1287780010001	VTT Polaris Properties LLC	3,617,952		2025-56614				#DIV/0!		
Tax Year 2025	1373900010001	HSC 3300 Main Coinvestment I. II. LLC	100,595,290		2025-56758				#DIV/0!		
Tax Year 2025	1258310010001	Midtown Scouta Square Property LP	5,139,058		2025-56025				#DIV/0!		
Tax Year 2025	1355840010001	Mid-Main Properties LP	72,571,192		2025-57210				#DIV/0!		
Tax Year 2025	0132590000003	Levan Real Estate LP	5,138,400		2025-58018				#DIV/0!		

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	0132650000001	Levan Grouo I LP	7,377,314		2025-58018				#DIV/0!		
Tax Year 2025	1292500000006	FGCD Holdings LP	277,778		2025-58075				#DIV/0!		
Tax Year 2025	1266470010001	Brooklyn McGowen LLC	5,920,117		2025-58387				#DIV/0!		
Tax Year 2025	0220560000003	Smith Harry Leonard	2,031,895		2025-59097				#DIV/0!		
Tax Year 2025	0220560000013	Smith Harry Leonard	187,500		2025-59097				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-59247				#DIV/0!		
Tax Year 2025	0330110000008	2416 Brazos LLC	1,528,466		2025-60077				#DIV/0!		
Tax Year 2025	1393240010001	2614 Brazos LLC	5,363,999		2025-60077				#DIV/0!		
Tax Year 2025	1221910010001	Trea SP IV Houston TX LLC	11,962,890		2025-60123				#DIV/0!		
Tax Year 2025	1502790010001	Ion Houston LLC	90,086,750		2025-60144				#DIV/0!		
Tax Year 2025	0190850000012	2908 Caroline LLC	5,063,466		2025-60156				#DIV/0!		
Tax Year 2025	1226500010001	MRI Midtown Ltd	19,468,731		2025-60290				#DIV/0!		
Tax Year 2025	1226500020001	Carolyn F Jackson Family Partnershi	3,460,608		2025-60290				#DIV/0!		
Tax Year 2025	1362780010001	Pearl Rosemont LLC	84,729,165		2025-60313				#DIV/0!		
Tax Year 2025	0132700010001	2900 Milam Partners Ltd	37,463,920		2025-60438				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-60928				#DIV/0!		
Tax Year 2025	1386330010001	Caydon Houston Property LP	107,415,920		2025-61086				#DIV/0!		
Tax Year 2025	1234150000001	VR Calais Holdings Limited Partners	69,869,717		2025-61086				#DIV/0!		
Tax Year 2025	0132700030001	Mcgowen Brazos Venture LTD	16,858,972		2025-61384				#DIV/0!		
Tax Year 2025	0330340010001	Mcgowen Brazos Venture LTD	34,695,782		2025-61384				#DIV/0!		
Tax Year 2025	0152380000002	2100 Milam LLC	1,463,063	\$1,363,497	2025-63106				0.00%		
Tax Year 2025	0022630020001	H Midtown LP	1,463,063		2025-63321				#DIV/0!		
Tax Year 2025	1211120010001	Ventana at Midtown 2021 LLC	47,767,103		2025-63322				#DIV/0!		
Tax Year 2025	0250250000009	TV Prop LLC	342,600		2025-63396				#DIV/0!		
Tax Year 2025	0250280000004	Ben Wah Prop LLC	1,097,000		2025-63396				#DIV/0!		
Tax Year 2025	0132640000004	Tehuacana Partners LTD	2,071,114		2025-63467				#DIV/0!		
Tax Year 2025	1300540010001	Central Bank	5,884,299		2025-64213				#DIV/0!		
Tax Year 2025	0190220000019	Ps Lpt Properties Investors	8,315,000		2025-65394				#DIV/0!		
Tax Year 2025	0132520000001	5C Plazas at Midtown LLC	13,350,000		2025-66508				#DIV/0!		
Tax Year 2025	1202710010001	5C Plazas at Midtown LLC	160,000		2025-66508				#DIV/0!		
Tax Year 2025	0152330000002	Post Midtown Square LP	6,079,861		2025-66545				#DIV/0!		
Tax Year 2025	1310080010001	Post Midtown Square LP	1,000,000		2025-66545				#DIV/0!		
Tax Year 2025	0191390000005	Boniuk Interests Ltd	1,697,425		2025-66996				#DIV/0!		
Tax Year 2025	0250250000001	Boniuk Interests Ltd	3,636,638		2025-66996				#DIV/0!		
Tax Year 2025	0190330000006	2323 Caroline LLC	408,469		2025-68717				#DIV/0!		
Tax Year 2025	1427200010001	2515 Caroline Ltd	1,875,000		2025-68717				#DIV/0!		
Tax Year 2025	0260070000005	Mary Griffith Wallace Trust Etal	909,348		2025-69143				#DIV/0!		
Tax Year 2025	1387230010001	Pearl Residences at Midtown Owner L	60,687,000		2025-69399				#DIV/0!		
Tax Year 2025	1387230020001	Pearl Residences at Midtown Owner L	18,337,322		2025-69403				#DIV/0!		
Tax Year 2025	0191450000009	Viengiac Corporation	1,064,232		2025-69662				#DIV/0!		
Tax Year 2025	0130720000001	San Jacinto Apartments LLC	2,199,700		2025-69863				#DIV/0!		
Tax Year 2025	1372850010001	Caroline St Realty Inc	3,711,681		2025-71058				#DIV/0!		
Tax Year 2025	1372850010002	Caroline St Realty Inc	1,135,586	\$1,341.13	2025-71058				0.00%		
Tax Year 2025	1349300000001	2800 Main LLC	72,639,195		2025-71157				#DIV/0!		
Tax Year 2025	0130770000011	WWBD LP	2,183,162		2025-71358				#DIV/0!		
Tax Year 2025	0250100000001	Cloudbreak Houston LLC	4,769,638		2025-72341				#DIV/0!		
Tax Year 2025	0250200000004	Cloudbreak Houston LLC	1,834,380		2025-72341				#DIV/0!		

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	1331360010001	Travis Street Plaza LP	6,500,302		2025-72341				#DIV/0!		
Tax Year 2025	0190330000004	Roesch Sonja	1,410,509		2025-72562				#DIV/0!		
Tax Year 2025	1251930010001	E & I Investments Inc	2,025,700		2025-72669				#DIV/0!		
Tax Year 2025	0192240000001	Strings Prop LLC	3,754,171		2025-72753				#DIV/0!		
Tax Year 2025	1200170010008	Kozadinos Interest Ltd	2,745,240		2025-74803				#DIV/0!		
Tax Year 2025	0330080000009	Macey louis & Trustee	1,398,159		2025-75375				#DIV/0!		
Tax Year 2025	0330080000007	2314 Brazos LLC	1,148,367		2025-75833				#DIV/0!		
Tax Year 2025	1480190010001	Smith St Office LLC	6,308,878		2025-76022				#DIV/0!		
Tax Year 2025	0191450000013	KMC Investment Inc	522,750		2025-76476				#DIV/0!		
Tax Year 2025	0132660000001	Milam Rosalie Interests LLC	5,750,783		2025-77287				#DIV/0!		
Tax Year 2025	1390260010001	4600 Main Street Housing LP	1,744,603	\$2,060.38	2025-77572				0.00%		
Tax Year 2025	0220700000003	Sabbaghi Gholamali	933,059		2025-77596				#DIV/0!		
Tax Year 2025	1206550010001	Wichita Enterprises Inc	2,307,183		2025-78007				#DIV/0!		
Tax Year 2025	0190730000001	WWBD LP	4,846,135		2025-78319				#DIV/0!		
Tax Year 2025	0021750000004	Mid Continent Houston Properties Ltd	1,350,000		2025-781059				#DIV/0!		
Tax Year 2025	0191760000010	Mutt LLC	433,973		2025-781595				#DIV/0!		
Tax Year 2025	0220530000005	KMC Property Management LLC	872,903		2025-78230				#DIV/0!		
Tax Year 2025	0132670000006	Dang Buu Q & Nguyen Dung T	803,521	948.96	2025-82208				0.00%		
Tax Year 2025	0132670000013	Dsng Buu Q	537,598	34.90	2025-82828				0.00%		
Tax Year 2025	0021580000001	JK Fannin LLC	6,076,100		2025-84670				#DIV/0!		
Tax Year 2025	1246820010002	Opal Arrow LLC	7,000,000		2025-88528				#DIV/0!		
Tax Year 2025	0190900000001	Bap 2800 LLC	246,556	\$1,111.44	2025-91632				0.00%		
Tax Year 2025	0190890000003	Bap 2800 LLC	1,518,460	\$1,793.94	2025-91633				0.00%		
Tax Year 2025	0190330000007	2323 Caroline LLC	788,544		2025-91660				#DIV/0!		
Tax Year 2025	0190330000008	2515 Caroline Ltd	1,650,000	1,944.94	2025-91660				0.00%		
Tax Year 2025	1261630010005	Garg Prabha	4,477,000		RBAE-024026				#DIV/0!		
Tax Year 2025	0060610000008	Hy Travis LLC	4,444,000		RBAE-028467				#DIV/0!		
Tax Year 2025	1385670010001	Smith Howard F III	4,380,000		RBAE-030651				#DIV/0!		
Tax Year 2025	1210050010005	410 Hadley LLC	483,000		RBAE-033171				#DIV/0!		
Tax Year 2025	1210050010004	408 Hadley LLC	49,000		RBAE-033181				#DIV/0!		
Tax Year 2025	0250320000006	HT Investment Corp	00,000		RBAE-035261				#DIV/0!		
Tax Year 2025	1211480010019	Anderson Rick	572,900		RBAE-037128				#DIV/0!		
Tax Year 2025	0021780000001	Aim Marketing Services LLC	2,770,252		RBAE-040854				#DIV/0!		
Tax Year 2025	1204350010001	Car Spa Midtown I Lp	4,886,758		RBAE-041828				#DIV/0!		
Tax Year 2025	0021520000003	Webster Chenevert LTD	633,522		RBAE-042441				#DIV/0!		
Tax Year 2025	0021510000001	Hamilton Midtown Ltd	1,716,918		RBAE-042443				#DIV/0!		
Tax Year 2025	0021700000009	1701 Webster Ltd	2,308,535		RBAE-042448				#DIV/0!		
Tax Year 2025	0220700000006	Hutchings Holding LLC	2,974,941		RBAE-042743				#DIV/0!		
Tax Year 2025	0220700000008	Hutchings Holdings LLC	1,328,308		RBAE-042744				#DIV/0!		
Tax Year 2025	0190320000014	Occidental Investment Co	706,233		RBAE-042827				#DIV/0!		
Tax Year 2025	1454010010001	2520 Caroline LLC	2,262,038		RBAE-042907				#DIV/0!		
Tax Year 2025	0250320000001	H & T Investment Corp	670,739		RBAE-045223				#DIV/0!		
Tax Year 2025	0191910000004	Leen Salam Inc	1,081,900		RBAE-045400				#DIV/0!		
Tax Year 2025	0190290000005	OS Austin LLC	1,020,743		RBAE-045647				#DIV/0!		
Tax Year 2025	0021520000014	1701 Webster Ltd	1,920,000		RBAE-046032				#DIV/0!		
Tax Year 2025	0021510000007	Webster-Chenevert Ltd	2,619,560		RBAE-046046				#DIV/0!		
Tax Year 2025	0332470040002	Parish Lucille M	754,000		RBAE-046291				#DIV/0!		

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 01/16/2026**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	0060600000001	CTV Investments LLC	554,280	\$654.60	RBAE-048035				0.00%		
Tax Year 2025	0152420000014	2204 Interests Ltd	3,600,000	\$4,251.60	RBAE-048278				0.00%		
Tax Year 2025	0130800000005	Lynx Lane Terraces	772,795		RBAE-048791				#DIV/0!		
Tax Year 2025	0191430000001	Cynthia Properties LP	1,059,024	\$1,250.71	RBAP-048031				0.00%		
Tax Year 2025	0191430000010	Cynthia Properties LP	360,000	\$425.16	RBAP-048047				0.00%		
<b>Tax Year 2025</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,361,106,823</b>								
<b>Tax Year 2025</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>113</b>								

**Cumulative**

**Settled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	12,027,808,649	10,751,104,237
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	1,913	

**Unsettled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	1,678,550,613
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	138

**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

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT TAX REPORT**  
**MIDTOWN MANAGEMENT DISTRICT**  
**March 4, 2026**

**Total delinquent assessments collected for the quarter are \$6,586.36**

**Top ten delinquent accounts:**

**Suit Filed:**

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0191900000006	COHEN JAY H - STUART ST We intervened in a suit filed by Harris County; we will monitor the case.	2013-2024	\$7,876.88
2. 0190180000009	2424 HAMILTON LLC - 2424 HAMILTON ST We intervened in a suit filed by City of Houston; we will monitor the case.	2024	\$2,485.86
3. 0191760000009	HONEY JAMES W - 1607 FRANCIS ST We intervened in a suit; judgment was signed on 08/27/2021 and abstract of judgment has been filed and a judgment letter has been sent to the owner. We spoke to the owner earlier last year, and they said they could not pay. The 2021-2024 assessments (base assessments of \$1,512.37) are also delinquent but were not included in the suit because they were not delinquent at the time of judgment.	2017-2020	\$1,618.11

**Deferrals:**

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0342590000004	ROBINSON DORRIS - 1520 LABELLA ST	2016-2024	\$4,786.38
2. 1205320000006	CRIADO MINNIE F - 220 OAK ST	2012-2018& 2020-2024	\$4,138.89
3. 0130860000009	ANTWINE LINDA - 1508 LABELLA ST	2009-2024	\$3,114.05
4. 1145880170016	BLOCKER NATHAN & MAGGOLIA H - 2016 MAIN ST 1716	2007-2024	\$2,985.09
5. 0190770000006	MATA MARCIAL & DIANA - 2709 JACKSON ST	2017-2024	\$2,479.83
6. 1145880220002	WALKER THOMAS F - 2016 MAIN ST 2202	2014-2024	\$2,168.15

**Other Accounts:**

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0190370000007	HOUSTON FANNIN MEDICAL CENTER PA - 2317 FANNIN ST On 2/18, we spoke with the taxpayer, and they said they would call us back later. We recently sent another demand letter and emailed statement.	2023-2024	\$2,168.15

**NOTES FOR CONSTRUCTION:**

**(INSTALL)**

**(52) - 115W UG LED STLs**

**23' TRADITIONAIRE BLK POLES**

**(38) - STL RISERS W/ 30 AMP FUSE**

**(3) - PULLBOXES**

**+/- 3,763' OF UG CONDUCTOR**

**FOR CONTINUATION SEE SHEET 2**

**DRAFT**

Please print all entries below except for signature

Approved and accepted \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

