



**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 a regular meeting of the **Midtown Management District** will be held on **Wednesday, February 1, 2017, at 6:00 p.m.** in the **Community Room of Central Bank, located at 2217 Milam Street, Houston TX 77002**, inside the boundaries of the District, **open to the public**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Call roll of the Board of Directors and verify that a quorum is present.
2. Receive Public Comments.
3. Consent Agenda.
 - a. Approve Minutes for the December 7, 2016 Board meeting.
 - b. Approve Minutes for the January 4, 2017 Board meeting
 - c. Approve financial report for the month of November 2016.
 - d. Approve financial report for the month of December 2016.
 - e. Ratify payment of invoices for December 2016.
 - f. Approve payment of invoices for January 2017.
 - g. Approve Equi-Tax Report for December 2016.
 - h. Approve Equi-Tax Report for January 2017.
 - i. Ratify Interlocal Agreement for Law Enforcement Services with Harris County for March 1, 2017 through February 28, 2018.
 - j. Ratify employee compensation, job titles and benefits.
 - k. Approve Amended and Restated Agreement with One World Strategy Group, LLC.
 - l. Approve First Amendment to the Interlocal Agreement for Maintenance of Baldwin Park
 - m. Approve First Amendment to the Interlocal Agreement for Development and Maintenance of Glover Park.
4. Review, discuss and take necessary action regarding a Letter of Engagement for the Audit for FY 2016.
5. Interlocal Agreement with the Midtown Redevelopment Authority
6. Receive committee activity reports and review, discuss and take necessary action regarding the following, as appropriate:

- a. Public Safety **Ben Robles, Chair**
 - i. Tableau reporting
 - b. Marketing **Debbie Tyler Dillard, Chair**
 - c. Service & Maintenance. **Darcy John Lefsrud, Chair**
 - d. Urban Planning **Allen Douglas, Chair**
 - e. Cultural Arts & Entertainment. **Eileen Morris, Chair**
 - f. Finance **Marylene Chan, Chair**
 - g. Executive. **William Franks, Board Chair**
7. Report on Capital Projects of the Midtown Redevelopment Authority.
 8. Update on Community Outreach and Engagement Survey.
 9. 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 the executive session, the presiding officer shall note which agenda items will be discussed.

10. Announcements.
11. Presentation: S.E.A.L Security Solutions, LLC.
12. Next meeting date: **Wednesday, March 1, 2017 at 11:00 a.m.**
Midtown Management District Offices
410 Pierce, 3rd floor conference room
Houston, TX 77002

13. Adjourn



SEAL

William R. Franks

William R. Franks, Chair
 Midtown Management District Board of Directors

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.*

DIRECTORS – Please notify Sally Adame at 713-526-7577 if you are unable to attend.

Midtown Management District
Sources and Uses of Funds
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget
Sources of Funds			
400000 - Revenue - Assessments			
400086 - FY15 Assessment Revenue	1,963,298.81	1,974,723.00	-11,424.19
400087 - FY14 Assessment Revenue	3,413.83	21,100.00	-17,686.17
400088 - FY13 Assessment Revenue	1,511.40	5,445.00	-3,933.60
400089 - FY12 Assessment Revenue	1,743.53	2,710.00	-966.47
400090 - FY11 Assessment Revenue	443.75	1,345.00	-901.25
400091 - FY10 Assessment Revenue	96.49	1,113.00	-1,016.51
400092 - FY09 Assessment Revenue	96.49	997.00	-900.51
400093 - FY08 Assessment Revenue	419.39	1,100.00	-680.61
400094 - FY07 Assessment Revenue	451.44	998.00	-546.56
400095 - FY06 Assessment Revenue	346.59	645.00	-298.41
400096 - FY05 Assessment Revenue	110.40	464.00	-353.60
400097 - FY04 Assessment Revenue	110.40	209.00	-98.60
400098 - FY03 Assessment Revenue	105.17	195.00	-89.83
400099 - FY02 Assessment Revenue	42.61	203.00	-160.39
400100 - FY01 Assessment Revenue	0.00	193.00	-193.00
400101 - FY00 Assessment Revenue	0.00	256.00	-256.00
400500 - Penalties & Interest	20,078.68	15,150.00	4,928.68
402300 - Estimated Payments	0.00	1,380.00	-1,380.00
402400 - Over Payments (Overpayments)	40,833.08	65,700.00	-24,866.92
402500 - Refunds/Assessment Adjustments	-92,279.52	-63,500.00	-28,779.52
402510 - Collection Costs (Fees charged to MMD for collections)	-38,044.32	-27,600.00	-10,444.32
402511 - CAD Correctons	2,096.71	0.00	2,096.71
402512 - CAD Lawsuit Corrections	56,065.57	0.00	56,065.57
402600 - Assessment Collection Costs	10,404.60	10,800.00	-395.40
400000 - Revenue - Assessments - Other	9.47	0.00	9.47
Total 400000 - Revenue - Assessments	1,971,354.57	2,013,626.00	-42,271.43
400102 - Grant Revenue	26,275.00	0.00	26,275.00
403000 - Other Income (Other Income)			
403100 - Booth and Events Fees (Booth and Events Fees)	9,300.00	0.00	9,300.00
403105 - Application Fees (Non-Refundable Application Fees)	1,600.00	0.00	1,600.00
403110 - Event Sponsorship (Sponsorship of Events)	5,000.00	0.00	5,000.00
Total 403000 - Other Income (Other Income)	15,900.00	0.00	15,900.00
404000 - Int Income (Invest Interest Earned)	2,309.28	0.00	2,309.28
406000 - Interest on CD (Interest earned on CD purchases)	1,189.42	3,000.00	-1,810.58
Total	2,017,028.27	2,016,626.00	402.27
Total Sources	2,017,028.27	2,016,626.00	402.27
Uses of Funds			
500000 - Security and Public Safety			

Midtown Management District
Sources and Uses of Funds
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget
501000 · Street Lighting - Electricity	247,000.00	217,000.00	30,000.00
502000 · Enhancement Public Safety (Public Safety)	536,919.00	538,182.00	-1,263.00
507000 · Street Outage Survey	2,550.00	2,100.00	450.00
508000 · Public Safety Light Program	7,956.82	11,447.00	-3,490.18
509000 · National Night Out	1,995.28	3,816.00	-1,820.72
509500 · Public Safety Parks Program	1,420.00	3,816.00	-2,396.00
509600 · Strategy and Implementation	7,200.00	7,200.00	0.00
Total 500000 · Security and Public Safety	805,041.10	783,561.00	21,480.10
600000 · Marketing & Economic Developmen			
601000 · Media, Advertising & Promotion			
601003 · Event Partic/ Sponsoring	0.00	10,000.00	-10,000.00
601000 · Media, Advertising & Promotion - Other	3,758.48	15,000.00	-11,241.52
Total 601000 · Media, Advertising & Promotion	3,758.48	25,000.00	-21,241.52
602000 · Web-site Update & Maint.	3,436.00	800.00	2,636.00
603000 · Newspaper & Postage			
603004 · Resident/.Stake Holder Foc Cmmu	9,859.95	11,447.00	-1,587.05
Total 603000 · Newspaper & Postage	9,859.95	11,447.00	-1,587.05
606000 · Mobile Website Development	4,100.00	7,631.00	-3,531.00
607000 · Midtown eNews	638.64	1,100.00	-461.36
608000 · Kiosk - media	0.00	1,908.00	-1,908.00
609001 · Calendar (Artshound)	0.00	1,831.00	-1,831.00
609003 · Cultural Arts Guide	12,509.00	15,262.00	-2,753.00
609500 · Marketing & Economic Developmen	1,529.00	10,000.00	-8,471.00
609600 · Marketing and Branding	7,200.00	7,200.00	0.00
Total 600000 · Marketing & Economic Developmen	43,031.07	82,179.00	-39,147.93
700000 · Urban Planning			
701001 · Seasonal Banners	0.00	6,486.00	-6,486.00
701010 · Bike Racks	1,000.00	2,953.00	-1,953.00
701051 · Holiday decor Bagby St Park	0.00	7,631.00	-7,631.00
702010 · Special Projects			
702021 · Circulator Pilot Program (Transportation Service Provider)	4,995.00	5,000.00	-5.00
702022 · Before I Die Wall	871.14	1,000.00	-128.86
702010 · Special Projects - Other	0.00	37,156.00	-37,156.00
Total 702010 · Special Projects	5,866.14	43,156.00	-37,289.86
706600 · Strategy Implementation	7,200.00	7,200.00	0.00
Total 700000 · Urban Planning	14,066.14	67,426.00	-53,359.86
710000 · Cultural Arts & Entertainment			
710101 · Arts Grant Funding Match	50,000.00	15,000.00	35,000.00

Midtown Management District
Sources and Uses of Funds
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget
710102 · Art Project Sponsorships	1,500.00	5,000.00	-3,500.00
710103 · Midtown Mural Project	5,000.00	5,000.00	0.00
710106 · Art in the Park			
Credit Card Charges (Credit Card Charges)	208.03		
Licensing Fees (Licensing Fees)	1,000.00		
710106 · Art in the Park - Other	18,094.48	22,893.00	-4,798.52
Total 710106 · Art in the Park	19,302.51	22,893.00	-3,590.49
710107 · Mistletoe Market			
Credit Card Charges (Credit Card Charges)	153.26		
Licensing Fees	1,500.00		
710107 · Mistletoe Market - Other	13,480.29	15,262.00	-1,781.71
Total 710107 · Mistletoe Market	15,133.55	15,262.00	-128.45
710110 · Parks Programming	9,635.80	15,262.00	-5,626.20
710111 · Master Plan	3,815.00	3,816.00	-1.00
710600 · Planning and Logistics	7,200.00	7,200.00	0.00
Total 710000 · Cultural Arts & Entertainment	111,586.86	89,433.00	22,153.86
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	695.49	2,863.00	-2,167.51
722052 · Electric	2,155.84	1,035.00	1,120.84
722054 · Irrigation repair	2,336.00	2,336.00	0.00
722055 · Landscape Repairs	3,547.40	4,775.00	-1,227.60
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	15,000.00	15,000.00	0.00
722060 · Baldwin/Glover Maintenance	11,452.00		
Total 722005 · Baldwin/Glover Park Maintenance	35,186.73	26,009.00	9,177.73
Total 722000 · Midtown Parks	35,186.73	26,009.00	9,177.73
725000 · Midtown Field Service Prog			
725002 · Graffiti	4,640.00	7,000.00	-2,360.00
725003 · Supplies	0.00	520.00	-520.00
725004 · Storage	2,904.00	3,407.00	-503.00
725005 · Seasonal Planting PROW	13,125.00	13,125.00	0.00
725007 · Tree Maintenance	0.00	19,000.00	-19,000.00
725008 · Landscaping/Tree Planting	14,890.00	14,890.00	0.00
725009 · Pet Bags	2,039.76	5,600.00	-3,560.24
725014 · Sidewalk Repairs/Replacement	0.00	25,019.00	-25,019.00
725000 · Midtown Field Service Prog - Other	203,415.27	212,000.00	-8,584.73
Total 725000 · Midtown Field Service Prog	241,014.03	300,561.00	-59,546.97

Midtown Management District
Sources and Uses of Funds
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	7,000.00	7,000.00	0.00
726020 · Park Signage Enhancements	0.00	1,908.00	-1,908.00
726100 · Legacy Maintenance	200,000.00	200,000.00	0.00
Total 726000 · Service Maintenance - Other	207,000.00	208,908.00	-1,908.00
727000 · Implementation and Support	7,200.00	7,200.00	0.00
Total 720000 · Service & Maintenance	490,400.76	542,678.00	-52,277.24
800000 · District Administration			
802000 · Legal Counsel	89,331.04	36,000.00	53,331.04
802040 · Public Hearing Service Plan	7,024.25	0.00	7,024.25
802041 · Assessment Appeals	49,570.94	0.00	49,570.94
803000 · Accounting & Auditing Expense	14,700.00	14,500.00	200.00
804000 · Insurance Expense			
804001 · Benefits	12,337.91	9,700.00	2,637.91
804003 · Director's & Officers Insurance (Director's & Officers Insurance)	3,592.00	4,168.00	-576.00
804004 · General Liability (General Liability)	7,573.00	7,742.00	-169.00
804005 · Insurance - other (Tax Bond, Property, Public Employee, Business Travel Acciden	2,753.00	2,740.00	13.00
Total 804000 · Insurance Expense	26,255.91	24,350.00	1,905.91
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge (bank service charge)	744.28	0.00	744.28
806005 · Gen. Operating/Admin. Expenses	118.00	0.00	118.00
806006 · District Cell Phone & Tablets	1,716.33	2,500.00	-783.67
806000 · General Operating/Admin. Exp. - Other	433.88	0.00	433.88
Total 806000 · General Operating/Admin. Exp.	3,012.49	2,500.00	512.49
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	4,828.07	3,000.00	1,828.07
Total 807000 · Board Meeting & Misc. Exp.	4,828.07	3,000.00	1,828.07
809000 · Administration Expense (Reimbursements to MRA)	324,380.37	371,000.00	-46,619.63
Total 800000 · District Administration	519,103.07	451,350.00	67,753.07
Total Expense	1,983,229.00	2,016,626.00	-33,397.00
Net Increase (/Decrease) for the Period	33,799.27	0.00	33,799.27

Midtown Management District

Balance Sheet

As of December 31, 2016

Dec 31, 16

ASSETS

Current Assets

Checking/Savings

10000 · Operating Funds 1,001,657.99

10001 · Reserved Funds 348,409.29

10002 · Restricted Funds 11,475.95

Total Checking/Savings 1,361,543.23

Accounts Receivable

120000 · Assessments Receivable 1,868,608.61

123000 · MTA 4,000.00

Total Accounts Receivable 1,872,608.61

Other Current Assets

130500 · Prepaid Expense 19,850.00

Total Other Current Assets 19,850.00

Total Current Assets 3,254,001.84

Other Assets

130501 · Other Misc Assets 45,596.00

Total Other Assets 45,596.00

TOTAL ASSETS 3,299,597.84

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

200000 · Accounts Payable 263,996.40

Total Accounts Payable 263,996.40

Other Current Liabilities

203000 · Other Accts Payable 247,000.00

205000 · Deferred Assessment Revenues 1,868,608.61

205100 · Prepaid Income 501,798.60

207000 · Bal due to MRA from FTA Reimbur 8,444.00

Total Other Current Liabilities 2,625,851.21

Total Current Liabilities 2,889,847.61

Total Liabilities 2,889,847.61

Equity

390000 · Fund Balance-Prior 375,950.96

Net Income 33,799.27

Total Equity 409,750.23

TOTAL LIABILITIES & EQUITY 3,299,597.84

Midtown Management District
Transaction Detail by Account
As of February 1, 2017

Type	Date	Num	Name	Memo	Credit	Debit	Balance
							276,929.17
FEBRUARY 2017							
Bill Pmt - Check	01/05/2017	6888	Public Storage	Storage Fees; A319 MAR 2017 thru DEC 2017		2,625.00	274,304.17
Bill Pmt - Check	01/10/2017	6889	City of Houston - Mayor's Office	City of Houston Midtown Application Fee { Art in the Park 2017}		55.91	274,248.26
Transfer	01/13/2017	6078602	LOGIC	Funds Transfer to LOGIC Investment account to collect higher interest rates.		600,000.00	-325,751.74
Transfer	01/24/2017	6078889	LOGIC	Funds Transfer to collect a higher interest rate		300,000.00	-625,751.74
Bill Pmt - Check	01/24/2017	6890	Central Bank	MMD Board of Directors Meeting {February 1, 2017}		250.00	-626,001.74
Deposit	01/26/2017		Deposit	January Revenue Assessments	1,005,579.78		379,578.04
Check	02/01/2017	6908	MidCorp	Expense Reimbursement: MMD Credit Card Charges		803.50	378,774.54
Check	02/01/2017	6891	Michelle Ashton	Expense Reimbursement		12.01	378,762.53
Check	02/01/2017	6892	Nova Terranova LLC	4817 Main St 81 122 491 001 0001 TAX YEAR: 2016		407.45	378,355.08
Check	02/01/2017	6893	Kozadino Interest Ltd	81 120 017 001 0008 4916 Main St TAX YEAR: 2016		177.88	378,177.20
Check	02/01/2017	6894	MID CONTINENT HOUSTON	81 002 175 000 0004 1218 WEBSTER ST. TAX YEAR: 2014		118.10	378,059.10
Check	02/01/2017	6895	BINHUI & JAHSUAN LIU	81 124 269 001 0009 2414 LA BRANCH ST. TAX YEAR: 2016		415.71	377,643.39
Check	02/01/2017	6896	MidCorp	MIDTOWN AND MAINTENANCE AGREEMENT: 2017 LEGACY MAINTENANCE PROJECT		206,000.00	171,643.39
Bill Pmt - Check	02/01/2017	6897	BRACEWELL LLP	051911.000003 Services DECEMBER 31, 2016 Meeting Services		603.00	171,040.39
Bill Pmt - Check	02/01/2017	6898	Bryan J. Ross	Distribution of the MIDTOWN NEWSPAPER {WINTER ISSUE}		500.00	170,540.39
Bill Pmt - Check	02/01/2017	6899	Ensemble Theatre	Midtown Management District Annual Town Hall Meeting		200.00	170,340.39
Bill Pmt - Check	02/01/2017	6900	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- FEB 2017; 2017 Annual Records charges		10,068.35	160,272.04
Bill Pmt - Check	02/01/2017	6901	Greater East End Management District	Graffiti Abatement: Constituent visits, follow-up visits-1 Sites Abated {12/09/16}: 45 Sites Aba...		640.00	159,632.04
Bill Pmt - Check	02/01/2017	6902	Harris County Treasurer	Constable Services for MARCH 2017		39,201.00	120,431.04
Bill Pmt - Check	02/01/2017	6903	Metropolitan Landscape	Field Maintenance Services in Midtown - JANUARY Services 17'		16,949.00	103,482.04
Bill Pmt - Check	02/01/2017	6904	Reliable Signal & Lighting	Baldwin Park Project: Provide TY A and TY C fixtures componets		11,556.82	91,925.22
Bill Pmt - Check	02/01/2017	6905	Runaway Productions LLC	Website updates/video		1,000.00	90,925.22
Bill Pmt - Check	02/01/2017	6906	SEAL Security Solutions LLC	Commissioned Security Offiicer w/Vehicle & K-9 {12/27/16-12/31/16}		2,560.00	88,365.22
Bill Pmt - Check	02/01/2017	6907	Southwest Wholesale	Monthly Maintenance Agrmt Baldwin Park/Glover Park JAN 2017		1,250.00	87,115.22
Bill Pmt - Check	02/01/2017	6909	Burney & Foreman	Legal Services JUL/AUG/SEP/OCT 2016		32,670.00	54,445.22
Total 106010 - Wells Fargo Assessment Acct					1,005,579.78	1,228,063.73	54,445.22
Total 106000 - Wells Fargo Bank					1,005,579.78	1,228,063.73	54,445.22
TOTAL					1,005,579.78	1,228,063.73	54,445.22

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 January 31, 2017
 BILLING AND COLLECTION SUMMARY
 FISCAL YEAR END
 01/01/2017 TO 12/31/2017

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.1181	\$2,329,157.36	\$1,504,180.45	\$824,976.91	65%
2015	0.1181	\$1,990,750.34	\$1,964,580.16	\$26,170.18	99%
2014	0.1181	\$1,784,505.94	\$1,775,603.34	\$8,902.60	99%
2013	0.1181	\$1,563,555.15	\$1,558,381.90	\$5,173.25	99%
2012	0.1181	\$1,451,155.01	\$1,450,008.11	\$1,146.90	99%
2011	0.1181	\$1,373,992.65	\$1,373,338.34	\$654.31	99%
2010	0.1181	\$1,366,296.19	\$1,365,599.08	\$697.11	99%
2009	0.1181	\$1,400,596.16	\$1,399,868.09	\$728.07	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2016 Assessment Collected	1,002,381.85	1,002,381.85
2015 Assessment Collected	1,281.35	1,281.35
2014 Assessment Collected	50.79	50.79
2013 Assessment Collected	50.79	50.79
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
2003 Assessment Collected	0.00	0.00
2002 Assessment Collected	0.00	0.00
2001 Assessment Collected	0.00	0.00
2000 Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	346.76	346.76
Overpayments	16,323.52	16,323.52
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	0.00	0.00
Collection Fees	304.80	304.80
Court Costs	0.00	0.00
Total Revenue	1,020,739.86	1,020,739.86
Overpayments & CAD Refunds Presented	1,119.14	1,119.14
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2016	1,972,174,460	UNCERTIFIED 580,154
ASSESSED VALUE FOR 2015	1,685,647,445	UNCERTIFIED 225,000
ASSESSED VALUE FOR 2014	1,511,618,605	
ASSESSED VALUE FOR 2013	1,323,924,342	
ASSESSED VALUE FOR 2012	1,228,750,364	
ASSESSED VALUE FOR 2011	1,163,414,081	

Assessment Collection Account: Wells Fargo Bank, Acct# 9473393339

Prepared by Equi-Tax Inc
 Kenneth R. Byrd
 Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
January 31, 2017**

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	99,598,446	117,625.76
VR Calais Holdings Limited Partners	Multi-Family Units	68,000,000	80,308.00
2009 CPT Community Owner LLC	Multi-Family Units	66,497,840	78,533.95
AB Merion II Metro Midtown LLC	Multi-Family Units	54,981,775	64,933.48
Camden Property Trust	Multi-Family Units	54,772,061	64,685.80
3800 Main LLC	Multi-Family Units	52,533,328	62,041.86
4001 Fannin No 1A LTD	Multi-Family Units	50,637,000	59,802.30
McGowen Brazos Venture LTD	Multi-Family Units	49,986,743	59,034.34
CPT Community Owner LLC	Multi-Family Units	44,889,000	53,013.91
Sherman Way Midtown LLC ET AL	Multi-Family Units	44,238,912	52,246.16

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ASSESSMENT YEAR	
*MIDTOWN CENTRAL SQUARE LLC	2013 - 2015	14,996.88
WASHINGTON ROMANUEL L JR	2000 - 2014	2,884.42
HOUSTON COMMUNITY COLLEGE	2015	2,617.38
*COHEN JAY H	2013 - 2015	1,455.48
BLOCKER NATHAN & MAGNOLIA H	2007 - 2015	1,251.65
CRIADO MINNIE F	2012 - 2015	1,225.25
ANTWINE LINDA	2009 - 2015	1,177.23
ANNUNZIATO PATRICK	2013 - 2015	1,089.98
TRE CONCRETE LLC	2014 - 2015	918.96
GALVAN RICHARD R	2015	855.82

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	2013	2014	2015	2016
January	77%	65%	73%	65%
February	94%	92%	93%	
March	95%	94%	96%	
April	96%	95%	96%	
May	96%	96%	97%	
June	97%	96%	97%	
July	97%	97%	97%	
August	97%	98%	98%	
September	98%	99%	98%	
October	98%	99%	98%	
November	98%	99%	98%	
December	98%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
January 31, 2017**

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,964,580.16	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	1,504,180.45	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63		
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67		
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11		
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10		
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44		
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17		
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13		
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

EXEMPTIONS

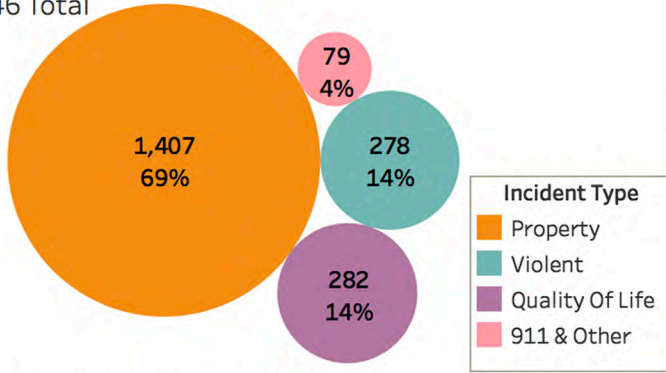
EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1286	20% (State Maximum)	80,431,560
Over 65	118	15,000	1,740,000
Disability	7	15,000	105,000
Disabled Veteran	10	Per Statute	487,356
Over 65 Detached Single Family	37	Totally Exempt	12,704,331

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 11/04/2016**

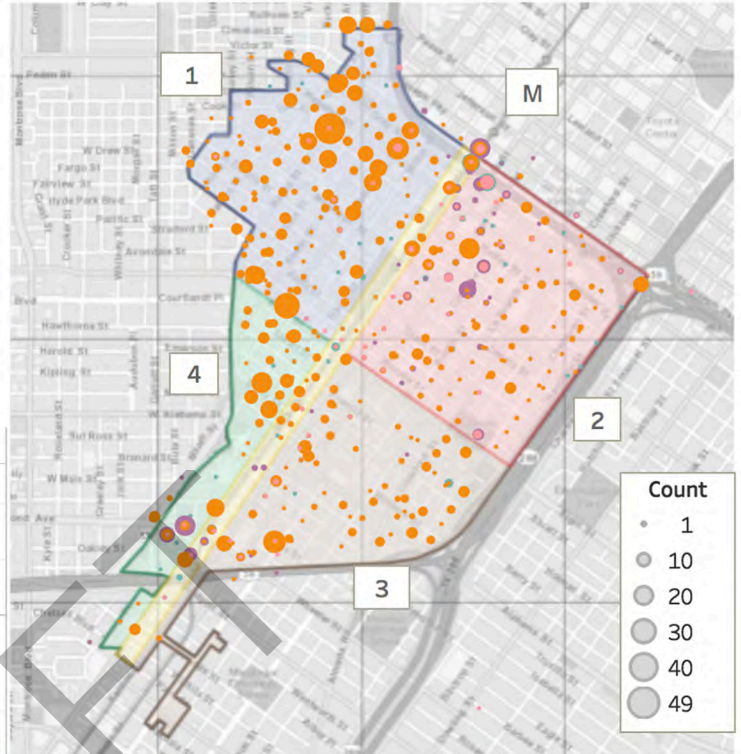
Tax Year	CAD No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2013											
Unsettled											
Tax Year 2013	013-261-000-0005	Graeter Arthur H Family Trust	\$54,583								
Tax Year 2013	Total	Unsettled Accounts, original value	\$54,583								
Tax Year 2013	Total	Unsettled Accounts, number of accounts	1		2014-62-408						
Tax Year 2014											
Settled											
Tax Year 2014	123-415-000-0001	Calais Emerald LLC	23,708.581	\$27,999.83	2014-53758	1/23/2015	21,460,000	\$2,655.57	9.48%	2/25/2015	3/26/2015
Tax Year 2014	123-415-000-0002	Calais Emerald LLC	22,801.927	\$26,929.08	2014-53758	1/23/2015	20,300,000	\$2,934.78	10.97%	2/25/2015	3/26/2015
Tax Year 2014	123-415-000-0003	Calais Emerald LLC	17,960.807	\$21,211.71	2014-53758	1/23/2015	16,240,000	\$2,032.27	9.58%	2/25/2015	3/26/2015
Tax Year 2014	015-246-000-0001	Sherman Way Midtown LLC et al	5,882.131	\$6,946.80	2014-39742	3/18/2015	5,700,000	\$215.10	3.10%	4/13/2015	4/30/2015
Tax Year 2014	119-259-001-0003	Sherman Way Midtown LLC et al	30,324.505	\$35,813.24	2014-39742	3/18/2015	29,500,000	\$973.74	2.72%	4/13/2015	4/30/2015
Tax Year 2014	019-079-000-0001	Skyland Lodge Tract LP	414.531	no change	2014-61624	3/24/2015	1,474,531	\$0.00	0.00%	na	na
Tax Year 2014	019-079-000-0008	Skyland Lodge Tract LP	2,201.348	\$2,599.79	2014-61624	3/24/2015	1,879,819	\$379.72	14.61%	4/21/2015	5/27/2015
Tax Year 2014	019-077-000-0003	Optimal Beverage Inc	264.950	\$312.91	101-14-00043	3/31/2015	213,850	\$60.35	19.29%	4/21/2015	5/27/2015
Tax Year 2014	130-178-001-0001	Elgin St Investments LP / Halcyon/ESI Manag	780.930	\$922.28	101-14-00046	3/31/2015	710,000	\$83.77	9.08%	4/21/2015	5/27/2015
Tax Year 2014	006-061-000-0001	Copesevic Holdings Ltd	1,200.000	\$1,417.20	2013-70793	4/20/2015	1,025,000	\$206.67	14.58%	6/5/2015	7/23/2015
Tax Year 2014	015-238-000-0001	Boyd Lmda C	770.000	\$909.37	2014-36131	5/8/2015	715,000	\$64.95	7.14%	7/6/2015	7/23/2015
Tax Year 2014	013-232-002-0001	306 McGowen Ventures Ltd	7,948.056	\$9,386.65	2014-52583	4/13/2015	6,825,000	\$1,326.32	14.13%	Received	6/25/2015
Tax Year 2014	033-034-001-0001	McGowen Brzos Venture Ltd	7,666.250	\$9,053.84	2014-52583	4/13/2015	6,550,000	\$1,318.29	14.56%	Received	6/25/2015
Tax Year 2014	033-034-001-0001	McGowen Brzos Venture Ltd	17,414.805	\$20,566.88	2014-52583	4/13/2015	14,925,000	\$2,940.45	14.30%	Received	6/25/2015
Tax Year 2014	122-491-001-0001	Nova Terranova LLC	2,174.000	\$2,567.49	2013-54797	4/21/2015	1,780,000	\$465.31	18.12%	6/12/2015	6/25/2015
Tax Year 2014	130-694-001-0001	CPT Development LP	40,689.920	\$48,054.80	2014-53920	4/22/2015	35,950,000	\$5,597.85	11.65%	6/12/2015	6/25/2015
Tax Year 2014	114-588-001-0009	2016 Main Owners Assoc Inc	65.000	No change	2014-52720	5/4/2015	65,000	\$0.00	0.00%	NA	NA
Tax Year 2014	114-588-006-0001	2016 Main Owners Assoc Inc	131.281	\$155.04	2014-52720	5/4/2015	75,000	\$66.46	42.87%	6/17/2015	7/23/2015
Tax Year 2014	013-253-000-0001	2016 Main Owners Assoc Inc	129.722	\$153.20	2014-52720	5/4/2015	75,000	\$64.62	42.18%	6/17/2015	7/23/2015
Tax Year 2014	015-247-000-0008	2009 CPT Community Owner LLC	2,531.250	no change	2014-54531	5/11/2015	2,531,250	\$0.00	0.00%	NA	NA
Tax Year 2014	015-247-000-0013	Camden Property Trust	2,539.600	no change	2014-54531	5/11/2015	2,539,600	\$0.00	0.00%	NA	NA
Tax Year 2014	015-248-000-0002	Camden Property Trust	375.000	no change	2014-54531	5/11/2015	375,000	\$0.00	0.00%	NA	NA
Tax Year 2014	021-257-000-0001	Camden Property Trust	3,250.200	no change	2014-54531	5/11/2015	3,250,200	\$0.00	0.00%	NA	NA
Tax Year 2014	126-647-001-0001	Camden Property Trust	39,893.950	\$47,114.75	2014-54531	5/11/2015	35,500,000	\$5,189.25	11.01%	6/17/2015	7/23/2015
Tax Year 2014	036-265-000-0003	Brooklyn McGowen LLC	3,896.802	\$4,602.12	2014-53895	6/22/2015	3,493,340	\$474.12	10.30%	Received	8/28/2015
Tax Year 2014	127-461-001-0001	Camden Property Trust	217.620	\$257.01	2014-54015	7/16/2015	217,620	\$0.00	0.00%	N/A	N/A
Tax Year 2014	127-462-001-0001	2009 CPT Community Owner LLC	17,646.719	\$20,840.78	2014-54015	7/16/2015	16,529,471	\$1,319.47	6.33%	9/17/2015	10/1/2015
Tax Year 2014	121-112-001-0001	2009 CPT Community Owner LLC	7,570.809	\$8,941.13	2014-54015	7/16/2015	7,112,746	\$540.98	6.05%	9/17/2015	10/1/2015
Tax Year 2014	025-025-000-0001	4001 Fannin No 1 Ltd et al	41,800.000	\$49,365.80	2014-54368	7/16/2015	37,500,000	\$5,078.30	10.29%	Received	10/1/2015
Tax Year 2014	025-025-000-0003	Bonluk Interests Ltd	1,700.000	\$2,007.70	2014-48680	7/21/2015	1,494,400	\$242.81	12.09%	9/17/2015	10/1/2015
Tax Year 2014	015-233-000-0002	Bonluk Interests Ltd	276.300	\$326.31	2014-48680	7/21/2015	235,000	\$48.77	14.95%	9/17/2015	10/1/2015
Tax Year 2014	015-234-000-0001	Post Midtown Square LP	28,292.617	\$33,413.58	2014-52715	7/22/2015	25,300,000	\$3,534.28	10.58%	9/17/2015	10/1/2015
Tax Year 2014	015-234-000-0001	Post Midtown Square LP	11,690.586	\$13,806.58	2014-52715	7/22/2015	10,450,000	\$1,465.13	10.61%	9/17/2015	10/1/2015

A. Incident Type and Count

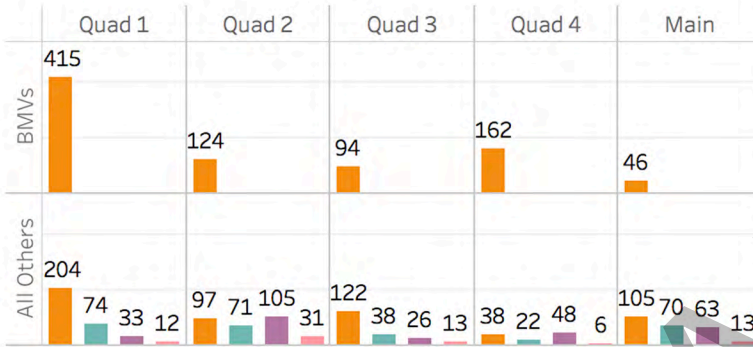
2,046 Total



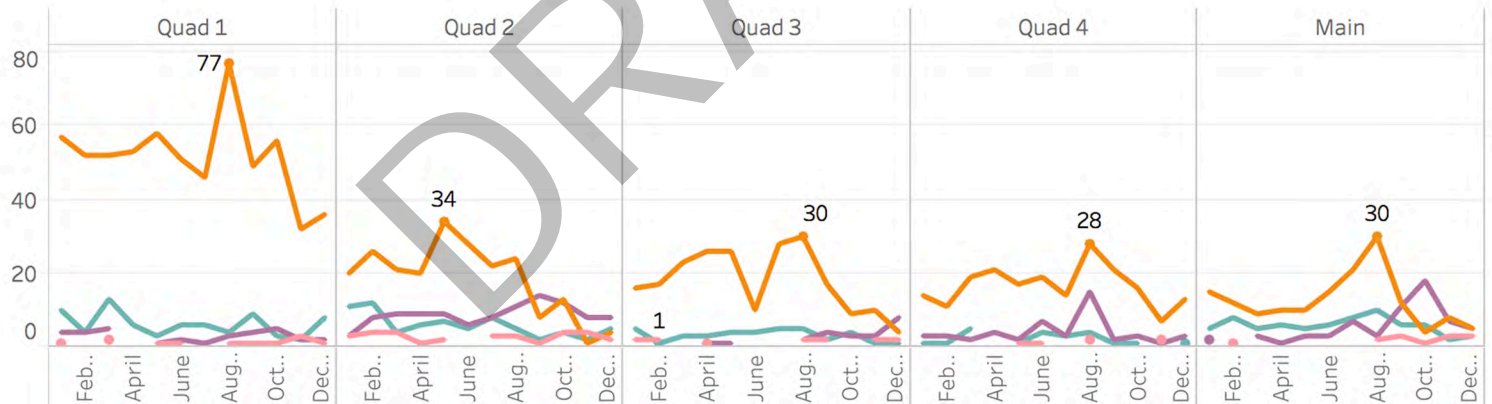
B. Quadrant Map



C. BMV Impact on Property Incidents



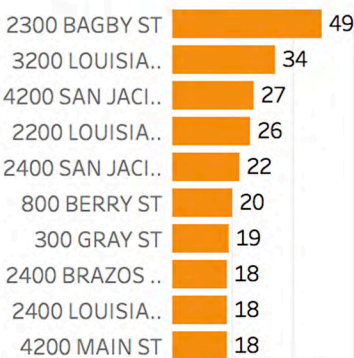
D. Activity Month over Month by Quadrant



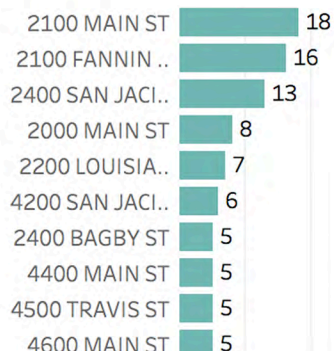
E. Hot Spots by Incident Type

Sorted by highest total incident count by incident type

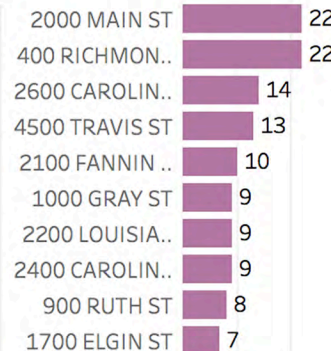
Property



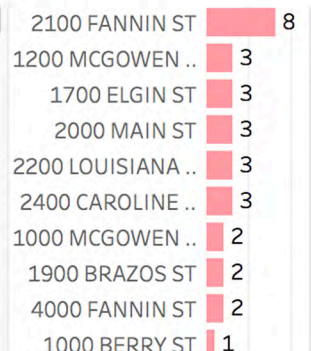
Violent



Quality of Life

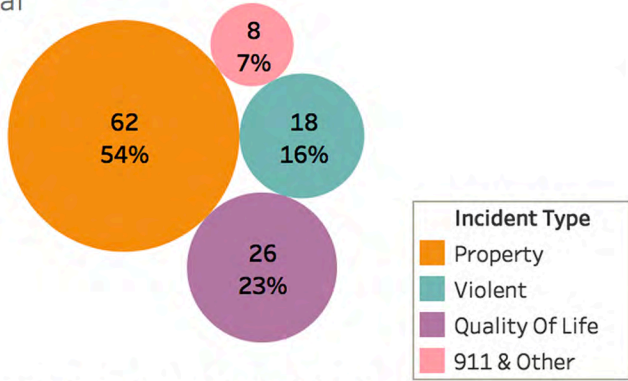


911 & Other

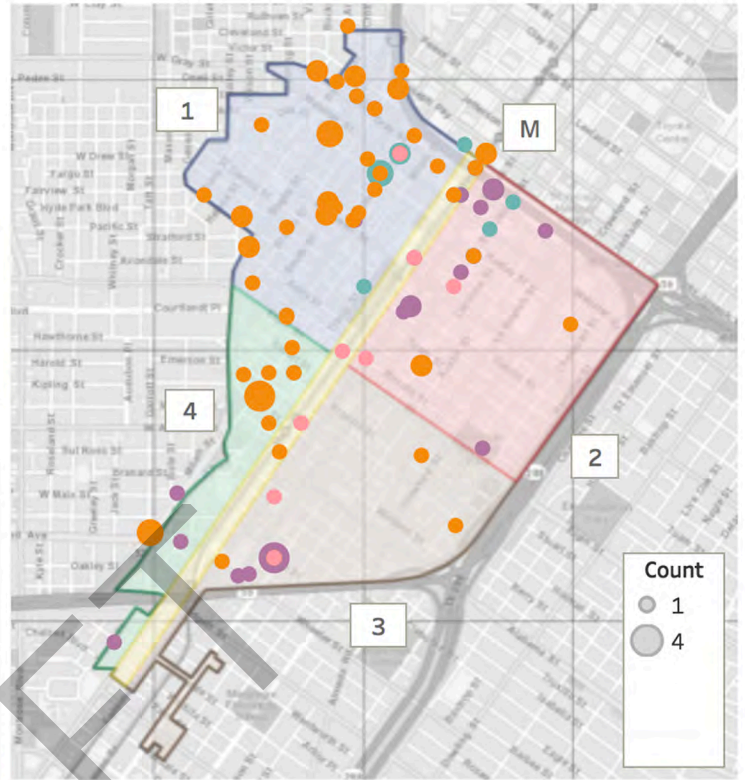


A. Incident Type and Count

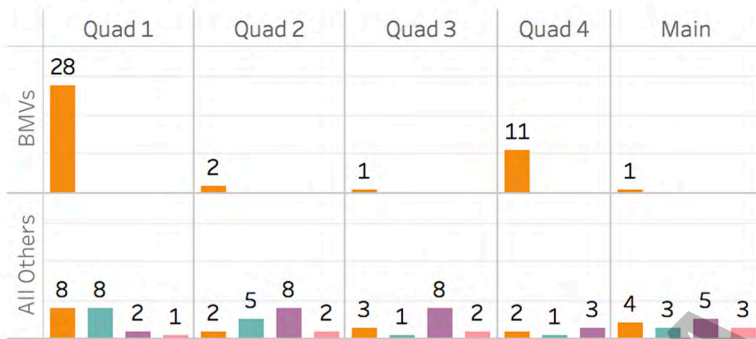
114 Total



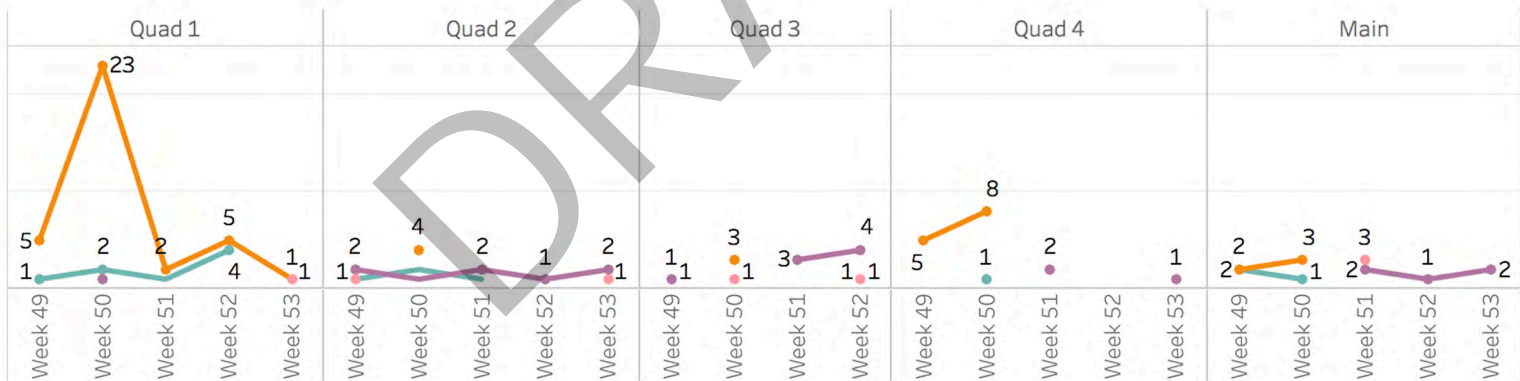
B. Quadrant Map



C. BMV Impact on Property Incidents



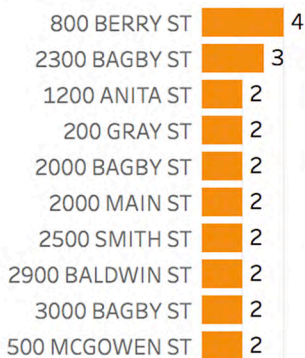
D. Activity Week over Week by Quadrant



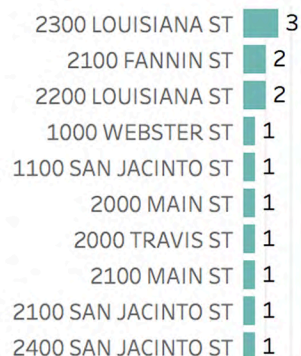
E. Hot Spots by Incident Type

Sorted by highest total incident count, not by incident type

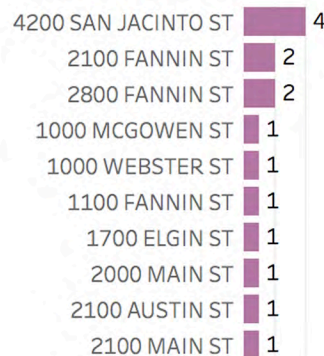
Property



Violent



Quality of Life



911 & Other

