



**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, January 4, 2017, at 11:00 a.m.** in the **3rd Floor Conference Room of the Midtown Management District, located at 410 Pierce, 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 the financial report for the month of November 2016.
 - c. Approve the payment of invoices for December 2016.
 - d. Approve Equi-Tax Report for December 2016.
 - e. Approve Amended and Restated Agreement with One World Strategy Group. LLC.
4. Receive committee activity reports and review, discuss and take necessary action regarding the following, as appropriate:
 - a. Public Safety **Ben Robles, Chair**
 - i. Interlocal Agreement for Law Enforcement Services with Harris County for March 1, 2017 through February 28, 2018.
 - b. Marketing **Debbie Tyler Dillard, Chair**
 - c. Service & Maintenance. **Darcy John Lefsrud, Chair**

- d. Urban Planning **Allen Douglas, Chair**
- e. Finance **Marylene Chan, Chair**
- f. Cultural Arts & Entertainment. **Eileen Morris, Chair**
- g. Executive. **William Franks, Board Chair**

- 5. Report on Capital Projects of the Midtown Redevelopment Authority.
- 6. Review, discuss and take necessary action regarding employee compensation, job titles and benefits.
- 7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate and necessary.
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. Personnel matters (Section 551.074, Texas Government Code).

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

- 8. Announcements.
 - a. Update on district survey.
- 9. Next meeting date: **Wednesday, February 1, 2017 at 6:00 p.m.**
Central Bank – Community Room
2217 Milam
Houston, TX 77002

10. 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.

**MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING**

December 7, 2016

The Board of Directors of the Midtown Management District held a meeting, open to the public, on December 7, 2016 at 11:00 a.m. in the third floor conference room of the Midtown Management District's offices, located at 410 Pierce St., Houston TX 77002, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Darcy John Lefsrud	Eileen J. Morris
Amar Mohite	Debbie Tyler Dillard
James Llamas	Dana Woodruff
Willie Coleman	Marylene Chan
Nancy J.W. Darst	William R. Franks
Diane Cervenka	Jesus Davila
Ben Robles	Gary Noble
Allen Douglas	Charles Washington
Jason West	

All of the above were present, thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Kandi Schramm, Cynthia Alvarado, Marlon Marshall, Michelle Ashton, Vernon Williams, Matt Thibodeaux, and David Thomas; Peggy Foreman of Burney & Foreman; Mechelle Phillips of One World Strategy Group; Sergeant Odell Haynes, Deputies Manzanare, Rodriguez, Roe and Maldonado with the Precinct 7 Constables' Office; along with Midtown Residents and visitors Thomas Wang, Dan Barnum, Jim Honey, James Holston, Juan Carlos Maldonado, Bruce Stowell, Trevor and Anna Smith, Algenita Davis and Shannon Bishop of Central Houston, and Delphine Montandon, owner of Maison Crepe Restaurant.

Cynthia Alvarado called the roll of the Board of Directors and verified that a quorum was present.

Chair Franks called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

Trevor Smith introduced himself as representing the Edge building in Midtown and stated that residents are concerned about taxes and the overlap in functions between the City of Houston and Midtown Management District. He stated that he is confused about whom to call for issues and that he has scheduled a meeting with Cynthia Alvarado. Jim Honey stated that he wants to terminate the contract with Precinct 7 for non-performance and fund S.E.A.L. Security Solutions with that money instead. He also expressed concern that the S.E.A.L. Security contract was moving quickly and indicated that the District should reach out to other organizations. Mr. Honey also requested that S.E.A.L.'s performance be measurable and asked that the District look at having Precinct 1 provide law enforcement services instead of or in addition to Precinct 7 since part of Midtown is within Precinct 1's boundaries. Dan Barnum

stated that there is a movement to encourage METRO's Board to have the new rail line go east-west on Richmond which is the proposed University Line. He stated that following the University Line would benefit Midtown by bringing approximately 100,000 people through the Wheeler Station. Algenita Scott Davis, the Urban and Community Affairs Officer at Central Houston shared with the Board that they are working to develop and launch a website that provides information about education options for families with school age children living in in the inner loop. She stated that Midtown resident, Michael Lewis, is on the steering committee for the project and that the website will have information about public and private schools as well as day care options. She stated that Central Houston needs help getting the word out to Midtown families about the website.

CONSENT AGENDA

- a. APPROVE MINUTES FOR THE NOVEMBER 2, 2016 BOARD MEETING.
- b. APPROVE THE FINANCIAL REPORT FOR THE MONTH OF OCTOBER 2016.
- c. APPROVE THE PAYMENT OF INVOICES FOR NOVEMBER 2016.
- d. APPROVE EQUI-TAX REPORT FOR NOVEMBER 2016.

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

REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE DISTRICT 3RD QUARTER FISCAL YEAR 2016 INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2016

Matt Thibodeaux presented the District's Investment Report. He stated that the average interest rate on all accounts for the Quarter ending September 30, 2016 was 0.2303 % and that the amount of interest earned was \$790.32. He further stated that a detailed written report was provided in the Board Information Packet.

Director Coleman made a motion to approve the investment report. The motion was seconded by Director Woodruff and carried by unanimous vote.

REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING ANNUAL REVIEW OF THE DISTRICT'S INVESTMENT POLICY

Peggy Foreman stated that the Board is required to review the investment Policy annually. She shared that the staff and legal counsel have reviewed the policy and that no changes were being recommended at this time. Director Coleman made a motion to approve the Investment Policy. The motion was seconded by Director Darst. Ms. Foreman answered questions from Board members about the Investment Policy. Following all discussion, the motion carried by unanimous vote.

REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING ANNUAL REVIEW OF QUALIFIED BROKER/DEALERS

Ms. Foreman stated that the review of the list of Qualified Broker/Dealers was also required to be reviewed annually. She stated that the staff reviewed the list and was recommended adoption of the list of Qualified Broker/Dealers attached as Exhibit A to the resolution distributed in the Board Information Packet. Director Woodruff made a motion to approve the list of Qualified Broker/Dealers as presented. The motion was seconded by Director Cervenka and carried by unanimous vote.

REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2017

Director Chan reminded the Board that they received a draft of the proposed budget at the November 2016 Board meeting. She stated that since that time the proposed budget has been changed to increase the Public Safety Committee's budget to pay the cost of additional security patrols and to fund a portion of the cost of the PIT program. She further stated that the Service and Maintenance Committee's budget was decreased due to the fact that the Midtown Redevelopment Authority was accelerating its sidewalks program and plans to install or repair a substantial amount of sidewalks in Midtown. As part of her presentation of the proposed budget, Director Chan reminded the Board that the rate of assessment was unchanged and remained at \$ 0.1181 per \$100 of assessed value. Director Coleman made a motion to approve the proposed budget for FY 2017 as presented by Director Chan. The motion was seconded by Director Woodruff. Following all discussion the motion carried by unanimous vote.

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

A. Public Safety Committee – Ben Robles, Chair

Director Robles shared that he and Committee Vice Chair Chan visited the S.E.A.L. Security Solution's headquarters and were very impressed by their facility and staffing. He stated that they have a stellar command center and technology, and he feels confident in their ability to do a good job in Midtown. He stated that he has appointed a subcommittee that includes Directors Chan, Woodruff and West, which will develop a strategic plan for the Public Safety Committee for 2017 which will be presented to the Board for consideration in early 2017. He stated that the subcommittee will also work on developing criteria to evaluate the performance of S.E.A.L. Security Solution should the Board vote to enter into a contract with them.

CONTRACT FOR PRIVATE SECURITY SERVICES

Ms. Foreman outlined the terms of the proposed contract with S.E.A.L. She stated that a copy of the proposed contract was provided to the Board as part of the Board Information Packet. Ms. Foreman stated that the contract term is for 1 year, however, the contract may be terminated without cause at any time upon giving 30 days written notice of intent to terminate. She explained that the Board determined that the use of a private security firm would be a pilot project for a six-month period and that in month five of the contract term the Board would make a decision whether continue the service or issue a notice of intent to terminate the contract.

Director Coleman made a motion to approve the contract. The motion was seconded by Director Robles. Following all discussion, the motion carried by unanimous vote.

Chairman Franks stated that the District will host a meeting with representatives from HPD, Precinct 7 and S.E.A.L. Security Solutions to discuss how the various entities can work together to best serve the Midtown Community.

Director Morris reminded the Board that they need to be flexible since there will likely be some issues to be resolved once the private security team comes on board. Ms. Foreman reminded the Board and the public to be realistic about expectations since issues of homelessness, vagrancy, drug use, etc. are complex will not likely disappear completely just because the District is adding additional security patrols.

Director Robles announced that the next Public Safety Committee meeting would be on Tuesday, December 20, 2016 at 11:30 a.m. and invited all to attend.

B. Marketing Committee – Debbie Tyler Dillard, Chair

Director Tyler-Dillard stated that 20,000 copies of the Cultural Arts and Entertainment Guide have been printed and are currently being distributed in Midtown. She reported that the content for the Midtown newspaper is currently being written in collaboration with One World Strategy Group and that Minor Design is working on the layout with a goal of printing the newspaper in January 2017. Director Tyler-Dillard reported that 25 anti-litter signs have been placed on trash cans throughout the District. She gave an update on the status of work on the website coding and content updates. Finally, she announced that ads promoting Midtown would appear in the January editions of *Modern Luxury* and *Texas Monthly*. Director Tyler-Dillard invited all to the next Marketing Committee meeting, which will be held on Thursday, December 22nd at 4:00 p.m. in the Midtown offices.

C. Service & Maintenance Committee – Darcy Lefsrud, Chair

Director Lefsrud reported that the Committee is working very closely with the MRA on sidewalk installation and repair and that sidewalk construction should begin in the next 60 days. He also reported that seasonal planting and trimming is being conducted in the parks, including trimming branches that are blocking lights to enhance public safety. Director Woodruff asked if the District could make suggestions to CenterPoint regarding the priorities for installation of the LED lights. Director Lefsrud asked that recommendation for priority streets needing lights be sent to Marlon Marshall who will in turn reach out to CenterPoint with recommendations. Director Lefsrud also stated that the Committee is moving forward with drainage design for Glover Dog Park per City of Houston requirements. Finally, Director Lefsrud announced that the SeeClickFix 2016 report will be posted on the Midtown website in January 2017, followed thereafter by monthly reports. He invited all to attend the next Committee meeting on Monday, December 19, 2016 at 4:30 p.m.

D. Urban Planning Committee – Allen Douglas, Chair

Director Douglas stated that the Committee is moving forward with reviewing the 2013 strategic plan in coordination with Design Workshop. He shared that the Committee is

still working on getting a B-Cycle station in Baldwin Park, that MRA/MIDCorp is working to have one installed in the Midtown Park and the Committee is approaching other entities to sponsor additional B-Cycle stations in the District. He also reported that the Committee will work with BikeHouston and other Committees to plan and promote rides, bike repair and safety classes in Midtown. He stated that if there is sufficient interest and participation, the Committee will continue its partnership with BikeHouston. Director Tyler-Dillard suggested inviting newly elected Harris County Commissioner Rodney Ellis to participate in a Midtown bike ride since we are in his precinct. Finally, Director Douglas invited all to the next meeting on Thursday, December 15th at 4:00 p.m., where the designer, lot owner, and developer for 1403 McGowen St. will present their vision and plans for the development of an 8 story luxury apartment complex.

Cynthia Alvarado gave an update and shared the map for the METRO Super Bowl Connection route, which is paid for by the Super Bowl Host Committee. She reported that the Super Bowl Host Committee is also developing a mobile app for the METRO Super Bowl Connection.

E. Cultural Arts and Entertainment – Eileen Morris, Chair

Director Morris reported on activities of the Cultural Arts and Entertainment Committee. She reported that the first Mistletoe Market held on November 4th and 5th in Bagby Park was a well-attended successful event. Cynthia Alvarado reported that that Mistletoe Market sold 27 booths (20 singles and 7 doubles) and received very positive feedback from artists and attendees. Ms. Alvarado stated that the participating vendors seemed to particularly appreciate the tents being set up and overnight security being provided as part of the booth rental fee. Director Washington stated that he experienced the event as a vendor and really appreciated the opportunity to share his work with the community and network with other artists. Finally, Ms. Alvarado stated that Rico's Morning + Noon + Night had significant food and beverage sales during the Mistletoe Market event.

Ms. Alvarado gave a update on the Houston Showcase (Cultural Arts HUB Crawl). She reminded the Board that a group is working with the SuperBowl Host Committee on an event designed to showcase 5 Houston neighborhoods during the SuperBowl and that current plans have Midtown being showcased on the Monday night before the Super Bowl. Ms. Alvarado stated that several businesses have expressed interest in participating and that she will continue to update the Board about the event.

Director Morris stated that there will not be a December Committee meeting and reminded the Board that the Cultural Arts and Entertainment, Urban Planning and Marketing and Economic Development Committees will host the Annual Town Hall meeting at The Ensemble Theatre on Wednesday, January 11, 2017, starting at 6:00PM.

F. Executive Committee – William Franks, Chair

Chairman Franks stated that the Committee's last meeting focused primarily on security issues and that all matters considered were discussed as part of the various committee reports.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA).

Mr. Marshall presented the following report on the status of the current MRA capital improvement projects:

Midtown Park Project – Permanent power was installed in the garage last week and the team is working with the City of Houston to get a Temporary Certificate of Occupancy which they anticipate receiving by the end of December 2016. The Park Contractor is working aggressively to finish the bayou, water features, sod, and berms. The pavilion and restrooms are currently being constructed.

Caroline Street Project – TXDOT is targeting the first quarter of 2017 to rebid the street reconstruction project, but there is the possibility of a delay due to legal issues related to the previously selected Contractor's decision to not go forward with construction after being awarded the contract.

Holman Street Project – The project is wrapping up; The overlay is almost finished and the Contractor is waiting on CenterPoint to resolve electrical issues so they can complete pedestrian lighting and landscaping. The entire project is anticipated to be complete in the next 45 to 60 days.

Main Street Project – The sidewalks are complete on the east side of Main Street and they are currently working to finish certain blocks on the west side adjacent to Midtown Park. The project was delayed for several days following an accident involving a METRO train and a pedestrian due to a lack of available flaggers from METRO, however the Contractor anticipates that most of the work will be completed prior to Super Bowl.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, 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).**

The Board did not conduct an executive session at this meeting.

ANNOUNCEMENTS

Director Washington invited all to City Hall on Friday, December 9th at 5:00 p.m. for a gallery showcasing Houston artists. Michelle Ashton reported that the District-wide survey was extended to January 15, 2017 and encouraged everyone to complete it. Director Noble asked the Chair to consider allowing public comments at the beginning and the end of future Board meetings.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on Wednesday, January 4, 2016, at 11:00 a.m. in the third floor conference room in the Midtown Management District's offices, 410 Pierce St., Houston, TX 77002.

ADJOURN

There being no other business, the meeting was adjourned.

Eileen J. Morris, Board Secretary

Date: _____

Midtown Management District
Balance Sheet
As of October 31, 2016

	<u>Oct 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
101000 · Chase Operating Acct	11,525.95
101001 · Chase Savings Account	10,370.25
101002 · PrimeWay FCU Acct# 1	113.05
101003 · PrimeWay FCU Acct# 7	2,068.60
101004 · PrimeWay FCU Acct MM #6	11,062.37
102100 · International Bank of Commerce	
102001 · IBC Savings Acct 66033	1,707.99
102107 · IBC CD 4808	125,000.00
Total 102100 · International Bank of Commerce	<u>126,707.99</u>
102200 · EastWest Bank	
102202 · CD 5918 (Elgin Street PROW Capital Reser)	12,886.07
102203 · EastWest Bank Money Market#5359	115,910.51
102204 · CD1306 (Emergency Disaster Capital Rese)	103,062.36
102211 · EastWest Bank Savings Acct	1,058.91
Total 102200 · EastWest Bank	<u>232,917.85</u>
105003 · Central Bank Money Market	24,319.37
105005 · CNTRL BNK CD 66000272	226,447.90
106000 · Wells Fargo Bank	
106010 · Wells Fargo Assessment Acct	23,039.45
106020 · Wells Fargo Performance Saving	38,225.95
Total 106000 · Wells Fargo Bank	<u>61,265.40</u>
107000 · TexStar (Investment Account)	5,551.06
107500 · LOGIC (Investment Account)	400,566.48
Total Checking/Savings	<u>1,112,916.27</u>
Accounts Receivable	
120000 · Assessments Receivable	
120009 · Assesmts Recievable Current	58,236.23
120000 · Assessments Receivable - Other	29,358.18
Total 120000 · Assessments Receivable	<u>87,594.41</u>
123000 · MTA	4,000.00
Total Accounts Receivable	<u>91,594.41</u>
Total Current Assets	1,204,510.68
Other Assets	
130501 · Other Misc Assets	39,201.00

Midtown Management District
Balance Sheet
As of October 31, 2016

	Oct 31, 16
Total Other Assets	<u>39,201.00</u>
TOTAL ASSETS	<u><u>1,243,711.68</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 - Accounts Payable	109,312.16
Total Accounts Payable	<u>109,312.16</u>
Other Current Liabilities	
205000 - Deferred Assessment Revenues	86,227.70
207000 - Bal due to MRA from FTA Reimbur	8,594.00
Total Other Current Liabilities	<u>94,821.70</u>
Total Current Liabilities	<u>204,133.86</u>
Total Liabilities	204,133.86
Equity	
300000 - Opening Bal Equity	0.35
390000 - Fund Balance-Prior	375,950.96
Net Income	663,626.51
Total Equity	<u>1,039,577.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,243,711.68</u></u>

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

	Jan - Oct 16	Budget	\$ Over Budget
Sources of Funds			
400000 · Revenue - Assessments			
400004 · FY04 Assessment Revenue	110.40	170.00	-59.60
400005 · FY05 Assessment Revenue	110.40	380.00	-269.60
400006 · FY06 Assessment Revenue	346.59	540.00	-193.41
400007 · FY07 Assessment Revenue	451.44	830.00	-378.56
400008 · FY08 Assessment Revenue	419.39	920.00	-500.61
400009 · FY09 Assessment Revenue	96.49	830.80	-734.31
400010 · FY10 Assessment Revenue	96.49	930.00	-833.51
400011 · FY11 Assessment Revenue	443.75	1,121.00	-677.25
400012 · FY12 Assessment Revenue	1,743.53	2,272.00	-528.47
400013 · FY13 Assessment Revenue	1,511.40	4,545.00	-3,033.60
400014 · FY14 Assessment Revenue	2,893.66	20,834.00	-17,940.34
400015 · FY15 Assessment Revenue	1,958,486.76	1,974,723.00	-16,236.24
400098 · FY03 Assessment Revenue	105.17	163.00	-57.83
400099 · FY02 Assessment Revenue	42.61	170.00	-127.39
400100 · FY01 Assessment Revenue	0.00	160.00	-160.00
400101 · FY00 Assessment Revenue	0.00	200.00	-200.00
400500 · Penalties & Interest	19,156.02	12,625.00	6,531.02
402300 · Estimated Payments	0.00	1,150.00	-1,150.00
402400 · Over Payments (Overpayments)	35,654.45	54,750.00	-19,095.55
402500 · Refunds/Assessment Adjustments	-82,804.64	-53,500.00	-29,304.64
402510 · Collection Costs	-31,914.00	-23,000.00	-8,914.00
402511 · CAD Correctons	2,096.71	0.00	2,096.71
402512 · CAD Lawsuit Corrections	55,187.35	0.00	55,187.35
402600 · Assessment Collection Costs	9,439.40	9,000.00	439.40
400000 · Revenue - Assessments - Other	-3,848.35	0.00	-3,848.35
Total 400000 · Revenue - Assessments	1,969,825.02	2,009,813.80	-39,988.78
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)	5,350.00	0.00	5,350.00
403105 · Application Fees (non-Refundable Application Fees for Art in the Park)	800.00	0.00	800.00
403110 · Event Sponsorship (Sponsorship of Events)	5,000.00	0.00	5,000.00
Total 403000 · Other Income (Other Income)	11,150.00	0.00	11,150.00
404000 · Int Income (Invest Interest Earned)	1,828.10	0.00	1,828.10
406000 · Interest on CD (Interest earned on CD purchases)	971.34	2,250.00	-1,278.66
Total	2,010,049.46	2,012,063.80	-2,014.34
Total Sources	2,010,049.46	2,012,063.80	-2,014.34
Uses of Funds			
500000 · Security and Public Safety			

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

	Jan - Oct 16	Budget	\$ Over Budget
502000 · Constables - Contract	449,562.00	448,485.00	1,077.00
507000 · Street Outage Survey	1,700.00	1,400.00	300.00
508000 · Public Safety Light Program	0.00	9,539.20	-9,539.20
509000 · National Night Out	1,984.28	3,816.00	-1,831.72
509500 · Public Safety Parks Program	1,420.00	2,544.00	-1,124.00
509600 · Strategy and Implementation	6,000.00	6,000.00	0.00
Total 500000 · Security and Public Safety	460,666.28	471,784.20	-11,117.92
 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	1,258.48	10,000.00	-8,741.52
Total 601000 · Media, Advertising & Promotion	1,258.48	20,000.00	-18,741.52
 602000 · Web-site Update & Maint.	336.00	600.00	-264.00
603000 · Newspaper & Postage			
603004 · Resident/.Stake Holder Foc Cmmu	4,869.95	9,539.16	-4,669.21
Total 603000 · Newspaper & Postage	4,869.95	9,539.16	-4,669.21
 606000 · Mobile Website Development	3,100.00	7,631.00	-4,531.00
607000 · Midtown eNews	574.68	916.40	-341.72
608000 · Kiosk - media	0.00	1,431.00	-1,431.00
609001 · Calendar (Artshound)	0.00	1,526.00	-1,526.00
609003 · Cultural Arts Guide	0.00	15,262.00	-15,262.00
609500 · Marketing & Economic Developmen	350.00	7,500.00	-7,150.00
609600 · Marketing and Branding	6,000.00	6,000.00	0.00
Total 600000 · Marketing & Economic Developmen	16,489.11	70,405.56	-53,916.45
 700000 · Urban Planning			
701001 · Seasonal Banners	0.00	4,486.00	-4,486.00
701010 · Bike Racks	0.00	2,953.00	-2,953.00
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	6,000.00	6,000.00	0.00
Total 700000 · Urban Planning	11,866.14	56,595.00	-44,728.86
 710000 · Cultural Arts & Entertainment			
710101 · Arts Grant Funding Match	50,000.00	15,000.00	35,000.00
710102 · Art Project Sponsorships	1,500.00	5,000.00	-3,500.00
710103 · Midtown Mural Project	0.00	5,000.00	-5,000.00

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

	Jan - Oct 16	Budget	\$ Over Budget
710106 · Art in the Park	19,302.51	22,893.00	-3,590.49
710107 · Mistletoe Market	249.00	0.00	249.00
710110 · Parks Programming	8,135.80	11,066.00	-2,930.20
710111 · Master Plan	0.00	3,816.00	-3,816.00
710600 · Planning and Logistics	6,000.00	6,000.00	0.00
Total 710000 · Cultural Arts & Entertainment	85,187.31	68,775.00	16,412.31
 720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	474.59	1,583.00	-1,108.41
722052 · Electric	1,580.60	858.00	722.60
722054 · Irrigation repair	2,336.00	2,336.00	0.00
722055 · Landscape Repairs	3,000.00	4,775.00	-1,775.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	12,500.00	12,500.00	0.00
722060 · Baldwin/Glover Maintenance	2,330.00		
Total 722005 · Baldwin/Glover Park Maintenance	22,221.19	22,052.00	169.19
 Total 722000 · Midtown Parks	22,221.19	22,052.00	169.19
 725000 · Midtown Field Service Prog			
725002 · Graffiti	2,880.00	5,830.00	-2,950.00
725003 · Supplies	0.00	470.00	-470.00
725004 · Storage	3,489.00	3,407.00	82.00
725005 · Seasonal Planting PROW	4,535.00	13,125.00	-8,590.00
725007 · Tree Maintenance	0.00	19,000.00	-19,000.00
725008 · Landscaping/Tree Planting	2,479.00	14,890.00	-12,411.00
725009 · Pet Bags	959.88	4,100.00	-3,140.12
725014 · Sidewalk Repairs/Replacement	0.00	25,019.00	-25,019.00
725000 · Midtown Field Service Prog - Other	169,517.27	176,666.60	-7,149.33
Total 725000 · Midtown Field Service Prog	183,860.15	262,507.60	-78,647.45
 726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	7,000.00	7,000.00	0.00
726020 · Park Signage Enhancements	0.00	1,431.00	-1,431.00
726100 · Legacy Maintenance	200,000.00	200,000.00	0.00
Total 726000 · Service Maintenance - Other	207,000.00	208,431.00	-1,431.00
 727000 · Implementation and Support	6,000.00	6,000.00	0.00
Total 720000 · Service & Maintenance	419,081.34	498,990.60	-79,909.26
 800000 · District Administration			
802000 · Legal Counsel	26,453.54	30,000.00	-3,546.46
802040 · Public Hearing Service Plan	7,024.25	0.00	7,024.25

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

	Jan - Oct 16	Budget	\$ Over Budget
802041 - Assesment Appeals	49,570.94	0.00	49,570.94
803000 - Accounting & Auditing Expense	11,700.00	14,500.00	-2,800.00
804000 - Insurance Expense			
804001 - Benefits	8,812.79	8,083.00	729.79
804002 - District Cell Phone & Tablets	1,429.65	2,083.34	-653.69
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 (Reimburseme (Insurance - other (Reimbursements to I	2,753.00	2,740.00	13.00
Total 804000 - Insurance Expense	24,160.44	24,816.34	-655.90
806000 - General Operating/Admin. Exp.			
806004 - Bank Service Charge (bank service charge)	653.85	0.00	653.85
806005 - Gen. Operating/Admin. Expenses	19.00	0.00	19.00
806000 - General Operating/Admin. Exp. - Other	317.88	0.00	317.88
Total 806000 - General Operating/Admin. Exp.	990.73	0.00	990.73
807000 - Board Meeting & Misc. Exp.			
807001 - Board Mtgs/Annual Mtgs/Misc Exp	4,152.50	2,640.00	1,512.50
Total 807000 - Board Meeting & Misc. Exp.	4,152.50	2,640.00	1,512.50
809000 - Administration Expense (Reimbursements to MRA)	229,080.37	278,250.00	-49,169.63
Total 800000 - District Administration	353,132.77	350,206.34	2,926.43
Total Uses	1,346,422.95	1,516,756.70	-170,333.75
Net Increase (/Decrease) for the Period	663,626.51	495,307.10	168,319.41

Midtown Management District
Transaction Detail by Account
As of December 7, 2016

Type	Date	Num	Name	Memo	Credit	Debit	Balance
DECEMBER 2016							6,946.20
Bill Pmt -Check	11/15/2016	R2X03WMC	AT&T	OCT 2016-Account#287243366469 {2 TABLETS, LAPTOP AND ONE CELL PHONE}		143.28	6,802.92
Bill Pmt -Check	11/22/2016	203684	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		124.49	6,678.43
Bill Pmt -Check	11/22/2016	26942824	Reliant Energy	3118 AUSTIN ST {Glover Park} 10/06/2016 - 11/04/2016		37.41	6,641.02
Bill Pmt -Check	11/22/2016	26942791	Reliant Energy	1701 ELGIN {Baldwin Park} 10/06/2016 - 11/04/2016		130.14	6,510.88
Bill Pmt -Check	11/28/2016	6821	Southwest Precision Printers, LP	500 Business Cards - Operation Manager		116.00	6,394.88
Deposit	11/30/2016		Deposit	November Revenue Assessments	78,110.69		84,505.57
Deposit	12/07/2016			Transfer from LOGIC/Saving Account to Cover Expenses	30,000.00		114,505.57
Bill Pmt -Check	12/07/2016	6822	Perdue, Brandon, Fielder, Collins & Mott	OCT 2016 - Professional Services rendered in the collection of delinquent taxes, penaltites and ...		2,050.80	112,454.77
Check	12/07/2016	6823	Keith Moran	REFUND: Mistletoe Market - Paid for Double Booth/Artist settle for Single Booth		50.00	112,404.77
Bill Pmt -Check	12/07/2016	6824	BIKEHOUSTON	BikeHouston Partnership w/MMD		1,000.00	111,404.77
Bill Pmt -Check	12/07/2016	6825	Bracewell & Giuliani	051911.000001 Services OCTOBER 31, 2016 General Counsel		2,363.50	109,041.27
Bill Pmt -Check	12/07/2016	6826	Bryan J. Ross	Distribution of the MIDTOWN GUIDE		350.00	108,691.27
Bill Pmt -Check	12/07/2016	6827	Design Workshop	Midtown Cultural Arts District MP { Update a set list of graphics}		400.00	108,291.27
Bill Pmt -Check	12/07/2016	6828	Greater East End Management District			720.00	107,571.27
Bill Pmt -Check	12/07/2016	6829	Harris County Treasurer	Constable Services for JANUARY 2017		45,596.00	61,975.27
Bill Pmt -Check	12/07/2016	6830	HD Supply Facilities Maintenance	Fido House Pet Waste Bags 10/Cs		1,079.88	60,895.39
Bill Pmt -Check	12/07/2016	6831	HoustonPress	FULL PAGE FULL COLOR AD "MISTLETOE MARKET EVENT" NOV' 2016		1,750.00	59,145.39
Check	12/07/2016	6832	Excelsior Land Co. Inc.	81 033 256 005 0005 5115 MAIN ST: TAX YEAR 2015		19.85	59,125.54
Bill Pmt -Check	12/07/2016	6833	HoustonPress	MISTLETOE MARKET - Reskin/Promo NL Exclusive Blast NOV' 2016 EVENT		700.00	58,425.54

Midtown Management District
Transaction Detail by Account
As of December 7, 2016

Type	Date	Num	Name	Memo	Credit	Debit	Balance
Bill Pmt -Check	12/07/2016	6834	Kwik Kopy	Mistletoe Market Bannners & Yard Signs		1,400.00	57,025.54
Bill Pmt -Check	12/07/2016	6835	MaxGray Productions, INC	2016 MISTLETOE MARKET {Logistics Fee; Security; Porta Potties,Cleanup; Permits;Supplies}		3,152.58	53,872.96
Bill Pmt -Check	12/07/2016	6836	Minor Design Group, Inc.	Design & Creation of Fabrication Files for Litter Campaign - Receptacle		700.00	53,172.96
Bill Pmt -Check	12/07/2016	6837	One World Strategy Group LLC			6,000.00	47,172.96
Bill Pmt -Check	12/07/2016	6838	POOL CUSTOM IRON WORKS, INC.	Repair of Glover park fence/gate repair		1,450.00	45,722.96
Bill Pmt -Check	12/07/2016	6839	SeeClixFix	Annual License Fees 11/10/2016 to 11/09/2017		7,210.00	38,512.96
Bill Pmt -Check	12/07/2016	6840	Southwest Wholesale			7,672.00	30,840.96
Check	12/07/2016	6841	SACCO LEONARD K & E JOY	81 019 034 000 0005 2325 SAN JACINTO ST: TAX YEAR 2014 & TAX YEAR 2015		139.90	30,701.06
Bill Pmt -Check	12/07/2016	6842	Southwest Wholesale	Monthly Maintenance Agrmt Baldwin Park/Glover Park NOV 2016		1,250.00	29,451.06
Bill Pmt -Check	12/07/2016	6843	The Tent Company, LLC	"Mistletoe Market" Event Nov. 5-6, 2016 {Tents., Barrels, Chairs, Labor Set-up/Take down/}		5,737.25	23,713.81
Bill Pmt -Check	12/07/2016	6844	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - NOVEMBER Services 16'		16,949.00	6,764.81
Check	12/07/2016	6845	Crawford Condominiums LP	81 019 024 003 0007 2401 CRAWFORD ST TAX YEAR: 2015		104.84	6,659.97
Check	12/07/2016	6846	Central Bank	2217 MILAM ST 81 130 054 001 0001 : TAX YEAR 2015		348.22	6,311.75
Bill Pmt -Check	12/07/2016	6847	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- 2016		1,685.22	4,626.53
Total 106010 - Wells Fargo Assessment Acct					108,110.69	110,430.36	4,626.53
Total 106000 - Wells Fargo Bank					108,110.69	110,430.36	4,626.53
TOTAL					108,110.69	110,430.36	4,626.53

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

December 31, 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR END
01/01/2016 TO 12/31/2016

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.1181	\$2,323,943.32	\$501,798.60	\$1,822,144.72	22%
2015	0.1181	\$1,990,694.48	\$1,963,298.81	\$27,395.67	99%
2014	0.1181	\$1,784,455.15	\$1,775,552.55	\$8,902.60	99%
2013	0.1181	\$1,563,504.36	\$1,558,331.11	\$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	434,275.15	501,798.60
2015 Assessment Collected	1,291.59	1,689,355.37
2014 Assessment Collected	246.99	3,413.83
2013 Assessment Collected	0.00	1,511.40
2012 Assessment Collected	0.00	1,743.53
2011 Assessment Collected	0.00	443.75
2010 Assessment Collected	0.00	96.49
2009 Assessment Collected	0.00	96.49
2008 Assessment Collected	0.00	419.39
2007 Assessment Collected	0.00	451.44
2006 Assessment Collected	0.00	346.59
2005 Assessment Collected	0.00	110.40
2004 Assessment Collected	0.00	110.40
2003 Assessment Collected	0.00	105.17
2002 Assessment Collected	0.00	42.61
2001 Assessment Collected	0.00	0.00
2000 Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	270.96	20,078.68
Overpayments	5,178.53	40,833.08
Estimated Payment	0.00	0.00
CAD Corrections	0.00	2,096.71
CAD Lawsuit Corrections	703.43	56,065.57
Collection Fees	256.12	10,404.60
Court Costs	0.00	0.00
Total Revenue	442,222.77	2,329,524.10
Overpayments & CAD Refunds Presented	4,206.10	94,755.26
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2016	1,967,759,526	UNCERTIFIED 782,711
ASSESSED VALUE FOR 2015	1,685,600,145	UNCERTIFIED 225,000
ASSESSED VALUE FOR 2014	1,511,575,605	
ASSESSED VALUE FOR 2013	1,323,881,342	
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
December 31, 2016

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
	2012	2013	2014	2015
January	78%	77%	65%	73%
February	94%	94%	92%	93%
March	95%	95%	94%	96%
April	95%	96%	95%	96%
May	96%	96%	96%	97%
June	96%	97%	96%	97%
July	97%	97%	97%	97%
August	98%	97%	98%	98%
September	98%	98%	99%	98%
October	98%	98%	99%	98%
November	98%	98%	99%	98%
December	99%	98%	99%	99%

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
December 31, 2016

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	1,963,298.81	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	501,798.60	
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