



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, March 1, 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 February 1, 2017 Board meeting.
 - b. Approve financial report for the month of January 2017.
 - c. Approve payment of invoices for February 2017.
 - d. Approve Equi-Tax Report for February 2017.
 - e. Consultant agreement with Max Gray Productions, Inc. for 2017 Midtown Art in the Park.
4. Review, discuss and take necessary action regarding the Investment Report for the period ending December 31, 2016.
5. Review, discuss and take necessary action regarding the Public Comments Policy.
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**
 - i. Report on soft opening of Midtown Park.

- c. Service & Maintenance. **Darcy John Lefsrud, Chair**
- d. Urban Planning **Allen Douglas, Chair**
- e. Cultural Arts & Entertainment. **Eileen Morris, Chair**
 - i. 2017 Midtown Art in the Park.
- f. Finance **Marylene Chan, Chair**
- g. Executive. **William Franks, Board Chair**

- 7. Report on Capital Projects of the Midtown Redevelopment Authority.
- 8. 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.

- 9. Announcements.
- 10. Next meeting date: **Wednesday, April 5, 2017 at 11:00 a.m.
Midtown Management District Offices
410 Pierce, 3rd floor conference room
Houston, TX 77002**
- 11. Adjourn

William R. Franks

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

SEAL

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
2017 Sources and Uses of Funds
 January 2017

UNAUDITED FINANCIALS

	Jan 17	Budget	\$ Over Budget
Sources of Funds			
400000 · Revenue - Assessments			
400085 · FY16 Assessment Revenue	1,504,180.45	872,299.00	631,881.45
400086 · FY15 Assessment Revenue	1,281.35	1,175.00	106.35
400087 · FY14 Assessment Revenue	50.79	417.00	-366.21
400088 · FY13 Assessment Revenue	50.79	131.00	-80.21
400089 · FY12 Assessment Revenue	0.00	84.00	-84.00
400090 · FY11 Assessment Revenue	0.00	25.00	-25.00
400091 · FY10 Assessment Revenue	0.00	17.00	-17.00
400092 · FY09 Assessment Revenue	0.00	17.00	-17.00
400093 · FY08 Assessment Revenue	0.00	13.00	-13.00
400094 · FY07 Assessment Revenue	0.00	8.00	-8.00
400500 · Penalties & Interest	346.76	2,000.00	-1,653.24
402400 · Over Payments (Overpayments)	16,323.52	4,000.00	12,323.52
402500 · Refunds/Assessment Adjustments	-4,206.10	-7,500.00	3,293.90
402510 · Collection Costs (Fees charged to MMD for collections)	-1,685.22	-3,500.00	1,814.78
402511 · CAD Correctons	0.00	20.00	-20.00
402512 · CAD Lawsuit Corrections	0.00	2,500.00	-2,500.00
402600 · Assessment Collection Costs	304.80	950.00	-645.20
402610 · Court Costs	0.00	50.00	-50.00
400000 · Revenue - Assessments - Other	14,033.52	6,864.37	7,169.15
Total 400000 · Revenue - Assessments	1,530,680.66	879,570.37	651,110.29
403000 · Other Income (Other Income)			
403100 · Booth and Events Fees (Booth and Events Fees)	0.00	500.00	-500.00
403105 · Application Fees (Non-Refundable Application Fees)	0.00	100.00	-100.00
Total 403000 · Other Income (Other Income)	0.00	600.00	-600.00
404000 · Int Income (Invest Interest Earned)			
404000 · Int Income (Invest Interest Earned)	653.67	125.00	528.67
406000 · Interest on CD (Interest earned on CD purchases)			
406000 · Interest on CD (Interest earned on CD purchases)	40.58	100.00	-59.42
Total	1,531,374.91	880,395.37	650,979.54
Total Sources	1,531,374.91	880,395.37	650,979.54
Uses of Funds			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	21,115.00	21,115.00	0.00
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	45,596.00	45,596.00	0.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	10,976.00	11,790.00	-814.00
502013 · PIT Program (PIT Program)	0.00	2,015.00	-2,015.00
Total 502000 · Enhancement Public Safety (Public Safety)	56,572.00	59,401.00	-2,829.00

Midtown Management District
2017 Sources and Uses of Funds
 January 2017

UNAUDITED FINANCIALS

	Jan 17	Budget	\$ Over Budget
507000 · Street Outage Survey	0.00	433.00	-433.00
509600 · Strategy and Implementation	250.00	250.00	0.00
509700 · Staffing (Allocated Staffing hours)	2,566.54	2,656.00	-89.46
Total 500000 · Security and Public Safety	80,503.54	83,855.00	-3,351.46
600000 · Marketing & Economic Developmen			
602000 · Web-site Update & Maint.	0.00	416.00	-416.00
603000 · Newspaper & Postage			
603004 · Resident/.Stake Holder Foc Cmmu	500.00	1,666.00	-1,166.00
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and	0.00	15,000.00	-15,000.00
Total 603000 · Newspaper & Postage	500.00	16,666.00	-16,166.00
607000 · Midtown eNews	0.00	90.00	-90.00
608000 · Kiosk - media	0.00	125.00	-125.00
609600 · Marketing and Branding	250.00	250.00	0.00
609700 · Staffing (Allocated Staffing hours)	1,799.78	1,802.00	-2.22
Total 600000 · Marketing & Economic Developmen	2,549.78	19,349.00	-16,799.22
700000 · Urban Planning			
706600 · Strategy Implementation	250.00	250.00	0.00
706700 · Staffing (Allocated Staffing hours)	1,461.26	1,565.00	-103.74
Total 700000 · Urban Planning	1,711.26	1,815.00	-103.74
710000 · Cultural Arts & Entertainment			
710106 · Art in the Park	55.91	0.00	55.91
710110 · Parks Programming	0.00	2,083.00	-2,083.00
710600 · Planning and Logistics	250.00	250.00	0.00
710700 · Staffing (Allocated Staffing hours)	3,789.14	3,792.00	-2.86
Total 710000 · Cultural Arts & Entertainment	4,095.05	6,125.00	-2,029.95
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	89.39	83.00	6.39
722052 · Electric	0.00	150.00	-150.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Mainte	1,250.00	1,250.00	0.00
Total 722005 · Baldwin/Glover Park Maintenance	1,339.39	1,483.00	-143.61
Total 722000 · Midtown Parks	1,339.39	1,483.00	-143.61
725000 · Midtown Field Service Prog			
725002 · Graffiti	0.00	320.00	-320.00

Midtown Management District
2017 Sources and Uses of Funds
 January 2017

UNAUDITED FINANCIALS

	Jan 17	Budget	\$ Over Budget
725003 · Supplies	0.00	50.00	-50.00
725004 · Storage	270.00	291.00	-21.00
725007 · Tree Maintenance	0.00	9,228.00	-9,228.00
725000 · Midtown Field Service Prog - Other	16,949.00	17,000.00	-51.00
Total 725000 · Midtown Field Service Prog	17,219.00	26,889.00	-9,670.00
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	7,210.00	7,210.00	0.00
Total 726000 · Service Maintenance - Other	7,210.00	7,210.00	0.00
727000 · Implementation and Support	250.00	250.00	0.00
728000 · Staffing (Allocated Staffing hours)	4,549.18	4,592.00	-42.82
Total 720000 · Service & Maintenance	30,567.57	40,424.00	-9,856.43
800000 · District Administration			
802000 · Legal Counsel	0.00	6,663.00	-6,663.00
802042 · Public Information Request (Public Information Request)	0.00	100.00	-100.00
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge (bank service charge)	182.00	87.00	95.00
806005 · Gen. Operating/Admin. Expenses	0.00	87.00	-87.00
806006 · District Cell Phone & Tablets	143.22	158.00	-14.78
Total 806000 · General Operating/Admin. Exp.	325.22	332.00	-6.78
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	531.00	563.00	-32.00
Total 807000 · Board Meeting & Misc. Exp.	531.00	563.00	-32.00
Total 800000 · District Administration	856.22	7,658.00	-6,801.78
Total Uses	120,283.42	159,226.00	-38,942.58
Net Increase (/Decrease) for the Period	1,411,091.49	721,169.37	689,922.12

Midtown Management District
Balance Sheet
As of January 31, 2017

UNAUDITED FINANCIALS

	<u>Jan 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Operating Funds	1,882,168.40
10001 · Reserved Funds	348,440.85
10002 · Restricted Funds	11,475.95
Total Checking/Savings	2,242,085.20
Accounts Receivable	
120000 · Assessments Receivable	
120009 · Assesmts Recievable Current	835,485.65
120000 · Assessments Receivable - Other	29,358.18
Total 120000 · Assessments Receivable	864,843.83
123000 · MTA	4,000.00
Total Accounts Receivable	868,843.83
Other Current Assets	
130500 · Prepaid Expense	12,370.00
Total Other Current Assets	12,370.00
Total Current Assets	3,123,299.03
Other Assets	
130501 · Other Misc Assets	45,596.00
Total Other Assets	45,596.00
TOTAL ASSETS	3,168,895.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	201,943.57
Total Accounts Payable	201,943.57
Other Current Liabilities	
203000 · Other Accts Payable	247,000.00
205000 · Deferred Assessment Revenues	864,843.83
206000 · Accrued liability	21,115.00
207000 · Bal due to MRA from FTA Reimbur	8,444.00
Total Other Current Liabilities	1,141,402.83
Total Current Liabilities	1,343,346.40

**Midtown Management District
Balance Sheet
As of January 31, 2017**

	<u>Jan 31, 17</u>
Total Liabilities	1,343,346.40
Equity	
390000 - Fund Balance-Prior	414,457.14
Net Income	<u>1,411,091.49</u>
Total Equity	<u>1,825,548.63</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,168,895.03</u></u>

UNAUDITED FINANCIALS

Midtown Management District
Account Transaction Detailed by Account
As of January 31, 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			MARCH 2017				222,522.11
Bill Pmt - Check	02/06/2017	R2CO3W97M	AT&T	JAN 2017-Account#287243366469 {2 TABLETS, LAPTOP AND ONE CELL PHONE}		143.22	222,378.89
Bill Pmt - Check	02/09/2017	6912	City of Houston - Mayor's Office	City of Houston Midtown Application Fee { Art in the Park 2017} Street Lane Closure Fee		55.91	222,322.98
Bill Pmt - Check	02/09/2017	6911	City of Houston - Mayor's Office	VOID: City of Houston Midtown Application Fee { Art in the Park 2017} Street Lane Closure Fee	0.00		222,322.98
Transfer	02/09/2017	6079456		Funds Transfer to collect a higher interest rate for the District		500,000.00	-277,677.02
Check	02/16/2017	6914	Michelle Ashton	VOID: Expense Reimbursement GJE, RGJE created on 02/20/2017	0.00		-277,677.02
General Journal	02/16/2017	DEP-ADJ	Michelle Ashton	For CHK 6914 voided on 02/20/2017		10.28	-277,687.30
General Journal	02/20/2017	DEP-ADJR	Michelle Ashton	Reverse of GJE DEP-ADJ -- For CHK 6914 voided on 02/20/2017	10.28		-277,677.02
Check	02/20/2017	6915	Michelle Ashton	Parking/Mileage for meeting		10.28	-277,687.30
General Journal	02/21/2017	DEP-ADJR	Harris County Clerk	Reverse of GJE DEP-ADJ -- For CHK 6883 voided on 02/21/2017	9.00		-277,678.30
Bill Pmt - Check	02/22/2017	289780	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		103.43	-277,781.73
Bill Pmt - Check	02/22/2017	27790345	Reliant Energy	1701 ELGIN {Baldwin Park} 1/10/2017 - 2/08/2017		128.44	-277,910.17
Bill Pmt - Check	02/22/2017	27790296	Reliant Energy	3118 AUSTIN ST {Glover Park} 1/10/2017 - 2/08/2017		37.24	-277,947.41
Deposit	02/28/2017		Deposit	February Revenue Assessments	424,871.74		146,924.33
Deposit	02/28/2017		Deposit	Transfer from LOGIC/Saving Account to Cover Expenses	40,000.00		186,924.33
Check	03/01/2017	6916	ISSAC L & JUANITA CURTIS	81 019 175 000 0014 3217 CRAWFORD TAX YEAR: 2015		155.54	186,768.79
Check	03/01/2017	6917	AIM Marketing Services LLC	81 002 178 000 0001 - 2220 Main St TAX YEAR 2015		169.05	186,599.74
Check	03/01/2017	6918	Daniel Shepard	81 123 816 001 0003 3216 JACKSON ST TAX YEAR: 2016		332.57	186,267.17
Check	03/01/2017	6919	Tuan Lee	81 120 161 001 0005 2909 CAROLINE ST TAX YEAR: 2016		302.34	185,964.83
Check	03/01/2017	6920	Pamela D. Price	81 120 958 001 0010 2715 LA BRANCH ST / TAX YEAR: 2016		316.51	185,648.32
Check	03/01/2017	6921	Bancorp South Bank	81 121 150 001 0034 2046 BAILEY ST TAX YEAR:2016		251.71	185,396.61
Check	03/01/2017	6922	Eric Melchor	81 122 250 000 0027 {300 ST JOSEPH PKWY 203} TAX YEAR: 2016		204.90	185,191.71
Check	03/01/2017	6923	INFINITY TITLE CO.	81 120 124 001 0001 2910 AUSTIN STREET TAX YEAR:2016		269.11	184,922.60
Check	03/01/2017	6924	Mary Ann Wosenitz	81 114 522 002 0012 401 Anita Street TAX YEAR: 2016		212.11	184,710.49
Check	03/01/2017	6925	Amer M. Najjar	81 114 588 009 0007 {2016 Main St. #907} TAX YEAR: 2016		65.94	184,644.55
Check	03/01/2017	6926	Wells Fargo Home Mtg	81 121 253 001 0002 {2728 La Branch Street} TAX YEAR: 2016		254.00	184,390.55
Check	03/01/2017	6927	Wells Fargo Home Mtg	81 120 098 001 0005 {1704 Tuam Street} TAX YEAR: 2016		400.48	183,990.07

Midtown Management District
Account Transaction Detailed by Account
As of January 31, 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	03/01/2017	6928	National Real Estate Services	81 019 142 000 0013 {1301 Anita St} TAX YEAR:2016		171.29	183,818.78
Check	03/01/2017	6929	Gigi Gaudet	81 130 097 000 0013 {2900 Hamilton St. #13} TAX YEAR:2016		239.35	183,579.43
Check	03/01/2017	6930	Juan A. Garcia	81 127 887 000 0084 {2000 Bagby St. Apt#9430} TAX YEAR:2016		474.92	183,104.51
Check	03/01/2017	6931	Capital Title of Texas LLC'	81 124 768 001 0007 {1425 Elgin St.} TAX YEAR:2016		34.10	183,070.41
Bill Pmt - Check	03/01/2017	6932	BRACEWELL LLP	051911.000001 For Service Throught JANUARY 31, 2017 General Counsel		1,637.50	181,432.91
Bill Pmt - Check	03/01/2017	6933	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:-- MAR 2017		1,936.62	179,496.29
Bill Pmt - Check	03/01/2017	6934	Greater East End Management	Graffiti Abatement: Constituent visits, follow-up visits- 1 Sites Abated {01/19/2017}: 39 Sites A...		320.00	179,176.29
Bill Pmt - Check	03/01/2017	6935	Harris County Treasurer	Constable Services for APRIL 2017		39,201.00	139,975.29
Bill Pmt - Check	03/01/2017	6936	Houston Business Journal	3 YR SUBSCRIPTION RENEWAL		250.00	139,725.29
Bill Pmt - Check	03/01/2017	6937	HoustonPress	1/26 SuperBowl Guide		1,000.00	138,725.29
Bill Pmt - Check	03/01/2017	6938	Minor Design Group, Inc.	Concept & Design: Midtown Market Logos		800.00	137,925.29
Bill Pmt - Check	03/01/2017	6939	One World Strategy Group LLC	JANUARY 2017 - Monthly Contractual Agreement		1,250.00	136,675.29
Bill Pmt - Check	03/01/2017	6940	SEAL Security Solutions LLC	Commissioned Security Offiicer w/Vehicle & K-9 {01/01/17-1/31/17}		10,976.00	125,699.29
Bill Pmt - Check	03/01/2017	6941	Southwest Wholesale	Monthly Maintenance Agrmt Baldwin Park/Glover Park FEB 2017		1,250.00	124,449.29
Bill Pmt - Check	03/01/2017	6942	HoustonPress	1/30 ARTS Reskin		250.00	124,199.29
Bill Pmt - Check	03/01/2017	6943	Metropolitan Landscape	Field Maintenance Services in Midtown - FEBRUARY Services 17'		16,949.00	107,250.29
Bill Pmt - Check	03/01/2017	6944	One World Strategy Group LLC	FEBRUARY 2017 - Monthly Contractual Agreement		1,250.00	106,000.29
Bill Pmt - Check	03/01/2017	6945	MRA	Operating Expense Reimbursement OCT - DEC 2016		94,118.21	11,882.08
Total 106010 · Wells Fargo Assessment Acct					464,871.74	174,385.09	11,882.08
Total 106000 · Wells Fargo Bank					464,871.74	174,385.09	11,882.08
TOTAL					464,871.74	174,385.09	11,882.08

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
February 28, 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	\$2,331,307.83	\$2,078,378.06	\$252,929.77	89%
2015	0.1181	\$1,990,425.75	\$1,965,076.96	\$25,348.79	99%
2014	0.1181	\$1,784,505.94	\$1,775,700.21	\$8,805.73	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	574,197.61	1,576,579.46
2015 Assessment Collected	496.80	1,778.15
2014 Assessment Collected	96.87	147.66
2013 Assessment Collected	0.00	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	1,103.72	1,450.48
Overpayments	2,849.95	19,173.47
Estimated Payment	0.00	0.00
CAD Corrections	155.54	155.54
CAD Lawsuit Corrections	169.05	169.05
Collection Fees	223.57	528.37
Court Costs	0.00	0.00
Total Revenue	579,293.11	1,600,032.97
Overpayments & CAD Refunds Presented	3,853.92	4,973.06
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2016	1,973,995,341	UNCERTIFIED 580,154
ASSESSED VALUE FOR 2015	1,685,372,609	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
February 28, 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	
2009 CPT COMMUNITY OWNER LLC	2016	78,533.95
*MIDTOWN CENTRAL SQUARE LLC	2013 - 2016	26,806.88
COURTLAND SQUARE LTD	2016	7,549.96
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,294.59
HOUSTON COMMUNITY COLLEGE	2015 - 2016	5,218.76
*JK FANNIN LLC	2016	5,042.87
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,009.52
*2000 CRAWFORD MISSION INVESTORS LP	2016	5,009.45
CAR SPA MIDTOWN I LP	2016	4,381.66
MIDTOWN ASSEMBLAGE LTD	2016	3,078.99

**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%	89%
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
February 28, 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	1,965,076.96	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,078,378.06	
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



February 9, 2017

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

Re: Investment Report – Quarter Ending December 31, 2016

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the Authority, please find attached the 4th Quarter Fiscal Year 2016 Investment Report.

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

Kindest regards,

Matt Thibodeaux
Executive Director

CC: Carr, Riggs & Ingram (CRI)



February 9, 2017

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

Re: Investment Report – Quarter Ending December 31, 2016

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 4th Quarter FY2016 in my capacity as Accounting Manager. This report is presented in accordance with generally accepted accounting principals and Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the Authority and will be reviewed as part of the annual audit.

The average interest rate on all accounts this quarter is 0.2451%. The amount of interest earned for the quarter was \$ 1,120.81. The report reflects the compliance of your investment portfolio with the Investment Policies of the District, and is in accordance with the Investment provisions of the Public Funds Investment Act.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Thomas", is written over the typed name and title.

David Thomas
Accounting Manager

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
FY 2016 QUARTER ENDING (OCT NOV DEC)**

NAME OF FUND	DATE OF PURCHASE	DATE OF MATURITY	BEGINNING BOOK VALUE	BEGINNING MARKET VALUE	CHANGES		INCOME RECEIVED THIS PERIOD	INCOME RECEIVED TO DATE	ENDING BOOK VALUE	ENDING MARKET VALUE	INTEREST RATE
					PURCHASES	SALES & REDEMPTIONS					
ACCUMULATED INTEREST											
CHASE BANK											
CHASE OPERATING			11,525.95	11,525.95	633,781.00	633,731.00	-	-	11,475.95	11,475.95	
CHASE BANK SAVINGS			10,369.55	10,369.55	-	2.06	2.06	8.08	10,371.61	10,371.61	0.0800%
PRIMEWAY FEDERAL CREDIT UNION											
PFCU #1			113.05	113.05					113.05	113.05	
PFCU #7			41,078.60	41,078.60	50,010.00	11,000.00	-	-	2,068.60	2,068.60	
PFCU #6			11,061.43	11,061.43		2.79	2.79	11.10	11,064.22	11,064.22	0.1000%
IBC											
IBC SAVINGS 6033			1,707.99	1,707.99	-	0.31	0.31	251.04	1,708.30	1,708.30	0.0800%
IBC Parks Capital Reserve 3910			0.00	0.00	-	-	-	-	-	-	
IBC CD 4808	03/24/15	10/28/17	125,000.00	125,000.00	-	-	-	249.84	125,000.00	125,000.00	0.2000%
EASTWEST (METRO) BANK											
EastWest Bank:102201 - CD 5915			0.00	0.00	-	-	-	-	-	-	
EastWest Bank:102202 - CD 5918	09/12/15	01/12/17	12,885.51	12,885.51	-	4.86	4.86	23.70	12,890.37	12,890.37	0.1450%
EastWest Bank:102203 - Money Market			115,891.31	115,891.31		56.98	56.98	226.50	115,948.29	115,948.29	0.2000%
EastWest Bank:102204 - CD 1306	09/23/15	09/16/17	103,023.41	103,023.41		115.62	115.62	350.27	103,139.03	103,139.03	0.4450%
EastWest Bank:102211 - Metro Savings cct			1,058.91	1,058.91		0.43	0.43	1.70	1,059.34	1,059.34	0.1600%
CENTRAL BANK											
Central Bank CD 0272	04/15/15	01/04/17	226,384.95	226,384.95		199.77	199.77	815.16	226,584.72	226,584.72	0.3500%
Central Bank Money Market 4691			24,325.24	24,325.24	18,540.00	9.93	9.93	26.33	5,795.17	5,795.17	0.2000%
WELLS FARGO											
WELLS FARGO Checking			1,479.15	1,479.15	368,582.63	796,672.34	26.81	239.55	429,568.86	429,568.86	0.0900%
Wells Fargo Savings Account			63,222.37	63,222.37	40,000.00	7.55	7.55	526.64	23,229.92	23,229.92	0.1000%
TexSTAR Money Market	Various	N/A	5,549.13	5,549.13		6.07	6.07	21.22	5,555.20	5,555.20	0.4390%
LOGIC	09/01/16	N/A	475,282.97	475,282.97	200,000.00	687.63	687.63	970.60	275,970.60	275,970.60	0.8420%
TOTAL INVESTMENTS			1,229,959.52	1,229,959.52	1,310,913.63	1,442,497.34	1,120.81	3,721.73	1,361,543.23	1,361,543.23	

MIDTOWN MANAGEMENT DISTRICT

PUBLIC COMMENT POLICY

It is the policy of the Midtown Management District Board of Directors (the “Board”) to provide an opportunity for Midtown residents, business owners and visitors to address the Board or Committees during the public comment section of the posted agenda that accompanies the notice of the meeting. The Board respectfully asks that all Midtown residents, business owners and visitors adhere to the policies and procedures set forth herein. Failure to adhere to these policies may result in removal from the Board meeting by security personnel at the direction of the presiding officer or his or her designee.

PURPOSE

The purpose of this Public Comment Policy is to ensure fair and orderly meetings of the Board and Committees by establishing guidelines which govern the conduct of audience members.

LIMITATION ON PARTICIPATION BY AUDIENCE

Audience participation in a Board or Committee meeting is limited to the portion of the meeting designated for public comment. At all other times during a Board or Committee meeting, audience members shall not enter into discussion or debate on matters being considered by the Board or Committee, unless requested to do so by the presiding officer.

PUBLIC COMMENT

The Board or Committee shall allot time to hear from persons who desire to make comments to the Board. Persons who wish to participate in this portion of the meeting shall sign up on the “sign-in sheet” designated for that purpose *before* the meeting is called to order. Each person signing up to speak must provide the following information:

- (i) their name
- (ii) complete contact information, which includes, address, phone number and email address
- (iii) Any special interest group they represent or support in making such comments
- (iv) The topic(s) about which they wish to speak.

Each individual will be allowed no more than three (3) minutes to address the Board or Committee. If more than ten (10) people sign up to speak, the time allotted to each speaker is reduced to two minutes.

The Chair or presiding officer at the meeting shall have the authority to set a different time amount of time for each speaker, to not allow public comments, or to limit the number of speakers at any meeting, if he/she determines that the time allotted for the District business will not be sufficient to address the agenda items to be discussed or considered at such meeting.

The Chair or presiding officer has sole discretion to extend the time allotted for a speaker during the public comment period.

Public speakers and all meeting attendees are asked to

- (i) conduct themselves with the decorum appropriate to a public meeting
- (ii) refrain from using language that would be considered offensive to persons of ordinary sensibilities
- (iii) Provide at least 18 copies of any written documents and materials wish to distribute to the Board and 5 copies of any written documents and materials wish to distribute to the Committee. The District staff will be unable to make copies of documents and materials for speakers to distribute at Board or Committee meetings.

BOARD RESPONSE

Specific factual information or information regarding an existing policy of the Board may be furnished in response to inquiries made during the public comment session. The Board shall not deliberate or make any decisions regarding any subject addressed by members of the public that is not included on the agenda that is posted with the notice of the meeting.

The presiding officer may refer a person addressing the Board during the public comment session to a staff member to address issues raised during public comments.

DISRUPTION OF MEETINGS

The Board or Committee will not tolerate disruptions of Board or Committee meetings by members of the audience. If after at least one warning from the presiding officer, a member of the audience continues to disrupt the Board or Committee meeting by his or her words or actions, the presiding officer may request assistance from law enforcement officials to have the person removed from the meeting.