



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, May 3, 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 April 5, 2017 Board meeting
 - b. Approve Financial Report for the Month of March 2017
 - c. Approve Payment of Invoices for April 2017
 - d. Approve Equi-Tax Report for April 2017
4. Review, discuss and take necessary action regarding the District's Quarterly Investment Report for the period ending March 31, 2017.
5. 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
 - ii. Coffee with a Cop
 - iii. Agreement for Security Coordinator Services
 - 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**
 - i. Midtown Markets

- ii. I-69 Bridge Artwork Maintenance
- f. Finance **Marylene Chan, Chair**
- g. Nominations **Gary Noble, Chair**
- i. Recommendations regarding Board Positions 10-17
- h. Executive. **William Franks, Board Chair**

6. Report on Capital Projects of the Midtown Redevelopment Authority

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).

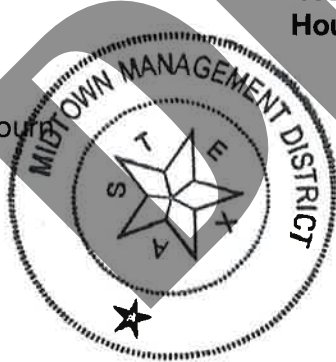
Upon entering into the executive session, the presiding officer shall note which agenda items will be discussed.

8. Announcements

9. Presentation: Pierce SkyPark – Page Architects

10. Next meeting date **Wednesday, June 7, 2017 at 11:00 a.m.**
Midtown Management District Offices
410 Pierce, Suite 355.
Houston, TX 77002

11. 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
HOUSTON

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

April 5, 2017

The Board of Directors of the Midtown Management District held a meeting, open to the public, on Wednesday, April 5, 2017, 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	Marylène 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 Cynthia Alvarado, Kandi Schramm, Marlon Marshall, Amaris Salinas, Matt Thibodeaux, Michelle Ashton, Jonathan Smith and David Thomas; Peggy Foreman of Burney & Foreman; Clark Lord of Bracewell, LLC; Eoles Whitaker, II from State Rep. Garnet Coleman's office; Mechelle Phillips of One World Strategy Group, LLC.; Sgt. Odell Haynes of Precinct 7; S.E.A.L. Security Solutions, LLC officers Paul Reese and Jesse Sampson; Maya Ford of Ford Momentum; Julie Farr, Executive Director of the Houston Museum District; along with Midtown Residents and visitors Thomas Wang, Eric Botts, Linda Stonebraker, Jonathan Smith, James Holston, Ricky Harrison, Elaine Shirley, and Demelrice Taylor.

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

Chairman Franks called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE FEBRUARY 1, 2017 BOARD MEETING**
- B. APPROVE MINUTES FOR THE MARCH 1, 2017 BOARD MEETING**
- C. APPROVE FINANCIAL REPORT FOR THE MONTH OF FEBRUARY 2017**
- D. APPROVE PAYMENT OF INVOICES FOR MARCH 2017**
- E. APPROVE EQUI-TAX REPORT FOR MARCH 2017**

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

SUPPORT FOR CITYWIDE SOLICITATION/PANHANDLING CAMPAIGN

Director Robles gave an overview of the City of Houston’s efforts to address issues relating to homelessness and panhandling throughout the City including an anti-panhandling campaign which is a part of the Mayor’s holistic six-point plan to eradicate homelessness in Houston. He stated that the campaign is intended to address panhandling by asking citizens to not enable panhandlers by giving money to individuals but rather to contribute to organizations, such as the Homeless Coalition, that are working to help get people off the streets permanently. Director Robles stated that the total cost for the campaign is \$150,000, which will be divided equally among 15 management districts (\$10,000 per district) and that the money would be used to develop an iPhone App for contributions to support the efforts to provide permanent housing, produce PSAs and for billboards. He reported that the Public Safety Committee is recommending approval of the \$10,000 to support this campaign.

Director Robles made a motion to approve \$10,000 in funding for the City’s Solicitation/Panhandling campaign. The motion was seconded by Director Coleman. 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 reported that there was a good turnout for the March 2017 Public Safety Committee meeting which was held at Crime Stoppers’ Dave Ward building. He thanked Crimestoppers for hosting the meeting at their new facility.

Director Robles reported that Operations Manager, Cynthia Alvarado continues to represent Midtown and work with the City on the homeless initiative. He also reported on the Dark Block Project which is being led by Director Jason West the goal of which is to identify areas in the District with no lighting or low lighting, or where there is a need to trim tree branches near street lights. Director Davila recommended a recent Kinder Institute study that examined issues relating to lighting and demographics, which he volunteered to share with the Committee.

Director Chan reviewed the Tableau monthly report and advised the Board that the data shows that most incidents can be attributed to a few locations in Midtown. Chairman Franks thanked Director Chan for her hard work on the Tableau report and highlighted its usefulness in identifying “hotspots”, which can be used to help focus the attention of law enforcement officers and S.E.A.L. Security Solutions, LLC (S.E.A.L.) officers. Director Noble stated that he was pleased that Midtown businesses are calling S.E.A.L. for help with dealing with trespassers and panhandlers at their locations.

Director Robles stated that Committee members are carefully reviewing the monthly reports from S.E.A.L. and are looking at criteria for evaluating their performance. He invited Board members to share any information, thoughts and recommendations they would like the Committee to consider.

Director Tyler-Dillard announced that the County Attorney’s office sought and was successful in obtaining a temporary injunction against Club Life.

Finally, Director Robles announced that “Coffee with a Cop” is scheduled for Friday, April 14, 2017 from 12:00 to 1:00 p.m. at Bagby Park and that the next Committee meeting will be on Tuesday, April 18, 2017 at 11:30 a.m.

B. Marketing and Economic Development Committee– Debbie Tyler Dillard, Chair

Director Tyler-Dillard reported that almost all of the remaining Midtown newspapers have been distributed and the Committee is working on a summer edition to be published in July 2017, after the opening of Midtown Park. She stated that the Committee ran an ad in the *Houston Press*’ restaurant edition which had a wide distribution. Finally, Director Tyler-Dillard stated that the Committee is engaged in planning for the Midtown Awards. She announced that the next Committee meeting is Wednesday, April 19th at 4:00 p.m.

C. Service and Maintenance Committee – Darcy Lefsrud, Chair

Director Lefsrud reported that Phase I of the sidewalk project has been completed and that the Committee is compiling locations for Phase II. He also stated that the Committee is working on a partnership with Midtown Parks Conservancy to increase the number of hours that the graffiti abatement team will work in Midtown from four (4) to eight (8) hours per month. Finally, he reported that efforts are still underway to work with Trees for Houston to bring more trees to Midtown. Director Lefsrud announced that the next Committee meeting is scheduled for Monday, April 17th at 3:30 p.m.

D. Urban Planning Committee – J. Allen Douglas, Chair

Michelle Ashton reported that the March 2017 Committee meeting was held in the offices of Powers Brown Architects and included a presentation of a proposal for the Pierce SkyPark. She stated that approximately 45 community members attended the meeting and overwhelmingly expressed support for the project. Ms. Ashton reported that Page Architects are currently finalizing a plan for an economic study to help solidify community and political support for the project and that the Committee will continue to monitor the project and be actively engaged as the plan develops.

Ms. Ashton announced that Plan Downtown will hold a neighboring connectivity workshop as part of the next Committee meeting on Thursday, April 20th at 6:00 p.m. at Trinity Midtown (1015 Holman St., Houston, TX 77004) and that the Committee is working to host a presentation from TXDoT on the I-69 cap and other relevant projects at either the May or June Committee meeting.

Director Darst stated that she and Thomas Wang are still working on a business plan for a Farmer’s Market in Midtown. She stated that they have talked with Urban Harvest about developing the project and that the Committee is recommending approval of a \$500 consulting fee to Urban Harvest to provide technical help with the business plan and to explore possible funding sources for the Farmer’s Market.

Ms. Ashton reported that the Committee is exploring the possibility of working with Midtown Redevelopment Authority and Design Workshop on a strategic plan for Midtown and that more information will be presented at future meetings.

Finally, Ms. Ashton announced that the Committee is sponsoring a bike ride led by BikeHouston on Saturday, April 15, 2017 at 10:00 a.m. starting and ending at Bagby Park. She stated that the ride will showcase how to access neighboring communities safely, including Downtown, Buffalo Bayou, and Montrose. She stated that more information is available on the website and social media and invited everyone to come out and join the ride.

E. Cultural Arts and Entertainment – Eileen Morris, Chair

i. **2017 MIDTOWN ART IN THE PARK**

Director Morris reported that Art in the Park 2017 was a huge success with approximately 2,000–2,500 attendees. She stated that there were 44 booths with 45 diverse artists participating and six (6) musical performances. She reported that there has been great feedback about the musicians and the quality of the art offered. Cynthia Alvarado thanked Central Bank and Cultural Collision for their sponsorship of the event. She also thanked Gail Mebane for her work curating the artists along with participating Midtown arts organizations including the Museum of Fine Arts Houston, Bayou City Performance, The Ensemble Theatre, Harambee Art Gallery, and Community Artists' Collective. Director Washington commented that changing the date of Art in the Park 2017 so as not to conflict with certain other longstanding Houston events was helpful and that as an artist he thought the event was fantastic.

ii. **LETTER OF SUPPORT COMMUNITY ARTISTS' COLLECTIVE**

Ms. Alvarado stated that the Community Artists' Collective is proposing a temporary public art installation in front of their building that honors quilting for the International Quilt Festival. She stated that the Board has been asked to offer a letter of support for their grant application to the Texas Commission on the Arts. Director Morris stated that the Cultural Arts and Entertainment Committee considered the request and is recommending approval. Director Coleman made a motion to issue a letter of support for the project as requested. The motion was seconded by Director Washington. Following all discussion, the motion carried by unanimous vote.

Director Morris shared that the Mother's Day Market will be held on Friday, May 12, 2017 in Bagby Park and will include curated artists selling gifts appropriate for Mother's day. She invited all to attend the next Committee meeting on Tuesday, April 18th at 3:30 p.m.

F. **Finance Committee – Marylene Chan, Chair**

Director Chan reported that 93% of the assessment revenue has been collected. She stated that the District is still awaiting receipt of the electricity bill from the City, and that 2017 expenditures are within budget. David Thomas reported that the auditors are finalizing their work and that a draft audit report should be issued soon.

Director Chan stated that the Committee received a presentation from Jim Webb of The Goodman Corporation and is looking at opportunities for the District to find available grant funding for Committee projects. Director Chan stated that she will reach out to Committee chairs for a short list of four (4) to five (5) specific programs that might be eligible for grant funding.

ii. **Executive Committee – William Franks, Chair**

Chairman Franks stated that he is pleased with the Committees' work and thanked everyone for their efforts to improve Midtown.

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

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

Midtown Park Project – The construction crew is currently finishing detail work on the water feature, bayou plumbing, dog park, game courts, and site preparation for artwork installations. The park is expected to be open to the public in mid to late June 2017. Planning is underway for opening festivities in the park.

Caroline St. Project – TXDoT accepted bids yesterday. The lowest bid received is within the amount budgeted for the project. TXDoT will review the bids and the Staff anticipates that the contract for the project will be awarded in the next 30 days with construction to begin in the fall of 2017.

Holman St. Project – The contractors are scheduling inspections and completing punchlist items. Landscaping is on hold until the City completes installation of water meters.

Main St. Project – Work is progressing between Holman St. and Elgin St., including sidewalk demolition. Flaggers from METRO are now available so the contractors will be able to restart work in the median.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPROATE 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.

PRESENTATION: DISTRICT WIDE COMMUNITY ENGAGEMENT SURVEY – FORD MOMENTUM

Maya Ford of Ford Momentum presented the methodology and results of the District-wide Community Outreach and Engagement Survey that ran from October 15, 2016 until January 15, 2017 and gave the following report:

Qualtrics was the vendor used to administer the survey and perform analysis of the results. Participation in the survey was voluntary and anonymous, unless participants wanted a copy of the survey mailed to them or registered to win gift cards which were given randomly to encourage participation in the survey. Street teams, social media, postcard mailings, eblasts, and the website were used to share the survey. 1,600 people responded, with 1,480 completing the full survey.

The survey was organized into five (5) segments, including communication preferences, priorities, organizational literacy, demographics, and satisfaction. The survey showed high communication preferences for mail, email, and social media. This information helped influence the new editions of the Midtown newspaper. The priorities participants identified were safety, service and maintenance, parks, and cleanliness. Organizational literacy is important to measure since it informs how and what we need to communicate about each affiliated organization; 73% of participants were familiar with MRA activities, 44% were familiar with MMD activities, and 57% were familiar with MPC activities. Demographics were informative: 43% of respondents live in Midtown and the majority identified as single, Anglo, educated, millennial females over several income brackets. Finally, satisfaction questions demonstrated that respondents are dissatisfied with overall communication and engagement, but moderately satisfied about communication around specific programs and services.

Ms. Ford stated that the survey points to several areas of opportunity for Midtown and pointed out that many of the recommendations are already being implemented by the Midtown Staff. Ms. Ford stated that she and her staff will continue to review and study the data to best leverage it to improve transparency and communication.

ANNOUNCEMENTS

Clark Lord updated the Board on a recent Texas Senate Committee hearing on proposed legislation, which would have a significant impact on TIRZs. He stated that there was a good showing of attendees at the meeting who opposed the bills and were supportive of TIRZs.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on Wednesday, May 3, 2017 at 6:00 p.m. at Central Bank Houston, 2217 Milam St., Houston, TX 77002.

ADJOURN

There being no other business, the meeting was adjourned.

Eileen J. Morris, Board Secretary

Date: _____

DRAFT

Midtown Management District
Sources and Uses of Funds
 January through March 2017

	Jan - Mar 17	Budget	\$ Over Budget
Sources of Funds			
400000 · Revenue - Assessments			
400085 · FY16 Assessment Revenue	2,123,304.74	1,901,329.00	221,975.74
400086 · FY15 Assessment Revenue	6,309.64	3,525.00	2,784.64
400087 · FY14 Assessment Revenue	1,079.32	1,251.00	-171.68
400088 · FY13 Assessment Revenue	303.85	394.00	-90.15
400089 · FY12 Assessment Revenue	0.00	250.00	-250.00
400090 · FY11 Assessment Revenue	0.00	75.00	-75.00
400091 · FY10 Assessment Revenue	0.00	50.00	-50.00
400092 · FY09 Assessment Revenue	0.00	50.00	-50.00
400093 · FY08 Assessment Revenue	0.00	39.00	-39.00
400094 · FY07 Assessment Revenue	0.00	26.00	-26.00
400500 · Penalties & Interest	6,157.57	6,000.00	157.57
402400 · Over Payments (Overpayments)	20,583.96	12,000.00	8,583.96
402500 · Refunds/Assessment Adjustments	-9,179.16	-22,500.00	13,320.84
402510 · Collection Costs (Fees charged to MMD for collections)	-14,474.68	-10,500.00	-3,974.68
402511 · CAD Correctons	155.54	60.00	95.54
402512 · CAD Lawsuit Corrections	15,071.12	5,000.00	10,071.12
402600 · Assessment Collection Costs	2,104.80	2,850.00	-745.20
402610 · Court Costs	0.00	150.00	-150.00
400000 · Revenue - Assessments - Other	-6,696.61	1,276.70	-7,973.31
Total 400000 · Revenue - Assessments	2,144,720.09	1,901,325.70	243,394.39
403000 · Other Income (Other Income)			
403100 · Booth and Events Fees (Booth and Events Fees)	3,400.00	5,500.00	-2,100.00
403105 · Application Fees (Non-Refundable Application Fees)	1,550.00	800.00	750.00
403110 · Event Sponsorship (Sponsorship of Events)	4,000.00	5,000.00	-1,000.00
Total 403000 · Other Income (Other Income)	8,950.00	11,300.00	-2,350.00
404000 · Int Income (Invest Interest Earned)	3,298.40	375.00	2,923.40
406000 · Interest on CD (Interest earned on CD purchases)	561.04	300.00	261.04
Total	2,157,529.53	1,913,300.70	244,228.83
Total Sources	2,157,529.53	1,913,300.70	244,228.83
Uses of Funds			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	63,345.00	63,345.00	0.00
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	123,998.00	131,569.00	-7,571.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	33,504.00	35,370.00	-1,866.00
502013 · PIT Program (PIT Program)	0.00	6,045.00	-6,045.00
Total 502000 · Enhancement Public Safety (Public Safety)	157,502.00	172,984.00	-15,482.00
507000 · Street Outage Survey	425.00	866.00	-441.00
509500 · Public Safety Parks Program	40.00	1,317.00	-1,277.00
509600 · Strategy and Implementation	750.00	750.00	0.00
509700 · Staffing (Allocated Staffing hours)	7,925.40	7,964.00	-38.60
Total 500000 · Security and Public Safety	229,987.40	247,226.00	-17,238.60

Midtown Management District
Sources and Uses of Funds
 January through March 2017

	Jan - Mar 17	Budget	\$ Over Budget
600000 · Marketing & Economic Developmen			
601000 · Media, Advertising & Promotion			
601003 · Event Partic/ Sponsoring	0.00	835.00	-835.00
601007 · Media, Advertising, & Promotion	1,250.00	835.00	415.00
Total 601000 · Media, Advertising & Promotion	1,250.00	1,670.00	-420.00
602000 · Web-site Update & Maint.	0.00	1,248.00	-1,248.00
603004 · Resident/.Stake Holder Foc Cmmu	0.00	4,998.00	-4,998.00
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and Residents)	7,532.00	15,000.00	-7,468.00
607000 · Midtown eNews	120.00	270.00	-150.00
608000 · Kiosk - media	0.00	375.00	-375.00
609600 · Marketing and Branding	750.00	750.00	0.00
609700 · Staffing (Allocated Staffing hours)	5,174.16	5,406.00	-231.84
Total 600000 · Marketing & Economic Developmen	14,826.16	29,717.00	-14,890.84
700000 · Urban Planning			
706600 · Strategy Implementation	750.00	750.00	0.00
706700 · Staffing (Allocated Staffing hours)	4,467.21	4,695.00	-227.79
Total 700000 · Urban Planning	5,217.21	5,445.00	-227.79
710000 · Cultural Arts & Entertainment			
710106 · Art in the Park			
Credit Card Charges (Credit Card Charges)	177.48		
710106 · Art in the Park - Other	17,005.53	0.00	17,005.53
Total 710106 · Art in the Park	17,183.01	0.00	17,183.01
710110 · Parks Programming	1,200.00	6,249.00	-5,049.00
710600 · Planning and Logistics	750.00	750.00	0.00
710700 · Staffing (Allocated Staffing hours)	11,344.20	11,376.00	-31.80
Total 710000 · Cultural Arts & Entertainment	30,477.21	18,375.00	12,102.21
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	303.27	249.00	54.27
722052 · Electric	287.13	450.00	-162.87
722053 · Path Gravel	0.00	1,250.00	-1,250.00
722054 · Irrigation repair	0.00	750.00	-750.00
722055 · Landscape Repairs	0.00	1,500.00	-1,500.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Maint)	3,750.00	3,750.00	0.00
722057 · Park Lighting (Park Lighting)	0.00	1,875.00	-1,875.00
722058 · Dog Park Maintenance (Dog Park Maintenance)	0.00	750.00	-750.00
Total 722005 · Baldwin/Glover Park Maintenance	4,340.40	10,574.00	-6,233.60
Total 722000 · Midtown Parks	4,340.40	10,574.00	-6,233.60
725000 · Midtown Field Service Prog			
725002 · Graffiti	640.00	1,280.00	-640.00
725003 · Supplies	0.00	150.00	-150.00
725004 · Storage	810.00	873.00	-63.00
725005 · Seasonal Planting PROW	0.00	2,500.00	-2,500.00
725007 · Tree Maintenance	0.00	9,228.00	-9,228.00

**Midtown Management District
Sources and Uses of Funds
January through March 2017**

	Jan - Mar 17	Budget	\$ Over Budget
725008 · Landscaping/Tree Planting	0.00	4,000.00	-4,000.00
725009 · Pet Bags	1,079.88	1,000.00	79.88
725000 · Midtown Field Service Prog - Other	50,847.00	51,000.00	-153.00
Total 725000 · Midtown Field Service Prog	53,376.88	70,031.00	-16,654.12
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	7,210.00	7,210.00	0.00
726100 · Legacy Maintenance	206,000.00	206,000.00	0.00
Total 726000 · Service Maintenance - Other	213,210.00	213,210.00	0.00
727000 · Implementation and Support	750.00	750.00	0.00
728000 · Staffing (Allocated Staffing hours)	13,886.44	13,760.00	126.44
Total 720000 · Service & Maintenance	285,563.72	308,325.00	-22,761.28
800000 · District Administration			
802000 · Legal Counsel	18,287.50	19,997.00	-1,709.50
802042 · Public Information Request (Public Information Request)	0.00	300.00	-300.00
803000 · Accounting & Auditing Expense	11,000.00	12,500.00	-1,500.00
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge (bank service charge)	374.99	253.00	121.99
806005 · Gen. Operating/Admin. Expenses	379.57	253.00	126.57
806006 · District Cell Phone & Tablets	359.25	474.00	-114.75
Total 806000 · General Operating/Admin. Exp.	1,113.81	980.00	133.81
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	880.56	1,697.00	-816.44
Total 807000 · Board Meeting & Misc. Exp.	880.56	1,697.00	-816.44
Total 800000 · District Administration	31,281.87	35,474.00	-4,192.13
Total Uses	597,353.57	644,562.00	-47,208.43
Net Increase (/Decrease) for the Period	1,560,175.96	1,268,738.70	291,437.26

Midtown Management District
Balance Sheet
As of March 31, 2017

Mar 31, 17

ASSETS

Current Assets

Checking/Savings

10000 · Operating Funds

101001 · Chase Savings Account	10,374.12
101002 · PrimeWay FCU Acct# 1	113.05
101003 · PrimeWay FCU Acct# 7	2,068.60
101004 · PrimeWay FCU Acct MM #6	11,066.95
102001 · IBC Savings Acct 66033	1,958.09
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	116,004.05
102211 · EastWest Bank Savings Acct	1,059.76
106010 · Wells Fargo Assessment Acct	40,198.01
106020 · Wells Fargo Performance Saving	23,235.42
107000 · TexStar (Investment Account)	5,563.02
107500 · LOGIC (Investment Account)	<u>1,679,127.41</u>

Total 10000 · Operating Funds 2,015,768.48

10001 · Reserved Funds

102202 · EastWest Bank CD 5918 (Elgin Street PROW Capital Reser)	12,894.98
102204 · EastWest Bank CD1306 (Emergency Disaster Capital Rese)	103,252.27
105003 · Central Bank Money Market	5,768.02
105005 · CNTRL BNK CD 66000272	<u>226,778.16</u>

Total 10001 · Reserved Funds 348,693.43

10002 · Restricted Funds

101000 · Chase Operating Acct	<u>11,475.95</u>
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Total 10002 · Restricted Funds 11,475.95

Total Checking/Savings 2,375,937.86

Accounts Receivable

120000 · Assessments Receivable

120009 · Assesmts Recievable Current	210,051.48
120000 · Assessments Receivable - Other	<u>29,358.18</u>

Total 120000 · Assessments Receivable 239,409.66

Total Accounts Receivable 239,409.66

Other Current Assets

130500 · Prepaid Expense	<u>11,830.00</u>
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Total Other Current Assets 11,830.00

Total Current Assets 2,627,177.52

Other Assets

130501 · Other Misc Assets	<u>45,596.00</u>
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Total Other Assets 45,596.00

TOTAL ASSETS 2,672,773.52

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Midtown Management District

Balance Sheet

As of March 31, 2017

	<u>Mar 31, 17</u>
200000 · Accounts Payable	140,835.28
Total Accounts Payable	<u>140,835.28</u>
Other Current Liabilities	
203000 · Other Accts Payable	247,000.00
205000 · Deferred Assessment Revenues	239,409.66
206000 · Accrued liability	63,345.00
207000 · Bal due to MRA from FTA Reimbur	8,444.00
Total Other Current Liabilities	<u>558,198.66</u>
Total Current Liabilities	<u>699,033.94</u>
Total Liabilities	699,033.94
Equity	
390000 · Fund Balance-Prior	413,563.62
Net Income	<u>1,560,175.96</u>
Total Equity	<u>1,973,739.58</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,672,773.52</u></u>

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Midtown Management District
Account Transaction Detailed by Account
As of May 3, 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			MAY 2017				665.51
Bill Pmt - Check	04/26/2017	28386344	Reliant Energy	1701 ELGIN {Baldwin Park} 3/09/2017 - 4/07/2017		86.90	578.61
Bill Pmt - Check	04/26/2017	28386380	Reliant Energy	3118 AUSTIN ST {Glover Park} 3/09/2017 - 4/07/2017		27.55	551.06
Bill Pmt - Check	04/26/2017	13300751148	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		196.91	354.15
Deposit	04/30/2017			Deposits	58,622.68		58,976.83
Deposit	05/03/2017		Deposit	Transfer from LOGIC/Saving Account to Cover Expenses	45,000.00		103,976.83
Check	05/03/2017	6999	MidCorp	Expense Reimbursement: MMD Credit Card Charges		1,063.77	102,913.06
Check	05/03/2017	7000	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program{ MAY 2017}		2,013.25	100,899.81
Bill Pmt - Check	05/03/2017	7001	BRACEWELL LLP	051911.000001 For Service Through FEBRUARY 28, 2017 General Counsel; 051911.000001 For Service Through MARCH 31, 2017 General Counsel		1,965.00	98,934.81
Bill Pmt - Check	05/03/2017	7002	Harris County Treasurer	Constable Services for JUNE 2017		39,201.00	59,733.81
Bill Pmt - Check	05/03/2017	7003	HOUSTON CIVIC EVENTS, INC.	City of Houston: Art in the Park - Concession & Booth Fees		1,140.00	58,593.81
Bill Pmt - Check	05/03/2017	7004	HoustonPress	MENU OF MENUS; Exclusive Blast 3/31 Arts NL Exclusive		1,050.00	57,543.81
Bill Pmt - Check	05/03/2017	7005	Metropolitan Landscape Management, Inc.	2017 Art in the Park: Pressure wash Baldwin Park; Field Maintenance Services in Midtown - MARCH Services 17'		17,249.00	40,294.81
Bill Pmt - Check	05/03/2017	7006	Perdue, Brandon, Fielder, Collins & Mott	MAR 2017 - Professional Services rendered in the collection of delinquent taxes, penalties and...		1,576.43	38,718.38
Bill Pmt - Check	05/03/2017	7007	SEAL Security Solutions LLC	Commissioned Security Officer w/Vehicle & K-9 {03/01/17-3/31/17}		11,264.00	27,454.38
Bill Pmt - Check	05/03/2017	7008	smc Logistics, LLC	JANUARY & MARCH 2017Streetlight and Park lights Report		850.00	26,604.38
Bill Pmt - Check	05/03/2017	7009	Southwest Wholesale	Irrigation Repairs: Glover Park {adjust 4 heads and replace nozzles}; Irrigation Repairs/Adjustments Monthly Maintenance Agrmt Baldwin Park/Glover Park APR 2017		3,001.85	23,602.53
Bill Pmt - Check	05/03/2017	7010	Tribe Design LLC	Web Programming - Cultural Arts & Entertainment Website		600.00	23,002.53
Bill Pmt - Check	05/03/2017	7011	Urban Harvest, Inc.	Farmers Market Consulting Fee		500.00	22,502.53
Bill Pmt - Check	05/03/2017	7012	Central Bank	MMD Board of Directors Meeting {May 03, 2017}		250.00	22,252.53
Check	05/03/2017	7013	Jason Wamp	2016 MAIN ST # 03 & 2016 MAIN ST #1413 TAX YEAR: 2016		5.14	22,247.39
Check	05/03/2017	7014	Blake Chakalis	2250 LA BRANCH ST 81 121 530 001 0010 TAX YEAR: 2016		264.54	21,982.85
Check	05/03/2017	7015	VR CALAIS HOLDINGS LIMITED PAR	81 123 415 000 0001 - 3210 LOUISIANA STREET 124 : TAX YEAR 2016		6,495.50	15,487.35
Check	05/03/2017	7016	ATMA AT MIDTOWN LLC	1513 ELGIN AVE 81 135 527 001 0006 TAX YEAR 2016		66.61	15,420.74
Check	05/03/2017	7017	Kimberley M Brims	100 MCGOWEN ST H 81 124 052 000 0008 TAX YEAR: 2016		222.03	15,198.71
Check	05/03/2017	7018	Meagan Sweigart	1637 Tuam Street 81 121 255 001 0007 TAX YEAR: 2016		389.41	14,809.30
Check	05/03/2017	7019	2016 MAIN OWNERS ASSOCIATION INC.	2016 Main Street REFUND:		172.73	14,636.57
Check	05/03/2017	7020	AB Merion II Metgro Midtown LLC	81 028 097 000 0011 2350 BAgby St #419 TAX YEAR: 2015		6,782.97	7,853.60
Bill Pmt - Check	05/03/2017	7021	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- MAY 2017		1,936.62	5,916.98
Check	05/03/2017	7022	Margree D. Spight	81 019 180 006 0016 1704 Francis St. TAX YEAR: 2016		442.36	5,474.62

Midtown Management District
Account Transaction Detailed by Account
As of May 3, 2017

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 106010 · Wells Fargo Assessment Acct					103,622.68	98,813.57	5,474.62
Total 106000 · Wells Fargo Bank					103,622.68	98,813.57	5,474.62
TOTAL					103,622.68	98,813.57	5,474.62

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 April 30, 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	\$2,284,020.81	\$2,187,909.67	\$96,111.14	96%
2015	0.1181	\$1,983,386.20	\$1,963,749.41	\$19,636.79	99%
2014	0.1181	\$1,784,505.94	\$1,776,631.87	\$7,874.07	99%
2013	0.1181	\$1,563,555.15	\$1,558,634.96	\$4,920.19	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	64,604.93	1,686,111.07
2015 Assessment Collected	-5,859.04	450.60
2014 Assessment Collected	0.00	1,079.32
2013 Assessment Collected	0.00	303.85
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	1,936.67	8,094.24
Overpayments	1,036.45	21,620.41
Estimated Payment	0.00	0.00
CAD Corrections	66.61	222.15
CAD Lawsuit Corrections	7,262.14	22,333.26
Collection Fees	502.43	2,607.23
Court Costs	0.00	0.00
Total Revenue	69,550.19	1,742,822.13

Overpayments & CAD Refunds Presented	14,841.29	30,686.99
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016	1,933,955,521	UNCERTIFIED	0
ASSESSED VALUE FOR 2015	1,679,411,923	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
April 30, 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	ASSESSMENT AMOUNT
*MIDTOWN CENTRAL SQUARE LLC	2013 - 2016	26,806.88
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,294.59
*JK FANNIN LLC	2016	5,042.87
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,009.52
*2000 CRAWFORD MISSION INVESTORS LP	2016	4,678.33
MIDTOWN ASSEMBLAGE LTD	2016	3,078.99
WASHINGTON ROMANUEL L JR	2000 - 2014	2,884.42
512 DENNIS STREET CONDOS LLC	2016	2,041.80
HOUSTON COMMUNITY COLLEGE	2016	1,982.18
HOUSTON COMMUNITY COLLEGE	2016	1,982.18

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015	TAX YEAR 2016
January	77%	65%	73%	65%
February	94%	92%	93%	89%
March	95%	94%	96%	93%
April	96%	95%	96%	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
April 30, 2017**

ASSESSMENT PLAN PROJECTIONS

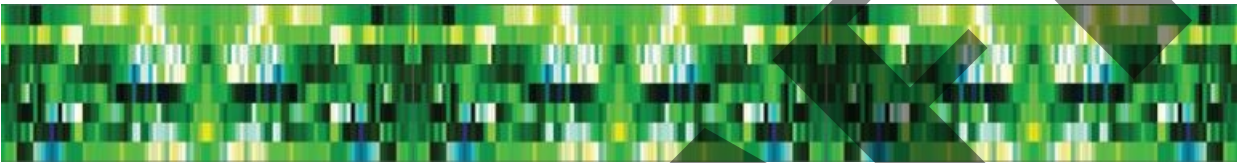
YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,963,749.41	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,187,909.67	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63		
2018	0.1181	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

I-69 Bridge Installations - Midtown

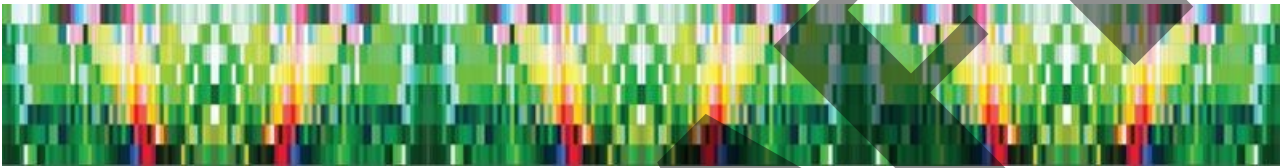


Tuam – Northbound



Tuam – Southbound

I-69 Bridge Installations - Midtown



McGowan – Northbound

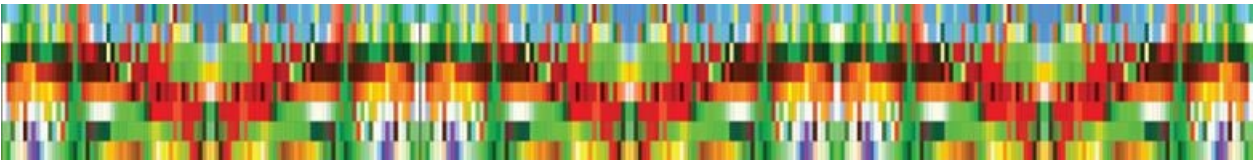


McGowan – Southbound

I-69 Bridge Installations - Midtown



Gray – Northbound

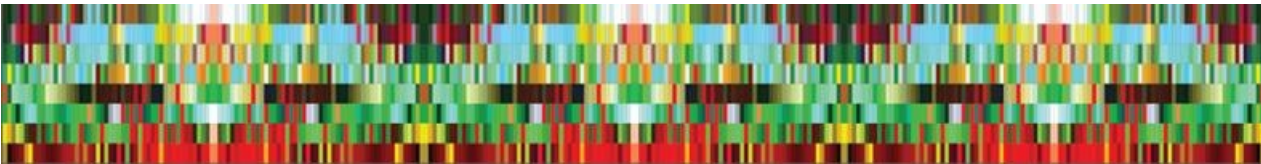


Gray Southbound

I-69 Bridge Installations - Midtown



Pierce Northbound



Pierce Southbound