



**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, June 6, 2018 at 11:00 a.m. in the 3rd Floor Conference Room of the Midtown Management District's offices, 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 May 2, 2018 Board meeting
 - b. Approve Financial Report for the Month of April 2018
 - c. Approve Payment of Invoices for May 2018
 - d. Approve Equi-Tax Report for May 2018
 - e. Ratification of Software Service Renewal Agreement with Zapp Software LLC.
4. Receive committee activity reports and review, discuss and take necessary action regarding the following, as appropriate:
 - a. Service & Maintenance. **Darcy John Lefsrud, Chair**
 - b. Cultural Arts & Entertainment. . . **Eileen Morris, Chair**
 - i. Grant Management System.
 - c. Marketing **Debbie Tyler Dillard, Chair**
 - d. Urban Planning **Allen Douglas, Chair**
 - e. Finance **Dana Woodruff, Chair**
 - i. FY 2017 District Audit.
 - ii. Investment Report ending the Quarter March 31, 2018.
 - f. Nominations **Nancy Darst, Chair**

- i. Recommendations to fill Board Positions 2 and 8.
 - g. Public Safety **Willie H. Coleman, Interim Chair**
 - i. Report from Security Coordinator, Mark Leija
 - h. Executive. **Willie H. Coleman, Chair**
5. Report on Capital Projects of the Midtown Redevelopment Authority
6. 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.

7. Announcements

8. Next meeting date NOTE THE DATE
Wednesday, July 11, 2018 at 11:00 a.m.
Midtown Management District Offices
410 Pierce, 3rd floor conference room
Houston, TX 77002

MARK YOUR CALENDAR: Midtown Management District Annual Meeting
 Wednesday, August 1, 2018
 6:00 p.m.
 The Dave Ward Building - Crime Stoppers of Houston
 3001 Main Street
 Houston TX 77002
 Use the METRORail – McGowen Station

9. Adjourn



Willie H. Coleman

Willie H. Coleman, Chair
 Midtown Management District Board of Directors

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

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

Midtown Management District
2018 Sources and Uses of Funds
January through April 2018

	Jan - Apr 18	Budget	\$ Over Budget
Sources of Funds			
400000 · Revenue - Assessments			
400084 · FY17 Assessment Revenue	2,272,809.90	2,167,983.00	104,826.90
400085 · FY16 Assessment Revenue	2,295.58	4,000.00	-1,704.42
400086 · FY15 Assessment Revenue	914.57	1,200.00	-285.43
400087 · FY14 Assessment Revenue	48.39	400.00	-351.61
400088 · FY13 Assessment Revenue	0.00	200.00	-200.00
400089 · FY12 Assessment Revenue	0.00	72.00	-72.00
400090 · FY11 Assessment Revenue	0.00	36.00	-36.00
400091 · FY10 Assessment Revenue	0.00	36.00	-36.00
400092 · FY09 Assessment Revenue	0.00	32.00	-32.00
400093 · FY08 Assessment Revenue	0.00	28.00	-28.00
400094 · FY07 Assessment Revenue	0.00	32.00	-32.00
400500 · Penalties & Interest	10,889.14	8,000.00	2,889.14
402300 · Estimated Payments	811.94	0.00	811.94
402400 · Over Payments (Overpayments)	18,981.34	26,300.00	-7,318.66
402500 · Refunds/Assessment Adjustments	-22,824.92	-30,668.00	7,843.08
402510 · Collection Costs (Fees charged to MMD for collections)	-18,470.49	-18,664.00	193.51
402511 · CAD Corrections	0.00	300.00	-300.00
402512 · CAD Lawsuit Corrections	9,658.86	19,336.00	-9,677.14
402600 · Assessment Collection Costs	2,809.04	4,000.00	-1,190.96
400000 · Revenue - Assessments - Other	-9,579.30		
Total 400000 · Revenue - Assessments	2,268,344.05	2,182,623.00	85,721.05
403000 · Other Income (Other Income)			
403100 · Booth and Events Fees (Booth and Events Fees)	5,875.00	5,000.00	875.00
403105 · Application Fees (Non-Refundable Application Fees)	2,660.00	1,550.00	1,110.00
403110 · Event Sponsorship (Sponsorship of Events)	5,000.00	5,000.00	0.00
Total 403000 · Other Income (Other Income)	13,535.00	11,550.00	1,985.00
404000 · Int Income (Invest Interest Earned)	10,117.09	5,000.00	5,117.09
406000 · Interest on CD (Interest earned on CD purchases)	862.89	536.00	326.89
Total	2,292,859.03	2,199,709.00	93,150.03
Total Sources	2,292,859.03	2,199,709.00	93,150.03
Uses of Funds			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	56,499.94	75,333.28	-18,833.34
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	140,563.00	160,327.00	-19,764.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	54,624.00	47,163.00	7,461.00
502013 · PIT Program (PIT Program)	15,158.17	8,059.00	7,099.17
Total 502000 · Enhancement Public Safety (Public Safety)	210,345.17	215,549.00	-5,203.83
504000 · Security Coordinator	0.00	174.00	-174.00
507000 · Street Outage Survey	850.00	850.00	0.00
508000 · Public Safety Light Program	0.00	20,000.00	-20,000.00
509500 · Public Safety Parks Program	21.65	332.00	-310.35

UNAUDITED FINANCIALS

Midtown Management District
2018 Sources and Uses of Funds
January through April 2018

	Jan - Apr 18	Budget	\$ Over Budget
509555 · Public Safety Communications (Public Safety Communications)	0.00	332.00	-332.00
509700 · Staffing (Allocated Staffing hours)	19,018.54	22,057.68	-3,039.14
Total 500000 · Security and Public Safety	286,735.30	334,627.96	-47,892.66
600000 · Marketing & Economic Development			
601000 · Media, Advertising & Promotion			
601003 · Event Partic/ Sponsoring	0.00	1,666.00	-1,666.00
601007 · Media, Advertising, & Promotion	1,650.00	1,650.00	0.00
Total 601000 · Media, Advertising & Promotion	1,650.00	3,316.00	-1,666.00
602000 · Web-site Update & Maint.	0.00	1,666.68	-1,666.68
603004 · Resident/Stake Holder Foc Cmmu	6,980.00	3,333.30	3,646.70
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and Residents)	750.00	10,000.00	-9,250.00
607000 · Midtown eNews	0.00	602.68	-602.68
609500 · Marketing & Economic Development	0.00	1,666.00	-1,666.00
609700 · Staffing (Allocated Staffing hours)	7,231.29	8,105.36	-874.07
Total 600000 · Marketing & Economic Development	16,611.29	28,690.02	-12,078.73
700000 · Urban Planning			
706700 · Staffing (Allocated Staffing hours)	6,059.97	6,218.36	-158.39
Total 700000 · Urban Planning	6,059.97	6,218.36	-158.39
710000 · Cultural Arts & Entertainment			
710106 · Art in the Park	29,782.16	14,250.00	15,532.16
710108 · Special Events in Bagby Park	4,105.32	5,000.00	-894.68
710110 · Parks Programming	0.00	6,249.99	-6,249.99
710112 · Cultural Arts - Website	300.00	300.00	0.00
710113 · Cultural Arts - Communications	0.00	2,500.00	-2,500.00
710700 · Staffing (Allocated Staffing hours)	16,316.07	18,807.00	-2,490.93
Total 710000 · Cultural Arts & Entertainment	50,503.55	47,106.99	3,396.56
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	532.18	656.00	-123.82
722052 · Electric	484.49	426.36	58.13
722053 · Path Gravel	0.00	1,250.00	-1,250.00
722054 · Irrigation repair	0.00	750.00	-750.00
722055 · Landscape Repairs	10,480.00	1,500.00	8,980.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	6,420.00	7,766.72	-1,346.72
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	17,916.67	14,974.08	2,942.59
7226001 · Glover Park	64,029.70		
Total 722000 · Midtown Parks	81,946.37	14,974.08	66,972.29
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	67,796.00	72,080.00	-4,284.00
725002 · Graffiti	1,640.00	1,600.00	40.00
725003 · Supplies	0.00	200.00	-200.00

UNAUDITED FINANCIALS

Midtown Management District
2018 Sources and Uses of Funds
January through April 2018

	Jan - Apr 18	Budget	\$ Over Budget
725004 · Storage	0.00	3,500.00	-3,500.00
725005 · Seasonal Planting PROW	0.00	2,500.00	-2,500.00
725007 · Tree Maintenance	0.00	15,000.00	-15,000.00
725008 · Landscaping/Tree Planting	0.00	5,000.00	-5,000.00
725009 · Pet Bags	1,079.88	1,000.00	79.88
Total 725000 · Midtown Field Service Prog	70,515.88	100,880.00	-30,364.12
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	7,426.00	7,426.00	0.00
726100 · Legacy Maintenance	212,180.00	212,180.00	0.00
Total 726000 · Service Maintenance - Other	219,606.00	219,606.00	0.00
728000 · Staffing (Allocated Staffing hours)	15,631.05	13,994.00	1,637.05
Total 720000 · Service & Maintenance	387,699.30	349,454.08	38,245.22
800000 · District Administration			
802000 · Legal Counsel	21,043.65	26,664.00	-5,620.35
802042 · Public Information Request (Public Information Request)	0.00	320.00	-320.00
803000 · Accounting & Auditing Expense	11,000.00	10,000.00	1,000.00
805000 · Assessment Collection Costs			
805130 · Returned Checks	1,095.02	0.00	1,095.02
Total 805000 · Assessment Collection Costs	1,095.02	0.00	1,095.02
806000 · General Operating/Admin. Exp.	2,094.06	1,293.36	800.70
807000 · Board Meeting & Misc. Exp.	527.00	2,080.00	-1,553.00
809000 · Administration Expense (Reimbursements to MRA)	58,244.16	55,619.00	2,625.16
800000 · District Administration - Other			
Total 800000 · District Administration	94,003.89	95,976.36	-1,972.47
Total Uses	841,613.30	862,073.77	-20,460.47
Net Increase (/Decrease) for the Period	1,451,245.73	1,337,635.23	113,610.50

UNAUDITED FINANCIALS

Midtown Management District
Balance Sheet
As of April 30, 2018

Apr 30, 18

ASSETS

Current Assets

Checking/Savings

10000 · Operating Funds

101001 · Chase Savings Account	13,428.86
101002 · PrimeWay FCU Acct# 1	113.05
101003 · PrimeWay FCU Acct# 7	2,068.60
101004 · PrimeWay FCU Acct MM #6	11,078.93
102001 · IBC Savings Acct 66033	2,338.19
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	116,230.48
102211 · EastWest Bank Savings Acct	1,061.46
106010 · Wells Fargo Assessment Acct	8,071.16
106020 · Wells Fargo Performance Saving	15,744.87
107000 · TexStar (Investment Account)	5,630.30
107500 · LOGIC (Investment Account)	1,968,180.80

Total 10000 · Operating Funds	<u>2,268,946.70</u>
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10001 · Reserved Funds

102202 · EastWest Bank CD 5918 (Elgin Street PROW Capital Reser)	12,922.03
102204 · EastWest Bank CD1306 (Emergency Disaster Capital Rese)	103,750.70
105003 · Central Bank Money Market	5,668.85
105005 · CNTRL BNK CD 66000272	228,374.40

Total 10001 · Reserved Funds	<u>350,715.98</u>
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10002 · Restricted Funds

101000 · Chase Operating Acct	11,347.95
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Total 10002 · Restricted Funds	<u>11,347.95</u>
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Total Checking/Savings	<u>2,631,010.63</u>
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Accounts Receivable

120000 · Assessments Receivable

120009 · Assesmts Recievable Current	145,403.97
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Total 120000 · Assessments Receivable	<u>145,403.97</u>
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Total Accounts Receivable	<u>145,403.97</u>
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Total Current Assets	<u>2,776,414.60</u>
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Other Assets

130501 · Other Misc Assets	46,916.00
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Total Other Assets	<u>46,916.00</u>
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TOTAL ASSETS	<u><u>2,823,330.60</u></u>
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

200000 · Accounts Payable	285,030.59
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Total Accounts Payable	<u>285,030.59</u>
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Other Current Liabilities

203000 · Other Accts Payable	56,499.94
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UNAUDITED FINANCIALS

Midtown Management District**Balance Sheet****As of April 30, 2018**

	Apr 30, 18
205000 · Deferred Assessment Revenues	145,403.97
206000 · Accrued liability	253,380.00
207000 · Bal due to MRA from FTA Reimbur	11,347.95
Total Other Current Liabilities	466,631.86
Total Current Liabilities	751,662.45
Total Liabilities	751,662.45
Equity	
390000 · Fund Balance-Prior	620,422.42
Net Income	1,451,245.73
Total Equity	2,071,668.15
TOTAL LIABILITIES & EQUITY	2,823,330.60

UNAUDITED FINANCIALS

Midtown Management District
Account Transaction Detailed by Account
As of June 6, 2018

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			APRIL 2018				53,238.19
Bill Pmt - Check	05/03/2018	05032018	City of Houston- Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		334.72	52,903.47
Bill Pmt - Check	05/17/2018	7474	MARK TOWNS	Mother's Day Market Entertainment, Saturday May 12, 2018		500.00	52,403.47
Bill Pmt - Check	05/17/2018	7475	MaxGray Productions, INC	2018 Mother's Day Market {Management Consulting Fees; security; Cleanup; Permits;Supplies}		4,175.00	48,228.47
Bill Pmt - Check	05/17/2018	7476	City of Houston - Mayor's Office	VOID: Concessions & Booth Fees { Art in the Park 2018}	0.00		48,228.47
Check	05/25/2018	7477	Boz Droca	REFUND on Booth Fees- Event Cancelled to Weather Unable to attend Mother's Day Mrky 6X10 Single ...		125.00	48,103.47
Check	05/25/2018	7478	Corey Credeur	REFUND on Booth Fees- Event Cancelled to Weather Unable to attend Mother's Day Mrky 6X10 Single ...		125.00	47,978.47
Bill Pmt - Check	05/25/2018	7479	Juliana Franco Photography	2018 Art in the Park, April 08, 2018 " PHOTOGRAPHER"		500.00	47,478.47
Bill Pmt - Check	05/25/2018	7480	Viking Enterprises, Inc.	VOID: 2018 Mother's Day Market - 1 Medic	0.00		47,478.47
Bill Pmt - Check	05/25/2018	7481	Viking Enterprises, Inc.	VOID: 2018 Mother's Day Market - 1 Medic	0.00		47,478.47
Bill Pmt - Check	05/31/2018	3118053118	City of Houston- Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		303.89	47,174.58
Deposit	05/31/2018			May Deposits	51,243.65		98,418.23
Deposit	06/01/2018			Transfer from LOGIC/Saving Account to Cover Expenses	110,000.00		208,418.23
Check	06/06/2018	7482	2500 Fannin LP	81 019 038 000 0002 2500 Fannin St TAX YEAR: 2016		251.70	208,166.53
Check	06/06/2018	7483	The Plaza at Midtown II LTD	2450 LOUISIANA STREET/2501 BAGBY ST: TAX YEAR 2017		1,052.84	207,113.69
Check	06/06/2018	7484	BABALOLA OLAYTWOLA	2016 MAIN STREET 81 114 588 012 0017 TAX YEAR:2017		30.71	207,082.98
Check	06/06/2018	7485	GEORGE S LITTELL	2016 MAIN STREET 81 114 588 024 0004 TAX YEAR:2017		113.07	206,969.91
Check	06/06/2018	7486	CENTRAL BANK -	2217 MILAM ST 81 130 054 001 0001 : TAX YEAR 2017		625.92	206,343.99
Check	06/06/2018	7487	Virginia & Robert Vinson	81 120 356 000 0001 108 OAK PLACE TAX YEAR: 2017		6.64	206,337.35
Check	06/06/2018	7488	Jill & Robert Chouffot	81 134 261 001 0006 3406 LA BRANCH ST D TAX YEAR: 2017		20.08	206,317.27
Check	06/06/2018	7489	VTT Polaris Properties, L.L.C.	2714 SMITH ST 81 128 778 001 0001 TAX YEAR: 2017		295.98	206,021.29
Check	06/06/2018	7490	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program{ MAY 2018}		5,565.83	200,455.46
Bill Pmt - Check	06/06/2018	7491	BRACEWELL LLP	051911.000001 For Service Throught APRIL 30, 2018 General Counsel		3,930.00	196,525.46
Bill Pmt - Check	06/06/2018	7492	Central Bank	MMD Board of Directors Meeting { May 2, 2018 }		250.00	196,275.46
Bill Pmt - Check	06/06/2018	7493	Crime Stoppers of Houston, Inc.	ANNUAL PUBLIC MEETING FOR MIDTOWN BOARD OF DIRECTORS ON 08/01/2018		175.00	196,100.46
Bill Pmt - Check	06/06/2018	7494	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- JUNE 2018		1,974.10	194,126.36

UNAUDITED FINANCIALS

Midtown Management District
Account Transaction Detailed by Account
As of June 6, 2018

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt - Check	06/06/2018	7495	Harris County Treasurer	Constable Services for JULY 2018		33,790.00	160,336.36
Bill Pmt - Check	06/06/2018	7496	HOUSTON CIVIC EVENTS, INC.	Concessions & Booth Fees { Art in the Park 2018}		990.00	159,346.36
Bill Pmt - Check	06/06/2018	7497	Houston Press, LP	Target banner ad/Promo/Newsletter --- { Art in the Park }		1,200.00	158,146.36
Bill Pmt - Check	06/06/2018	7498	Juliana Franco Photography	2018 Mother's Day Market , May 12, 2018 " PHOTOGRAPHER"		350.00	157,796.36
Bill Pmt - Check	06/06/2018	7499	Kwik Kopy	" See Something Say Something " FULL COLOR COPIES 8.5X11 {2 Sided}		225.00	157,571.36
Bill Pmt - Check	06/06/2018	7500	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - MAY Services 18'		16,949.00	140,622.36
Bill Pmt - Check	06/06/2018	7501	MidCorp dba Midtown Parks Conservancy			4,398.28	136,224.08
Bill Pmt - Check	06/06/2018	7502	MRA	Operating Expense Reimbursement JAN - MAR 2018		105,417.96	30,806.12
Bill Pmt - Check	06/06/2018	7503	Perdue, Brandon, Fielder, Collins & Mott	APRIL 2018 - Professional Services rendered in the collection of delinquent taxes, penalties ...		334.44	30,471.68
Bill Pmt - Check	06/06/2018	7504	SEAL Security Solutions LLC	Commissioned Security Officer w/Vehicle & K-9		16,128.00	14,343.68
Bill Pmt - Check	06/06/2018	7505	Central Bank	MMD Safety Committee meeting { June 19, 2018 }		250.00	14,093.68
Bill Pmt - Check	06/06/2018	7506	Metropolitan Landscape Management, Inc.	Monthly Maintenance Agrmt BALDWIN PARK - MAY Services 18'; Monthly Maintenance Agrmt GLOVER Park - MAY Services 18'		1,605.00	12,488.68
Bill Pmt - Check	06/06/2018	7507	ZAPP LLC	Midtown Father's Day Mrkt Cancellation-Refunds Payment of ZAPP Invoice		70.00	12,418.68
Total 106010 · Wells Fargo Assessment Acct					161,243.65	202,063.16	12,418.68
Total 106000 · Wells Fargo Bank					161,243.65	202,063.16	12,418.68
TOTAL					161,243.65	202,063.16	12,418.68

UNAUDITED FINANCIALS

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

May 31, 2018

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2018 TO 12/31/2018

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2017	0.1181	\$2,361,327.09	\$2,301,241.78	\$60,085.31	97%
2016	0.1181	\$2,219,190.60	\$2,199,109.91	\$20,080.69	99%
2015	0.1181	\$1,980,389.40	\$1,968,843.50	\$11,545.90	99%
2014	0.1181	\$1,784,150.46	\$1,778,173.07	\$5,977.39	99%
2013	0.1181	\$1,563,555.15	\$1,559,086.85	\$4,468.30	99%
2012	0.1181	\$1,451,155.01	\$1,450,188.22	\$966.79	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
2017 Assessment Collected	28,431.88	1,928,380.86
2016 Assessment Collected	1,574.09	3,869.67
2015 Assessment Collected	15.27	929.84
2014 Assessment Collected	0.00	48.39
2013 Assessment Collected	0.00	0.00
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	4,029.76	14,918.90
Overpayments	0.00	18,981.34
Estimated Payment	-811.94	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	2,396.94	12,055.80
Collection Fees	467.37	3,276.41
Total Revenue	36,103.37	1,982,461.21

Overpayments & CAD Refunds Presented

2,396.94 25,631.83

Overpayments Applied to Assessment

0.00 0.00

ASSESSED VALUE FOR 2017	1,999,429,738	UNCERTIFIED	564,569
ASSESSED VALUE FOR 2016	1,879,061,130	UNCERTIFIED	
ASSESSED VALUE FOR 2015	1,676,874,427	UNCERTIFIED	
ASSESSED VALUE FOR 2014	1,511,317,605		
ASSESSED VALUE FOR 2013	1,323,924,342		
ASSESSED VALUE FOR 2012	1,228,750,364		

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
 May 31, 2018

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	106,524,635	125,805.59
VR Calais Holdings Limited Partners	Multi-Family Units	59,050,565	69,738.72
AB Merion II Metro Midtown LLC	Multi-Family Units	57,776,638	68,234.21
Camden Property Trust	Multi-Family Units	52,500,000	62,002.50
4001 Fannin No 1A LTD	Multi-Family Units	50,440,350	59,570.05
3800 Main LLC	Multi-Family Units	49,906,546	58,939.63
McGowen Brazos Venture LTD	Multi-Family Units	43,409,027	51,266.06
Sherman Way Midtown LLC ET AL	Multi-Family Units	43,063,992	50,858.57
CPT Community Owner LLC	Multi-Family Units	43,042,513	50,833.21
Mid-Main Properties LP	Multi-Family Units	41,086,544	48,523.21

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ASSESSMENT YEAR	
*MIDTOWN CENTRAL SQUARE LLC	2013 - 2016	26,806.88
CAREER & RECOVERY RESOURCES INC	2017	3,495.63
WASHINGTON ROMANUEL L JR	2000 - 2014	2,884.42
E S B E C LLC	2015 - 2017	2,404.38
CRIADO MINNIE F	2012 - 2017	1,993.70
COHEN JAY H	2013 - 2017	1,778.96
BLOCKER NATHAN & MAGNOLIA H	2007 - 2012	1,586.81
ANTWINE LINDA	2009 - 2017	1,548.77
FLEMING ETHEL BROOKS	2014 - 2017	1,411.30

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	2014	2015	2016	2017
January	65%	73%	65%	74%
February	92%	93%	89%	92%
March	94%	96%	93%	95%
April	95%	96%	96%	96%
May	96%	97%	96%	97%
June	96%	97%	97%	
July	97%	97%	97%	
August	98%	98%	98%	
September	99%	98%	98%	
October	99%	98%	98%	
November	99%	98%	98%	
December	99%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
May 31, 2018**

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	1,968,843.50	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,199,109.91	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,301,241.78	
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	1294	20% (State Maximum)	82,392,443
Over 65	128	15,000	1,892,400
Disability	6	15,000	90,000
Disabled Veteran	10	Per Statute	543,044
Over 65 Detached Single Family	37	Totally Exempt	9,630,993

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
MIDTOWN MANAGEMENT DISTRICT
June 6, 2018

Amounts shown are 2016 base assessment amounts unless otherwise indicated.

Top ten delinquent accounts:

Midtown Central Square, LLC 13-16 assessments \$26,806.88, 2100 Travis St – 0021790000013

We checked title and found that HDW sold the property to Midtown Central Square in 2013. There is a pending title dispute in District Court and a trial date is set for 6/25/18; we are monitoring that case. We believe if we file a foreclosure suit we will be drawn into the title case and still have to wait for it to be completed.

Romanuel L. Washington, Sr. 00-14 assessments \$2,884.42, 3300 Crawford St – 0191820020004

He has an over-65 deferral.

Midtown Scouts Square Property LP \$1,684.83, 1910 Bagby St – 1258310010001

Paid in full.

E S B E C LLC/ Eleazar & Silvia Maldonado 15-16 assessments \$1,629.52, 4201 Caroline St – 0220530000007

We intervened in a suit filed by Harris County; we will monitor the case.

Minnie F. Criado 12-16 assessments \$1,604.77, 120 Oak Pl – 1205320000006

She has an over-65 deferral.

Nathan & Magnolia H. Blocker 07-16 assessments \$1,410.41, 2016 Main St #1716 – 1145880170016

They have an over-65 deferral.

Linda Antwine 09-16 assessments \$1,363.00, 1508 Isabella St – 0130860000009

She has an over-65 deferral.

Jay H. Cohen 13-16 assessments \$1,342.28, Lot on Stuart St – 0191900000006

Suit was filed on this account and all assessment years included in the judgment have been paid in full. Cohen filed suits against the appraisal district for the 2014-2016 valuations. The cases have been settled and the value was reduced; we have sent a demand letter but there has been no response.

Ethel Brooks Fleming 14-16 assessments \$984.78, 1711 Gray St – 0021330000012

We recently sent another demand letter; we also called the listed phone number but there was no answer. She owns the property with no mortgage.

Karen Y. Young 14-16 assessments \$892.16, 118 Mc Gowen St A – 1253680000001

We recently sent another demand letter and an emailed statement; we also called the listed phone number and left another voicemail message. She owns the property with no mortgage.

Report frequency: Quarterly

Date of last report: March 7, 2018

If you have any questions, please feel free to contact me.



Carl O. Sandin



Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

DRAFT



May 12, 2018

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

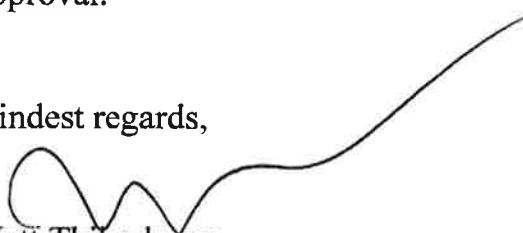
Re: Investment Report – Quarter Ending March 31 2018

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 District, please find attached the 1st Quarter Fiscal Year 2018 Investment Report.

These reports reflect compliance of the Investment Policies of the District, 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)



May 12, 2018

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

Re: Investment Report – Quarter Ending March 31, 2018

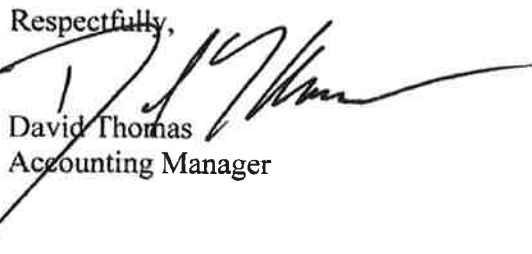
Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 1st Quarter FY2018 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 District and will be reviewed as part of the annual audit.

The average interest rate on all accounts this quarter is 0.5064%. The amount of interest earned for the quarter was \$ 7,805.81. 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,



David Thomas
Accounting Manager

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
FY 2018 QUARTER ENDING (JAN FEB MAR)**

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			11,374.95	11,374.95					11,374.95	11,374.95	
CHASE BANK SAVINGS			13,420.79	13,420.79		6.02	6.02	6.02	13,426.81	13,426.81	0.1800%
PRIMEWAY FEDERAL CREDIT UNION											
PFCU #1			113.05	113.05					113.05	113.05	
PFCU #7			2,068.60	2,068.60					2,068.60	2,068.60	
PFCU #6			11,075.29	11,075.29		2.73	2.73	2.73	11,078.02	11,078.02	0.1000%
IBC											
IBC SAVINGS 6033			2,106.50	2,106.50		231.69	231.69	231.69	2,338.19	2,338.19	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					125,000.00	125,000.00	0.7500%
IBC CD 6891	08/23/14	10/22/14	0.00	0.00							
IBC CD 7913	06/24/14	08/23/14									
EASTWEST (METRO) BANK											
EastWest Bank 102201 - CD 5915			0.00	0.00							
EastWest Bank 102202 - CD 5918	09/12/15	10/09/17	12,913.74	12,913.74		6.22	6.22	6.22	12,919.96	12,919.96	0.1950%
EastWest Bank 102203 - Money Market			116,174.61	116,174.61		55.87	55.87	55.87	116,230.48	116,230.48	0.2000%
EastWest Bank 102204 - CD 1306	09/23/15	09/16/17	103,599.02	103,599.02		113.74	113.74	113.74	103,712.76	103,712.76	0.4450%
EastWest Bank 102211 - Metro Savings acct			1,061.04	1,061.04		0.42	0.42	0.42	1,061.46	1,061.46	0.1600%
CENTRAL BANK											
Central Bank CD 0272	04/15/15	07/03/17	227,671.90	227,671.90		702.50	702.50	702.50	228,374.40	228,374.40	1.2500%
Central Bank Money Market 4691			5,696.09	5,696.09	30.00	8.80	8.80	8.80	5,674.89	5,674.89	0.6570%
WELLS FARGO											
WELLS FARGO Checking			214,661.32	214,661.32	2,171,206.45	2,041,876.45	35.32	35.32	85,331.32	85,331.32	0.0500%
Wells Fargo Savings Account			15,743.31	15,743.31	0.00	1.17	1.17	1.17	15,744.48	15,744.48	0.0300%
TexSTAR Money Market	Various	N/A	5,803.66	5,803.66		19.11	19.11	19.11	5,622.77	5,622.77	1.3805%
LOGIC	09/01/16	N/A	543,442.64	543,442.64	110,000.00	1,531,622.22	6,622.22	6,622.22	1,965,064.86	1,965,064.86	1.6117%
TOTAL INVESTMENTS			1,411,726.51	1,411,726.51	2,281,236.45	3,674,646.94	7,805.81	7,805.81	2,705,137.00	2,705,137.00	