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08/02/2019 PERSONAL  
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**MIDTOWN MANAGEMENT DISTRICT  
NOTICE OF MEETING**

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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, August 7, 2019 at 6:00 p.m.** in the **3<sup>rd</sup> Floor Conference Room of the Midtown Management District's offices** located at **410 Pierce Street Houston, Texas 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 July 10, 2019 Board meeting
  - b. Approve Financial Report for the Month of June 2019
  - c. Approve Payment of Invoices for July 2019
  - d. Approve Equi-Tax Report for July 2019
  - e. Accept FY 2018 Audit
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**
  - c. Marketing . . . . . **Debbie Tyler Dillard, Chair**
  - d. Urban Planning . . . . . **Allen Douglas, Chair**
  - e. Finance . . . . . **Dana Woodruff, Chair**
  - f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
    - i. Super Neighborhood #62
  - g. Public Safety . . . . . **Willie H. Coleman, Interim Chair**
    - i. Security Coordinators Report
  - h. Nominating. . . . . **Nancy Darst, Chair**

- i. Recommendations for reappointment of Board Members to Positions 1-4, 6 - 7 & 9.
- ii. Recommendation for appointment of candidates to fill Positions 5 and 8 on the District's Board of Directors

j. 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. Presentation..... **Joey Sanchez; Director of Corporate Engagement, Houston Exponential**

9. Next meeting date **Wednesday, September 4, 2019 at 11:00 a.m.**  
**Midtown Management District Offices**  
**3<sup>rd</sup> Floor Conference Room**  
**410 Pierce Street**  
**Houston TX 77002**

County Clerk  
 HARRIS COUNTY, TEXAS

2019 AUG -2 AM 11:16

FILED

10. Adjourn



*Willie H. Coleman*  
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**Willie H. Coleman, Chair** (SA)  
 Midtown Management District Board of Directors

**\*\*\*Please register prior to 6:00 p.m. if you would like to make public comments. Registration sign in sheets for those making public comments will be picked up promptly at 6:00 p.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.*



**DRAFT**

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

**July 10, 2019**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 10, 2019, at 11:00 a.m. in the in the 3rd Floor Conference Room of the Midtown Management District's offices located at **410 Pierce Street Houston, Texas 77002**, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Eileen J. Morris
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler Dillard
Pos. 3	Amar Mohite	Pos. 12	Dana Woodruff
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Willie H. Coleman	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Herbert Baker
Pos. 7	Julie Tilton	Pos. 16	Gary Noble
Pos. 8	Kristin Pope	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Director Baker thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Marlon Marshall, Mark Sullivan, David Thomas, Amaris Salinas, Madeline Peña and Mark Leija; Peggy Foreman of Burney & Foreman; Lt. Jesse Sampson and Sergeant Alshukin of S.E.A.L. Security Solutions, LLC; Sergeant Haynes and Deputy Roe of Harris County Constables, Precinct 7; Shamier Bouie of One World Strategy Group, Jessica Ortiz of Carr Riggs & Ingram, LLC; and Midtown residents Max Manny, Molly Nagle and Lewis Goldstein.

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

Chair Coleman called the meeting to order and welcomed everyone.

**RECEIVE PUBLIC COMMENTS**

Molly Nagle stated that she has been a resident of Midtown for more than 20 years. She expressed her concern about the high volume of homelessness and vagrancy in the neighborhood.

Lewis Goldstein introduced himself and stated he is a resident of Midtown and had submitted his resume for consideration for appointment to serve on the District's Board of Directors. Mr. Goldstein stated that he wanted to become more familiar with the operations of the District.

**CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE JUNE 5, 2019 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF MAY 2019**

**C. APPROVE PAYMENT OF INVOICES FOR JUNE 2019**

**D. APPROVE EQUI-TAX REPORT FOR JUNE 2019**

**E. APPROVE ANNUAL INSURANCE RENEWAL**

**DRAFT**

Ms. Alvarado presented the consent agenda. Director Noble made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston and carried by unanimous vote.

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

**A. Service and Maintenance Committee – Darcy Lefsrud, Chair**

Director Lefsrud reported that the planters along Elgin Street were filled on June 23, 2019 and that certain planters were being replaced and respaced. He stated that the Tree Trimming project was complete and that the Committee was working on getting a doggy water fountain installed in the Glover Park dog park. Director Lefsrud reported that the Midtown Staff is exploring the cost to replace all of the decomposed granite in Baldwin Park. He also reported that the Committee was working the Midtown Redevelopment Authority on its comprehensive sidewalk program and are compiling a list of sidewalks in need of repair or replacement. Finally, Director Lefsrud announced that the Committee was looking at its budget requests for FY 2020.

**B. Cultural Arts and Entertainment Committee – Eileen Morris, Chair**

Ms. Alvarado reported that the staff submitted the first Texas Commission on the Arts Annual Report for Cultural Districts to TCA. She stated that in compiling the requested data for the TCA Annual Report it was determined that more than 250 thousand people attended cultural arts and entertainment events produced and sponsored the eight organizations that qualify for TCA funding in Midtown. Ms. Alvarado gave a report and shared pictures taken at the Children's Performance Art Festival held in Midtown Park on May 31, 2019. Ms. Alvarado reported that thank you letters were sent to Mayor Turner and Houston Arts Alliance expressing appreciation for the \$140,000 Arts Grant awarded to the MRA. Finally, she reported that the Committee is working on plans for the upcoming Mistletoe Market and dissemination of information for the MidtownHOU Arts Micro Grants.

Peggy Foreman presented a Resolution relating to an Interlocal Agreement with the Midtown Redevelopment Authority to manage the \$140,000 grant from the City of Houston; Ms. Foreman summarized the terms of the Interlocal Agreement and responded to questions from Board Members. Director Morris made a motion to approve the Resolution as presented. Director Tilton seconded the motion. Following all discussion, the motion carried by unanimous vote.

**C. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair**

Director Dillard reported that the next draft of the Midtown Buzz newsletter would be available for distribution in August 2019. She reported that the Committee sponsored a Midtown Information Booth and participated in the recent Social Media Day Conference held at the Houston Chronicle building and featured presentations and workshops regarding best practices for social media engagement. Director Dillard reported that Ms. Madeline Peña, Ms. Cynthia Alvarado and Midtown PR Consultant, Ms. Ashley Small attended the Social Media Day Conference and distributed information about Midtown projects, programs and events. Finally, Director Dillard announced that the next Midtown resident event will take place at The Calais Midtown and that the next Marketing and Economic Development Committee meeting will be held at the Buffalo Soldiers National Museum on July 16, 2019 and will be a joint meeting with the Cultural Arts and Entertainment Committee.

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

Director Douglas reported on the status of the City of Houston Planning and Development Department's efforts to extend Market-Based Parking to Midtown. He reported that based on objections voiced by certain Midtown residents, only a designated portion of Midtown will be included in the proposed Ordinance being presented to City Council. Director Douglas reminded the Board that the Committee had considered the issue and strongly supported having all of the area within Midtown subject to the Market-Based Parking Ordinance. Director Douglas further reported that the City Planning and Development Department was seeking to have several streets within Midtown's boundaries added to the 2019 Major Thoroughfare and Freeway Plan. He stated that the Committee plans to consider the issue at the July 2019 Committee meeting. Additionally, Director Douglas reported that the Committee is working on strategies to encourage more community participation in the Midtown Farmers Market and on identifying locations for installation of the Midtown Bike Fix-It Stations.

**E. Finance and Budget Committee – Dana Woodruff, Chair**

Director Woodruff reminded the Board that the budget process will begin soon and asked Committee Chairs to begin the work of identifying project priorities for FY 2020. Ms. Alvarado stated that community input was welcome at the committee level to help determine project priorities for FY 2020.

**i. UPDATE ON FY 2019 DISTRICT AUDIT**

Director Woodruff reported that the FY 2018 Audit has been completed. Jessica Ortiz of CRI presented the FY 2018 Audit and stated that the District received a clean opinion and that no material weaknesses or usual entries were found.

Ms. Foreman advised the Board that due to an agenda error, the acceptance of the Audit would have to be considered and voted on at the August 7, 2019 Board meeting.

**F. Community Activity Report – Christopher Johnston, Liaison**

**i. SUPER NEIGHBORHOOD #62**

Director Johnston stated that he was unable to attend the June 2019 Super Neighborhood #62 meeting. He stated that according to others in attendance at the meeting, the new South Central Division DRT police officers were introduced, there was lengthy discussion regarding public safety issues, and a presentation from Preservation Houston.

**G. Public Safety – Willie Coleman, Interim Chair**

**i. SECURITY COORDINATOR'S REPORT**

Ms. Alvarado announced that Midtown Security Coordinator, Mark Leija, was attending a law enforcement meeting called by an adjoining Management District and she presented the report on activities in Midtown.

Ms. Alvarado reported that South Central DRT Officers are continuously monitoring the encampment at Hamilton and Pierce Streets together with the surrounding area.

She also reported that there was a report of increased burglary of motor vehicles around the Axelrad Beer Garden. Mr. Leija set-up a meeting with the business owner and key employees to discuss their concerns. Following that meeting, Mr. Leija made a request for installation of additional street lights in the area and made recommendations to the owner for additional safety improvements. Ms. Alvarado stated that the District provided Axelrad with signage to encourage patrons to lock their vehicles and remove all valuables.



Ms. Alvarado reported that a request has been made to the HPD South Central DRT Unit and the HPD Narcotics Division to investigate allegations on Main Street of alcohol and drug usage while blocking the public sidewalks, along with complaints of loud noise from area bars.

Ms. Alvarado stated that Precinct 7 Deputy Constables and S.E.A.L. Security officers continue to patrol the area and meet with Midtown business owners to address aggressive panhandling at area businesses and other criminal activity in the area. She further reported that METRO Police are still searching for a suspect in an aggravated assault with a deadly weapon case that occurred on May 8, 2019 on the rail line at Main Street and McGowen Street and that Crime Stoppers is offering a \$5,000 reward for information leading to an arrest and conviction.

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**H. Nominating Committee – Nancy Darst, Chair**

Director Darst announced that personal interviews of candidates for consideration for appointment to the District Board will take place on July 17, 2019 at 9:00 a.m. at the Midtown offices at 410 Pierce St. Suite 355 Houston, TX 77002. She invited interested Board Members to participate in the interview process. She stated that the Committee will then follow its established procedures to review candidates and make recommendations for appointment to the Board of Directors.

**I. Executive Committee – Willie H. Coleman, Chair**

Chair Coleman stated that all matters discussed at the June 2019 Executive Committee meeting were discussed and considered in connection with other agenda items and that there was no additional information to report. He thanked everyone for their work.

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

Mr. Marshall gave the following report on the status of current Midtown Redevelopment Authority capital improvement projects:

Midtown Park. The installation of pavers in the Front 90 area and along the sidewalks has been completed and the Contractor is working to finish the streetscape and landscape improvements on Main Street. The project is expected to be completed within the next 30 days.

Caroline Street Reconstruction. The contractor is set to begin testing the completed waterline installation on the east side of Caroline Street between Elgin and McGowen Streets. The installation of sanitary sewer lines continues near the intersection of Caroline and Tuam Streets.

Bagby Park. Construction has begun at Bagby Park and crews are working to replace the stage and install an overhead canopy.

**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).**

There was no executive session.

**ANNOUNCEMENTS**

Director Washington invited everyone to attend a reception at Camden McGowen Station Apartments featuring his artwork on July 18<sup>th</sup> from 7:00 p.m. to 9:00 p.m.

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on Wednesday, August 7, 2019 at 6:00 p.m. in the 3<sup>rd</sup> floor conference room of the District's offices, 410 Pierce Street, Houston, Texas 77002.

**ADJOURN**

There being no other business, the meeting was adjourned.

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Eileen Morris  
Board Secretary

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Date

**Midtown Management District**  
**2019 Sources and Uses of Funds**  
 January through June 2019

	Jan - Jun 19	Budget	\$ Over Budget
<b>Sources of Funds</b>			
<b>400000 · Revenue - Assessments</b>			
400083 · FY18 Assessment Revenue	2,381,962.36	2,375,917.00	6,045.36
400084 · FY17 Assessment Revenue	-14,800.16	6,000.00	-20,800.16
400085 · FY16 Assessment Revenue	12,232.06	1,800.00	10,432.06
400086 · FY15 Assessment Revenue	8,386.76	600.00	7,786.76
400087 · FY14 Assessment Revenue	3,707.12	300.00	3,407.12
400088 · FY13 Assessment Revenue	3,223.35	108.00	3,115.35
400089 · FY12 Assessment Revenue	89.04	54.00	35.04
400090 · FY11 Assessment Revenue	89.04	54.00	35.04
400091 · FY10 Assessment Revenue	90.86	48.00	42.86
400092 · FY09 Assessment Revenue	90.86	45.00	45.86
400093 · FY08 Assessment Revenue	0.00	48.00	-48.00
400500 · Penalties & Interest	27,151.25	12,999.98	14,151.27
402400 · Over Payments (Overpayments)	14,719.40	17,550.00	-2,830.60
402500 · Refunds/Assessment Adjustments	-31,336.02	-45,999.98	14,663.96
402510 · Collection Costs (Fees charged to MMD for collections)	-22,296.07	-22,466.38	170.31
402511 · CAD Correctons	255.27	450.00	-194.73
402512 · CAD Lawsuit Corrections	33,840.47	29,000.02	4,840.45
402600 · Assessment Collection Costs	13,080.06	3,266.26	9,813.80
400000 · Revenue - Assessments - Other	-16,823.19	0.00	-16,823.19
<b>Total 400000 · Revenue - Assessments</b>	<b>2,413,662.46</b>	<b>2,379,773.90</b>	<b>33,888.56</b>
400102 · Grant Revenue	1,000.02	0.00	1,000.02
<b>403000 · Other Income (Other Income)</b>			
403100 · Booth and Events Fees (Booth and Events Fees)	4,800.00	11,950.04	-7,150.04
403105 · Application Fees (Non-Refundable Application Fees)	2,139.80	1,800.00	339.80
403110 · Event Sponsorship (Sponsorship of Events)	5,000.00	5,000.00	0.00
403000 · Other Income (Other Income) - Other	109.75	0.00	109.75
<b>Total 403000 · Other Income (Other Income)</b>	<b>12,049.55</b>	<b>18,750.04</b>	<b>-6,700.49</b>
404000 · Int Income (Invest Interest Earned)	20,606.01	13,999.96	6,606.05
406000 · Interest on CD (Interest earned on CD purchases)	658.95	1,323.00	-664.05
<b>Total</b>	<b>2,447,976.99</b>	<b>2,413,846.90</b>	<b>34,130.09</b>
<b>Total Sources</b>	<b>2,447,976.99</b>	<b>2,413,846.90</b>	<b>34,130.09</b>
<b>Uses of Funds</b>			
<b>500000 · Security and Public Safety</b>			
501000 · Street Lighting - Electricity	112,999.56	112,999.96	-0.40
<b>502000 · Enhancement Public Safety (Public Safety)</b>			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	202,736.00	208,313.48	-5,577.48
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	92,128.00	99,840.00	-7,712.00
502013 · PIT Program (PIT Program)	33,394.98	33,390.00	4.98
<b>Total 502000 · Enhancement Public Safety (Public Safety)</b>	<b>328,258.98</b>	<b>341,543.48</b>	<b>-13,284.50</b>
504000 · Security Coordinator	160.08	261.98	-101.90
507000 · Street Outage Survey	1,275.00	1,275.00	0.00
509555 · Public Safety Communications (Public Safety Communications)	225.00	334.00	-109.00
509700 · Staffing (Allocated Staffing hours)	32,014.97	31,936.00	78.97

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**Midtown Management District**  
**2019 Sources and Uses of Funds**  
 January through June 2019

	Jan - Jun 19	Budget	\$ Over Budget
<b>Total 500000 · Security and Public Safety</b>	474,933.59	488,350.42	-13,416.83
<b>600000 · Marketing &amp; Economic Developmen</b>			
<b>601000 · Media, Advertising &amp; Promotion</b>			
601003 · Event Partic/ Sponsoring	5,000.00	2,500.00	2,500.00
601007 · Media, Advertising, & Promotion	2,500.00	5,000.00	-2,500.00
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	7,500.00	7,500.00	0.00
602000 · Web-site Update & Maint.	1,435.45	750.00	685.45
603004 · Resident/.Stake Holder Foc Cmmu	397.36	7,500.00	-7,102.64
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and Re	750.00	20,000.00	-19,250.00
607000 · Midtown eNews	390.00	365.00	25.00
609500 · Marketing & Economic Developmen	540.00	1,000.00	-460.00
609700 · Staffing (Allocated Staffing hours)	11,089.15	11,606.00	-516.85
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	22,101.96	48,721.00	-26,619.04
<b>700000 · Urban Planning</b>			
701010 · Bike Racks	0.00	2,000.00	-2,000.00
702010 · Special Projects			
702023 · Farmer's Market (Farmer's Market)	5,703.19	6,000.00	-296.81
702025 · Bike Rides	0.00	600.00	-600.00
702026 · Restroom Fencing Baldwin Park (Building Fence in Baldwin Par	0.00	5,000.00	-5,000.00
702027 · Pederstrain Intersection Enhanc	0.00	20,000.00	-20,000.00
702028 · Bike Lane Enhancements	0.00	15,000.00	-15,000.00
<b>Total 702010 · Special Projects</b>	5,703.19	46,600.00	-40,896.81
702500 · Planning Studies (Planning Studies)			
702504 · Wheeler Street Designs	0.00	7,000.00	-7,000.00
<b>Total 702500 · Planning Studies (Planning Studies)</b>	0.00	7,000.00	-7,000.00
706700 · Staffing (Allocated Staffing hours)	9,700.51	10,232.00	-531.49
<b>Total 700000 · Urban Planning</b>	15,403.70	65,832.00	-50,428.30
<b>710000 · Cultural Arts &amp; Entertainment</b>			
710101 · Arts Grant Funding Match	0.00	10,000.00	-10,000.00
710102 · Art Project Sponsorships	7,500.00	2,500.00	5,000.00
710106 · Art in the Park	45,016.69	35,000.00	10,016.69
710108 · Special Events in Bagby Park	3,698.00	23,000.00	-19,302.00
710110 · Parks Programming	1,000.00	4,183.00	-3,183.00
710112 · Cultural Arts - Website	0.00	250.00	-250.00
710115 · Mini-Performing Arts Festival (Mini-Performing Arts Festival)	24,477.78	15,000.00	9,477.78
710116 · Meeting and Conferences	0.00	2,500.00	-2,500.00
710700 · Staffing (Allocated Staffing hours)	25,155.44	24,158.50	996.94
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	106,847.91	116,591.50	-9,743.59
<b>720000 · Service &amp; Maintenance</b>			
<b>722000 · Midtown Parks</b>			
<b>722005 · Baldwin/Glover Park Maintenance</b>			
722051 · Water	186.86	1,404.00	-1,217.14
722052 · Electric	828.47	990.00	-161.53
722053 · Path Gravel	0.00	5,000.00	-5,000.00
722054 · Irrigation repair	1,346.80	1,000.00	346.80

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**Midtown Management District**  
**2019 Sources and Uses of Funds**  
 January through June 2019

	Jan - Jun 19	Budget	\$ Over Budget
722055 · Landscape Repairs	18,250.00	20,000.00	-1,750.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintena	9,630.00	9,630.00	0.00
722057 · Park Lighting (Park Lighting)	0.00	7,500.00	-7,500.00
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>30,242.13</b>	<b>45,524.00</b>	<b>-15,281.87</b>
<b>Total 722000 · Midtown Parks</b>	<b>30,242.13</b>	<b>45,524.00</b>	<b>-15,281.87</b>
<b>725000 · Midtown Field Service Prog</b>			
725001 · Field Service TEAM			
Field Service TEAM	101,694.00	101,694.00	0.00
Field TEAM - Additional Staff	35,850.00	0.00	35,850.00
<b>Total 725001 · Field Service TEAM</b>	<b>137,544.00</b>	<b>101,694.00</b>	<b>35,850.00</b>
725002 · Graffiti	1,700.00	1,920.00	-220.00
725004 · Storage	999.00	2,000.02	-1,001.02
725009 · Pet Bags	1,199.88	1,079.88	120.00
<b>Total 725000 · Midtown Field Service Prog</b>	<b>141,442.88</b>	<b>106,693.90</b>	<b>34,748.98</b>
<b>726000 · Service Maintenance - Other</b>			
726010 · SeeClickFix (SeeClickFix)	7,648.00	7,649.00	-1.00
726100 · Legacy Maintenance	218,545.00	218,545.00	0.00
726200 · District New Improvement Prgs	24,065.00	24,065.00	0.00
<b>Total 726000 · Service Maintenance - Other</b>	<b>250,258.00</b>	<b>250,259.00</b>	<b>-1.00</b>
<b>728000 · Staffing (Allocated Staffing hours)</b>	<b>23,935.09</b>	<b>23,181.00</b>	<b>754.09</b>
<b>Total 720000 · Service &amp; Maintenance</b>	<b>445,878.10</b>	<b>425,657.90</b>	<b>20,220.20</b>
<b>800000 · District Administration</b>			
802000 · Legal Counsel	37,720.00	40,200.00	-2,480.00
803000 · Accounting & Auditing Expense	10,000.00	13,000.00	-3,000.00
805000 · Assessment Collection Costs			
805130 · Returned Checks	2,626.69	24,065.00	-21,438.31
<b>Total 805000 · Assessment Collection Costs</b>	<b>2,626.69</b>		
806000 · General Operating/Admin. Exp.	1,673.04	4,158.00	-2,484.96
807000 · Board Meeting & Misc. Exp.	1,878.38	3,999.98	-2,121.60
809000 · Administration Expense (Reimbursements to MRA)	111,742.37	114,330.00	-2,587.63
<b>Total 800000 · District Administration</b>	<b>165,640.48</b>	<b>175,687.98</b>	<b>-10,047.50</b>
<b>Total Uses</b>	<b>1,230,805.74</b>	<b>1,320,840.80</b>	<b>-90,035.06</b>
<b>Net Increase (/Decrease) for the Period</b>	<b>1,217,171.25</b>	<b>1,093,006.10</b>	<b>124,165.15</b>

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**Midtown Management District**  
**Balance Sheet**  
As of June 30, 2019

Jun 30, 19

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>10000 · Operating Funds</b>	
101001 · Chase Savings Account	13,468.51
102001 · IBC Savings Acct 66033	3,453.86
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	116,670.19
102211 · EastWest Bank Savings Acct	1,063.16
106010 · Wells Fargo Assessment Acct	88,836.23
106020 · Wells Fargo Performance Saving	16,749.95
107000 · TexStar (Investment Account)	5,763.65
107500 · LOGIC (Investment Account)	1,851,888.04
<b>Total 10000 · Operating Funds</b>	<u>2,222,893.59</u>
<b>10001 · Reserved Funds</b>	
102202 · EastWest Bank CD 5918 (Elgin Street PROW Capital Reser)	12,970.70
102204 · EastWest Bank CD1306 (Emergency Disaster Capital Rese)	104,508.83
105003 · Central Bank Money Market	236,842.71
<b>Total 10001 · Reserved Funds</b>	<u>354,322.24</u>
<b>10002 · Restricted Funds</b>	
101000 · Chase Operating Acct	11,432.70
<b>Total 10002 · Restricted Funds</b>	<u>11,432.70</u>
<b>Total Checking/Savings</b>	<u>2,588,648.53</u>
<b>Accounts Receivable</b>	
<b>120000 · Assessments Receivable</b>	
120009 · Assesmts Recievable Current	154,639.17
<b>Total 120000 · Assessments Receivable</b>	<u>154,639.17</u>
<b>Total Accounts Receivable</b>	<u>154,639.17</u>
<b>Total Current Assets</b>	<u>2,743,287.70</u>
<b>Other Assets</b>	
130501 · Other Misc Assets	50,296.00
<b>Total Other Assets</b>	<u>50,296.00</u>
<b>TOTAL ASSETS</b>	<u><u>2,793,583.70</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200000 · Accounts Payable	450,626.84
<b>Total Accounts Payable</b>	<u>450,626.84</u>
<b>Other Current Liabilities</b>	
203000 · Other Accts Payable	112,999.56
203001 · Other Misc Liabilities	53,156.35
205000 · Deferred Assessment Revenues	154,639.17
206000 · Accrued liability	32,331.30
207000 · Bal due to MRA from FTA Reimbur	11,322.95

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**UNAUDITED FINANCIALS**

**Midtown Management District**  
**Balance Sheet**  
As of June 30, 2019

	<u>Jun 30, 19</u>
Total Other Current Liabilities	<u>364,449.33</u>
Total Current Liabilities	<u>815,076.17</u>
Total Liabilities	815,076.17
Equity	
390000 - Fund Balance-Prior	761,336.28
Net Income	<u>1,217,171.25</u>
Total Equity	<u>1,978,507.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,793,583.70</u></u>

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**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of August 07, 2019**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
				<b>JULY 2019</b>			<b>16,504.22</b>
Bill Pmt - Check	07/12/2019	7984	Sean Archibong	2 hours of Photography Services {Farmer's Mrkt/Chalk on the Block}		150.00	16,354.22
Check	07/15/2019	7985	Madeline Pena	Permit Farmer's Market Expenses: Food Permits 06/22/2019		79.81	16,274.41
Check	07/16/2019	7986	Madeline Pena	Permit Farmer's Market Expenses: Food Permits 06/22/2019		81.71	16,192.70
Check	07/25/2019	7988	Madeline Pena	Expense Reimbursement: Airfare 2019 Arts & Marketing Conference Nov. 15-19, 2019		344.60	15,848.10
Check	07/25/2019	7987	Cynthia Alvarado	Expense Reimbursement: ULI/Uber 2019 Arts & Marketing Conference Nov. 15-19, 2019		566.58	15,281.52
Bill Pmt - Check	08/01/2019	7989	Houston Bike Share	2nd Gear Donation to Keep Houston Rolling 2019		1,000.00	14,281.52
Bill Pmt - Check	08/01/2019	7990	Texas Outhouse Inc.	Farmer's Market 06-22-2019, 07-13-2019 Porta potties and wash stand		388.50	13,893.02
Deposit	08/07/2019			Transfer from LOGIC/Saving Account to Cover Expenses	240,000.00		253,893.02
Check	08/07/2019	7991	The Plaza at Midtown II LTD	81 120 271 001 0001 - 2450 LOUISIANA STREET: TAX YEAR 2018		580.43	253,312.59
Check	08/07/2019	7992	Chase "	81 120 419 001 0016 1401 W WEBSTER STREET YEAR: 2018		361.88	252,950.71
Check	08/07/2019	7993	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program{ AUGUST 2019}		5,565.83	247,384.88
Bill Pmt - Check	08/07/2019	7994	CRI	FY2018 FINANCIAL AUDIT: Final billing for MMD		2,050.00	245,334.88
Bill Pmt - Check	08/07/2019	7995	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- AUGUST 2019		2,064.69	243,270.19
Bill Pmt - Check	08/07/2019	7996	Harris County Treasurer	Constable Services for SEPTEMBER 2019		33,790.00	209,480.19
Bill Pmt - Check	08/07/2019	7997	Kwik Kopy	{8} Children's Art Corplast SIGNS 18X24 - 4/4; {20} Farmer's Market Corplast SIGNS 18X24 - 4/4		1,260.00	208,220.19
Bill Pmt - Check	08/07/2019	7998	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown -JULY Services 19" (2 Additional Members);Monthly Maintenance Agmnt BALDWIN/GLOVER Park - JULY Services 19'		24,529.00	183,691.19
Bill Pmt - Check	08/07/2019	7999	Sean Henry Jaehne	Professionals Services: Farmer's Market Coordinator { JUNE 2019}		500.00	183,191.19
Check	08/07/2019	8000		VOIDED CHECK:MISPRINT		0.00	183,191.19
Check	08/07/2019	8001		VOIDED CHECK:MISPRINT		0.00	183,191.19
Check	08/07/2019	8002		VOIDED CHECK:MISPRINT		0.00	183,191.19
Check	08/07/2019	8003		VOIDED CHECK:MISPRINT		0.00	183,191.19
Check	08/07/2019	8004		VOIDED CHECK:MISPRINT		0.00	183,191.19
Bill Pmt - Check	08/07/2019	8005	SIG/McDonald Wessendorff Insurance	MEM APIN 2019 INSURANCE 08-01-2019- 08-01-2020		15,395.00	167,796.19
Bill Pmt - Check	08/07/2019	8006	The Davey Tree Expert Company	TREE MAINTENANCE/ PRUNING around Midtown District		29,984.40	137,811.79
Bill Pmt - Check	08/07/2019	8007	WESTAF	Application & Jury Module Fee		300.00	137,511.79
Bill Pmt - Check	08/07/2019	8008	Minor Design Group, Inc.	"2019 Children's Performaing Art Festival " Event:Poster/PushCard/Social Media Graphics		1,980.00	135,531.79
Bill Pmt - Check	08/07/2019	8009	MRA	Operating Expense Reimbursement JAN - MAR 2019		112,930.71	22,601.08
Bill Pmt - Check	08/07/2019	8010	SEAL Security Solutions LLC	JULY 2019 - Commissioned Security Officers and Occassional K-9		16,592.00	6,009.08
Total 106010 · Wells Fargo Assessment Acct					240,000.00	250,495.14	6,009.08

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**UNAUDITED FINANCIALS**



**Midtown Management District  
Account Transaction Detailed by Account  
As of August 07, 2019**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total	106000		Wells Fargo Bank		240,000.00	250,495.14	6,009.08
<b>TOTAL</b>					<b>240,000.00</b>	<b>250,495.14</b>	<b>6,009.08</b>

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**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 July 31, 2019  
 BILLING AND COLLECTION SUMMARY  
 FISCAL YEAR END  
 01/01/2019 TO 12/31/2019

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2018	0.1181	\$2,425,902.46	\$2,384,453.42	\$41,449.04	98%
2017	0.1181	\$2,318,466.73	\$2,307,492.35	\$10,974.38	99%
2016	0.1181	\$2,218,190.97	\$2,214,151.53	\$4,039.44	99%
2015	0.1181	\$1,980,389.40	\$1,978,624.94	\$1,764.46	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,310.20	\$1,244.95	99%
2012	0.1181	\$1,451,155.01	\$1,450,277.26	\$877.75	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	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	
2018 Assessment Collected	2,491.06	1,846,743.30	
2017 Assessment Collected	555.07	-14,245.09	
2016 Assessment Collected	0.00	12,232.06	
2015 Assessment Collected	0.00	8,386.76	
2014 Assessment Collected	0.00	3,707.12	
2013 Assessment Collected	0.00	3,223.35	
2012 Assessment Collected	0.00	89.04	
2011 Assessment Collected	0.00	89.04	
2010 Assessment Collected	0.00	90.86	
2009 Assessment Collected	0.00	90.86	
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	549.40	27,700.65	
Overpayments	0.00	14,719.40	
Estimated Payment	0.00	0.00	
CAD Corrections	0.00	255.27	
CAD Lawsuit Corrections	667.83	34,508.30	
Collection Fees	259.51	13,339.57	
<b>Total Revenue</b>	<b>4,522.87</b>	<b>1,950,930.49</b>	
Overpayments & CAD Refunds Presented	942.31	51,472.92	
Overpayments Applied to Assessment	0.00	0.00	
ASSESSED VALUE FOR 2018	2,054,673,716	UNCERTIFIED	0
ASSESSED VALUE FOR 2017	1,963,138,089	UNCERTIFIED	
ASSESSED VALUE FOR 2016	1,878,214,704	UNCERTIFIED	
ASSESSED VALUE FOR 2015	1,676,874,427	UNCERTIFIED	
ASSESSED VALUE FOR 2014	1,511,015,442		
ASSESSED VALUE FOR 2013	1,323,924,342		

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**  
 July 31, 2019

**TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	108,412,300	128,034.93
VR Calais Holdings Limited Partners	Multi-Family Units	60,053,884	70,923.64
4001 Fannin No 1A LTD	Multi-Family Units	53,850,000	63,596.85
AB Merion II Metro Midtown LLC	Multi-Family Units	53,421,511	63,090.80
3800 Main LLC	Multi-Family Units	49,973,141	59,018.25
Camden Property Trust	Multi-Family Units	49,781,659	58,792.14
CPT Community Owner LLC	Multi-Family Units	43,971,069	51,929.83
McGowen Brazos Venture LTD	Multi-Family Units	43,678,517	51,584.33
Mid-Main Properties LP	Multi-Family Units	43,283,483	51,117.79
Sherman Way Midtown LLC ET AL	Multi-Family Units	42,000,000	49,602.00

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ASSESSMENT YEAR	
WASHINGTON ROMANUEL L JR	2000 - 2014	2,884.42
HOUSTON COMMUNITY COLLEGE	2018	2,626.28
CRIADO MINNIE F	2012 - 2018	2,382.63
LNH INVESTMENTS INC	2018	2,184.85
NHUYEN THANG J N & SUSIE	2017 - 2018	2,171.54
COHEN JAY H	2013 - 2018	2,124.47
NGUYEN THANG N	2017 - 2018	1,935.83
HOUSTON COMMUNITY COLLEGE	2018	1,889.60
HOUSTON COMMUNITY COLLEGE	2018	1,889.60
BLOCKER NATHAN & MAGNOLIA H	2007 - 2018	1,777.56

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	2015	2016	2017	2018
January	73%	65%	74%	76%
February	93%	89%	92%	94%
March	96%	93%	95%	95%
April	96%	96%	96%	96%
May	97%	96%	97%	97%
June	97%	97%	98%	98%
July	97%	97%	98%	98%
August	98%	98%	99%	
September	98%	98%	99%	
October	98%	98%	99%	
November	98%	98%	99%	
December	99%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
July 31, 2019**

**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	1,978,624.94	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,214,151.53	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,307,492.35	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,384,453.42	
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	1308	20% (State Maximum)	82,078,842
Over 65	145	15,000	2,062,500
Disability	6	15,000	82,500
Disabled Veteran	8	Per Statute	56,500
Over 65 Detached Single Family	37	Totally Exempt	9,106,761

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**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 7/3/2019**

**Summary**

For Tax Years 2005-2018, for the period of June 2009 through June 2019

**Settled**

3,880,113,691	Original value of <b>Settled</b> accounts as of 7/3/2019
865	Number of <b>Settled</b> accounts as of 7/3/2019
357,973,736	Reduction in value of <b>Settled</b> accounts
9.23%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

414,438,674	Original value of <b>Unsettled</b> accounts as of 7/3/2019
108	Number of <b>Unsettled</b> accounts as of 7/3/2019

0.1181 Tax rate per \$100 valuation

\$45,156	Estimated reduction in assessment on	108	Unsettled account
	based on	9.23%	average

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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 7/3/2019**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
<b>Tax Year 2015</b>								
<b>Unsettled</b>								
Tax Year 2015	013-076-012-0011	Cweren G & J	175,100		2015-70515			
Tax Year 2015	033-247-005-0006	JBT Magnolia Properties I LLC	555,000		2015-71699			
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>730,100</b>					
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>2</b>					

**Tax Year 2016**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
<b>Unsettled</b>								
Tax Year 2016	013-076-012-0011	Cweren G & J	175,100		2015-70515			
Tax Year 2016	019-143-000-0003	Hilburn Barbara A	605,870		2016-72508			
Tax Year 2016	019-144-000-0010	Midtown Properties LLP	860,000		2016-72508			
Tax Year 2016	019-144-000-0011	Hilburn Barbara A	602,236		2016-72508			
Tax Year 2016	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>2,243,206</b>					
Tax Year 2016	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>4</b>					

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**Tax Year 2017**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
<b>Settled</b>								
Tax Year 2017	121-112-001-0001	4001 Fannin No 1A Ltd	50,440,350	\$59,570.05	2017-59183	5/22/2019	44,900,000	\$6,543.15
Tax Year 2017	013-072-000-0001	San Jacinto Apartments LLC	1,103,154	\$1,302.82	2017-84781	5/22/2019	1,055,000	\$56.86
Tax Year 2017	019-090-000-0005	TND Investments LLC Inc	1,036,550	\$1,224.17	2016-74677	5/22/2019	860,000	\$208.51
Tax Year 2017	019-093-000-0004	RSB Ventures	1,301,750		2017-71236		1,301,750	
Tax Year 2017	013-264-000-0004	Tehuacana Partners Ltd	3,500,000		2017-69828		3,000,000	
Tax Year 2017	033-256-005-0005	Excelsior Land Co Inc	834,228		2017-70199		810,100	
			<b>506,749,475</b>				<b>465,523,733</b>	
			<b>82</b>					

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
<b>Unsettled</b>								
Tax Year 2017	019-143-000-0003	Hilburn Barbara A	600,438		2016-72508			
Tax Year 2017	019-144-000-0010	Midtown Properties LLP	927,081		2016-72508			
Tax Year 2017	019-144-000-0011	Hilburn Barbara A	600,063		2016-72508			
Tax Year 2017	015-233-000-0002	Post Midtown Square LP	83,597,343		2017-59034			
Tax Year 2017	131-008-001-0001	Post Midtown Square LP	22,927,292		2017-59034			
Tax Year 2017	019-086-000-0001	2515 Caroline Ltd	1,300,000		2017-69161			
Tax Year 2017	137-082-001-0001	Crawford Condominiums LP	7,079,018		2017-69637			
Tax Year 2017	002-151-000-0007	Webster Chenevert Ltd	2,261,753		2017-69892			
Tax Year 2017	019-034-000-0005	Sacco Leonard K & E Joy	1,485,000		2017-69933			
Tax Year 2017	120-815-001-0001	Athletic Ventures Inc	2,651,900		2017-70384			
Tax Year 2017	137-285-001-0001	Caroline St Realty Inc	2,427,200		2017-70495			
Tax Year 2017	133-136-001-0001	Travis Street Plaza LP	3,057,902		2017-70702			
Tax Year 2017	137-849-001-0001	Greater Properties LLC	913,732		2017-71045			
Tax Year 2017	019-190-000-0006	Cohen Jay H	694,800		2017-71232			
Tax Year 2017	002-153-000-0001	Elbar Investments Inc	5,185,409		2017-74444			

**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 7/3/2019**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HICAD	Settled Value	Reduction in Assessment
Tax Year 2017	013-067-000-0002	Brookhollow Venture Ltd	183,200		2017-77678			
Tax Year 2017	025-010-000-0001	Cloudbreak Houston LLC	2,778,772		2017-77713			
Tax Year 2017	015-239-000-0015	Midtown Central Square LLC	910,850		2017-78055			
Tax Year 2017	132-299-001-0001	Louisiana Hadley LLC	1,188,983		2017-78121			
Tax Year 2017	019-035-000-0005	2505 Fannin Ltd	810,000		2017-78187			
Tax Year 2017	022-056-000-0013	Smith Harry Leonard	123,780		2017-84203			
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>141,704,516</b>					
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>21</b>					

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**Tax Year 2018**

<b>Settled</b>								
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HICAD	Settled Value	Reduction in Assessment
Tax Year 2018	019-146-000-0007	H T Investment Corporation	1,421,734	\$1,679.07	2018-55717	5/22/2019	1,275,000	\$173.29
Tax Year 2018	021-257-000-0001	Camden Property Trust	49,781,659	\$58,792.14	2018-60915	5/22/2019	48,500,000	\$1,513.64
Tax Year 2018	121-112-001-0001	Lawford Real Estate Investments	\$3,850,000	\$63,596.85	2018-61565	5/22/2019	45,800,000	\$9,507.05
Tax Year 2018	015-242-000-0014	2204 Interests Ltd	3,811,760	\$4,501.69	2018-67277	5/22/2019	3,300,000	\$604.39
Tax Year 2018	013-072-000-0001	San Jacinto Apartments LLC	1,103,154	\$1,302.82	2018-74421	5/22/2019	1,055,000	\$56.86
Tax Year 2018	015-238-000-0001	Boyd Linda C	1,049,880		2018-39044		900,000	
Tax Year 2018	019-038-000-0002	2500 Fannin LP	1,305,195		2018-53436		1,305,195	
Tax Year 2018	013-252-000-0001	Plazas Midtown Ltd	10,680	no change	2018-57058	7/18/2019	10,680	na
Tax Year 2018	033-019-000-0002	Plaza at Midtown Ltd	5,650,000		2018-57058		4,045,000	
Tax Year 2018	120-271-001-0001	The Plazas Midtown II Ltd	4,280,800	\$5,055.62	2018-57058	7/18/2019	3,789,320	\$580.43
Tax Year 2018	130-694-001-0001	CPT Community Owner LLC	43,971,069		2018-60967		42,500,000	
Tax Year 2018	002-151-000-0001	Hamilton Midtown Ltd	1,759,004	\$2,077.38	2018-66951	7/18/2019	1,685,000	\$87.40
Tax Year 2018	002-263-001-0001	1500 Gray LLC	4,062,500		2018-54204		3,875,000	
Tax Year 2018	128-778-001-0001	VFT Polaris Properties LLC	2,891,315		2018-55195		2,599,751	
Tax Year 2018	015-233-000-0002	Post Midtown Square LP	84,822,156		2018-57406		78,240,344	
Tax Year 2018	131-008-001-0001	Post Midtown Square LP	23,590,144		2018-57406		21,759,656	
Tax Year 2018	130-054-001-0001	Central Bank	4,751,410		2018-57907		4,475,705	
			<b>433,303,236</b>				<b>400,975,580</b>	
			<b>31</b>					

<b>Unsettled</b>								
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HICAD	Settled Value	Reduction in Assessment
Tax Year 2018	019-143-000-0003	Hilburn Barbara A	600,100		2016-72508			
Tax Year 2018	019-144-000-0010	Midtown Properties LLP	900,000		2016-72508			
Tax Year 2018	019-144-000-0011	Hilburn Barbara A	600,063		2016-72508			
Tax Year 2018	022-056-000-0013	Smith Harry Leonard	123,780		2017-84203			
Tax Year 2018	122-191-001-0001	SP Midtown Ltd	8,153,000		2018-52865			
Tax Year 2018	002-263-002-0001	H Midtown LP	4,062,500		2018-54205			
Tax Year 2018	128-132-001-0001	Sky Land Lodge Tract LLC	3,396,552		2018-55167			
Tax Year 2018	006-061-000-0001	Copesetic Holdings Ltd	1,250,000		2018-55479			
Tax Year 2018	120-419-001-0001	Clayborne Terry M & Janet	352,338		2018-55648			
Tax Year 2018	121-148-001-0017	Greathouse Tamara S	471,973		2018-55672			
Tax Year 2018	002-158-000-0001	JK Fannin LLC	4,000,000		2018-55727			
Tax Year 2018	124-663-001-0001	Davita Rent Dept	1,714,800		2018-61545			
Tax Year 2018	002-138-000-0013	Shepherd W M	331,728		2018-63140			



**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 7/3/2019**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
Tax Year 2018	002-139-000-0001	Car 1 Mom LP	804,684		2018-63140			
Tax Year 2018	002-139-000-0011	Car 1 Mom LP	255,180		2018-63140			
Tax Year 2018	002-156-000-0001	Duke Street Partners Ltd	3,350,000		2018-63140			
Tax Year 2018	002-156-000-0007	Thoma Clayton O	1,330,450		2018-63140			
Tax Year 2018	002-175-000-0006	Car 1 Mom LP	917,560		2018-63140			
Tax Year 2018	002-175-000-0008	Group 1 Realty Inc	328,938		2018-63140			
Tax Year 2018	002-175-000-0016	Group 1 Realty Inc	570,000		2018-63140			
Tax Year 2018	002-175-000-0017	Group 1 Realty Inc	227,500		2018-63140			
Tax Year 2018	002-176-000-0001	Golconda Venture	1,901,208		2018-63140			
Tax Year 2018	122-419-001-0001	Group 1 Realty Inc	3,700,000		2018-63140			
Tax Year 2018	129-701-001-0001	Car 1 Mom LP	1,708,355		2018-63140			
Tax Year 2018	130-390-001-0001	Group 1 Realty Inc	3,388,450		2018-63140			
Tax Year 2018	130-390-002-0001	Group 1 Realty Inc	2,056,198		2018-63140			
Tax Year 2018	135-082-001-0001	Group 1 Realty Inc	2,964,857		2018-63140			
Tax Year 2018	135-699-001-0001	Ellis Carolyn Rosenstock	5,638,802		2018-63140			
Tax Year 2018	137-660-001-0001	Haza Foods LLC	1,600,945		2018-63223			
Tax Year 2018	026-007-000-0007	Blackburn Carmelita	462,500		2018-63410			
Tax Year 2018	013-270-001-0001	2900 Mila Partners Ltd	30,842,085		2018-64201			
Tax Year 2018	013-270-004-0001	Pearl Midtown Ltd	25,231,691		2018-64226			
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2018-64554			
Tax Year 2018	122-650-002-0001	Carolyn F Jackson Family Partnership	3,715,685		2018-64554			
Tax Year 2018	120-017-001-0008	Kozadinos Interest Ltd	2,881,240		2018-64708			
Tax Year 2018	025-025-000-0001	Boniuk Interests Ltd	2,467,700		2018-66531			
Tax Year 2018	002-151-000-0007	Webster-Chenevert Ltd	2,211,104		2018-66971			
Tax Year 2018	002-152-000-0014	1701 Webster Ltd	1,401,078		2018-66972			
Tax Year 2018	019-089-000-0003	Bap 2800 LLC	1,653,795		2018-67401			
Tax Year 2018	137-849-001-0001	Graeter Properties LLC	920,148		2018-67521			
Tax Year 2018	125-193-001-0001	E&I Investments Inc	1,490,338		2018-67849			
Tax Year 2018	033-011-000-0008	2416 Brazos LLC	1,173,595		2018-68325			
Tax Year 2018	137-285-001-0001	Caroline St Realty Inc	2,700,310		2018-68388			
Tax Year 2018	026-007-000-0005	Griffith James	585,000		2018-68467			
Tax Year 2018	002-174-000-0003	Lauren Holdings Corporation	1,030,260		2018-68513			
Tax Year 2018	022-075-000-0001	4118 Fannin Square LLC	1,380,724		2018-68755			
Tax Year 2018	022-075-000-0003	4118 Fannin Square LLC	1,535,939		2018-68755			
Tax Year 2018	022-075-000-0005	4118 Fannin Square LLC	1,141,286		2018-68755			
Tax Year 2018	019-187-000-0003	Bagby 3208 Austin LLC	913,354		2018-68757			
Tax Year 2018	013-264-000-0004	Tehuacana Partners Ltd	3,000,000		2018-68993			
Tax Year 2018	002-170-000-0009	1701 Webster Ltd	1,782,891		2018-69313			
Tax Year 2018	013-077-000-0011	WWBD LP	1,454,080		2018-70735			
Tax Year 2018	028-097-000-0011	AB Merion II Metro Midtown LLC	53,421,511		2018-70999			
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900		2018-71523			
Tax Year 2018	019-144-000-0005	3033 Fannin Fealty Ltd	798,055		2018-71798			
Tax Year 2018	019-029-000-0005	DH 2004 Interests LP	943,444		2018-71820			
Tax Year 2018	022-053-000-0005	Nanes Plaza LLC	606,250		2018-71899			
Tax Year 2018	022-051-000-0008	Bermac Arts LLC	2,100,125		2018-72038			
Tax Year 2018	133-136-001-0001	Travis Street Plaza LP	3,132,869		2018-72792			
Tax Year 2018	137-285-001-0002	Caroline St Realty Inc	897,350		2018-72820			

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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 7/3/2019**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680		2018-73360			
Tax Year 2018	019-085-000-0008	Caroline St Realty Inc	559,400		2018-73767			
Tax Year 2018	013-067-000-0005	Brookhollow Venture Ltd	527,289		2018-73772			
Tax Year 2018	019-146-000-0014	3100 Fannin Realty Ltd	1,750,000		2018-74403			
Tax Year 2018	002-152-000-0003	Webster Chenevert Ltd	471,331		2018-74816			
Tax Year 2018	013-067-000-0003	Brookhollow Venture Ltd	523,125		2018-74874			
Tax Year 2018	019-090-000-0007	CISS Holdings LP et al	732,700		2018-74917			
Tax Year 2018	019-035-000-0005	2505 Fannin Ltd	810,000		2018-74926			
Tax Year 2018	033-256-005-0005	Excelsior Land Co Inc	834,228		2018-75639			
Tax Year 2018	033-247-005-0006	JBT Magnolia Properties I LLC	553,386		2018-75644			
Tax Year 2018	019-086-000-0001	2515 Caroline Ltd	1,312,500		2018-75683			
Tax Year 2018	019-190-000-0006	Cohen Jay H	617,600		2018-77480			
Tax Year 2018	022-072-000-0001	4001 Main LP	1,520,793		2018-77805			
Tax Year 2018	022-072-000-0006	4001 Main LP	1,420,320		2018-77805			
Tax Year 2018	132-299-001-0001	Louisiana Hadley LLC	1,172,120		2018-80521			
Tax Year 2018	013-267-000-0008	Nguyen Dung T / Dang Buu Q	361,258		2018-81178			
Tax Year 2018	013-267-000-0013	Bang Buu Q	426,506		2018-81184			
Tax Year 2018	002-170-000-0014	Bejjani Pierre	355,000		2018-81224			
Tax Year 2018	114-588-001-0012	Woods Robert L	76,348		2018-88063			
Tax Year 2018	138-723-001-0001	Pearl Residences at Midtown	10,000,000		2019-02728			
Tax Year 2018	138-723-002-0001	Pearl Residences at Midtown	7,500,000		2019-02728			
<b>Tax Year 2018</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>269,760,852</b>					
<b>Tax Year 2018</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>81</b>					

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**Midtown Management District  
Lawsuit and Arbitration Status Detail as of 7/3/2019**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment
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**Cumulative**

<b>Settled</b>								
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	3,880,113,691				3,522,139,955	
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	865					

<b>Unsettled</b>								
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	414,438,674					
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	108					

**Color Legend**

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

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**Abbreviations**

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed