



**midtown**  
H O U S T O N

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
May 5, 2021**



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 the Board of Directors of the **Midtown Management District** will hold a regular meeting, **open to the public**, on **Wednesday, May 5, 2021 at 6:00 p.m. via electronic video and telephonic conferencing**. To attend the meeting, please use the following URL:

<https://midtownhouston.webex.com/midtownhouston/j.php?MTID=mf7777c96ab592e34778ee58dc525d066>

or **dial US Toll Free 1-844-992-4726**, when prompted enter **access code: 187 520 8521** and join as a participant. The Board will (i) consider, present, and discuss orders, resolutions, or motions; (ii) adopt, approve, and ratify such orders, resolutions, or motions; and (iii) take other actions as may be necessary, convenient, or desirable with respect to the following matters.

***NOTICE: \* In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Midtown Management District, are permitted to meet via video conferencing. Members of the public are invited to join the video conference and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link:***

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments

Members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask, if possible, that you please sign-in with the District by sending an email to Cynthia Alvarado; CPM®, Operations Manager at: [cynthiaa@houstonmidtown.com](mailto:cynthiaa@houstonmidtown.com) and indicating your desire to speak during the Public Comments portion of the meeting. Please put PUBLIC COMMENTS- MMD Board Meeting in the subject line of your email.

3. Consent Agenda
  - a. Approve Minutes for the April 7, 2021 Board Meeting.

- b. Approve Financial Report for the Month of March 2021.
  - c. Approve Payment of Invoices for April 2021.
  - d. Approve Equi-Tax Report for April 2021.
4. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
- a. Finance . . . . . **Dana Woodruff, Chair**
  - b. Service & Maintenance. . . . . **Christopher Johnston, Chair**
  - c. Cultural Arts & Entertainment. . . . **Charles Washington, Chair**
    - i. Agreement with Grant Consultant regarding the midtownHOU Arts Micro Grants.
  - d. Marketing . . . . . **Debbie Tyler-Dillard, Chair**
  - e. Urban Planning . . . . . **James Llamas, Chair**
  - f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
    - i. Super Neighborhood #62
  - g. Public Safety . . . . . **J. Allen Douglas, Chair**
    - i. Contract with SEARCH Homeless Services relating to Midtown Homeless Outreach efforts.
  - h. Nominating . . . . . **Nancy Darst, Chair**
    - i. Recommendations for reappointment of current Board Members to Positions 11-14,16, and 17.
    - ii. Recommendations for candidates to fill Board positions 5,7,8,10 and 15.
  - i. Executive. . . . . **Eileen J. Morris, 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 executive session, the presiding officer shall note which agenda items will be discussed.

7. Announcements

8. Next meeting date

**Wednesday, June 2, 2021 at 11:00 a.m.**  
**The Meeting will be held via video and telephonic conferencing and links to the meeting will be provided on the Midtown website at [www.midtownhouston.com](http://www.midtownhouston.com)**

9. Adjourn

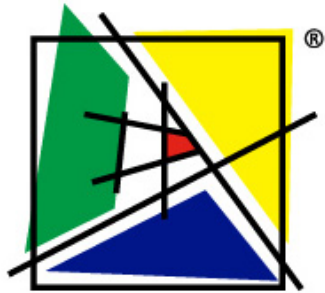
*Eileen J. Morris/ca*

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**Eileen J. Morris, 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.***



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# **CONSENT AGENDA**



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HOUSTON

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

**April 7, 2021**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 3, 2021, at 11:00 a.m. via video and telephonic conferencing, 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	Vacant	Pos. 16	Kelly Young
Pos. 8	Vacant	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Director Darst and Mohite, thus consulting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Vernon Williams, Cynthia Alvarado, Mark Sullivan, Eddie Lacey, Marlon Marshall, David Thomas, Willie Larry, Edward Lacey, Madeline Peña, Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell LLP, Linda Treviño of Metropolitan Transit Authority, Erica Rocha of S.E.A.L. Security Solutions Inc., Alexis Loving, Jonathan Danforth and Eric Johnson of SEARCH Homeless Services, and Midtown residents William Fulton and Julie Shockley.

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

Chair Morris called the meeting to order and welcomed everyone.

**RECEIVE PUBLIC COMMENTS**

There were no public comments.

**CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE MARCH 3, 2021 BOARD MEETING**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF FEBRUARY 2021**
- C. APPROVE PAYMENT OF INVOICES FOR MARCH 2021**
- D. APPROVE EQUI-TAX REPORT FOR MARCH 2021**

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

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

- A. Finance and Budget Committee – Dana Woodruff, Chair**
  - i. FY 2020 Audit Engagement Letter**

Director Woodruff reported that staff is preparing for an audit of the FY 2020 financial statements to take place virtually. The fiscal year is complete, and the books have been closed. All invoices have been received. As was previously reported there is approximately \$120,000 remaining in the FY 2020 budget. This is due to 2020 projects being delayed or canceled because of the pandemic. She also reminded the committees to start working with the community and think about FY 2022 project budgets.

In preparation for the annual audit Mr. Thomas reported that the auditors have provided an updated engagement letter which outlines changes in the annual audit process set forth by the Institute of Certified Public Accountants. The updated engagement letter was provided to the Board of Directors prior to the meeting. Staff has received FY 2020 audit packets and are moving forward collecting and providing the required information and data to complete the audit process.

Director Coleman made a motion to approve the Audit engagement letter as presented. The motion was seconded by Director Chan and carried by unanimous vote.

- B. Service and Maintenance – Darcy John Lefsrud, Chair**

Chair Morris announced that Director Lefsrud will be stepping down as Chair of the Service and Maintenance Committee and that Director Johnston will take over as Chair of the Committee with Director Lefsrud serving as Committee Vice Chair. She stated that Director Lefsrud will continue his service as Vice Chair of the Board. Director Lefsrud thanked the Midtown Staff for all their work and stated how much he appreciated serving on the Service and Maintenance Committee for the last several years.

Director Johnston reported that the Committee continues to work with representatives of Super Neighborhood #62 and the Midtown Redevelopment Authority to collect accurate information on specific locations for sidewalk repairs. He stated that the Field Services Team continues its work of maintaining the public rights-of-way and other public spaces in Midtown. He also reported on

the tree trimming project and the graffiti abatement program. Director Johnston stated that the Committee will continue to engage the community in the Dark Blocks Project, by encouraging residents to report any dark blocks in Midtown on the SeeClickFix App.

Lastly, Director Johnston announced that the next Service and Maintenance Committee virtual meeting will be on Monday, April 19, 2021 at 3:30 p.m.

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

Director Washington reported on the activities of the Cultural Arts and Entertainment Committee. He stated that he was excited about the success of Art in the Park 2021 which was held virtually. Ms. Alvarado reported that the event was well received online and stated that the social media campaign netted 631 RSVP's and was the most engaged program for Midtown Houston for a signature event.

Finally, Director Washington announced that the Committee will have a combined meeting with the Marketing and Economic Development Committee on Wednesday, April 21, 2021 at 4:00 p.m.

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

Director Tyler-Dillard reported that the committee videos are completed and will launch later this month. She also stated that staff has started a new video series called “Feel Good Fridays” where staff interviews Midtown business owners and leaders on a variety of topics relevant to the Midtown community. She reported that the Midtown Buzz is complete, and that there will be 500 printed copies printed for distribution to City officials, other local leaders, and other interested persons. The Midtown Buzz will also be made available online. Ms. Peña reported on the statistics for the various social media platforms. She stated that overall due to carefully developed and placed ads on social media, the District has increased its social media followers by 8–10% monthly.

Director Tyler-Dillard announced that the Committee will have a combined meeting with the Cultural Arts & Entertainment Committee on Wednesday, April 21, 2021 at 4:00 p.m.

**E. Urban Planning Committee – James Llamas, Chair**

Director Llamas reported that the STEPS program has been fully installed at Brazos and Webster and Elgin and Jackson Streets. He stated that the Committee and staff will be monitoring these locations and engaging with the public to evaluate the pilot project. He also reported that the bike rack installations will resume soon and will be located along some of the new bike lanes in Midtown. The repainting and rebranding of the B-cycle stations on Brazos and McGowen Streets and on Alabama and LaBranch Streets are in process and should be completed soon. Director Llamas also reported that the Agreement with Harris County for the District's suggested improvements to the Tuam Street Water Line project has been approved.

Finally, Director Llamas announced that the next Urban Planning Committee meeting will be held on Monday, April 19, 2021 at 4:30 p.m.



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

**i. Super Neighborhood #62**

Director Johnston reported that HPD South Central Commander Johnson and Sergeant Weiche reported on Midtown crime statistics at the most recent meeting of Super Neighborhood #62. He stated that Sergeant Weiche provided an update on the homeless encampments. He stated that HPD officers will work with other City representatives to outreach to those in the various encampments and provide information and resources regarding available temporary housing programs and advise that the City will be increasing efforts to enforce City Ordinances and other laws affecting the encampments. Director Johnston also reported that one of the owners of Gypsy Poet Pizza spoke about the break-ins at their business and asked for support from the police department for their business and other small businesses in Midtown. Finally, Director Johnston reported that Super Neighborhood #62 will not have a meeting in April.

**G. Public Safety – J. Allen Douglas, Chair**

Director Douglas stated that the Committee discussed the uptick in violent crime across Houston generally and in Midtown in particular. He reported that according to HPD officials, the department is under-staffed, and that Commander Johnson stated that she is looking at alternatives including efforts to work more closely with Harris County Precinct 7 Deputy Constables in Midtown, especially on the overnight shift. Director Douglas reported that he and Ms. Alvarado had a meeting with Sgt. Haynes to discuss ways to modify Precinct 7's statistical reporting and to review upcoming initiatives. He also reported on efforts to get property owners to better secure certain vacant buildings in Midtown. Lastly, he announced that the Midtown Staff is engaged in the process of identifying and hiring a new security coordinator. Ms. Alvarado stated she reached out to the Houston Retired Police Officers' Association and they offered their assistance by reviewing the job posting and sharing it with their network of retired police officers.

**i. Presentation from SEARCH Homeless Services regarding the Midtown Outreach Services Pilot Project.**

Director Douglas reminded the Board that in December of 2020 the Board voted to approve a 6-month pilot project with SEARCH Homeless Services for the services of a dedicated Homeless Outreach Specialist who would work with the homeless population in Midtown to secure temporary and permanent supportive housing. Director Douglas then introduced Johnathan Danforth, the Program Manager with SEARCH Homeless Services to present the results of the Midtown Homeless Outreach Pilot Program which began December 5, 2020. Jonathan Danforth, the Associate Program Manager for Engagement & Stabilization for SEARCH Homeless Services reported that to date, SEARCH has made 201 contacts with the homeless population in Midtown many of whom have signed up to begin the work of qualifying for and obtaining housing. He stated that SEARCH has established working relationships with the Precinct 7 Deputy Constables, the SEAL Security Officers and the HPD Officers working in Midtown and have identified areas where homeless individuals tend to gather. He stated that planning is underway to close the existing Hamilton Street encampment and that they are hoping to get more individuals in to housing as a result of the closure.

Director Douglas advised the Board that it will have an opportunity to consider whether to extend the contract with SEARCH at the May 2021 Board meeting.

Finally, Director Douglas announced that the next Committee meeting will be on Tuesday, April 20, 2021 at 11:30 a.m. via telephone and video conferencing.

#### **H. Nomination Committee – Nancy Darst, Chair**

Ms. Alvarado reported that the Committee is working to identify candidates to fill the current and upcoming vacancies on the Board of Directors. She also reported that several Board positions will expire in June 2021 and that the Committee will also make recommendations for reappointment of eligible Board members. Ms. Alvarado stated that the staff is in the process of obtaining reappointment letters, updated resumes, and authorizations for background checks from current Board members seeking to be reappointed. Ms. Alvarado reported that the City of Houston Office of Boards and Commissions has asked for additional resumes for consideration for certain positions. She stated that an announcement has been distributed via email and on social media seeking resumes from individuals who would like to be considered for recommendation to the City for appointment. Ms. Alvarado stated that the deadline for submission of resumes is 8:00 a.m. on Monday, April 19, 2021.

#### **I. Executive Committee – Eileen Morris, Chair**

Chair Morris stated that all matters discussed at the Executive Committee meeting were discussed and addressed in the various Committee reports. She thanked everyone for their work on behalf of the Midtown Community.

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

Marlon Marshall gave the following report on the status of current Midtown Redevelopment Authority Capital Improvement Projects:

#### **Bagby Park**

The kiosk tenant, La Calle, has received approval of their plans from the City of Houston and is securing permits. The contractor is making plans to mobilize on site and begin construction within the next few days. The construction duration is expected to be approximately 60 days.

#### **Caroline Street Reconstruction**

The Contractor continues to work on the pavement north of Hadley Street. Traffic signal installation work is starting at the intersection of Webster and Caroline Streets with the installation of the electrical conduit. The waterline and drainage work continues on Gray and Elgin Streets and sidewalks repair continue between Dennis and McIlhenny Streets. Streetscape work with electrical installation continues between McGowen and Pierce Streets.

#### **Partner Projects**

#### **Baldwin Park in Partnership with the MMD Service and Maintenance Committee.**

The design team is wrapping up the plans which include electrical and lighting improvements. The

plans will be submitted to the City of Houston for review and permitting. The team held a conference call with the City of Houston Parks Department to discuss concerns about the routing of electrical conduit in the park and ensuring that the legacy Oak trees are not adversely impacted. It is anticipated that the project will go to bid in late Spring 2021 and construction is anticipated to begin in the Summer of 2021.

STEPS Pilot Project in Partnership with the MMD Urban Planning Committee.

The pedestrian safety enhancements pilot projects on Brazos & Webster Streets and on Elgin & Jackson Streets has been completed. Staff will look into adding some delineators to that location while gathering community feedback regarding the completed project.

Tuam Triangle Project in Partnership with the MMD Service and Maintenance Committee and Glover Park in Partnership with the MMD Urban Planning Committee.

Staff is working with consultants to establish a proposed budget and allocation of resources for these projects. However, a determination has been made that the current approved MRA budget does not include have funds to pay for the Tuam Triangle Project. The Staff will work to prioritize projects for inclusion in a future budget year.

**WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPRIATE AND NECESSARY**

- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

There was no Executive Session.

**ANNOUNCEMENTS**

There were no announcements.

**NEXT MEETING DATE**

Chair Morris announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, May 5, 2021, at 6:00 p.m. via video and telephonic conferencing.

**ADJOURN**

There being no other business, the meeting was adjourned.

\_\_\_\_\_  
Marylene Chan

Date: \_\_\_\_\_

**Midtown Management District**  
**2021 Sources and Uses of Funds**  
 January through March 2021

	Jan - Mar 21	Budget	\$ Over Budget
<b>Sources of Funds</b>			
<b>400000 · Revenue - Assessments</b>			
400081 · FY20 Assessment Revenue	2,728,112.86	2,537,482.00	190,630.86
400082 · FY19 Assessment Revenue	-1,127.66	1,500.00	-2,627.66
400083 · FY18 Assessment Revenue	683.70	600.00	83.70
400084 · FY17 Assessment Revenue	633.72	450.00	183.72
400085 · FY16 Assessment Revenue	0.00	300.00	-300.00
400086 · FY15 Assessment Revenue	0.00	225.00	-225.00
400087 · FY14 Assessment Revenue	0.00	150.00	-150.00
400088 · FY13 Assessment Revenue	0.00	54.00	-54.00
400089 · FY12 Assessment Revenue	224.17	27.00	197.17
400090 · FY11 Assessment Revenue	0.00	27.00	-27.00
400091 · FY10 Assessment Revenue	0.00	24.00	-24.00
400092 · FY09 Assessment Revenue	0.00	21.00	-21.00
400093 · FY08 Assessment Revenue	0.00	24.00	-24.00
400500 · Penalties & Interest	8,292.65	5,772.00	2,520.65
402400 · Over Payments (Overpayments)	3,571.29	10,800.00	-7,228.71
402500 · Refunds/Assessment Adjustments	-7,165.80	-23,800.00	16,634.20
402510 · Collection Costs (Fees charged to MMD for collections)	-16,228.21	-19,500.00	3,271.79
402511 · CAD Correctons	0.00	225.00	-225.00
402512 · CAD Lawsuit Corrections	9,549.69	9,900.00	-350.31
402600 · Assessment Collection Costs	1,419.49	2,400.00	-980.51
400000 · Revenue - Assessments - Other	-17,018.04	0.00	-17,018.04
<b>Total 400000 · Revenue - Assessments</b>	<b>2,710,947.86</b>	<b>2,526,681.00</b>	<b>184,266.86</b>
404000 · Int Income (Invest Interest Earned)	1,045.57	1,500.00	-454.43
406000 · Interest on CD (Interest earned on CD purchases)	0.00	300.00	-300.00
<b>Total</b>	<b>2,711,993.43</b>	<b>2,528,481.00</b>	<b>183,512.43</b>
<b>Total Sources</b>	<b>2,711,993.43</b>	<b>2,528,481.00</b>	<b>183,512.43</b>
<b>Uses of Funds</b>			
<b>500000 · Security and Public Safety</b>			
501000 · Street Lighting - Electricity	39,999.99	40,000.05	-0.06
<b>502000 · Enhancement Public Safety (Public Safety)</b>			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	108,116.00	108,463.00	-347.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	42,864.00	49,920.00	-7,056.00
502013 · PIT Program (PIT Program)	16,697.49	16,695.00	2.49
<b>Total 502000 · Enhancement Public Safety (Public Safety)</b>	<b>167,677.49</b>	<b>175,078.00</b>	<b>-7,400.51</b>
504000 · Security Coordinator	158.22	0.00	158.22
505000 · Outreach & Social Services	8,005.95	15,750.00	-7,744.05
509700 · Staffing (Allocated Staffing hours)	12,068.11	27,861.99	-15,793.88
<b>Total 500000 · Security and Public Safety</b>	<b>227,909.76</b>	<b>258,690.04</b>	<b>-30,780.28</b>
<b>600000 · Marketing &amp; Economic Developmen</b>			
601000 · Media, Advertising & Promotion	170.16	500.00	-329.84
602000 · Web-site Update & Maint.	869.40	900.00	-30.60
603004 · Resident/.Stake Holder Foc Cmmu	206.62	334.00	-127.38
607000 · Midtown eNews	224.97	300.00	-75.03

**UNAUDITED FINANCIALS**

**Midtown Management District**  
**2021 Sources and Uses of Funds**  
 January through March 2021

	Jan - Mar 21	Budget	\$ Over Budget
609500 · Marketing & Economic Developmen	650.00	800.00	-150.00
609510 · Professional Development (Staff Professional Development)	300.00	300.00	0.00
609700 · Staffing (Allocated Staffing hours)	6,376.64	6,326.00	50.64
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	<b>8,797.79</b>	<b>9,460.00</b>	<b>-662.21</b>
700000 · Urban Planning			
706700 · Staffing (Allocated Staffing hours)	5,652.71	5,611.00	41.71
<b>Total 700000 · Urban Planning</b>	<b>5,652.71</b>	<b>5,611.00</b>	<b>41.71</b>
710000 · Cultural Arts & Entertainment			
710106 · Art in the Park	21,016.64	21,000.00	16.64
710114 · MidtownHOU Arts Micro Grants	35.00	0.00	35.00
710116 · Professional Development	249.00	500.00	-251.00
710700 · Staffing (Allocated Staffing hours)	12,924.24	12,984.00	-59.76
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>34,224.88</b>	<b>34,484.00</b>	<b>-259.12</b>
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	581.23	1,050.00	-468.77
722052 · Electric	227.71	495.00	-267.29
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintena	4,815.00	4,815.00	0.00
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>5,623.94</b>	<b>6,360.00</b>	<b>-736.06</b>
<b>Total 722000 · Midtown Parks</b>	<b>5,623.94</b>	<b>6,360.00</b>	<b>-736.06</b>
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM			
Field Service TEAM	50,847.00	50,847.00	0.00
Field TEAM - Additional Staff	17,925.00	17,925.00	0.00
<b>Total 725001 · Field Service TEAM</b>	<b>68,772.00</b>	<b>68,772.00</b>	<b>0.00</b>
725002 · Graffiti	1,218.05	800.00	418.05
725004 · Storage	1,183.00	407.00	776.00
725007 · Tree Maintenance	0.00	9,000.00	-9,000.00
725008 · Landscaping/Tree Planting	8,850.00	0.00	8,850.00
<b>Total 725000 · Midtown Field Service Prog</b>	<b>80,023.05</b>	<b>78,979.00</b>	<b>1,044.05</b>
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	8,113.00	8,113.00	0.00
726100 · Legacy Maintenance	231,854.00	231,854.00	0.00
726200 · District New Improvement Prgs	150,853.00	150,853.00	0.00
<b>Total 726000 · Service Maintenance - Other</b>	<b>390,820.00</b>	<b>390,820.00</b>	<b>0.00</b>
728000 · Staffing (Allocated Staffing hours)	13,059.47	12,315.00	744.47
<b>Total 720000 · Service &amp; Maintenance</b>	<b>489,526.46</b>	<b>488,474.00</b>	<b>1,052.46</b>
800000 · District Administration			
802000 · Legal Counsel	19,047.50	24,000.00	-4,952.50
805000 · Assessment Collection Costs			
805130 · Returned Checks	880.33	0.00	880.33
<b>Total 805000 · Assessment Collection Costs</b>	<b>880.33</b>	<b>0.00</b>	<b>880.33</b>
806000 · General Operating/Admin. Exp.	2,365.63	2,000.00	365.63
807000 · Board Meeting & Misc. Exp.	306.34	1,875.00	-1,568.66

**UNAUDITED FINANCIALS**

Midtown Management District  
2021 Sources and Uses of Funds  
January through March 2021

Total 800000 - District Administration  
Total Uses  
Net Increase (/Decrease) for the Period

Jan - Mar 21	Budget	\$ Over Budget
22,599.80	27,875.00	-5,275.20
788,711.40	824,594.04	-35,882.64
<b>1,923,282.03</b>	<b>1,703,886.96</b>	<b>219,395.07</b>

DRAFT

**Midtown Management District**  
**Balance Sheet**  
As of March 31, 2021

	<u>Mar 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>10000 · Operating Funds</b>	
101001 · Chase Savings Account	13,514.08
102001 · IBC Savings Acct 66033	5,575.32
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	84,929.12
102211 · EastWest Bank Savings Acct	1,065.62
105003 · Central Bank Money Market	238,931.94
106010 · Wells Fargo Assessment Acct	1,915,794.36
106020 · Wells Fargo Performance Saving	17,100.12
107000 · TexStar (Investment Account)	5,859.94
107500 · LOGIC (Investment Account)	1,054,060.91
<b>Total 10000 · Operating Funds</b>	<b>3,461,831.41</b>
<b>10002 · Restricted Funds</b>	
101000 · Chase Operating Acct	11,432.70
<b>Total 10002 · Restricted Funds</b>	<b>11,432.70</b>
<b>Total Checking/Savings</b>	<b>3,473,264.11</b>
<b>Accounts Receivable</b>	
<b>120000 · Assessments Receivable</b>	
120009 · Assesmts Recievable Current	267,675.00
120040 · Allowancer- Uncollectible Asst	-9,500.00
<b>Total 120000 · Assessments Receivable</b>	<b>258,175.00</b>
<b>123000 · MTA</b>	4,590.00
<b>123001 · AR Current</b>	3,000.00
<b>Total Accounts Receivable</b>	<b>265,765.00</b>
<b>Total Current Assets</b>	<b>3,739,029.11</b>
<b>Other Assets</b>	
130501 · Other Misc Assets	38,518.00
<b>Total Other Assets</b>	<b>38,518.00</b>
<b>TOTAL ASSETS</b>	<b>3,777,547.11</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200000 · Accounts Payable	333,188.83
<b>Total Accounts Payable</b>	<b>333,188.83</b>
<b>Other Current Liabilities</b>	
203000 · Other Accts Payable	-1,465.08
203001 · Other Misc Liabilities	39,999.99
205000 · Deferred Assessment Revenues	263,680.00
206000 · Accrued liability	160,000.00
207000 · Bal due to MRA from FTA Reimbur	11,322.95

**UNAUDITED FINANCIALS**

**Midtown Management District**  
**Balance Sheet**  
As of March 31, 2021

	<u>Mar 31, 21</u>
Total Other Current Liabilities	473,537.86
Total Current Liabilities	<u>806,726.69</u>
Total Liabilities	806,726.69
Equity	
390000 · Fund Balance-Prior	1,047,538.39
Net Income	<u>1,923,282.03</u>
Total Equity	<u>2,970,820.42</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>3,777,547.11</u></u></b>

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**Midtown Management District  
Account Transaction Detailed by Account  
As of January 06, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
				<b>April 2021</b>			<b>1,673,484.92</b>
Deposit				April Deposits	40,907.10		1,714,392.02
Bill Pmt - Check	04/07/2021	8616	ZAPP LLC	Midtown Art in the Park 2021 Application Module; Bal Due/Image Mgmt Bal Due Image Mangement		639.40	1,713,752.62
							1,701,436.99
Bill Pmt - Check	04/07/2021	8617	Always in Season Decorating Services, Inc	Public Safety Light Program---{360} Light Set Mini 50 LED WARM WHITRE ;		12,315.63	
Bill Pmt - Check	04/07/2021	8618	Houston Bike Share	BIKE STATION: BCycle Station La Branch & Alabama/BCyle Station Brazos & McGowen		25,000.00	1,676,436.99
Bill Pmt - Check	04/07/2021	8619	BRACEWELL LLP	051911.000001 For Service Throught March 31, 2021 General Counsel		1,875.00	1,674,561.99
Bill Pmt - Check	04/20/2021	8620	VPG LLC	20MMD001 Midtown Social Media Ads - Promotional Videos x 4		3,000.00	1,671,561.99
Check	05/05/2021	8621	HAMILTON MIDTOWN LTD	81 002 151 000 0001 2100 HAMILTON STREET TAX YEAR: 2019		96.72	1,671,465.27
Check	05/05/2021	8622	2900 MILAM PARNTERS LTD	81 013 270 001 0001 2910 MILAM STREET TAX YEAR: 2019		4,191.00	1,667,274.27
Check	05/05/2021	8623	3800 MAIN LLC	(2) Proporties 3800 MAIN STREET 203 & 880 ALABAMA ST 113		3,142.69	1,664,131.58
Check	05/05/2021	8624	JEANNE HSU	PROPERTY TAX OVERAGE PAYMENT 81 124 768 001 0008		34.93	1,664,096.65
Check	05/05/2021	8625	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program{ MAY 2021}		5,565.83	1,658,530.82
Bill Pmt - Check	05/05/2021	8626	Carr, Riggs & Ingram CPAs and Advisors	FY2020 FINANCIAL AUDIT: Progress billings for MMD		10,000.00	1,648,530.82
Bill Pmt - Check	05/05/2021	8627	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- MAY 2021		2,459.19	1,646,071.63
Bill Pmt - Check	05/05/2021	8628	Harris County Treasurer	Constable Services for JUNE 2021		36,332.00	1,609,739.63
Bill Pmt - Check	05/05/2021	8629	LIMB DESIGN, INC.	External link feature in page template {2021 Art in the Park}		120.00	1,609,619.63
Bill Pmt - Check	05/05/2021	8630	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - Services & Monthly Maintenance Agrmt Baldwin/Glover Pa...		24,529.00	1,585,090.63
Bill Pmt - Check	05/05/2021	8631	Perdue, Brandon, Fielder, Collins & Mott	MARCH & 03/27/21 - 04/29/21, 2021 - Professional Services rendered in the collection of delinqu...		1,031.58	1,584,059.05
Bill Pmt - Check	05/05/2021	8632	The Davey Tree Expert Company	TREE MAINTENANCE/ PRUNING around Midtown District		38,817.00	1,545,242.05
Bill Pmt - Check	05/05/2021	8633	The UPS Store	Shipping for the giveaway: 2021 Art in the Park		83.02	1,583,976.03
Bill Pmt - Check	05/05/2021	8634	MidCorp dba Midtown Parks Conservancy	EIMBURSEMENT FOR CREDIT CARD CHARGES/Marketing softwares; Facebook POst; Art in the Parks Ads; Wireless cell phone; Storages Unit		83.02	1,545,159.03
Total 106010 · Wells Fargo Assessment Acct					40,907.10	130,332.97	1,545,159.03
Total 106000 · Wells Fargo Bank					40,907.10	130,332.97	1,545,159.03
<b>TOTAL</b>					<b>40,907.10</b>	<b>130,332.97</b>	<b>1,545,159.03</b>

**UNAUDITED FINANCIALS**

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT

April 2021

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2021 TO 12/31/2021

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2020	0.1181	\$2,951,650.19	\$2,767,096.16	\$184,554.03	94%
2019	0.1181	\$2,599,681.10	\$2,581,833.09	\$17,848.01	99%
2018	0.1181	\$2,389,861.67	\$2,381,275.62	\$8,586.05	99%
2017	0.1181	\$2,307,825.88	\$2,303,312.53	\$4,513.35	99%
2016	0.1181	\$2,217,844.81	\$2,215,248.76	\$2,596.05	99%
2015	0.1181	\$1,980,365.78	\$1,978,601.32	\$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	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	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
2020 Assessment Collected	38,983.30	2,261,795.50
2019 Assessment Collected	-7,328.95	-8,456.61
2018 Assessment Collected	-159.07	524.63
2017 Assessment Collected	0.00	633.72
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	224.17
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	4,131.53	12,424.18
Overpayments	36.68	3,607.97
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	9,428.62	18,978.31
Collection Fees	402.39	1,821.88
<b>Total Revenue</b>	<b>45,494.50</b>	<b>2,291,553.75</b>
Overpayments & CAD Refunds Presented	7,465.34	13,150.51
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016	1,877,921,597		
ASSESSED VALUE FOR 2017	1,877,720,183		
ASSESSED VALUE FOR 2018	2,032,611,773		
ASSESSED VALUE FOR 2019	2,196,851,856		
ASSESSED VALUE FOR 2020	2,499,280,338	UNCERTIFIED	3,071,807

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 April 2021

**2020 TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	119,226,911	140,806.98
Caydon Houston Property LP	Multi-Family Units	118,938,400	140,466.25
2800 Main LLC	Multi-Family Units	85,536,914	101,019.10
VR Calais Holdings Limited Partners	Multi-Family Units	72,454,419	85,568.67
3300 Main Project Owner LP	Multi-Family Units	67,663,720	79,910.85
AB Merion II Metro Midtown LLC	Multi-Family Units	59,265,501	69,992.56
Mid-Main Properties LP	Multi-Family Units	56,658,090	66,913.20
3800 Main LLC	Multi-Family Units	56,161,040	66,326.19
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	55,046,420	65,009.82
Camden Property Trust	Multi-Family Units	54,586,968	64,467.21

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	2020	66,913.20
CAYDON HOUSTON PROPERTY LP	2020	38,900.25
3100 FAMMIN REALTY LTD	2020	4,502.81
TIVOLI REALTY INC	2018 - 2020	4,036.33
COHEN JAY H	2013 - 2020	3,500.56
WASHINGTON ROMANUEL L JR.	2000 - 2014	2,884.42
CANRET LLC	2019 - 2020	2,871.78
GALVAN RICHARD R	2018 - 2020	2,788.68
CRIADO MINNIE F	2012-2018 & 2020	2,526.10
TIVOLI REALTY INC	2018 - 2020	2,524.38

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	YEAR	YEAR	YEAR	YEAR
	2017	2018	2019	2020
January	74%	76%	75%	70%
February	92%	94%	93%	91%
March	95%	95%	95%	92%
April	96%	96%	95%	94%
May	97%	97%	96%	
June	98%	98%	98%	
July	98%	98%	98%	
August	99%	99%	99%	
September	99%	99%	99%	
October	99%	99%	99%	
November	99%	99%	99%	
December	99%	99%	99%	

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
April 2021

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	1,978,601.32	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,248.76	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,312.53	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,381,275.62	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,581,833.09	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,767,096.16	
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

2020 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1275	20% (State Maximum)	80,043,222
Over 65	156	15,000	2,229,768
Disability	6	15,000	88,437
Disabled Veteran	12	Per Statute	1,060,762
Over 65 Detached Single Family	31	Totally Exempt	8,971,407

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 4/9/2021**

Jur 953

**Summary**

For Tax Years 2005-2020, for the period of June 2009 through April 9, 2021

Settled

4,881,990,377	Original value of <b>Settled</b> accounts as of 4/9/2021
1,031	Number of <b>Settled</b> accounts as of 4/9/2021
435,415,085	Reduction in value of <b>Settled</b> accounts
<b>8.92%</b>	Average % reduction in value of <b>Settled</b> accounts

Unsettled

1,422,527,463	Original value of <b>Unsettled</b> accounts as of 4/9/2021
154	Number of <b>Unsettled</b> accounts as of 4/9/2021

0.1181 Tax rate per \$100 valuation

<b>\$149,836</b>	Estimated reduction in assessment on	154	Unsettled accounts,
	based on	<b>8.92%</b>	average