



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

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
March 2, 2022**



## 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, March 2, 2022, at 11:00 a.m.** at the offices of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and via Webex at the following link:

<https://bracewell.webex.com/bracewell/j.php?MTID=m9b0c52320e2908b2d07e735971cc0905>

or dial US Toll Free 1-855-282-6330, and when prompted enter Access Code **2596 268 0709 #**. A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex at the following link:

<https://bracewell.webex.com/bracewell/j.php?MTID=m9b0c52320e2908b2d07e735971cc0905>

or dial US Toll Free 1-855-282-6330, and when prompted enter Access Code **2596 268 0709 #**.

***For an electronic copy of agenda documents, please refer to the following link:***

<https://midtownhouston.com/event/mmd-board-meeting-2-2-2-2-2-2-2-2-2-2-3-2-2-3-2-2/>

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:

### AGENDA

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: [calvarado@midtownhouston.com](mailto:calvarado@midtownhouston.com) and indicating your desire to speak during the Public Comments portion of the meeting. Please put PUBLIC COMMENT in the subject line of your email.

3. Consent Agenda

- a. Approve Minutes for the February 2, 2022, Board Meeting.
- b. Approve Payment of Invoices for December 2021.
- c. Approve Financial Report for the Month of January 2022.
- d. Approve the Payment of Invoices for February 2022.
- e. Approve Equi-Tax Report for February 2022.

4. Review, discuss and take necessary action regarding the 4th Quarter Investment Report for the period ending December 31, 2021.

5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:

- a. Service & Maintenance. . . . . **Christopher Johnston, Chair**
- b. Cultural Arts & Entertainment. . . . **Charles Washington, Chair**
- c. Marketing . . . . . **Debbie Tyler-Dillard, Chair**
- d. Urban Planning . . . . . **James Llamas, Chair**
  - i. Ratify the Letter of Support for the Parking Benefits District and the Community Parking Program
- e. Finance . . . . . **Kelly A. Young, Vice-Chair**
- f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
  - i. Super Neighborhood #62
- g. Public Safety . . . . . **Allen Douglas, Chair**
  - i. Security Coordinators Report
  - ii. Amended agreement with S.E.A.L. Security Solutions LLC.
- h. Executive. . . . . **Darcy John Lefsrud, Vice-Chair**

6. Report on Capital Projects of the Midtown Redevelopment Authority

7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.

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

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

8. Announcements

9. Next meeting date      **Wednesday, April 6, 2022, at 11:00 a.m.**  
Additional information will be provided closer to the meeting date.

10. Adjourn



SEAL

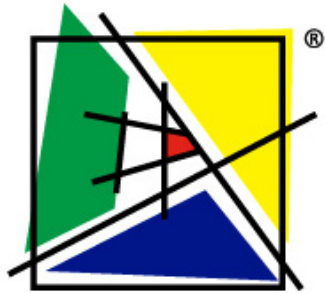
*Darcy John Lefsrud /ca*

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**Darcy John Lefsrud, Vice-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**



**midtown**  
HOUSTON

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

**February 2, 2022**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 2, 2022, at 11:00 a.m. at the offices of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and via Webex at the following link: <https://bracewell.webex.com/bracewell/j.php?MTID=m470ea4f56221b626c760b21bbf952483> or dial US Toll Free 1-855-282-6330, and when prompted enter Access Code **2591 894 0887**

The roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Amar Mohite	Pos. 12	Muddassir Siddiqi, Ph.D.
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Vacant	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	William Fulton	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

**1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT**

It was announced that the meeting was being conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting.

At approximately 11:30 a.m. Ms. Alvarado called the roll of the Board of Directors and verified that a quorum of the Board of Directors was physically present at the above referenced meeting location, specifically, Directors Lefsrud, Haney, Llamas, Bertrand-Pitts, Fulton, Arguijo, Chan, Johnston and Young. It should be noted that since there was not a quorum at the published meeting time of 11:00 a.m. The meeting recording begins at 11:30 a.m. at the same time a quorum of the Board of Directors in the room was obtained.

Directors LeVasseur and Washington attended and participated in the meeting via video conferencing and telephonic conferencing.

Director Tyler-Dillard attended by phone only without video capabilities.

Absent from the meeting were Directors, Mohite, Douglas, Siddiqi and Criglar.

Also, physically present at the meeting were Clark Lord of Bracewell LLP., and Midtown resident Trevor Smith.

The following persons attended the meeting virtually via video conferencing and/or telephonic conferencing: Midtown Staff members, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Madeline Peña, David Thomas, Amaris Salinas, Jaime Giraldo, and Danielle Fanfair. Also in attendance was Peggy Foreman of Burney & Foreman, Erica Rocha with S.E.A.L. Security Solutions LLC.

Vice-Chair Lefsrud called the meeting to order and welcomed everyone.

## **2. RECEIVE PUBLIC COMMENTS**

Michael Lewis with the Midtown Super Neighborhood spoke regarding the City of Houston Midtown Parking Benefits District and the Community Parking Program and the opportunity for the community to work together to benefit the community.

## **3. CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE DECEMBER 1, 2021, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF NOVEMBER 2021.**
- C. APPROVE THE FINANCIAL REPORT FOR THE MONTH OF DECEMBER 2021.**
- D. APPROVE PAYMENT OF INVOICES FOR JANUARY 2022.**
- E. APPROVE PAYMENT OF INVOICES FOR JANUARY 2022.**
- F. APPROVE EQUI-TAX REPORT FOR DECEMBER 2021.**
- G. APPROVE EQUI-TAX REPORT FOR JANUARY 2022.**

Ms. Alvarado noted that Item D. and E. on the Consent Agenda are the same action item. Item E should say approve payment of invoices for February 2022. Legal counsel recommended that the Consent Agenda be approve as is without Item 3E. That item will be included on the March 2022 Consent Agenda.

Director Young made a motion to approve the consent agenda without Item 3E. The motion was seconded by Director Johnston and carried by unanimous vote.

## **4. RECEIVE COMMITTEE ACCOMPLISHMENT REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:**

- A. Service & Maintenance Committee – Christopher Johnston, Chair**
- B. Cultural Arts & Entertainment Committee – Charles Washington, Chair**
- C. Marketing & Economic Development Committee – Debbie Dillard, Chair**
- D. Urban Planning Committee – James Llamas Chair**
  - i. City of Houston Parking Benefits District and Community Parking Program District Presentation**
  - ii. Bike Share Houston BCycle Station Request**

Staff was made aware of a letter from Bike Share Houston in December of 2021 requesting a split in funding for a BCycle Station to be located at The ION. The funding is available and was an approved item on the FY 2021 budget. Director Young made the motion to approve the request for funding that was an approved item on the FY

2021 budget. The motion was seconded by Director Washington and carried by unanimous vote. Directors Llamas and LeVasseur both abstained from discussion and voting.

**E. Finance and Budget Committee – Kelly Young, Chair**

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

**i. Super Neighborhood #62**

There was no meeting in January. Their next meeting is February 10<sup>th</sup> at 6:30PM virtually

**G. Public Safety Committee- J. Allen Douglas, Chair**

**i. Security Coordinators Report**

**ii. Ratify the Interlocal Agreement for Law Enforcement Services with Harris County for March 1, 2022, through September 30, 2022**

Staff received annual contract for services with Harris County in mid-January. The contract for services was reviewed by our legal counsel and the financial portion was verified by our accounting manager for accuracy. This is an approved line item in the FY 2022 Board approved budget. The form of the contract is consistent with what we have seen in prior years. Due to timing issues with the County the contract was presented to the Executive Committee and recommended for ratification by the Board of Directors. Director Chan made the motion to ratify the interlocal agreement for law enforcement services with Harris from March 1, 2022, to September 30, 2022, as presented. Director Arguijo seconded the motion which carried by unanimous vote.

**H. Executive Committee – Darcy Lefsrud, Vice-Chair**

Items that were presented at the Executive Committee are action items on this agenda.

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

**Caroline Street** – The contractor has completed major roadway paving at all the signalized intersections. They have opened both lanes of traffic throughout the corridor. They are continuing to work on sidewalks and intersection ramps. There are some long lead items regarding installing some of the special pavers on ramps. The pedestrian lighting features between McGowen and Pierce have been installed. A good portion of landscaping has been installed, several trees, mulch and soil are being installed in the rain gardens.

The contractor is also working with the utility companies to relocate their lines to the upgraded poles. There are several utilities that share the same pole so there is a lot to coordinate. Once the utilities are removed from the old poles, the old poles can be removed. Once that is completed the contractor can go back and work in the area where the old poles were.

Remaining work includes, installing pavers some of the intersection ramps, finishing some of the driveways on side streets, completing sidewalks and completing the pedestrian amenities such as installing trash receptacles, signage, seating, and bike racks.

The most recent submittal from the contractor to complete the project was scheduled for March of 2022. To qualify that is what was approved in November 2021. Their December and January schedules have not been approved. January schedule has not been submitted. We are



anticipating that the project date completion will be most likely extended into the 2<sup>nd</sup> quarter.

**Baldwin Park** – This is a partner project with the Service and Maintenance Committee. The Management District has contributed funded for the upgrades to the playground equipment. The project includes additional lighting and electrical utilities, and expansion of the detention pond area due to expansion of the playground area. Some of the preliminary work has begun. We were not able to move further without a permit from the City of Houston which had been delayed. Just this week we did receive the permit to begin construction. Full mobilization will begin the week of February 7, 2022, and construction will begin on February 14, 2022. This is anticipated to be a 6-month project with completion in August 2022. The general park will remain open however the areas that are impacted by construction will be closed. As construction progresses, we will receive an updated phasing plan from the contractor which will be shared with the community. We are working with our media team to develop collateral media to disseminate with the community via the Midtown Houston website, eNews, and social media to keep them appraised of the project.

The MRA recently completed the **Capital Improvements Plan Survey**. This was a survey in which we solicited feedback from the community for approximately 30 days. The survey began in mid-December and completed in mid-January. Approximately 535 individuals responded. The results summary will be published on the Midtown Houston website and made available. The results will be reviewed and then the MRA will determine how the results will prioritize the projects related to the upcoming release of the CIP Plan for 2022.

**The Tuam Street Partner Project** Interlocal Agreement was approved by the MRA Board in January. This project includes Midtown upgrades and the MMD requested bicycle and pedestrian enhancements. We have not received a start date from the city of Houston. The city has publicly bid the project and accepted the bid from Harper Brothers Construction. However, we are not certain that Houston city council has approved the bid at this time.

**Street Overlay Project** a partnership project with the city of Houston. We are working with our consultants to review the pavement condition information documents that were provided to MRA by the city late last year. We are completing a field assessment to be sure that the condition of streets as provided is accurate. After that is complete, we can begin to prioritize the overlays with the city throughout the District. We will begin construction later this year.

**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).

There was no Executive Session.

**ANNOUNCEMENTS**

Director Washington announced a reminder that February is Black History Month. There will be local exhibitions and shows on HGTV about Black History Month.

He also announced that he will also be an artist in residence in Angola for one month. He is looking forward to being able to bring back what he learns and share his experience.

Vice-Chair Lefsrud thanked everyone in attendance and acknowledged the difficulties of attending meetings and making the process happen during these trying times.

**NEXT MEETING DATE**

Vice-Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, March 2, 2022, at 11:00 a.m. and that more details will be forthcoming.

**ADJOURN**

There being no other business, the meeting was adjourned.

\_\_\_\_\_  
Marylene Chan  
Board Secretary

\_\_\_\_\_  
Date

DRAFT



## MIDTOWN MANAGEMENT DISTRICT

**Public Safety Committee and the Service and Maintenance Committee**  
Tuesday, January 18, 2022, at 11:30 a.m.

**1. Welcome Guests and Receive Public Comments** Sgt Nick Matson, Sgt, Wall, Susanna Deltoro, Sean Quitzau, Jaime Giraldo, Peggy Foreman, Cynthia Alvarado, Allen Douglas, Jeanette Criglar, Kirby, LeVoy Darden, Lt. Ted Naradovy, Brian Walker, Brianna Vu, Cedric METRO PD, Chelsea Stormes, Cherie Benoit, Christopher Johnston, Cindy Jackson, Daniel Knapp, Erica Rocha, Jeanette Baughman, Jesse Sampson Erica Rocha, Kay Walton, Mark Sullivan Mary, METRO PD, Sgt Brian Alms.

Cindy Jackson spoke about the Old Label Warehouse regarding concerns about the safety of the building. Jaime provided an update on the status; Midtown staff has sent several letters to the owner; Department of Neighborhoods is involved as is the city of Houston Department of Habitability. The owner who is in California is being sent citations and is up to date on taxes. There is no response from the owner.

South part of Midtown close to Wheeler – TXDOT has taken down a house and purchased 3 properties. This is part of the North Highway Improvement Project – segment 3B has been given a green light to move ahead.

Mr. Dodwad – lives south of St. Joseph and Webster Street – reports that when you drive down the street people are walking up to cars and knocking on cars.

Maintenance issue – Hadley and LaBranch installed new pipes and there is a big open whole and no curbs. So, trash is being dumped into the hole.

**2. Receive updates from the Public Safety Committee:**

**a. Houston Police Department – South Central Division**

Ms. Criglar reported that the Rise Club reported in May of 2021 for loud music came up in court last week. There was no trial that day, but it has been rescheduled for mid-April 2022. It had to be rescheduled because the officer didn't show, and the ticket was written improperly. The prosecutor is willing to pursue it. NOTE - court is all day long – starts at 7AM and cases start at 2PM. It is hard to make it all the way through court.

Ms. Walton – the group that has been working on updating the sound ordinance is asking that these cases be heard in night court! That way night shift officers can attend, and citizens don't have to take the day off to attend. If HPD could provide input to CM Alcorn's office and let them know that is a better fit for officers, this will help.

**b. Houston Police Department – Central Division**

Sgt Wall – Central Division has some overtime funds available, so they are kicking off a sound enforcement this weekend at midtown and neighboring bars. Checking into 2222 Louisiana at the Chevron. They continue to check the encampments in Alabama and the Spur encampments.

**c. Harris County Constable- Precinct 7**

Working on Hot Spots -2220 Main @76 Gas Stations. 2612 Smith Street the Walgreens, calls have gone down. At Randall's there was a response to a night call. Man threatened to kill himself. P7 was called. HPD CIP unit was also requested. Lt. Cousins with P7 convinced him to drop the knife. HPD took him to jail because he had open warrants.

- a. METRO Police Dept
- b. Houston Community College Police Dept
- c. S.E.A.L. Security Solutions

A lot of calls to 76 Gas Station – dealing and using drugs, shooting dice. CITGO at 1025 Alabama for people loitering. 1000 Elgin a very aggressive panhandler, fights SEARCH and the employees. 408 Webster – multiple issues with people sleeping in the drive thru. Residential patrols – a couple of vehicles broken in to.

- a. Walgreen's – on Smith. They do continue to check on the old label warehouse.
- b. 95 calls – YTD calls 1087

**d. Public Intoxication Transport Team**

40 proactive calls – 16 received housing assistance. 4 were transported to the sobering center

**3. Receive updates from the Service and Maintenance Committee:**

- a. Ongoing Projects
- b. Issues for future considerations – the possibility of cleaning on Pierce

4. Next meeting date – **Public Safety Meeting  
Tuesday, January 18, 2022, at 11:30 a.m.  
Information will be provided**

**Service and Maintenance Committee  
To be announced**

5. Adjourn.

*J. Allen Douglas/ca*

*Christopher Johnston/ca*

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J. Allen Douglas, Chair  
Public Safety Committee  
Midtown Management District

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Christopher Johnston, Chair  
Service and Maintenance Committee  
Midtown Management District

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



## MIDTOWN MANAGEMENT DISTRICT

Marketing and Economic Development Committee and the Cultural Arts and Entertainment Committee  
Wednesday, January 19, 2022, at 4:00 p.m.

Debbie Tyer-Dillard – Marketing Committee Chair  
Charles Washington – Cultural Arts Committee Chair  
Daniel Arguijo – MMD Board Member  
Cynthia Alvarado – Operations Manager  
Madeline Peña – Marketing and Communications Manager

Kanessa Lewis – with the Nigeria Cultural Parade and Festival at Root Park first Saturday in October Festival - She lives in Midtown

Jasmine Ayers an artist and teacher in the community. Works at Shape Center at Live Oak in 3<sup>rd</sup> Ward.

### 1. Welcome Guests and receive public comments

### 2. Updates on Marketing and Economic Development Committee

a. **Review Draft of Midtown Buzz** – Graphic designer is working on the Buzz and will have a draft by February 2<sup>nd</sup> – that draft will be reviewed by internal staffing (Cynthia and Vernon) then we are ready to move ahead. There will be a new fresh look with more photos and illustrations.

We are going to deliver the Buzz to elected officials and key governmental offices and they will be delivered to newsstands and neighboring business in downtown and to our apartment properties.

b. **Report on Social Media numbers for Q4** - Madeline presented the social media numbers. Overall, we saw growth in all areas of social media. Last year we audited our social media and realized certain topics perform better than others. So, we are working to develop content that responds to topics. Instagram will be focusing on short video content.

1. Capital Improvement Projects
2. New art installations in the park
3. Cultural Arts – grants and other topics
4. Public Safety

c. **Discuss Q1 Marketing campaigns** – this plan is still in progress with our marketing team.

d. **Digital Kiosks in Midtown** – City of Houston has been working on this since the summer of 2021. The kiosks will serve as a way finding. The first one in Midtown will be at Gray and Bagby. It will be installed by the end of the month for a ribbon cutting by the end of the month. The kiosks will also deliver content such as activities, cultural and civic resources. Our team is trying to determine what apps better serve our community.

### 3. Updates on Cultural Arts and Entertainment Committee

a. **Report on Midtown Mistletoe Market 2021** –

This was a well-attended event. We received a lot of good feedback from artists/vendors and guests. Madeline will have a short video highlight for the February board meeting. **Completed**

b. **Midtown Art in the Park 2022**

Due to planned construction at Baldwin Park the 2022 fine art festival will be taking place at Bagby Park on Saturday, April 2, 2022. We will have space for 22 artists, there will be a variety

of acoustic music and art classes, as well as chalk art and the dog park will be activated.

**c. midtownHOU Arts Micro Grants 2022**

Staff will be working with Fresh Arts to help with this grant process. The goal is to engage with qualified artists to distribute all the grant funds at one time without having to come back for a second round of grants.

**d. Report on Final City Initiatives Grant Report to Houston Arts Alliance**

Due January 31, 2022. This is a report that covers the \$140,000 grant that Midtown received in the last quarter of 2019. Due to COVID the grant completion deadline was extended through the end of 2021. **In process**

**e. Report on Texas Commission on the Arts Annual Report – due June 15, 2022**

This year the Midtown Cultural Arts District will be 10 Years old. The district is required to report to the Texas Commission on the Arts about the projects. Ten Year Report is due – June 15, 2022.

Update – The seven cultural arts districts met in December with The Houston Endowment to determine ways that The Endowment could help enhance funding, to positively impact cultural tourism. Cynthia has been asked to supply The Endowment with an inquiry for funding. **Completed**

4. Next Committee meetings – **Marketing and Economic Development Committee  
Cultural Arts and Entertainment Committee  
Wednesday, February 16, 2022, at 4:00pm  
Meeting links will be provided closer to the date**
5. Adjourn

*Debbie Tyler-Dillard*

*Charles Washington*

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Debbie Tyler-Dillard, Chair  
Marketing and Economic Development Committee

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Charles Washington, Chair  
Cultural Arts and Entertainment Committee

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**MIDTOWN MANAGEMENT DISTRICT  
Urban Planning Committee Notes  
Monday, January 24, 2022, at 4:00p.m.**

**Updates on Urban Planning Committee**

1. **Welcome and receive public comments – No public comments**
2. **Update on City of Houston Maintenance Agreement** – Received a response from Hannah and updates are straightforward but need to submit design plans. Next step – Have Marlon ask the engineers take the design concepts for the Gray St. buffer areas and turn it into an engineering sheet to submit to the COH. 1 drawing should suffice for all 5-6 locations intended.
  - **Action Items:** Send Marlon Proposed Locations & Design Concept (bike rack & buffer design)
  - Bike Lanes – Proposing taking up maintenance of the La Branch, Gray & Austin St. lanes
    - Pavement markings and replacements - \$10,000/year estimated cost
3. **Update on STEPS/pedestrian Enhancements** – Meeting with consultants, will update committee once presented to the MMD Board.
4. **Update on parking benefits district** – The COH shared a draft of the ordinance in December. The Parking Benefits District would take a portion of the incremental revenue generated between 6pm – Midnight within a certain boundary and split the monies (40% COH and 60% Midtown). The revenue would be hosted by a Midtown appointed and COH approved committee which would include MMD reps, Super neighborhood Reps, and other key stakeholders. The committee would direct the funds towards certain projects approved by COH and Midtown would carry forward.
  - Potential projects: Bikeway maintenance, bike racks, mobility & safety projects.
  - **Action Items:** Ms. Alvarado will please invite Maria Irshad, assistant director of ParkHouston to attend the MMD Board meeting to present the PBD and the CPP to the full board and community. **completed**
5. **Discuss BCycle ION Proposal** – A request has been received from BikeShare (12-17-2021) to assist in funding a Bcycle Station at The ION. This request will follow the normal protocol to verify that the funding is available. It will be vetted by the Executive Committee and possibly sent to the MMD Board as an action item. NOTE - Ask BCycle if Midtown can have branded bikes.
  - **ACTION ITEM** – Ms. Alvarado will find out about placing this on the Executive Committee agenda **Completed.**
6. **Update on partnership projects**
  - **Glover Park** – Plans have been submitted for review and waiting on approvals.
  - **City of Houston water line projects** – Finalize Interlocal terms on Tuam, it is on agenda

for approval at MRA meeting on 1/27


- Tuam triangle –
- Sidewalk repairs –

**Discuss issues for future consideration by the Committee-** Combined meetings with Service and Maintenance to continue

Next meeting date: **Monday, February 21st, 4:00pm**  
**Meeting links will be provided closer to the date**

Adjourn

SEAL

  
James Llamas, Urban Planning Chair  
Midtown Management District  
Urban Planning Committee

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# Midtown Management District 2022 Sources and Uses of Funds

January 2022

	Jan 22	Budget	\$ Over Budget
<b>Sources of Funds</b>			
<b>400000 · Revenue - Assessments</b>			
400080 · FY21 Assessment Revenue	1,677,082.59	1,255,040.50	422,042.09
400081 · FY20 Assessment Revenue	28,083.86	15,000.00	13,083.86
400082 · FY19 Assessment Revenue	0.00	900.00	-900.00
400083 · FY18 Assessment Revenue	0.00	400.00	-400.00
400084 · FY17 Assessment Revenue	0.00	150.00	-150.00
400085 · FY16 Assessment Revenue	0.00	100.00	-100.00
400086 · FY15 Assessment Revenue	0.00	75.00	-75.00
400087 · FY14 Assessment Revenue	0.00	50.00	-50.00
400088 · FY13 Assessment Revenue	0.00	18.00	-18.00
400089 · FY12 Assessment Revenue	0.00	9.00	-9.00
400090 · FY11 Assessment Revenue	0.00	9.00	-9.00
400091 · FY10 Assessment Revenue	0.00	8.00	-8.00
400092 · FY09 Assessment Revenue	0.00	7.00	-7.00
400093 · FY08 Assessment Revenue	0.00	8.00	-8.00
400500 · Penalties & Interest	144.77	2,500.00	-2,355.23
402400 · Over Payments (Overpayments)	7,903.04	2,800.00	5,103.04
402500 · Refunds/Assessment Adjustments	-5,782.40	-7,666.66	1,884.26
402510 · Collection Costs (Fees charged to MMD for collections)	-2,459.19	-4,000.00	1,540.81
402511 · CAD Correctcons	0.00	75.00	-75.00
402512 · CAD Lawsuit Corrections	0.00	4,000.00	-4,000.00
402600 · Assessment Collection Costs	150.29	1,200.00	-1,049.71
400000 · Revenue - Assessments - Other	326,552.80	0.00	326,552.80
<b>Total 400000 · Revenue - Assessments</b>	<b>2,031,675.76</b>	<b>1,270,682.84</b>	<b>760,992.92</b>
404000 · Int Income (Invest Interest Earned)	368.35	233.33	135.02
<b>Total</b>	<b>2,032,044.11</b>	<b>1,270,916.17</b>	<b>761,127.94</b>
<b>Total Sources</b>	<b>2,032,044.11</b>	<b>1,270,916.17</b>	<b>761,127.94</b>
<b>Uses of Funds</b>			
<b>500000 · Security and Public Safety</b>			
<b>502000 · Enhancement Public Safety (Public Safety)</b>			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	36,332.00	37,423.00	-1,091.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	14,928.00	19,406.66	-4,478.66
502013 · PIT Program (PIT Program)	5,565.83	5,565.00	0.83
50214 · SEARCH {Homeless Services} (SEARCH {Homeless Services})	8,320.97	10,732.42	-2,411.45
<b>Total 502000 · Enhancement Public Safety (Public Safety)</b>	<b>65,146.80</b>	<b>73,127.08</b>	<b>-7,980.28</b>
509700 · Staffing (Allocated Staffing hours)	10,034.77	10,209.59	-174.82
<b>Total 500000 · Security and Public Safety</b>	<b>75,181.57</b>	<b>83,336.67</b>	<b>-8,155.10</b>
<b>600000 · Marketing &amp; Economic Developmen</b>			
609700 · Staffing (Allocated Staffing hours)	2,183.24	2,166.66	16.58
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	<b>2,183.24</b>	<b>2,166.66</b>	<b>16.58</b>
<b>700000 · Urban Planning</b>			
706700 · Staffing (Allocated Staffing hours)	1,935.42	1,883.33	52.09
<b>Total 700000 · Urban Planning</b>	<b>1,935.42</b>	<b>1,883.33</b>	<b>52.09</b>

UNAUDITED FINANCIALS

# Midtown Management District 2022 Sources and Uses of Funds

January 2022

	Jan 22	Budget	\$ Over Budget
<b>710000 · Cultural Arts &amp; Entertainment</b>			
710700 · Staffing (Allocated Staffing hours)	4,425.66	4,350.00	75.66
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>4,425.66</b>	<b>4,350.00</b>	<b>75.66</b>
<b>720000 · Service &amp; Maintenance</b>			
<b>722000 · Midtown Parks</b>			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	286.25	350.00	-63.75
722052 · Electric	0.00	165.00	-165.00
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	1,605.00	1,605.00	0.00
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>1,891.25</b>	<b>2,120.00</b>	<b>-228.75</b>
<b>Total 722000 · Midtown Parks</b>	<b>1,891.25</b>	<b>2,120.00</b>	<b>-228.75</b>
<b>725000 · Midtown Field Service Prog</b>			
725001 · Field Service TEAM			
Field Service TEAM	22,924.00	22,924.00	0.00
<b>Total 725001 · Field Service TEAM</b>	<b>22,924.00</b>	<b>22,924.00</b>	<b>0.00</b>
<b>Total 725000 · Midtown Field Service Prog</b>	<b>22,924.00</b>	<b>22,924.00</b>	<b>0.00</b>
<b>726000 · Service Maintenance - Other</b>			
726010 · SeeClickFix (SeeClickFix)	8,356.35	8,356.35	0.00
726100 · Legacy Maintenance	318,810.00	318,810.00	0.00
726200 · District New Improvement Prgs	150,853.00	150,853.00	0.00
<b>Total 726000 · Service Maintenance - Other</b>	<b>478,019.35</b>	<b>478,019.35</b>	<b>0.00</b>
728000 · Staffing (Allocated Staffing hours)	4,335.67	4,521.00	-185.33
<b>Total 720000 · Service &amp; Maintenance</b>	<b>507,170.27</b>	<b>507,584.35</b>	<b>-414.08</b>
<b>800000 · District Administration</b>			
802000 · Legal Counsel	6,775.00	9,375.00	-2,600.00
806000 · General Operating/Admin. Exp.	449.93	450.00	-0.07
<b>Total 800000 · District Administration</b>	<b>7,224.93</b>	<b>9,825.00</b>	<b>-2,600.07</b>
<b>Total Uses</b>	<b>598,121.09</b>	<b>609,146.01</b>	<b>-11,024.92</b>
<b>Net Increase (/Decrease) for the Period</b>	<b>1,433,923.02</b>	<b>661,770.16</b>	<b>772,152.86</b>

# Midtown Management District Balance Sheet

As of January 31, 2022

Jan 31, 22

**ASSETS**

**Current Assets**

**Checking/Savings**

10000 · Operating Funds 3,296,309.47

10002 · Restricted Funds 11,432.70

**Total Checking/Savings** 3,307,742.17

**Accounts Receivable**

**120000 · Assessments Receivable**

120009 · Assesmts Recievable Current 1,575,429.35

120040 · Allowancer- Uncollectible Asst -9,500.00

**Total 120000 · Assessments Receivable** 1,565,929.35

**Total Accounts Receivable** 1,565,929.35

**Total Current Assets** 4,873,671.52

**Other Assets**

130501 · Other Misc Assets 41,896.75

**Total Other Assets** 41,896.75

**TOTAL ASSETS** 4,915,568.27

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

200000 · Accounts Payable 235,796.11

**Total Accounts Payable** 235,796.11

**Other Current Liabilities**

205000 · Deferred Assessment Revenues 1,575,429.35

206000 · Accrued liability 159,612.25

207000 · Bal due to MRA from FTA Reimbur 11,322.95

**Total Other Current Liabilities** 1,746,364.55

**Total Current Liabilities** 1,982,160.66

**Total Liabilities** 1,982,160.66

**Equity**

390000 · Fund Balance-Prior 1,499,484.59

**Net Income** 1,433,923.02

**Total Equity** 2,933,407.61

**TOTAL LIABILITIES & EQUITY** 4,915,568.27

**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of February 02, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
				<b>February 2022</b>			<b>1,762,019.76</b>
Deposit				February Deposits	795,237.36		2,557,257.12
Check	02/02/2022	8912	CANDENCE BANK	81 120 799 001 0012 PROPERTY TAX OVERAGE PAYMENT		295.55	2,556,961.57
Check	02/02/2022	8913	CORELOGIC CENTRALIZED REFUNDS	{ 14 } PROPERTY TAX OVERAGE PAYMENT {payment notation: Paid by Mortgage Company}		4,335.63	2,552,625.94
Check	02/02/2022	8914	Carolyn F. Jackson Family Partners'	81 122 650 002 0001 2309 BRAZOS STREET TAX YEAR: 2018		1,000.04	2,551,625.90
Check	02/02/2022	8915	MRI Midtown Ltd.'	2222 SMITH ST 152 81 122 650 001 0001 TAX YEAR: 2018		6,999.60	2,544,626.30
Bill Pmt - Check	02/02/2022	8916	Houston Bike Share'	BIKE STATION: BCycle Station Fannin & Eagle Street		18,923.50	2,525,702.80
Bill Pmt - Check	02/02/2022	8917	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- FEBRUARY 2022		2,657.64	2,523,045.16
Bill Pmt - Check	02/02/2022	8918	Midtown Parks Conservancy	REIMBURSEMENT: Communcation Consultants 10.01.2021 - 12.31.2021 PARK PROGRAMMING...		5,749.00	2,517,296.16
Check	03/02/2022	8919	DUKE STREET PARTNERS LTD'	81 002 156 000 0001 - 1310 GRAY STREET: TAX YEAR: 2020		278.39	2,517,017.77
Check	03/02/2022	8920	Randalls Properties Inc.'	81 121 765 001 0001 2225 Louisiana St Tax Year: 2019		2,076.29	2,514,941.48
Check	03/02/2022	8921	McCall-SB, Inc.	81 123 443 001 0001 2101 San Jacinto St TAX YEAR 2020		662.82	2,514,278.66
Check	03/02/2022	8922	Group 1 Realty Inc.	5 PROPERTIES --- TAX YEAR: 2020		1,277.18	2,513,001.48
Check	03/02/2022	8923	4118 FANNIN SQUARE LLC	TAX YEAR:2020 & 2021 {6} PROPERTIES REFUND		1,054.74	2,511,946.74
Check	03/02/2022	8924	CARS DB4 LP	{2} PROPERTIES : TAX YEAR: 2020		122.47	2,511,824.27
Check	03/02/2022	8925	WELLS FARGO	81 119 804 001 0008 - PROPERTY TAX OVERAGE PAYMETN [OVERAGE-81]		38.30	2,511,785.97
Check	03/02/2022	8926	CURTIS ISSAC & JUANITA	81 019 182 002 0007 - PROPERTY TAX OVERAGE PAYMENT [OVERAGE-81]		24.80	2,511,761.17
Check	03/02/2022	8927	UNIVERSITY TITLE COMPANY	81 120 347 001 0009 - PROPERTY TAX OVERAGE PAYMENT [OVERAGE-81]		19.22	2,511,741.95
Check	03/02/2022	8928	SHEMELEY GERALD & ROSAMOND	81 114 588 023 0005 - PROPERTY TAX OVERAGE PAYMENT [OVERAGE-81]		10.00	2,511,731.95
Bill Pmt - Check	03/02/2022	8929	Burney & Foreman	Legal Services JULY - DECEMBER 2021		36,000.00	2,475,731.95
Bill Pmt - Check	03/02/2022	8930	Kwik Kopy	2022 Art in the Park Post Cards, 4/4 - 5 x 7 Colors, Printed on both Sides		198.00	2,475,533.95
Bill Pmt - Check	03/02/2022	8931	LIMB DESIGN, INC.	Web-site Update & Maint.---Troubleshoot Midtown Buzz linh/form on homepage/Add new form on subsc...		150.00	2,475,383.95
Bill Pmt - Check	03/02/2022	8932	Minor Design Group, Inc.	Creative Production: "2022 Art in the Parks: Pushcards; Social Media graphics; Posters Printing...		640.00	2,474,743.95
Bill Pmt - Check	03/02/2022	8933	Perdue, Brandon, Fielder, Collins & Mott	12/30/2021 - 01/27/2022 - Professional Services rendered in the collection of delinquent taxes, ...		150.29	2,474,593.66
Bill Pmt - Check	03/02/2022	8934	smc Logistics, LLC	2022 JANUARY Streetlight and Park lights Report		425.00	2,474,168.66
Check	03/02/2022	8935	Midtown Redevelopment Authority	Reimbursement: Deluxe Check Orders for Midtown Management District Checks/Shipping/Processing		345.33	2,473,823.33
Check	03/02/2022	8936	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program {MARCH 2022}		5,565.83	2,468,257.50

**UNAUDITED FINANCIALS**

**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of February 02, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt - Check	03/02/2022	8937	Harris County Treasurer	Constable Services for APRIL 2022		36,332.00	2,431,925.50
Bill Pmt - Check	03/02/2022	8938	SEAL Security Solutions LLC	JANUARY 2022 - Commissioned Security Officers and Occassional K-9		14,928.00	2,416,997.50
Bill Pmt - Check	03/02/2022	8939	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program{ JANUARY 2022}		8,320.97	2,408,676.53
Bill Pmt - Check	03/02/2022	8940	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- MARCH 2022; 2021 ANNUAL CHARGES for Year 2021, based on 3285 Items		12,006.01	2,396,670.52
Total 106010 · Wells Fargo Assessment Acct					795,237.36	160,586.60	2,396,670.52
Total 106000 · Wells Fargo Bank					795,237.36	160,586.60	2,396,670.52
<b>TOTAL</b>					<b>795,237.36</b>	<b>160,586.60</b>	<b>2,396,670.52</b>

DRAFT

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2022  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR END  
01/01/2022 TO 12/31/2022

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2021	0.1181	\$3,189,836.34	\$2,851,151.58	\$338,684.76	89%
2020	0.1181	\$2,854,759.08	\$2,832,358.16	\$22,400.92	99%
2019	0.1181	\$2,594,048.92	\$2,583,445.04	\$10,603.88	99%
2018	0.1181	\$2,381,703.67	\$2,374,757.21	\$6,946.46	99%
2017	0.1181	\$2,307,825.88	\$2,303,818.17	\$4,007.71	99%
2016	0.1181	\$2,217,803.36	\$2,215,207.31	\$2,596.05	99%
2015	0.1181	\$1,980,324.33	\$1,978,559.87	\$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
2021 Assessment Collected	1,174,068.99	2,296,170.64
2020 Assessment Collected	3,695.73	31,779.59
2019 Assessment Collected	-1,703.93	-1,703.93
2018 Assessment Collected	372.36	372.36
2017 Assessment Collected	0.00	0.00
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	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
2003 Assessment Collected	0.00	0.00
2002 Assessment Collected	0.00	0.00
2001 Assessment Collected	0.00	0.00
2000 Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	2,928.25	3,073.02
Overpayments	93.23	7,996.27
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	5,472.49	5,472.49
Collection Fees	1,470.63	1,620.92
<b>Total Revenue</b>	<b>1,186,397.75</b>	<b>2,344,781.36</b>
Overpayments & CAD Refunds Presented	5,564.81	34,316.71
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2017	1,877,685,086	
ASSESSED VALUE FOR 2018	2,032,442,587	
ASSESSED VALUE FOR 2019	2,185,309,247	
ASSESSED VALUE FOR 2020	2,437,816,169	UNCERTIFIED 970,475
ASSESSED VALUE FOR 2021	2,700,962,126	UNCERTIFIED 1,393,609

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2022**

**2021 TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	118,640,200	140,114.08
3300 Main Project Owner LP	Multi-Family Units	118,606,617	140,074.41
Caydon Houston Property LP	Multi-Family Units	112,924,909	133,364.32
2800 Main LLC	Multi-Family Units	78,436,707	92,633.75
William Marsh Rice University	Real, Commercial	69,582,760	82,177.24
VR Calais Holdings Limited Partners	Multi-Family Units	68,705,126	81,140.75
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	58,161,550	68,688.79
AB Merion II Metro Midtown LLC	Multi-Family Units	56,849,166	67,138.87
Camden Property Trust	Multi-Family Units	56,051,944	66,197.35
Mid-Main Properties LP	Multi-Family Units	53,940,591	63,703.84

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
3300 MAIN PROJECT OWNERS LP	2021	60,163.56
HADLEY MIDTOWN APARTMENTS	2021	48,412.17
POST MIDTOWN SQUARE LP	2021	9,654.40
MID-MAIN PROPERTIES LP	2021	6,424.84
TIVOLI REALTY INC	2018 - 2021	5,760.72
TAG TBK LLC	2021	5,472.84
CAR SPA MIDTOWN LP	2021	5,316.73
MIDTOWN SCOUTS SQUARE PROPERTY LP	2021	5,292.72
CAYDON-HOUSTON PROPERTY 2 LP	2021	5,019.25
BERING OMEGA COMMUNITY SERVICES	2021	4,723.89

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	YEAR 2018	YEAR 2019	YEAR 2020	YEAR 2021
January	76%	75%	70%	53%
February	94%	93%	91%	89%
March	95%	95%	92%	
April	96%	95%	94%	
May	97%	96%	94%	
June	98%	98%	94%	
July	98%	98%	95%	
August	99%	99%	95%	
September	99%	99%	97%	
October	99%	99%	97%	
November	99%	99%	98%	
December	99%	99%	98%	

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
February 2022**

**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	1,978,559.87	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,207.31	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,818.17	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,374,757.21	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,583,445.04	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,832,358.16	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	2,851,151.58	
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

**2021 EXEMPTIONS**

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1301	20% (State Maximum)	82,104,133
Over 65	185	15,000	2,625,414
Disability	6	15,000	81,021
Disabled Veteran	15	Per Statute	1,606,396
Over 65 Detached Single Family	31	Totally Exempt	8,738,996





**midtown**  
HOUSTON

February 24, 2022

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

Re: Investment Report – Quarter Ending December 31, 2021

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 4th Quarter Fiscal Year 2021 Investment Report.

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

Kindest regards,

Matt Thibodeaux  
Executive Director

CC: Carr, Riggs & Ingram (CRI)



**midtown**  
HOUSTON

February 24, 2022

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

Re: Investment Report – Quarter Ending December 31, 2021

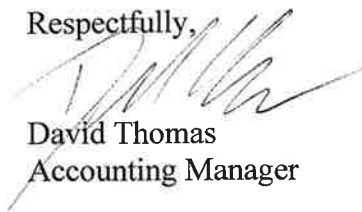
Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 4<sup>th</sup> Quarter FY2021 in my capacity as Accounting Manager. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average interest rate on all accounts this quarter is 0.0688%. The amount of interest earned for the quarter was \$ 662.18. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

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

Respectfully,



David Thomas  
Accounting Manager

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT  
INVESTMENT REPORT  
FY 2021 4TR QUARTER ENDING ( OCT NOV DEC )**

NAME OF FUND	DATE OF PURCHASE	DATE OF MATURITY	BEGINNING BOOK VALUE	BEGINNING MARKET VALUE	CHANGES		INCOME RECEIVED THIS PERIOD	INCOME RECEIVED TO DATE	ENDING BOOK VALUE	ENDING MARKET VALUE	INTEREST RATE
					PURCHASES	SALES & REDEMPTIONS					
<b>ACCUMULATED INTEREST</b>								-		-	
<b>CHASE BANK</b>											
CHASE OPERATING			11,432.70	11,432.70		-	-	-	11,432.70	11,432.70	
CHASE BANK SAVINGS			13,517.44	13,517.44		1.69	1.69	6.70	13,519.13	13,519.13	0.0500%
<b>IBC</b>											
IBC SAVINGS 6033			5,700.66	5,700.66		62.69	62.69	250.52	5,763.35	5,763.35	0.0800%
IBC CD 4808	03/24/15	04/10/21	125,000.00	125,000.00	61.64	61.64	61.64	-	125,000.00	125,000.00	0.2000%
<b>EASTWEST (METRO) BANK</b>									-	-	
EastWest Bank:102203 · Money Market			84,952.94	84,952.94		9.64	9.64	53.35	84,962.58	84,962.58	0.0433%
EastWest Bank:102211 · Metro Savings cct			1,065.88	1,065.88		0.14	0.14	0.55	1,066.02	1,066.02	0.0500%
<b>CENTRAL BANK</b>										-	
Central Bank Money Market 4691			238,892.60	238,892.60	45.00	18.07	18.07	96.83	238,865.67	238,865.67	0.0300%
<b>WELLS FARGO</b>									-	-	
WELLS FARGO Checking			962,015.72	962,015.72	651,800.18	635,158.80	389.00	2,162.42	945,374.34	945,374.34	0.1600%
Wells Fargo Savings Account			17,100.98	17,100.98	0.00	0.43	0.43	1.77	17,101.41	17,101.41	0.0133%
<b>TexSTAR Money Market</b>											
TexSTAR Money Market	Various	N/A	5,859.99	5,859.99		0.06	0.06	0.61	5,860.05	5,860.05	0.0114%
<b>LOGIC</b>											
LOGIC	09/01/16	N/A	948,784.01	948,784.01	0.00	118.82	118.82	697.00	948,902.83	948,902.83	0.0496%
<b>TOTAL INVESTMENTS</b>			<b>2,414,322.92</b>	<b>2,414,322.92</b>	<b>651,906.82</b>	<b>635,431.98</b>	<b>662.18</b>	<b>3,269.75</b>	<b>2,397,848.08</b>	<b>2,397,848.08</b>	

## **Amended agreement with S.E.A.L. Security Solutions LLC.**

Concerning an amendment to our existing SEAL Security Solutions, LLC contract. SEAL Security is our current security provider within Midtown. SEAL provides patrol services and a security presence. They are also dispatched to calls for service by stakeholders via their dispatch operations line. As part of the FY 2022 budget process the Public Safety Committee included the funding for 20 additional hours weekly to the SEAL Contract increasing it from 120 hours to 140 hours a week. SEAL can accommodate the additional hours. The funding has been verified by our accounting manager and the budget has been approved by the Board of Directors. By adding in the hours, we are maximizing patrol coverage. Below you will find the original contract terms and the proposed amended terms.

### **Original Contractual Terms:**

PATROL

Patrol will be 120 Hours a week

Three (3) Level III Commissioned Officer with Vehicle & K9

Service Hours: 6240/ Year; 120 Hours/ Week

Total Estimated Yearly Contract Rate: \$199,680.00/Year plus all applicable taxes

### **Amended Contractual Terms:**

PATROL

Patrol will be 140 Hours a week

Three (3) Level III Commissioned Officer with Vehicle & K9

Service Hours: 7280/ Year; 140 Hours/ Week

Total Estimated Yearly Contract Rate: \$232,960/Year plus all applicable taxes



**midtown**  
HOUSTON

# art IN THE park

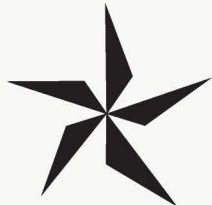
**SATURDAY, APRIL 2<sup>nd</sup>**

10 am – 6 pm

**BAGBY PARK IN MIDTOWN**

415 Gray St.

For more info visit [midtownhouston.com](http://midtownhouston.com)



Texas  
Commission  
on the Arts



**midtown**  
HOUSTON

February 16, 2022

Ms. Maria Irshad, CAPP, MPA  
Assistant Director  
City of Houston, ParkHouston  
2020 McKinney Street  
Houston, TX 77003

RE: Support for the Midtown Parking Benefits District (PBD) and the Community Parking Program (CPP)

Dear Ms. Irshad:

On behalf of the Board of Directors of the Midtown Management District, we would like to express our support for the current draft ordinance of the PBD and the CPP as written. We believe the proposed parking district can benefit the entire Midtown community by providing the opportunity to accelerate safety, mobility, and public art projects. It is the mission of the Board of Directors to provide an economically vibrant urban neighborhood where everyone can thrive alongside businesses and residents in a safe, active, diverse community. This ordinance gives us the opportunity to enhance the projects that can help us meet this mission.

We recognize that this ordinance as written with the Texas Open Meeting Act requirements will come with additional responsibilities for our staff and additional cost to the Management District. Given that the majority of the meter locations within the boundaries of Midtown are located near business and commercial properties, the Management District agrees that the Advisory Committee should consist largely of businesses and commercial property owners or their representatives. The Texas Open Meetings Act provides for public comment at all advisory committee meetings thereby giving the public the opportunity to provide input regarding projects to be funded by the net proceeds from the Parking Benefits District.

We are grateful for your leadership and the hard work of your staff in creating this opportunity to build a healthier, happier, more prosperous city for us all. We look forward to continued collaboration with ParkHouston in the years to come.

Thank you,

*Darcy J. Lefsrud/ea*

Darcy J. Lefsrud  
Vice-Chair of the Board  
Midtown Management District

*James Llamas/ea*

James Llamas  
Chair, Urban Planning Committee  
Midtown Management District

Cc: Matt Thibodeaux  
Executive Director - Midtown