

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

**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS  
MEETING  
July 6, 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 a regular meeting of the **Midtown Management District** will be held on **Wednesday, July 6, 2022 at 11:00 a.m.** in the **1<sup>st</sup> Floor Conference Room located at 410 Pierce Street, Houston TX 77002**, inside the boundaries of the District, **open to the public**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments\*\*\*
3. Consent Agenda
  - a. Approve Minutes for the June 1, 2022, Board Meeting.
  - b. Approve Financial Report for the Month of May 2022.
  - c. Approve Payment of Invoices for June 2022.
  - d. Approve Equi-Tax Report for June 2022.
  - e. Approve the District's Annual Insurance Policy Renewal for the period beginning August 1, 2022, through July 31, 2023.
4. 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**
  - e. Finance . . . . . **Kelly A. Young, Chair**
    - i. FY 2021 Audit Presentation by Carr Riggs Ingram.
  - f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
    - i. Super Neighborhood #62.
  - g. Public Safety . . . . . **Allen Douglas, Chair**

- i. Consider recommendation regarding the Public Intoxication Transport Team.

h. Executive. . . . . **Darcy John Lefsrud, 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, August 3, 2022, at 6:00 p.m.**

Additional information will be provided closer to the meeting date.

9. Adjourn



SEAL

*Darcy John Lefsrud /ca*

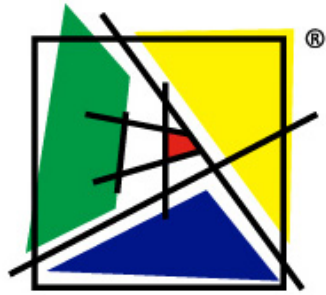
**Darcy John Lefsrud, Chair**

Midtown Management District Board of Directors

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

**MISSION STATEMENT**

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



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

# CONSENT AGENDA



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

**June 1, 2022**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, June 1, 2022, at 11:00 a.m. in the first-floor conference room of the building located at 412 Pierce Street, Houston, TX 77002, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

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, Ed.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**

All of the above were present except Directors LeVasseur, Fulton, Douglas, Siddiqi, and Johnston thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Marlon Marshall, David Thomas, Theresa Gilmore, Amaris Salinas, Chrystal Robinson-Davis, Peggy Foreman of Burney & Foreman, Marci Dallas of Cultural Launch; Jesse Sampson of S.E.A.L Security Solutions, Bill Powell of Museum Park Neighborhood Association, and Eoles Whitaker II of 5 Corners District

Chair Lefsrud called the meeting to order and welcomed everyone.

### **2. RECEIVE PUBLIC COMMENTS**

Chair Lefsrud announced that 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 that you please announce yourself now.

There were no public comments.

### **3. CONSENT AGENDA**

- A. APPROVE MINUTES FOR THE MAY 4, 2022, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF APRIL 2022.**
- C. APPROVE PAYMENT OF INVOICES FOR MAY 2022.**
- D. APPROVE EQUI-TAX REPORT FOR MAY 2022.**

Director of Operations and Strategic Planning, Cynthia Alvarado presented the various items on the consent agenda. Director Arguijo made a motion to approve the consent agenda as presented. The motion was seconded by Director Mohite, which 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**

##### **i. Amendment to Agreement with Metropolitan Landscape Management Inc., relating to the Field Maintenance Services.**

Director Llamas reported on behalf of Director Johnston. He reminded the Board that the committee had received a notice to amend the agreement with Metropolitan Landscape Management Inc., relating to the Midtown Field Maintenance Services. Staff was authorized to negotiate the terms of the amendment. The agreement will remain in place through the end of 2022. The motion to approve the amendment to the agreement as presented with Metropolitan Landscape Management Inc., was made by Director Mohite. Director Criglar seconded the motion. The motion carried by unanimous vote.

#### **B. Cultural Arts & Entertainment Committee – Charles Washington, Chair**

##### **i. Presentation of the Draft 10-Year Cultural District Report to Texas Commission on the Arts.**

Director Washington reminded the Board that this year marks the 10<sup>th</sup> Anniversary of the state designated Midtown Cultural Arts and Entertainment District. The District is required to report to the designating agency information regarding the economic impact, attendance, and major programming in the community. The report will be reviewed by the Texas Commission on the Arts in hopes that Midtown can maintain its designation as a Cultural Arts District. Marci Dallas of Culture Launch presented the draft of the 10 Year Cultural District Report to the Board and community.

#### **C. Marketing & Economic Development Committee – Debbi Dillard, Chair**

#### **D. Urban Planning Committee – James Llamas, Chair**

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

##### **Consider request from funding sources for the increased cost of Field Maintenance.**

Marlon Marshall, Director, Engineering and Construction was authorized by the Board of Directors to negotiate the fee structure for the amended Metropolitan Landscape Management

Inc., contract. The amended fee structure will cover the increased cost of labor, supplies, and gasoline. The scope of services for the contract includes maintenance and extensive landscaping services for the public right of way in Midtown. The current fee structure is \$16,949. With Board action, the new fee structure will be \$26,924 per month. The Scope of Services and additional details were presented to the Board for review.

The Finance Committee recommended that funding for the amended agreement with Metropolitan Landscape Management Inc., come from the FY 2021 Reserve Account. Legal counsel has confirmed that with Board approval Reserve Funds may be used to cover the cost of the increase. Staff has also confirmed that there are enough funds available to cover the expense. Director Chan made the motion to approve the recommendation to use Reserve Funds from the 2021 FY to cover the increased cost of the approved amended agreement with Metropolitan Landscape Management inc. for the Field Maintenance. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

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

**i. Super Neighborhood #62**

**G. Nominating Committee- Darcy Lefsrud, Chair**

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

**i. Security Coordinators Report**

**I. Executive Committee – Darcy Lefsrud, 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** – Contractors continue to work. The back of curb improvements from Pierce Street to Elgin Street remain to be completed. MRA staff continues to work with utilities companies to remove the remaining utility poles. Remaining projects include installation of pavers, bike racks, signs, and striping.

**Baldwin Park** – Additional playground equipment installation is projected to be completed by late summer.

**PARTNER PROJECTS**

**The Gray Street Bike Buffer Design** – This project is moving forward. This partnership with the Urban Planning Committee and the City of Houston will enhance bike safety on Tuam.

**Glover Park** – Bidding of this project has been completed. Bids will be submitted at the next MRA board meeting for their approval. Project enhancements include a bike rack and a bike fix-it station.

**Parks and the Public Realm** – The first advisory meeting was held. MRA is hoping to receive and compile public feedback shortly.

**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**

No additional announcements were made.

**NEXT MEETING DATE**

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, July 6, 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



## MIDTOWN MANAGEMENT DISTRICT

### Committee Notes

**Marketing and Economic Development Committee and the Cultural Arts and Entertainment Committee**  
**Tuesday, May 17, 2022, at 3:00 p.m.**

Debbie Tyler – Dillard, Chair; Marketing and Economic Development Committee

Charles Washington – Chair; Cultural Arts and Entertainment Committee

Marci Dallas – Cultural Launch

Shah Jahan Dodwad

Elia Quiles – UP Art Studio

Ashley Small – Medley Inc.

Chrystal Robinson-Davis – Operations Supervisor Midtown Management District

Cynthia Alvarado – Director of Operations & Strategic Planning Midtown Management District

**1. Welcome Guests and receive public comments** – no public comments were mentioned

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

**a. Report on Social Media numbers for April**

Ashley Small, Medley Inc., provided the monthly performance profile regarding changes in the numbers for the social media sites for Midtown. In the performance report of April 2022, it shows that impressions increased by 147.7%, engagements increased by 230.7%, and post link clicks decreased by 6.7%. She reported that at the same time there were no major ad campaigns or major events in Midtown for the month of May. That would contribute to the decrease in numbers.

**ACTION ITEM:** Director Dillard requested a one-page document that highlights the social media numbers. She would like that for the Board meeting. **COMPLETED:** Cynthia followed up by email on 5-24 with Medley. The information is in the board packet.

**b. Advertising Campaigns**

Special cards for the airports are in progress. We are currently working on branded designs of post cards to announce upcoming Midtown events. Ashley will be contacting the graphics company to design the postcards.

**UPDATE:** staff is working to determine the possibility of placing Midtown printed collateral in the following locations:

**Visitors Center on Dallas Street** – not associated with the Convention and Visitors Bureau

**Visit Houston Welcome Center** – this is the Convention and Visitors Bureau center that is temporarily closed. We are checking to see when they will reopen.

**Houston Airport Systems**

**c. Digital Kiosks in Midtown** – No comments were mentioned.

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

#### a. City-wide Juneteenth Events

Events are collaborating with cultural arts organizations for Juneteenth. Midtown Management District has created a pilot project for the wrapping of the Midtown Sign in honor of Juneteenth. Cynthia presented a call to the artists for artwork and design and is expected to have the designs installed by June 6, 2022. A total of 14 design submissions for the Juneteenth Midtown Sign Wrap was submitted. A panel of judges which will not include Midtown Management District staff to review the artwork from the artists. Midtown Management District is encouraging participation of all Cultural Arts Districts to support Juneteenth next year. **ACTION ITEM: Cynthia will follow up with the artwork and panel of judges with Fresh Art and provide feedback in the next meeting.** Further information regarding this project is available on the website and Instagram.

#### b. City-wide Make Music Day - June 21, 2022

Midtown Management District has reviewed areas where musicians can perform throughout the district. Cynthia has requested musicians to perform along the rail line, in the public plaza at the Ion. **ACTION ITEM: Cynthia will also follow up with the local stores and restaurants to confirm if the businesses would like to have musicians to play at a designated time for Make Music Day. COMPLETED – emails to area restaurants and METRO. METRO is following up with their executive management. UPDATE: The ION responded that they would be willing to host music at their public plaza.** MMD events will also coincide with contributions to Make Music Day. A musician will be present during the dance classes and the storytelling event.

#### c. MidtownHOU Arts Micro Grants 2022

Cynthia is continuing to work with the Committee Chair and FreshArts to determine the timeline and she is also preparing the documents need for the grant launch.

#### d. Citywide 713 Day - No comments were mentioned.

#### e. Mini Murals Maintenance Proposal

Elia Quiles provided a presentation of the recommendations for the Mini Mural Maintenance Proposal. MMD Cultural Arts and Entertainment Committee will further discuss how to move forward with the Mine Mural Maintenance project in the upcoming meetings. **UPDATE: Assessment document received. It will be discussed at the June committee meeting.**

#### f. Big Walls, Big Dreams 2022

Big Walls, Big Dreams, this year the event will be held in November 2022. The event will be sponsored by local businesses and corporations. Cultural Districts will be provided the opportunity to participate by sponsoring a mural in their community. UP Art will work with cultural arts district to develop additional programming around the mural installation. Mural artists will be partial selected and an open calling. The festival's multi-channel marketing program, which will build on the momentum from last year, will include neighborhood, citywide, and tourism engagement. Early on, there will be a move to secure media and PR/advertising agency partners.

#### g. Annual Renewal of Zapplication®

Zapp will send information to us in July / August.

#### TCA 10-Year Report

The recertification of the Midtown Cultural Arts District will take place later this year. We are completing the 10 Year Report as required by TCA and due on June 15, 2022. Marci Dallas provided an overview of the expectations that are required to be included in the 10-year report. She has requested the attendance numbers for the projects and programs provided by Midtown

Management Cultural Arts and Entertainment District. CAED would also like to create a card that highlights the accomplishments of the organization over 10 the past years. They would also like the information available for other cultural arts organizations when they apply for grants. **ACTION ITEM:** A presentation of the draft document will be made at the June board meeting. **COMPLETED:** It is on the agenda

4. Next Committee meetings – Marketing and Economic Development Committee  
Cultural Arts and Entertainment Committee  
Tuesday, June 21, 2022, at 3:00pm  
Meeting links will be provided closer to the date



5. Adjourn

*Debbie Tyler-Dillard/crd*

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Debbie Tyler-Dillard, Chair  
Marketing and Economic Development Committee

*Charles Washington/crd*

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Charles Washington, Chair  
Cultural Arts and Entertainment Committee

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

**MIDTOWN MANAGEMENT DISTRICT**  
**Committee Notes**  
**Finance and Budget Committee**  
**Tuesday, May 24, 2022, at 4:00pm**

**1. Welcome Guests.**

Kelly A. Young – Treasurer  
Cynthia Alvarado- Director of Operations and Strategic Planning  
David Thomas – Accounting Manager  
Vernon Williams – Chief Administrative Officer  
Chrystal Robinson-Davis – Operations Supervisor  
Peggy Foreman – Legal Counsel

Bob Bradford – Finance Consultant

**2. Receive Public Comments. - none**

**3. Review and discuss unaudited 2022 Financials compared to Budget.**

Reviewed and discussed. We are on target!

**4. Review and consider funding for the Midtown Field Services team. - taking the funds from reserve. Action Item – Cynthia look for the Reserve Funding Document - COMPLETED**

**5. Other business.** Budget season will be coming up in the next several months.

**6. Next Committee meeting -** Tuesday, June 28, 2022, at 4:00PM  
Meeting information will be provided closer to the date

**7. Adjourn.**



*Kelly A. Young/crd*

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Kelly Young, Treasurer  
Chair Finance & Budget Committee  
Midtown Management District

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## **MIDTOWN MANAGEMENT DISTRICT**

**Public Safety Committee**  
**Tuesday, May 17, 2022, at 11:30 a.m.**

Jeanette Criglar – Vice-Chair Public Safety  
Jaime Giraldo – Security Coordinator  
Chrystal Robinson- Davis – Operations Supervisor  
Cynthia Alvarado – Director of Operations and Strategic Planning  
Mark Sullivan – Maintenance Supervisor  
Peggy Foreman – Legal Counsel

Kate Dentler – Council District C – Abbie Kamin's Office

### **South Central Division**

Commander Johnson  
Sgt. Brian Alms  
Lt. Cloud

### **Central Division**

Sgt Graham - DRT

### **Precinct 7**

Sgt. Odell Haynes

### **SEAL Security**

Jesse Sampson  
Erica Rocha

### **SEARCH Homeless Outreach - Midtown**

Alexis Loving  
LaVoy Darden  
Kelly Ward  
Sean Quitzau

### **PIT Team**

Brandon Jordan

Henriette Bodmer de Heer – SN #62  
Kay Walton – SN #62  
Pam Campbell – Museum Park  
Brianna Vu – The Mix  
Bob Jacobson – The Sheridan Building  
Jeanette Baughman – San Jose Christus

#### **1. Welcome Guests and Receive Public Comments –**

Vice Chair – Criglar welcomed guests. Open discussions were made regarding the decommissioning of homeless camps located at Spur 527 and Alabama during the 5/9/22-5/12/22. 100% of clients were on the tracker prior to notice and were moved into the temporary navigation center. One client that was not present prior to the notice was voluntarily transported to the diversion center. Prior to the notice to

vacate being issued, Coalition for the Homeless arranged to have Navigators from the Beacon onsite to enroll 8 clients into The Way Home. This proved to be beneficial in streamlining the closure process prior to move ins at the navigation center. The individuals residing at this encampment were eager to engage with staff during the decommissioning. One client did present with a high level of resistance to change and required repeated engagement throughout the process.

Jaime thanked the Harris Center Behavioral Health Response Team, SEARCH, and Coalition for the Homeless staff who continued working with the client. This individual successfully moved into the navigation center. The Midtown SEARCH Homeless Outreach team was onsite to help with clients and upload required housing documents and aided in transporting clients to the navigation center.

## **2. Receive, discuss, and take necessary action regarding monthly reports from:**

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

Presenter- Sgt. Cloud addressed the activity among the nightclubs 5015, 1111, and Pretty Liar. Written citations were issued to 5015, 1111 was issued a felony DWI, and Pretty Liar was issued 2 citations. Houston Police Department South Central Division will continue to issue noise ordinance citations, patrol in the designated areas, and provide safety to the community. Commander Johnson will organize police presences at the nightclubs located in Midtown and Downtown Houston.

Commander Johnson's teams work on weekends. She requested clean ups on the weekends, preferably Saturday or Sunday mornings. Jaime will check into the possibility of Midtown staff providing weekend cleanup in designated areas. Commander Johnson is also working with Texas Department of Criminal Justice to assist in clearing the area of potential criminal activity. Commander Johnson requested if Midtown Management District would be interested in hosting and awareness seminar regarding the theft of catalytic convertors within the area. **ACTION ITEM: Staff is looking into the possibility of working with HPD to host a catalytic convertor project.**

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

No comment was made from HPD Central Division

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

Presenter- Sgt. Haynes stated that HCC Precinct 7 is managing the homeless camps along Smith, Louisiana, and Spur. HCC Precinct 7 are increasing visibility due to the homeless congregating on 2111 Fannin (Texaco), 2200 Louisiana (at Webster), 3200 Louisiana (at Elgin), and 3401 Fannin. Sgt. Haynes stated that they will continue to patrol the designated areas. Harris County Constable- Precinct 7 will also continue to patrol and monitor nightclubs 5015, 1111, and Pretty Liars and continue to provide safety services to the community.

### **d. METRO Police Dept**

No comment was made from the METRO Police Department

### **e. Houston Community College Police Dept**

No comment was made from the Houston Community College Police Department

### **f. S.E.A.L. Security Solutions**

They continue to maintain a presence in the community to support of HPD and Precinct 7. They work on hot spots and respond to area businesses and residents as needed.

### **g. Public Intoxication Transport Team – 18 housing assessments – 4 were able to secure a navigator**

### **h. SEARCH Homeless Outreach - Homeless Camp Alabama @ Spur 527**

Midtown's SEARCH Team as well as The Coalition for the Homeless and the City of Houston decommissioned this camp on May 12, 2022. Twelve (12) people were taken to the Transitioning Center (temporary housing at a motel) where they will stay until being placed in permanent

housing within a couple of weeks. Two others self-resolved and got housing elsewhere. Thank you to our Service and Maintenance Teams for being on standby to remove debris. 15

3. Next meeting date – **Tuesday, June 21, 2022, at 11:30 a.m.**  
**Public Safety Meeting**  
**Meeting information will be provided**

4. Adjourn.

*J. Allen Douglas/crd*

SEAL

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

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## MIDTOWN MANAGEMENT DISTRICT

### Committee Notes

#### Service and Maintenance Committee and Urban Planning Committee

Monday, May 16, 2022, at 4:00p.m. via electronic video conference.

Christopher Johnston – Chair; Service and Maintenance Committee

James Llamas – Chair, Urban Planning Committee

Amar Mohite – Board member

Marlon Marshall - Director of Engineering

Cynthia Alvarado - Director of Operations and Strategic Planning

Vernon Williams – Chief Administrative Officer

Mark Sullivan – Service and Maintenance Supervisor

Chrystal Robinson-Davis – Operations Supervisor

Goodman Corp.

Bryan Brown

Yige Eagle Tang

Rachal Ray – Walter P. Moore

Peggy Foreman – Legal counsel

Cindy Jackson - resident

1. **Welcome and receive public comments** – Cindy Jackson – Label Warehouse (4125 Main St.) was noted to be secured; will get additional updates from Jaime Giraldo, Public Safety Coordinator.  
Alabama Corridor between Travis and San Jacinto the esplanade is cracking, and curbs are broken – **ACTION ITEM** Marlon; We will have this reported to 311 and have the Field Services address the weeds. Also, the esplanade in front of the new Stuffed Restaurant is cracked and broken up terrible, grass is dead/flattened. **ACTION ITEM: Marlon will have the Field Services team take a look at that.**

#### Updates from the Service and Maintenance Committee

##### 2. Field Services Team contract

Marlon Marshall, Director of Engineering was authorized by the Management District Board of Directors to negotiate the contract for Metropolitan Landscape Inc., The amended contract was negotiated from \$6K down to \$4K per month to the end of the year. Currently, we pay \$22,949 and with the amended contract we will pay \$26,949 per month as of April 1 (original contract from 2018 was \$16,949/month and went up to \$6k/month with addition of two members to Field Service Team.). We will have a draft of the contract for the Executive Committee. **ACTION ITEM: Cynthia will provide for the board meeting a scope of services and a percentage of the rate increase. COMPLETED**

Christopher would like to use unspent funds from last year to cover the cost of this versus using funds from the current budget. **ACTION ITEM** Attorney Foreman will confirm that the unused funds can be used to cover the cost of the increase. **Email sent RE question May 20, 2022. COMPLETED** and verified that funds are in place and available through District accounting manager. Mr. Williams also confirmed that the funding for the amended contract will come from the reserved account with the Board action and approval. The only setback to completing the amendment could be timing due to auditing.



### 3. See Click Fix

Mark Sullivan, Maintenance Supervisor is working with the vendor regarding a couple of glitches in the app. Civic + and See Click Fix have merged. There were a few days when the SeeClickFix app was not working properly. The concern was the manner in which reported issues between 3<sup>rd</sup> Ward and Midtown were population on the app. **ACTION ITEM: Mr. Sullivan has agreed to follow up on the status of the system and report his findings at the next meeting.**

### 4. Dark Blocks

Director Johnston has this on the agenda so he can follow up to identify areas in the district that do not have sufficient lighting. The last of the original Dark Blocks Project streetlights (25) were installed in 2019-2020. He will find time to follow up on this project.

### 5. Baldwin Park Trees assessment and care

**ACTION ITEM: Midtown staff will look into budgeted funding for the pruning of the trees in Baldwin Park.** Considering the construction at Baldwin Park, we want to be sure our trees are maintained. Do we start this now or wait until the construction is completed? Marlon - We did do some pruning under the direction of COH forestry. We are working with a consultant to look at trees around the perimeter of Baldwin Park but nothing inside the park. They are looking at a prescription for long term care. Christopher inquired about the timeframe in which the project will begin. **ACTION ITEM We should expect to have from our forestry consultant information in the next 45-60 days for the long-term care and pruning of the trees on the perimeter of Baldwin Park, they will get back with us and let us know what is recommended.**

### 6. Ongoing Projects – nothing to add.

## Updates on Urban Planning Committee

### 1. Street safety and aesthetic enhancements

- a. **Gray Street buffer designs** – Walter P Moore is assisting us with this project. James shared the documents of the buffer designs to submit to the City of Houston. Midtown has several streets with excess capacity so shortening crossing distances and hardening corners can improve safety. Marlon stated that Goodman will help us identify additional intersections for these treatments through the ongoing Safety Study. Rachal Ray – there are a few minor edits that need to be made before this goes to the city. The delineators are not holding up so they will be replaced. The ones presented in the buffer design give an opportunity for midtown branding. The City of Houston requires these engineering plans of the bike racks prior to the installation. The committee approves moving forward with submitting the drawings.
- b. **Bike counters** – No update this month, will be included in a future package of right-of-way improvements.
- c. **COH Vision Zero Coordination** - Bagby & Elgin/Westheimer – COH has installed curbs and signage to narrow the street. UP would like to work with Cultural Arts to help make this look better. **ACTION ITEM- Cynthia will follow up with Cultural Arts and see if there is funding available to work with Urban Planning on this issue. UPDATE: Follow up can this be on the June Cultural Arts Committee agenda. COMPLETED was on Cultural Arts June agenda and a meeting with committee chairs is being setup been setup**
- d. **City of Houston maintenance agreement-** Still working with Harris County to get as-built drawings of the bike lanes.

### 2. Parking Benefit District and Community Parking Program

**Parking Benefit District and Community Parking Program** – Midtown is awaiting update on the agreement from the City of Houston. Ms. Alvarado reminded those in attendance that the process for securing committee members for the Parking Benefits District would follow the same protocol as securing a Board Member. **ACTION ITEM- Cynthia will begin to prepare for the committee's nomination process.**

### 3. Partnership projects

**Safety study** – Goodman presented the Safety Action Plan Methodology Workshop for the Urban Planning Committee. We are working to get base line information for 12 potential locations to be considered for improvements. Coming up with a final 6.

- a. **Parks and public space plan** – Lionheart is working on this information that will be presented for public feedback in June.
- b. **Glover Park improvements** – The construction project has been approved by the city. The scope for this work will be presented at the Redevelopment Authority Board meeting.
- c. **COH Tuam water line project** – nothing new to report
- d. **Items for future consideration** – nothing to add.

Next meeting date: **Tuesday, June 21, 2022, at 4:00pm\*\*\* Please note the date\*\*\***  
Meeting links will be provided closer to the date

### 9. Adjourn



*James Llamas/crd*

*Christopher Johnston/crd*

Christopher Johnston, Service & Maintenance Committee Chair  
James Llamas, Urban Planning Committee Chair  
Midtown Management District

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**Midtown Management District**  
**2022 Sources and Uses of Funds**  
January through May 2022

19

	Jan - May 22	Budget	\$ Over Budget
<b>Sources of Funds</b>			
400000 · Revenue - Assessments			
400080 · FY21 Assessment Revenue	2,976,464.10	3,137,601.00	-161,136.90
400081 · FY20 Assessment Revenue	29,052.76	46,500.00	-17,447.24
400082 · FY19 Assessment Revenue	-1,710.17	5,500.00	-7,210.17
400083 · FY18 Assessment Revenue	372.36	4,000.00	-3,627.64
400084 · FY17 Assessment Revenue	0.00	1,750.00	-1,750.00
400085 · FY16 Assessment Revenue	0.00	500.00	-500.00
400086 · FY15 Assessment Revenue	0.00	375.00	-375.00
400087 · FY14 Assessment Revenue	0.00	250.00	-250.00
400088 · FY13 Assessment Revenue	0.00	90.00	-90.00
400089 · FY12 Assessment Revenue	0.00	45.00	-45.00
400090 · FY11 Assessment Revenue	0.00	45.00	-45.00
400091 · FY10 Assessment Revenue	0.00	41.00	-41.00
400092 · FY09 Assessment Revenue	0.00	35.00	-35.00
400093 · FY08 Assessment Revenue	0.00	40.00	-40.00
400500 · Penalties & Interest	15,182.93	12,500.00	2,682.93
402400 · Over Payments (Overpayments)	7,999.19	3,900.00	4,099.19
402500 · Refunds/Assessment Adjustments	-48,026.75	-38,333.30	-9,693.45
402510 · Collection Costs (Fees charged to MMD for collections)	-24,768.16	-20,000.00	-4,768.16
402511 · CAD Correctons	876.65	375.00	501.65
402512 · CAD Lawsuit Corrections	13,723.87	20,000.00	-6,276.13
402600 · Assessment Collection Costs	2,633.39	6,000.00	-3,366.61
400000 · Revenue - Assessments - Other	2,794.55	0.00	2,794.55
<b>Total 400000 · Revenue - Assessments</b>	<b>2,974,594.72</b>	<b>3,181,213.70</b>	<b>-206,618.98</b>
400102 · Grant Revenue	35,000.00	0.00	35,000.00
403000 · Other Income (Other Income)			
403100 · Booth and Events Fees (Booth and Events Fees)	2,700.00	0.00	2,700.00
403105 · Application Fees (Non-Refundable Application Fees)	775.00	0.00	775.00
<b>Total 403000 · Other Income (Other Income)</b>	<b>3,475.00</b>	<b>0.00</b>	<b>3,475.00</b>
404000 · Int Income (Invest Interest Earned)	3,001.08	1,166.65	1,834.43
406000 · Interest on CD (Interest earned on CD purchases)	0.00	2.00	-2.00
<b>Total Sources</b>	<b>3,016,070.80</b>	<b>3,182,382.35</b>	<b>-166,311.55</b>
<b>Total Sources</b>	<b>3,016,070.80</b>	<b>3,182,382.35</b>	<b>-166,311.55</b>
<b>Uses of Funds</b>			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	41,666.65	41,666.65	0.00
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	181,660.00	187,115.00	-5,455.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	85,664.00	97,033.30	-11,369.30
502013 · PIT Program (PIT Program)	27,829.15	27,825.00	4.15
50214 · SEARCH {Homeless Services} (SEARCH {Homeless Services})	44,743.67	53,662.10	-8,918.43
<b>Total 502000 · Enhancement Public Safety (Public Safety)</b>	<b>339,896.82</b>	<b>365,635.40</b>	<b>-25,738.58</b>
504000 · Security Coordinator	451.97	600.00	-148.03

Unaudited Financials

**Midtown Management District**  
**2022 Sources and Uses of Funds**  
January through May 2022

20

	Jan - May 22	Budget	\$ Over Budget
507000 · Street Outage Survey	850.00	1,425.00	-575.00
509000 · National Night Out	29.20	100.00	-70.80
509555 · Public Safety Communications (Public Safety Communications	0.00	167.00	-167.00
509560 · Professional Development (Professional Development)	341.32	500.00	-158.68
509700 · Staffing (Allocated Staffing hours)	51,020.86	51,047.87	-27.01
<b>Total 500000 · Security and Public Safety</b>	<b>434,256.82</b>	<b>461,141.92</b>	<b>-26,885.10</b>
<b>600000 · Marketing &amp; Economic Developmen</b>			
601000 · Media, Advertising & Promotion			
601007 · Media, Advertising, & Promotion	5,000.00	5,000.00	0.00
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>
603004 · Resident/Stake Holder Foc Cmmu	1,132.55	1,333.32	-200.77
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders an	9,560.00	10,000.00	-440.00
607000 · Midtown eNews	0.00	450.00	-450.00
609500 · Marketing & Economic Developmen	240.00	500.00	-260.00
609510 · Professional Development (Staff Professional Development)	0.00	250.00	-250.00
609520 · Marketing - Communications	0.00	200.00	-200.00
609700 · Staffing (Allocated Staffing hours)	8,875.37	10,833.30	-1,957.93
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	<b>24,807.92</b>	<b>28,566.62</b>	<b>-3,758.70</b>
<b>700000 · Urban Planning</b>			
706700 · Staffing (Allocated Staffing hours)	7,976.44	9,416.65	-1,440.21
<b>Total 700000 · Urban Planning</b>	<b>7,976.44</b>	<b>9,416.65</b>	<b>-1,440.21</b>
<b>710000 · Cultural Arts &amp; Entertainment</b>			
710102 · Art Project Sponsorships	860.00	1,000.00	-140.00
710106 · Art in the Park	53,031.20	42,000.00	11,031.20
710113 · Cultural Arts - Communications	0.00	3,000.00	-3,000.00
710700 · Staffing (Allocated Staffing hours)	22,129.83	21,750.00	379.83
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>76,021.03</b>	<b>67,750.00</b>	<b>8,271.03</b>
<b>720000 · Service &amp; Maintenance</b>			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	1,572.20	1,750.00	-177.80
722052 · Electric	362.42	825.00	-462.58
722056 · Baldwin/Glover Landscape Contra (Monthly General Mainten	8,025.00	8,025.00	0.00
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>9,959.62</b>	<b>10,600.00</b>	<b>-640.38</b>
<b>725000 · Midtown Field Service Prog</b>			
725001 · Field Service TEAM			
Field Service TEAM	122,620.00	114,620.00	8,000.00
<b>Total 725001 · Field Service TEAM</b>	<b>122,620.00</b>	<b>114,620.00</b>	<b>8,000.00</b>
725002 · Graffiti	3,060.00	3,200.00	-140.00
725004 · Storage	996.00	1,196.00	-200.00
<b>Total 725000 · Midtown Field Service Prog</b>	<b>126,676.00</b>	<b>119,016.00</b>	<b>7,660.00</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

Unaudited Financials

**Midtown Management District**  
**2022 Sources and Uses of Funds**  
January through May 2022

21

	<b>Jan - May 22</b>	<b>Budget</b>	<b>\$ Over Budget</b>
Total 726000 · Service Maintenance - Other	478,019.35	478,019.35	0.00
728000 · Staffing (Allocated Staffing hours)	21,417.87	22,605.00	-1,187.13
<b>Total 720000 · Service &amp; Maintenance</b>	<b>636,072.84</b>	<b>630,240.35</b>	<b>5,832.49</b>
<b>800000 · District Administration</b>			
802000 · Legal Counsel	37,518.75	46,875.00	-9,356.25
806000 · General Operating/Admin. Exp.	4,308.68	6,240.00	-1,931.32
807000 · Board Meeting & Misc. Exp.	860.57	1,875.00	-1,014.43
809000 · Administration Expense (Reimbursements to MRA)	97,597.58	103,834.00	-6,236.42
<b>Total 800000 · District Administration</b>	<b>140,285.58</b>	<b>158,824.00</b>	<b>-18,538.42</b>
<b>Total Uses</b>	<b>1,319,420.63</b>	<b>1,355,939.54</b>	<b>-36,518.91</b>
<b>Net Increase (/Decrease) for the Period</b>	<b>1,696,650.17</b>	<b>1,826,442.81</b>	<b>-129,792.64</b>

# Midtown Management District Balance Sheet

22

As of May 31, 2022

May 31, 22

## ASSETS

### Current Assets

#### Checking/Savings

10000 · Operating Funds 3,637,085.67

10002 · Restricted Funds 11,422.70

**Total Checking/Savings** 3,648,508.37

#### Accounts Receivable

120000 · Assessments Receivable 239,877.91

**Total Accounts Receivable** 239,877.91

**Total Current Assets** 3,888,386.28

### Other Assets

130501 · Other Misc Assets 41,896.75

**Total Other Assets** 41,896.75

**TOTAL ASSETS** 3,930,283.03

## LIABILITIES & EQUITY

### Liabilities

#### Current Liabilities

#### Accounts Payable

200000 · Accounts Payable 354,346.44

**Total Accounts Payable** 354,346.44

#### Other Current Liabilities

203001 · Other Misc Liabilities 41,666.65

205000 · Deferred Assessment Revenues 247,631.02

206000 · Accrued liability 159,612.25

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

**Total Other Current Liabilities** 460,232.87

**Total Current Liabilities** 814,579.31

**Total Liabilities** 814,579.31

### Equity

390000 · Fund Balance-Prior 1,419,053.55

**Net Income** 1,696,650.17

**Total Equity** 3,115,703.72

**TOTAL LIABILITIES & EQUITY** 3,930,283.03

**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of July 06, 2022**

23

Type	Date	Num	Name	Memo	Amount
Bill Pmt - Check	06/01/2022	9065	Midtown Redevelopment Authority	Operating Expense Reimbursement JANUARY - MARCH 2022	127,330.69
Bill Pmt - Check	06/01/2022	9066	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown -APRIL SERVICES 2022'	4,000.00
Bill Pmt - Check	06/01/2022	9067	Melissa Aytenfisu	Sign Wrap Design City Wide Juneteenth Celebration	1,000.00
Bill Pmt - Check	06/01/2022	9068	Underground Planet Art Studio, LLC'	Mini Mural Assessment Consulting	450.00
Bill Pmt - Check	06/01/2022	9069	BRACEWELL LLP	051911.000001 For Service Through APRIL 30, 2022 General Counsel	1,550.00
Bill Pmt - Check	06/01/2022	9070	Cultural Launch	Prepare Midtown 10 year Cultural District Designation Recerfication App/Meetings Attendance	3,000.00
Bill Pmt - Check	06/01/2022	9071	Metropolitan Landscape Management, Inc.	VOID: Baldwin Park - Irrigation backflow repair	0.00
Bill Pmt - Check	06/02/2022	9072	XTICKERS DESIGNS	Graphics Design/Layout - Edit design for Midttown sign - Juneteenth Celebration	325.00
Bill Pmt - Check	06/02/2022	9073	Metropolitan Landscape Management, Inc.	Baldwin Park - Irrigation backflow repair	395.00
Bill Pmt - Check	06/16/2022	9074	BRACEWELL LLP	VOID: 051911.000001 For Service Through MAY 31, 2022 General Counsel	0.00
Bill Pmt - Check	06/16/2022	9075	DJ MAV MUSIC	Sound TECH/QSC Touchmix mixer/Shure Wireless Mic -- June 1 2022 BOD Meeting	1,075.00
Bill Pmt - Check	06/16/2022	9076	Jaime Giraldo	Reimbursements: National Night out Seminar/Meetings/Travel in District/Reports: building sites	402.20
Bill Pmt - Check	06/16/2022	9077	Spacetaker DBA Fresh Arts	Midtown Jenteenth Mgmt Fee {Sign wrap called to Artist}	750.00
Bill Pmt - Check	06/16/2022	9078	VISION	500 Business Cards - Operations Manager	138.08
Bill Pmt - Check	06/16/2022	9079	Community Artists' Collective	MIDTOWN Make Music Day Performance - June 21, 2022	200.00
Bill Pmt - Check	06/16/2022	9080	KEVIN B GRIFFIN	MIDTOWN Make Music Day Performance - June 21, 2022	3,000.00
Bill Pmt - Check	06/16/2022	9081	LLOYD HUGHES	MIDTOWN Make Music Day Performance - June 21, 2022	200.00
Bill Pmt - Check	06/16/2022	9082	Nicholas Cooper	MIDTOWN Make Music Day Performance - June 21, 2022	5,000.00
Bill Pmt - Check	06/16/2022	9083	NICHOLAS GAITAN	MIDTOWN Make Music Day Performance - June 21, 2022	200.00
Bill Pmt - Check	06/16/2022	9084	VANGUARD ENTERTAINMENT GROUP	MIDTOWN Make Music Day Performance - June 21, 2022	400.00
Bill Pmt - Check	06/16/2022	9085	BRACEWELL LLP	051911.000001 For Service Through MAY 31, 2022 General Counsel	1,550.00
Bill Pmt - Check	06/16/2022	9086	SEAL Security Solutions LLC	Commissioned Security Officers with Vehicle - Juneteenth Celebration	168.00
Bill Pmt - Check	06/16/2022	9087	XTICKERS DESIGNS	Installation Service for QR CODE - Juneteenth Celebration	65.00
Bill Pmt - Check	06/22/2022	9088	South Asian Folk Arts Council	MidtownHOU Micro Arts Grant 2021 {Organizational Grant Award) - {Grant Award Number #Micro Gran...	8,333.00

**UNAUDITED FINANCIALS**

**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of July 06, 2022**

24

Type	Date	Num	Name	Memo	Amount
Check	06/29/2022	9089	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program {JUNE 2022}	5,565.83
Check	06/29/2022	9090	Jose Coronado, Jr.	Reimbursement: 2022 TGIA Gang Conference Registration - San Antonio, TX June 26 - July 1, 2022	400.00
Check	06/29/2022	9091	Christipher Wilkes	Reimbursement: 2022 TGIA Gang Conference Registration - San Antonio, TX June 26 - July 1, 2022	400.00
Check	07/06/2022	9092	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program {JULY 2022}	5,565.83
Check	07/06/2022	9093	STRINGS PROP LLC	81 019 224 000 0001 1624 HOLMAN STREET 56 TAX YEAR 2021	375.59
Check	07/06/2022	9094	BEN WAH PROP LLC	81 025 028 000 0004 3704 FANNIN ST : TAX YEAR 2021	146.06
Check	07/06/2022	9095	ZIMMERMAN INTERESTS INC	81 019 136 000 0003 2910 CRAWFORD ST : TAX YEAR 2021	110.62
Check	07/06/2022	9096	LOBUE JOHN J & MARY S	81 019 088 000 0016 1228 MCGOWEN ST : TAX YEAR 2021	32.63
Check	07/06/2022	9097	CAR SPA MIDTOWN I LP	OVERAGE - 81 PROPERTY TAX OVERAGE PAYMENT 81 120 435 001 0001	478.51
Bill Pmt - Check	07/06/2022	9098	Medley Incorporated	JUNE 2022 Retainer: Social Media Services/May social media Ads/	2,500.00
Bill Pmt - Check	07/06/2022	9099	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown -MAY SERVICES 2022'	28,529.00
Bill Pmt - Check	07/06/2022	9100	Underground Planet Art Studio, LLC'	SPONSORSHIP: "Big Dreamers Sponsorship Level	5,000.00
Bill Pmt - Check	07/06/2022	9101	MidCorp dba Midtown Parks Conservancy	REIMBURSEMENT: Communication Consultants 01.01.2022 - 05.31.2022	4,260.00
Check	07/06/2022	9102	401 Richmond LLC ' GRAETER	81 025 023 0000 005 401 RICHMOND AVENUE : TAX YEAR 2021	205.98
Check	07/06/2022	9103	PROPERTIES, LLC	81 137 849 001 0001 3319 LOUISIANA STREET : TAX YEAR 2021	153.82
Check	07/06/2022	9104	1701 WEBSTER LTD'	81 002 170 000 0009 1701 WEBSTER STREET : TAX YEAR 2021	211.82
Check	07/06/2022	9105	LE HOLDINGS LLC	81 025 033 000 0013 806 WINBERN ST 5 : TAX YEAR 2021	55.06
Check	07/06/2022	9106	Elgin St. Investgments LP'	81130 178 001 0001 ROSALIE STREET: TAX YEAR 2021	153.71
Check	07/06/2022	9107	CAR SPA MIDTOWN I LP	81 120 435 001 0001 2801 Brazos Street TAX YEAR: 2021	592.73
Bill Pmt - Check	07/06/2022	9108	Burney & Foreman	Legal Services JANUARY - MARCH 2022	18,000.00
Bill Pmt - Check	07/06/2022	9109	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- JULY 2022	2,657.64
Bill Pmt - Check	07/06/2022	9110	Goode Systems & Consulting, Inc.	Operation Supervisor: Dock & 2x Monitors	789.00
Bill Pmt - Check	07/06/2022	9111	Perdue, Brandon, Fielder, Collins & Mott	04/27/2022-05/26/2022 - Professional Services rendered in the collection of delinquent taxes, p...	303.35
Check	07/06/2022	9112	OX MAIN LLC	81 019 039 0000 007 2401 MAIN STREET TAX YEAR 2021	187.91
Check	07/06/2022	9113	CYNTHIAS PROPERTIES LP	81 019 143 000 0001 3118 SAN JACINTO ST 17 TAX YEAR: 2021	171.77
Check	07/06/2022	9114	LEVAN REAL ESTATE LP'	81 013 258 000 0006 LOUISIANA STREET: TAX YEAR:2021	166.08

**UNAUDITED FINANCIALS**



**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of July 06, 2022**

25

Type	Date	Num	Name	Memo	Amount
Check	07/06/2022	9115	2416 BRAZOS LLC	{2} REFUNDS 2403 BAGBY STREET TAX YEAR: 2019 & 2416 BAGBY ST TAX YEAR:2019	394.19
Check	07/06/2022	9116	3700 MAIN STREET PARTNERS	{2} REFUNDS 3700 MAIN ST TAX YEAR: 2021 & WINBERN TAX YEAR:2021	268.38
Check	07/06/2022	9117	ENSEMBLE HCC PARTNERS II LP	{4} REFUNDS	416.27
Check	07/06/2022	9118	LA2 REAL ESTATE LLC	{2} REFUNDS 3217 MILAM ST TAX YEAR: 2021 & 811 STUART ST 6 TAX YEAR:2021	168.28
Check	07/06/2022	9119	LEVAN REAL ESTATE LP	{2} REFUNDS 3100 TRAVIS STREET & 3101 LOUISIANA STREET TAX YEAR:2021	2,005.39
Check	07/06/2022	9120	H & T INVESTMENT CORP	{4} REFUNDS	371.76
Check	07/06/2022	9121	ALICE HINIKER SHARMA MARTIAL TRUST	81 033 256 006 0008 4909 MAIN ST : TAX YEAR 2021	45.89
Check	07/06/2022	9122	HADLEY MIDTOWN APARTMENTS LLC	81 134 760 001 0001 2310 MAIN STREET : TAX YEAR 2021	5,010.42
Check	07/06/2022	9123	KUO ANDY W	81 019 088000 0015 1209 DENNIS STREET TAX YEAR 2021	67.32
Check	07/06/2022	9124	ALABAMA CENTER LLC	81 025 028 000 0005 1025 ALABAMA STRTEET : TAX YEAR 2021	266.67
Check	07/06/2022	9125	SMITH HOWARD III	81 138 567 001 0001 2200 MAIN ST : TAX YEAR 2021	761.91
Check	07/06/2022	9126	2325 FANNIN LP	81 019 037 000 0006 2323 FANNIN ST : TAX YEAR 2021	151.82
Check	07/06/2022	9127	1202 ELGIN LLC	81 131 863 001 0001 1202 ELGIN ST : TAX YEAR 2021	120.56
Check	07/06/2022	9128	4201 CAROLINE LLC	81 022 053 000 0007 4201 CAROLINE ST : TAX YEAR 2021	73.81
Check	07/06/2022	9129	Perdue Brandon Fielder Collins & Mott LLP	OVERAGE - 81 PROPERTY TAX OVERAGE PAYMENT 81 013 086 000 0010	80.00
Check	07/06/2022	9130	2602 RICHMOND LP	OVERAGE - 81 PROPERTY TAX OVERAGE PAYMENT 81 019 031 000 0001	873.18
Check	07/06/2022	9131	NAVY FEDERAL CREDIT UNION	OVERAGE - 81 PROPERTY TAX OVERAGE PAYMENT 81 121 395 001 0005	41.11
Bill Pmt - Check	07/06/2022	9132	McDonald Wessendorff Insurance	MEM Policy # APIN 08-01-2022- 08-01-2023 INSURANCE	16,107.00
Bill Pmt - Check	07/06/2022	9133	MidCorp dba Midtown Parks Conservancy	REIMBURSEMENT FOR CREDIT CARD CHARGES - 2022 ARTS IN THE PARK; Training/Travel/Conferemces	6,399.70
Bill Pmt - Check	07/06/2022	9134	Harris County Treasurer	Constable Services for AUGUST 2022	36,332.00
Bill Pmt - Check	07/06/2022	9135	SEAL Security Solutions LLC	MAY 2022 - Commissioned Security Officers and Occassional K-9	19,850.16
Bill Pmt - Check	07/06/2022	9136	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program{ MAY 2022}	9,490.42
Bill Pmt - Check	07/06/2022	9137	smc Logistics, LLC	2022 MAY Streetlight and Park lights Report	425.00
Total 106010 · Wells Fargo Assessment Acct					336,266.15

**UNAUDITED FINANCIALS**

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT**

June 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	\$3,138,660.55	\$3,037,548.73	\$101,111.82	97%
2020	0.1181	\$2,850,407.80	\$2,832,512.21	\$17,895.59	99%
2019	0.1181	\$2,593,143.63	\$2,583,950.52	\$9,193.11	99%
2018	0.1181	\$2,381,703.67	\$2,375,009.80	\$6,693.87	99%
2017	0.1181	\$2,307,825.88	\$2,304,110.36	\$3,715.52	99%
2016	0.1181	\$2,217,803.36	\$2,215,532.09	\$2,271.27	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	60,966.10	2,482,567.79
2020 Assessment Collected	2,880.88	31,933.64
2019 Assessment Collected	511.72	-1,198.45
2018 Assessment Collected	252.59	624.95
2017 Assessment Collected	292.19	292.19
2016 Assessment Collected	324.78	324.78
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	4,414.21	19,597.14
Overpayments	1,472.81	9,472.00
Estimated Payment	0.00	0.00
CAD Corrections	0.00	876.65
CAD Lawsuit Corrections	13,701.08	27,424.95
Collection Fees	991.43	3,624.82
<b>Total Revenue</b>	<b>85,807.79</b>	<b>2,575,540.46</b>
Overpayments & CAD Refunds Presented	14,159.25	57,000.99
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2017	1,877,685,086	
ASSESSED VALUE FOR 2018	2,032,442,587	
ASSESSED VALUE FOR 2019	2,184,542,702	
ASSESSED VALUE FOR 2020	2,434,131,767	UNCERTIFIED
ASSESSED VALUE FOR 2021	2,657,629,532	UNCERTIFIED 379,850

Prepared by Equi-Tax Inc  
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 June 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	
MID-MAIN PROPERTIES LP	2021	6,424.84
TIVOLI REALTY INC	2018 - 2021	5,760.72
MIDTOWN SCOUTS SQUARE PROPERTY LP	2021	5,292.72
CAYDON-HOUSTON PROPERTY 2 LP	2021	5,019.25
COHEN JAY H	2013 - 2021	4,594.64
GALVAN RICHARD R	2018 - 2021	3,951.52
CAREER & RECOVERY RESOURCES INC	2021	3,588.80
TIVOLI REALTY INC	2018 - 2021	3,576.21
THLH INVESTMENTS INC	2020 - 2021	3,224.86
MAYCASTLE HOUSTON LLC	2021	3,108.30

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	YEAR	YEAR	YEAR	YEAR
	2018	2019	2020	2021
January	76%	75%	70%	53%
February	94%	93%	91%	89%
March	95%	95%	92%	93%
April	96%	95%	94%	94%
May	97%	96%	94%	94%
June	98%	98%	94%	97%
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**  
 June 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	2,215,532.09	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,110.36	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,375,009.80	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,583,950.52	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,832,512.21	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,037,548.73	
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 Management District  
Lawsuit and Arbitration Status Summary as of 6/3/2022**

**Summary**

For Tax Years 2005-2022, for the period of June 2009 through June 3, 2022

**Settled**

6,711,697,651	Original value of <b>Settled</b> accounts as of 6/3/2022
1,234	Number of <b>Settled</b> accounts as of 6/3/2022
619,396,829	Reduction in value of <b>Settled</b> accounts
9.23%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

1,009,251,754	Original value of <b>Unsettled</b> accounts as of 6/3/2022
152	Number of <b>Unsettled</b> accounts as of 6/3/2022

0.1181 Tax rate per \$100 valuation

<b>\$109,998</b>	Estimated reduction in assessment on	152	<b>Unsettled accounts,</b>
	based on	9.23%	average

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Tax Year 2014</b>											
<b>Unsettled</b>											
Tax Year 2014	122-650-001-0001	MRI Midtown Ltd	17,877,930		2019-74139						
Tax Year 2014	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>17,877,930</b>								
Tax Year 2014	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2015</b>											
<b>Unsettled</b>											
Tax Year 2015	122-650-001-0001	MRI Midtown Ltd	20,000,000		2019-74139						
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>20,000,000</b>								
Tax Year 2015	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2017</b>											
<b>Unsettled</b>											
Tax Year 2017	137-082-001-0001	Crawford Condominiums LP	7,079,018		2017-69637						
Tax Year 2017	133-136-001-0001	Travis Street Plaza LP	3,057,902		2017-70702						
Tax Year 2017	025-010-000-0001	Cloudbreak Houston LLC	2,778,772		2017-77713						
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>12,915,692</b>								
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>3</b>								
<b>Tax Year 2018</b>											
<b>Settled</b>											
Tax Year 2018	019-089-000-0003	Bap 2800 LLC	1,620,000	no change	2018-67413		1,620,000			na	na
Tax Year 2018	013-264-000-0004	Tehuacana Partners Ltd	3,000,000	no change	2018-68993		3,000,000			na	na
Tax Year 2018	033-247-005-0006	JBT Magnolia Properties I LLC	553,386	no change	2018-75644		553,386			na	na
<b>Unsettled</b>											
Tax Year 2018	121-148-001-0017	Greathouse Tamara S	471,973		2018-55672						
Tax Year 2018	002-170-000-0009	1701 Webster Ltd	1,782,891		2018-69313						
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900		2018-71523						
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680		2018-73360						
Tax Year 2018	013-267-000-0008	Nguyen Dung T / Dang Buu Q	361,258		2018-81178						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2019-74139						
Tax Year 2018	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>32,278,702</b>								
Tax Year 2018	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>6</b>								
<b>Tax Year 2019</b>											
<b>Settled</b>											
Tax Year 2019	121-765-001-0001	Randalls Properties Inc	8,546,415	\$10,093.32	2019-58023	2/2/2022	6,788,344	\$2,076.29	20.57%	Received	2/24/2022
Tax Year 2019	019-035-000-0005	2505 Fannin Ltd	810,000	\$956.61	2019-75206	3/22/2022	750,000	\$35.43	3.70%		



**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019	120-017-001-0008	Kozadinos Interests Ltd	2,949,000	\$3,482.77	2019-68124	4/13/2022	2,600,000	\$412.17	11.83%	4/22/2022	5/26/2022
Tax Year 2019	033-011-000-0008	2416 Brazos LLC	1,214,880	\$1,434.77	2019-64821	6/15/2022	1,150,000	\$76.62	5.34%	6/22/2022	6/30/2022
Tax Year 2019	139-324-001-0001	2416 Brazos LLC	2,443,905	\$2,886.25	2019-64821	6/15/2022	2,175,000	\$317.57	11.00%	6/22/2022	6/30/2022
Tax Year 2019	028-097-000-0011	AB Merion II Metro Midtown LLC	52,983,000		2019-68088		47,571,573				
Tax Year 2019	033-256-005-0001	Excelsior Land Co Inc	800,000		2019-73619		700,000				
Tax Year 2019	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2019-73619		950,000				
Tax Year 2019	033-256-005-0015	Excelsior Land Co Inc	1,541,097		2019-73619		1,350,000				
			618,893,563				566,410,907				
			80								

<b>Unsettled</b>											
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159		2019-66546						
Tax Year 2019	122-650-002-0001	Carolyn F Jackson Family Partnership	2,868,909		2019-66546						
Tax Year 2019	139-026-001-0001	4600 Main Street Housing LP	1,176,810		2019-69732						
Tax Year 2019	019-144-000-0005	3033 Fannin Realty Ltd	878,640		2019-71064						
Tax Year 2019	019-090-000-0001	BAP 2800 LLC	753,500		2019-71375						
Tax Year 2019	139-870-001-0001	4001 Main LP	3,115,440		2019-72499						
Tax Year 2019	019-089-000-0003	BAP 2800 LLC	1,709,000		2019-72952						
Tax Year 2019	013-072-000-0001	San Jacinto Apartments LLC	1,109,950		2019-73171						
Tax Year 2019	022-051-000-0008	Bernac Arts LLC	2,193,455		2019-73329						
Tax Year 2019	002-178-000-0001	AJM Marketing Services LLC	2,056,371		2019-73610						
Tax Year 2019	133-136-001-0001	Travis Street Plaza LP	3,848,148		2019-73636						
Tax Year 2019	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>40,183,382</b>								
Tax Year 2019	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>11</b>								

**Tax Year 2020**

<b>Settled</b>											
Tax Year 2020	013-259-000-0003	Levan Real Estate LP	3,889,805	\$4,593.00	101-20-000893	2/24/2022	3,616,500	\$322.77	7.03%	3/10/2022	3/31/2022
Tax Year 2020	002-138-000-0013	Shepherd W M	331,728	No change	2020-58788	2/2/2022	331,728			NA	NA
Tax Year 2020	002-139-000-0001	Cars DB4 LP	805,059	\$950.77	2020-58788	2/2/2022	725,000	\$94.55	9.94%	2/7/2022	2/24/2022
Tax Year 2020	002-139-000-0011	Cars DB4 LP	255,180	No change	2020-58788	2/2/2022	255,180			NA	NA
Tax Year 2020	002-156-000-0001	Duke Street Partners Ltd	3,300,500	\$3,897.89	2020-58788	2/2/2022	3,064,773	\$278.39	7.14%	2/7/2022	2/24/2022
Tax Year 2020	002-156-000-0007	Thomas Clayton O	1,327,650	No change	2020-58788	2/2/2022	1,327,650			NA	NA
Tax Year 2020	002-175-000-0006	Cars DB4 LP	847,560	No change	2020-58788	2/2/2022	847,560			NA	NA
Tax Year 2020	002-175-000-0008	Group 1 Realty Inc	328,938	No change	2020-58788	2/2/2022	328,938			NA	NA
Tax Year 2020	002-175-000-0016	Group 1 Realty Inc	731,327	\$863.70	2020-58788	2/2/2022	650,000	\$96.05	11.12%	2/7/2022	2/24/2022
Tax Year 2020	002-175-000-0017	Group 1 Realty Inc	220,000	No change	2020-58788	2/2/2022	220,000			NA	NA
Tax Year 2020	002-176-000-0001	Golconda Venture	1,899,161	No change	2020-58788	2/2/2022	1,899,161			NA	NA
Tax Year 2020	122-419-001-0001	Group 1 Realty Inc	4,062,500	\$4,797.81	2020-58788	2/2/2022	3,775,839	\$338.54	7.06%	2/7/2022	2/24/2022
Tax Year 2020	129-701-001-0001	Cars DB4 LP	1,731,921	\$2,045.40	2020-58788	2/2/2022	1,708,285	\$27.92	1.37%	2/7/2022	2/24/2022
Tax Year 2020	130-390-001-0001	Group 1 Realty Inc	3,470,467	\$4,098.62	2020-58788	2/2/2022	3,061,651	\$482.81	11.78%	2/7/2022	2/24/2022
Tax Year 2020	130-390-002-0001	Group 1 Realty Inc	2,054,639	\$2,426.53	2020-58788	2/2/2022	2,054,235	\$0.48	0.02%	2/7/2022	2/24/2022
Tax Year 2020	135-082-001-0001	Group 1 Realty Inc	2,954,235	\$3,488.95	2020-58788	2/2/2022	2,650,000	\$359.30	10.30%	2/7/2022	2/24/2022
Tax Year 2020	135-699-001-0001	Ellis Carolyn Rosenstock	5,661,240	\$6,685.92	2020-58788	2/2/2022	5,100,000	\$662.82	9.91%	2/7/2022	2/24/2022
Tax Year 2020	022-075-000-0001	4118 Fannin Square LLC	1,560,250	\$1,842.66	2020-71656	2/2/2022	1,504,520	\$65.82	3.57%	2/7/2022	2/24/2022
Tax Year 2020	022-075-000-0005	4118 Fannin Square LLC	1,295,680	\$1,530.20	2020-71656	2/2/2022	1,249,000	\$55.13	3.60%	2/7/2022	2/24/2022

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	022-075-000-0003	4118 Fannin Square LLC	1,472,520	\$1,739.05	2020-71656	2/2/2022	1,419,000	\$63.21	3.63%	2/7/2022	2/24/2022
Tax Year 2020	013-260-001-0001	3201 Louisiana LLC	18,225,250	\$21,524.02	2020-47972	3/22/2022	15,700,000	\$2,982.32	13.86%	Received	3/31/2022
Tax Year 2020	033-256-005-0015	Excelsior Land Co Inc	1,641,000	\$1,938.02	2020-57140	2/24/2022	1,550,000	\$107.47	5.55%	3/23/2022	4/28/2022
Tax Year 2020	033-191-000-0007	Ma Reade Management Co Ltd	1,065,000	\$1,257.76	2020-68062	2/24/2022	990,000	\$88.57	7.04%	3/23/2022	4/28/2022
Tax Year 2020	002-263-002-0001	H Midtown LP	29,773,015	\$35,161.93	2020-57826	4/13/2022	28,500,000	\$1,503.43	4.28%	Received	4/28/2022
Tax Year 2020	019-038-000-0002	2500 Fannin LP	1,517,885		2020-72980		1,313,875				
Tax Year 2020	013-270-004-0001	Pearl Midtown Ltd	28,518,547		2020-53194		24,750,000				
			1,023,341.945				922,313,991				
			95								



**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Unsettled</b>											
Tax Year 2020	121-765-001-0001	Randall's Properties Inc	8,238,398		2020-49910						
Tax Year 2020	122-650-001-0001	MRI Midtown Ltd	24,500,000		2020-53212						
Tax Year 2020	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	2,767,272		2020-53212						
Tax Year 2020	013-270-001-0001	2900 Midam Partners Ltd	39,568,823		2020-53245						
Tax Year 2020	138-723-001-0001	Pearl Residences at Midtown Owner LLC	55,046,420		2020-53255						
Tax Year 2020	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	19,700,636		2020-53255						
Tax Year 2020	028-097-000-0011	AB Merion II Metro Midtown LLC	59,265,501		2020-54056						
Tax Year 2020	120-017-001-0008	Kozadinos Interest Ltd	3,001,314		2020-57407						
Tax Year 2020	120-815-001-0001	Athletic Ventures Inc	2,870,000		2020-57425						
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,616		2020-58727						
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994		2020-58727						
Tax Year 2020	019-090-000-0005	TND Investments LLC Inc	1,126,362		2020-62820						
Tax Year 2020	033-256-005-0001	Excelsior Land Co Inc	800,000		2020-65892						
Tax Year 2020	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2020-65892						
Tax Year 2020	025-010-000-0001	Cloudbreak Houston LLC	3,002,500		2020-67253						
Tax Year 2020	025-020-000-0004	Cloudbreak Houston LLC	1,509,840		2020-67253						
Tax Year 2020	133-136-001-0001	Travis Street Plaza LP	4,366,269		2020-67253						
Tax Year 2020	002-135-000-0001	2000 Crawford Property LLC	8,090,536		2020-73074						
Tax Year 2020	033-011-000-0008	2416 Brazos LLC	1,175,385		2020-73571						
Tax Year 2020	139-324-001-0001	2416 Brazos LLC	3,525,000		2020-73571						
Tax Year 2020	019-090-000-0001	BAP 2800 LLC	757,875		2020-75432						
Tax Year 2020	019-089-000-0003	BAP 2800 LLC	1,767,485		2020-76050						
Tax Year 2020	013-072-000-0001	San Jacinto Apartments LLC	1,464,183		2020-78049						
Tax Year 2020	139-026-001-0001	4600 Main Street Housing LP	1,250,079		2021-01704						
Tax Year 2020	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>248,679,716</b>								
Tax Year 2020	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>24</b>								

**Tax Year 2021**

<b>Settled</b>											
Tax Year 2021	129-083-001-0001	OX Main LLC	3,755,252	\$4,434.95	101-21-000886	2/24/2022	3,350,000	\$478.60	10.79%	25.25(b)	3/31/2022
Tax Year 2021	019-039-000-0005	2415 Main LLC	1,517,183	\$1,791.79	101-21-000892	2/24/2022	1,365,000	\$179.73	10.03%	25.25(b)	3/31/2022
Tax Year 2021	002-151-000-0007	Webster Chenevert Ltd	2,235,572	\$2,640.21	101-21-001000	2/24/2022	2,025,000	\$0.01	0.00%	25.25(b)	
Tax Year 2021	122-491-001-0001	Nova Terranova LLC	1,755,566	\$2,073.32	101-21-001507	2/24/2022	1,300,000	\$838.02	25.95%	25.25(b)	3/31/2022
Tax Year 2021	013-258-000-0003	Levan Real Estate LP	1,875,000	\$2,214.38	101-21-002106	2/24/2022	1,595,000	\$330.68	14.93%	25.25(b)	3/31/2022
Tax Year 2021	022-075-000-0001	4118 Fannin Square LLC	1,959,794	\$2,314.52	2020-71656	2/2/2022	1,689,000	\$319.81	13.82%	2/7/2022	2/24/2022
Tax Year 2021	022-075-000-0003	4118 Fannin Square LLC	1,788,930	\$2,112.73	2020-71656	2/2/2022	1,542,000	\$291.63	13.80%	2/7/2022	2/24/2022
Tax Year 2021	022-075-000-0005	4118 Fannin Square LLC	1,588,930	\$1,876.53	2020-71656	2/2/2022	1,369,000	\$259.74	13.84%	2/7/2022	2/24/2022
Tax Year 2021	131-863-001-0001	1202 Elgin LLC	1,426,078	\$1,684.20	101-21-001948	5/25/2022	1,324,000	\$120.56	7.16%	25.25(b)	6/30/2022
Tax Year 2021	013-228-000-0003	ATH Holdings LLC	1,457,317	\$1,721.09	101-21-002336	5/25/2022	1,343,280	\$134.68	7.83%	25.25(b)	5/26/2022
Tax Year 2021	002-170-000-0009	1701 Webster Ltd	1,939,358	\$2,290.38	101-21-002483	5/25/2022	1,760,000	\$211.82	9.25%	25.25(b)	6/30/2022
Tax Year 2021	025-033-000-0013	Le Holdings LLC	512,870	\$605.70	101-21-002788	5/25/2022	466,250	\$55.06	9.09%	25.25(b)	6/30/2022
Tax Year 2021	025-032-000-0005	HT Investment Corp	157,600	\$186.13	101-21-002797	5/25/2022	147,750	\$11.64	6.25%	25.25(b)	6/30/2022
Tax Year 2021	025-001-021-0006	4403 Fannin LLC	2,029,000	No change	101-21-002865		2,029,000			NA	NA
Tax Year 2021	013-083-000-0005	Ismail Dadbhoy Inc	1,972,207		101-21-002903		1,871,849				

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2021	033-191-000-0007	Ma Reade Management Co Ltd	1,094,690	\$1,292.83	2020-68062	2/24/2022	990,000	\$123.64	9.56%	3/23/2022	4/28/2022
Tax Year 2021	015-238-000-0001	Boyd Linda C	1,231,525	\$1,454.43	2021-49610	2/24/2022	1,050,100	\$214.26	14.73%	3/23/2022	3/31/2022
Tax Year 2021	123-415-000-0001	VR Calais Holdings Limited Partnership	68,705,126	\$78,536.50	2021-50482	2/24/2022	66,500,000	\$0.00	3.21%	PAID	NA
Tax Year 2021	015-233-000-0002	Post Midtown Square LP	87,059,569	\$93,162.95	2021-52880	3/22/2022	78,884,800	\$0.00	9.39%	PAID	
Tax Year 2021	131-008-001-0001	Post Midtown Square LP	31,580,631	\$33,794.55	2021-52880	3/22/2022	28,615,200	\$0.00	9.39%		
Tax Year 2021	130-178-001-0001	Elgin St Investments LP	1,041,240	\$1,229.70	101-21-003411	5/25/2022	911,085	\$153.71	12.50%	25.25(b)	6/30/2022
Tax Year 2021	019-037-000-0006	2325 Fannin LP	859,550	\$1,015.13	101-21-003423	5/25/2022	731,000	\$151.82	14.96%	25.25(b)	6/30/2022
Tax Year 2021	022-053-000-0007	4201 Caroline LLC	810,874	\$957.64	101-21-002213	5/25/2022	748,374	\$73.81	7.71%	Received	6/30/2022
Tax Year 2021	025-023-000-0009	401 Richmond LLC	1,763,295		101-21-002804		1,289,300		0.00%	Received	
Tax Year 2021	138-567-001-0001	Smith Howard F III	3,945,140	\$4,659.21	101-21-003422	5/25/2022	3,300,000	\$761.91	16.35%	25.25(b)	6/30/2022
Tax Year 2021	120-435-001-0001	Car Spa Midtown I LP	4,501,887	\$5,316.73	101-21-003822	5/25/2022	4,000,000	\$592.73	11.15%	25.25(b)	6/30/2022
Tax Year 2021	025-032-000-0001	H & T Investment Corp	654,706	\$773.21	101-21-003932	5/25/2022	515,000	\$164.99	21.34%	25.25(b)	6/30/2022
Tax Year 2021	025-032-000-0006	H & T Investment Corp	547,580	\$646.69	101-21-003932	5/25/2022	436,245	\$131.48	20.33%	25.25(b)	6/30/2022
Tax Year 2021	025-032-000-0010	H & T Investment Corp	300,895	\$355.36	101-21-003932	5/25/2022	247,000	\$63.65	17.91%	25.25(b)	6/30/2022
Tax Year 2021	019-077-000-0003	Optimal Beverage Inc	408,662	\$482.63	101-21-003948	5/25/2022	315,000	\$110.61	22.92%	25.25(b)	
Tax Year 2021	019-039-000-0007	OX Main LLC	1,084,103	\$1,280.33	101-21-003996	5/25/2022	925,000	\$187.91	14.68%	25.25(b)	6/30/2022
Tax Year 2021	013-264-000-0008	Laz Real Estate LLC	693,029	\$820.83	101-21-004236	5/25/2022	614,562	\$95.03	11.58%	25.25(b)	6/30/2022
Tax Year 2021	013-264-000-0012	Laz Real Estate LLC	599,523	\$708.04	101-21-004236	5/25/2022	537,502	\$73.25	10.35%	25.25(b)	6/30/2022
Tax Year 2021	025-026-000-0013	3600 San Jacinto LTD	1,082,915	No change	101-21-004402		1,082,915			NA	NA
Tax Year 2021	013-270-003-0001	McGowen Brazos Venture Ltd	13,893,391	\$14,555.83	2021-51499	4/13/2022	12,325,000	\$0.01	11.29%	NA	NA
Tax Year 2021	033-034-001-0001	McGowen Brazos Venture Ltd	30,501,049	\$31,798.43	2021-51499	4/13/2022	26,925,000	\$0.01	11.72%	NA	NA
Tax Year 2021	013-258-000-0006	Levan Real Estate LP	937,500	\$1,107.19	101-21-002095	5/25/2022	796,875	\$166.08	15.00%	Received	6/30/2022
Tax Year 2021	025-023-000-0005	401 Richmond LLC	1,184,410	\$1,398.79	101-21-002212	5/25/2022	1,010,000	\$205.98	14.73%	Received	6/30/2022
Tax Year 2021	019-143-000-0001	Cynthia Properties LP	1,050,440	\$1,240.57	101-21-003083	5/25/2022	905,000	\$171.77	13.85%	25.25(b)	6/30/2022
Tax Year 2021	137-849-001-0001	Graeter Properties LLC	1,305,246	\$1,541.50	101-21-004054	5/25/2022	1,175,000	\$153.82	9.98%	Received	6/30/2022
Tax Year 2021	022-067-000-0013	Phan Dao C & Muoi	1,016,738	No change	101-21-004137		1,016,738			NA	NA
Tax Year 2021	019-088-000-0016	Lobue John J & Mary's	642,630	\$758.95	101-21-004491	5/25/2022	615,000	\$32.63	4.30%	25.25(b)	6/30/2022
Tax Year 2021	019-136-000-0003	Zimmerman Interests Inc	803,670	\$949.13	101-21-004531	5/25/2022	710,000	\$110.62	11.65%	25.25(b)	6/30/2022
Tax Year 2021	025-028-000-0005	Alabama Center LLC	1,950,797	\$2,303.89	101-21-004551	5/25/2022	1,725,000	\$266.67	11.57%	25.25(b)	6/30/2022
Tax Year 2021	019-088-000-0015	Kuo Andy W	472,011	\$557.44	101-21-004748	5/25/2022	415,000	\$67.32	12.08%	25.25(b)	6/30/2022
Tax Year 2021	019-032-000-0008	LLR Mangement Inc	817,857	No change	101-21-004839		817,857			NA	NA
Tax Year 2021	129-072-001-0001	Westheimer Wilcrest Gp LLC	3,647,945	\$4,308.22	2021-41668	5/20/2022	3,466,184	\$214.66	4.98%	Received	5/26/2022
Tax Year 2021	033-256-006-0008	Alice Hiniker Sharma Marital Trust	452,358	\$534.23	2021-53914	5/20/2022	413,500	\$45.89	8.59%	5/24/2022	6/30/2022
Tax Year 2021	019-224-000-0001	Strings Prop LLC	2,148,023	\$2,536.82	2021-74130	5/20/2022	1,830,000	\$375.59	14.81%	5/24/2022	6/30/2022
Tax Year 2021	025-028-000-0004	Ben Wah Prop LLC	923,678	\$1,090.86	2021-74130	5/20/2022	800,000	\$146.06	13.39%	5/24/2022	6/30/2022
Tax Year 2021	019-089-000-0005	Grassy Knoll	2,250,000		101-21-003940		1,950,000				
Tax Year 2021	019-017-000-0001	ND Interest LLC	332,575		101-21-005026		300,100				
Tax Year 2021	019-017-000-0003	ND Interest LLC	408,523	No change	101-21-005026		408,523			NA	NA
Tax Year 2021	134-760-001-0001	Hadley Midtown Apartments LLC	40,992,524	\$48,412.17	2021-50488	6/15/2022	36,750,000	\$5,010.42	10.35%	Received	6/30/2022
Tax Year 2021	137-390-001-0001	3300 Main Project Owner LP	118,606,617	\$79,910.85	2021-51211	6/15/2022	107,500,000	\$0.00	9.36%	Received	EP
Tax Year 2021	013-259-000-0003	Levan Real Estate LP	4,792,343	\$5,659.76	2021-51356	6/15/2022	4,075,000	\$847.18	14.97%	6/22/2022	6/30/2022
Tax Year 2021	013-238-000-0001	Texas SFI Partnership 65 Ltd et al	7,226,585	\$8,534.60	2021-52450	6/15/2022	6,396,196	\$980.69	11.49%	6/22/2022	
Tax Year 2021	135-584-001-0001	Mid-Main Properties LP	53,940,591		2021-58088		48,500,000				
Tax Year 2021	019-147-000-0003	First Interstate Bank TX NA	882,591		2021-58389		849,665				
Tax Year 2021	128-132-001-0001	Sky Land Lodge Tract LLC	3,896,394		2021-58389		3,751,034				
Tax Year 2021	128-778-001-0001	TT Polaris Properties LLC	3,357,777		2021-58389		3,232,511				
Tax Year 2021	013-264-000-0004	Tehuacana Partners Ltd	3,615,636	\$4,270.07	2021-63059	6/15/2022	3,200,000	\$490.87	11.50%	06/22/2022	

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

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Tax Year 2021	013-265-000-0001	Levan Group I LP	6,780,705	\$8,008.01	2021-64445	6/15/2022	5,800,000	\$1,158.21	14.46%	6/22/2022	6/30/2022
Tax Year 2021	025-029-000-0001	Ensemble Hcc Partners II LP	1,292,715	\$1,526.70	2021-71823	6/15/2022	1,100,000	\$227.60	14.91%	Received	6/30/2022
Tax Year 2021	025-029-000-0005	Ensemble Hcc Partners II LP	365,850	\$432.07	2021-71823	6/15/2022	340,000	\$30.53	7.07%	Received	6/30/2022
Tax Year 2021	025-029-000-0006	Ensemble Hcc Partners II LP	458,379	\$541.35	2021-71823	6/15/2022	390,000	\$80.76	14.92%	Received	6/30/2022
Tax Year 2021	025-029-000-0007	Ensemble Hcc Partners II LP	1,030,514	\$1,217.04	2021-71823	6/15/2022	965,000	\$77.38	6.36%	Received	6/30/2022
Tax Year 2021	025-032-000-0003	3700 Main Street Partners	1,357,250	\$1,602.91	2021-71823	6/15/2022	1,155,000	\$238.85	14.90%	Received	6/30/2022
Tax Year 2021	025-032-000-0009	3700 Main Street Partners	375,000	\$442.88	2021-71823	6/15/2022	350,000	\$29.53	6.67%	Received	6/30/2022
Tax Year 2021	128-274-001-0001	Tag TBD LLC	4,634,069	No change	2021-79281		4,634,069			NA	NA
Tax Year 2021	019-088-000-0006	Bui Realty LLC	616,500	No change	101-21-004723		616,500			na	na
Tax Year 2021	120-815-001-0001	Athletic Ventures Inc	3,820,544		101-21-004911		3,026,250				
Tax Year 2021	126-647-001-0001	Brooklyn McGowen LLC	5,526,169		2021-47327		4,702,770				
Tax Year 2021	013-252-000-0001	Plazas Midtown Ltd	13,350	No change	2021-47587		13,350			na	na
Tax Year 2021	033-019-000-0002	Plaza at Midtown Ltd	5,281,400		2021-47587		4,495,000				
Tax Year 2021	120-271-001-0001	The Plazas Midtown II Ltd	3,949,674		2021-47587		3,041,650				
Tax Year 2021	021-257-000-0001	Camden Property Trust	56,051,944		2021-50924		51,500,000				
Tax Year 2021	134-930-000-0001	2800 Main LLC	78,436,707		2021-50928		75,250,000				
Tax Year 2021	033-256-005-0001	Excelsior Land Co Inc	800,000		2021-52891		785,000				
Tax Year 2021	033-256-005-0002	Excelsior Land Co Inc	440,000	No change	2021-52891		440,000			na	na
Tax Year 2021	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2021-52891		1,085,000				
Tax Year 2021	033-256-005-0015	Excelsior Land Co Inc	1,645,820		2021-52891		1,550,000				
Tax Year 2021	013-270-004-0001	Pearl Midtown Ltd	26,605,100		2021-56439		23,000,000				
Tax Year 2021	002-263-002-0001	H Midtown LP	39,644,000		2021-59164		34,500,000				
Tax Year 2021	002-263-001-0001	1500 Gray LLC	5,625,000		2021-59168		4,062,500			Received	
Tax Year 2021	138-859-001-0001	Caroline Lofts LP	3,586,102		2021-59663		3,400,000				
Tax Year 2021	125-193-001-0001	E&I Investments Inc	1,821,850		2021-59805		1,575,000				
Tax Year 2021	120-655-001-0001	Wichita Enterprises Inc	2,194,620		2021-62015		1,975,000				
Tax Year 2021	026-012-000-0006	Jernar Company LC	382,800		2022-01631		335,000			Received	
Tax Year 2021	026-012-000-0007	Jernar Company LC	575,000		2022-01631		505,000			Received	
			799,957,705				726,042,614				
			96								
<b>Unsettled</b>											
Tax Year 2021	025-018-000-0006	15 21 Japhet Realty LTD	1,336,575		101-21-003843						
Tax Year 2021	013-241-000-0009	Bee Line Corporation	795,801		101-21-004184						
Tax Year 2021	019-090-000-0005	TND Investments LLC Inc	1,313,862		2020-62820						
Tax Year 2021	122-191-001-0001	SP Midtown Ltd	9,700,159		2021-44060						
Tax Year 2021	013-260-001-0001	3201 Louisiana LLC	21,129,508		2021-44064						
Tax Year 2021	002-138-000-0013	Shepherd W H	333,533		2021-45508						
Tax Year 2021	002-139-000-0001	Cars DB4 LP	1,083,705		2021-45508						
Tax Year 2021	002-139-000-0011	Cars DB4 LP	361,505		2021-45508						
Tax Year 2021	002-156-000-0001	Duke Street Partners Ltd	3,347,285		2021-45508						
Tax Year 2021	002-156-000-0007	Thomas Clayton O	1,333,484		2021-45508						
Tax Year 2021	002-175-000-0006	Cars DB4 LP	919,312		2021-45508						
Tax Year 2021	002-175-000-0008	Group 1 Realty Inc	329,850		2021-45508						
Tax Year 2021	002-175-000-0016	Group 1 Realty Inc	726,250		2021-45508						
Tax Year 2021	002-175-000-0017	Group 1 Realty Inc	230,895		2021-45508						
Tax Year 2021	002-176-000-0001	Golconda Venture	2,673,818		2021-45508						
Tax Year 2021	122-419-001-0001	Group 1 Realty Inc	4,062,500		2021-45508						



**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Jur 953

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Tax Year 2021	129-701-001-0001	Cars DB4 LP	1,734,915		2021-45508						
Tax Year 2021	130-390-001-0001	Group 1 Realty Inc	3,413,459		2021-45508						
Tax Year 2021	130-390-002-0001	Group 1 Realty Inc	2,060,059		2021-45508						
Tax Year 2021	135-082-001-0001	Group 1 Realty Inc	3,042,927		2021-45508						
Tax Year 2021	135-699-001-0001	Ellis Carolyn Rosenstock	6,312,345		2021-45508						
Tax Year 2021	130-054-001-0001	Central Bank	5,778,089		2021-47601						
Tax Year 2021	022-056-000-0003	Smith Harry Leonard	1,540,000		2021-48293						
Tax Year 2021	022-056-000-0013	Smith Harry Leonard	164,750		2021-48293						
Tax Year 2021	015-238-000-0002	2100 Milam LLC	1,136,921		2021-48336						
Tax Year 2021	121-765-001-0001	Randalls Properties Inc	9,446,686		2021-49317						
Tax Year 2021	138-723-001-0001	Pearl Residences at Midtown Owner LLC	58,161,550		2021-49643						
Tax Year 2021	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	21,095,089		2021-49643						
Tax Year 2021	022-047-000-0001	4200 Fannin LLC	3,239,106		2021-50611						
Tax Year 2021	022-047-000-0013	William Marsh Rice University	717,172		2021-50611						
Tax Year 2021	022-048-000-0001	William Marsh Rice University	3,613,740		2021-50611						
Tax Year 2021	022-049-000-0001	William Marsh Rice University	3,664,666		2021-50611						
Tax Year 2021	022-050-000-0001	William Marsh Rice University	5,919,993		2021-50611						
Tax Year 2021	022-051-000-0003	4102 Caroline LLC	1,106,890		2021-50611						
Tax Year 2021	022-052-000-0006	Caroline Eagle LLC	828,490		2021-50611						
Tax Year 2021	022-052-000-0008	4109 Caroline LLC	485,697		2021-50611						
Tax Year 2021	025-001-021-0002	4400 San Jacinto LLC	1,459,740		2021-50611						
Tax Year 2021	025-001-021-0005	4411 Fannin LLC	672,000		2021-50611						
Tax Year 2021	025-001-021-0014	4411 Fannin LLC	348,880		2021-50611						
Tax Year 2021	025-021-000-0001	4510 S Main LLC	7,500,000		2021-50611						
Tax Year 2021	139-870-001-0001	4001 Main LP	4,413,540		2021-50611						
Tax Year 2021	141-460-001-0001	William Marsh Rice University	4,921,825		2021-50611						
Tax Year 2021	019-037-000-0009	2300 Fannin Ltd	3,421,606		2021-51496						
Tax Year 2021	019-040-000-0001	2300 Fannin Ltd	1,428,836		2021-51496						
Tax Year 2021	019-040-000-0003	2300 Fannin Ltd	2,180,525		2021-51496						
Tax Year 2021	122-650-001-0001	MRJ Midtown Ltd	22,775,068		2021-51800						
Tax Year 2021	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	3,072,163		2021-51800						
Tax Year 2021	013-255-000-0001	LNH Investments Inc	2,303,550		2021-52458						
Tax Year 2021	006-059-000-0001	TRLH Investments Inc	1,462,487		2021-52515						
Tax Year 2021	138-633-001-0001	Caydon Houston Property LP	112,924,909		2021-52914						
Tax Year 2021	019-022-000-0019	PS LPT Properties Investors	4,988,098		2021-54538						
Tax Year 2021	013-270-001-0001	2900 Milam Partners Ltd	37,510,312		2021-56442						
Tax Year 2021	006-061-000-0008	Hy Travis LLC	3,835,960		2021-56953						
Tax Year 2021	015-230-000-0001	Central Houston Auto Properties II LLC	5,898,886		2021-56973						
Tax Year 2021	019-038-000-0006	Central Houston Auto Properties II LLC	2,109,868		2021-56973						
Tax Year 2021	132-825-001-0001	Central Houston Auto Properties II LLC	12,508,505		2021-56973						
Tax Year 2021	124-387-001-0001	Vivo Ltd & Keenan Ltd	6,104,457		2021-57290						
Tax Year 2021	125-831-001-0001	Midtown Scouts Square Property LP	4,481,554		2021-57386						
Tax Year 2021	124-682-001-0001	Opal Arrow LLC	4,263,500		2021-57625						
Tax Year 2021	002-160-000-0001	William Marsh Rice University	3,259,013		2021-57646						
Tax Year 2021	002-160-000-0003	William Marsh Rice University	711,690		2021-57646						
Tax Year 2021	002-160-000-0021	William Marsh Rice University	653,000		2021-57646						
Tax Year 2021	019-139-000-0005	Boniuk Interests Ltd	1,619,992		2021-58105						

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Jur 953

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Tax Year 2021	002-158-000-0001	JK Fannin LLC	5,940,858		2021-58110						
Tax Year 2021	025-025-000-0001	Boniuk Interests LTD	3,473,701		2021-58351						
Tax Year 2021	019-035-000-0005	2505 Fannin Ltd	810,000		2021-58740						
Tax Year 2021	019-035-000-0006	2505 Fannin Ltd	4,364,371		2021-58740						
Tax Year 2021	025-010-000-0001	Cloudbreak Houston LLC	2,865,873		2021-60281						
Tax Year 2021	025-020-000-0004	Cloudbreak Houston LLC	1,887,300		2021-60281						
Tax Year 2021	133-136-001-0001	Travis Street Plaza LP	5,068,800		2021-60281						
Tax Year 2021	028-097-000-0011	AB Merion II Metro Midtown LLC	56,849,166		2021-61909						
Tax Year 2021	002-135-000-0001	2000 Crawford Property	9,881,060		2021-63678						
Tax Year 2021	002-178-000-0001	Aim Marketing Services LLC	2,639,369		2021-64026						
Tax Year 2021	137-285-001-0001	Caroline St Realty Inc	3,335,536		2021-64071						
Tax Year 2021	137-285-001-0002	Caroline St Realty Inc	1,133,544		2021-64071						
Tax Year 2021	150-279-001-0001	William Marsh Rice University	59,045,340		2021-64701						
Tax Year 2021	120-017-001-0008	Kozadinos Interest Ltd	2,824,018		2021-64968						
Tax Year 2021	019-090-000-0001	Bap 2800 LLC	943,320		2021-65429						
Tax Year 2021	019-090-000-0007	Ciss Holdings LP ET AL	919,007		2021-65677						
Tax Year 2021	026-007-000-0005	Mary Griffith Wallace Trust ET AL	879,908		2021-65822						
Tax Year 2021	132-299-001-0001	Louisiana Hadley LLC	1,484,614		2021-65825						
Tax Year 2021	006-061-000-0001	Copesetic Holdings Ltd	1,790,568		2021-66053						
Tax Year 2021	022-051-000-0008	Bernac Arts LLC	2,474,438		2021-66644						
Tax Year 2021	019-089-000-0003	Bap 2800 LLC	1,993,046		2021-66860						
Tax Year 2021	139-324-001-0001	2416 Brazos LLC	4,392,806		2021-67087						
Tax Year 2021	013-072-000-0001	San Jacinto Apts LLC	1,963,732		2021-68146						
Tax Year 2021	013-077-000-0011	WWBD LP	1,911,096		2021-68378						
Tax Year 2021	139-026-001-0001	4600 Mainstreet Holdings LP	1,701,811		2021-70329						
Tax Year 2021	033-008-000-0009	Macey Louis & Trustee	1,298,370		2021-70960						
Tax Year 2021	008-191-000-0007	Louisiana Hadley LLC	854,595		2021-70973						
Tax Year 2021	022-070-000-0003	Sabbaghi Ghdlamali	951,641		2021-71378						
Tax Year 2021	019-143-000-0005	3100 Fannin Purchase Company LLC	379,850		2021-74423						
Tax Year 2021	019-143-000-0007	3100 Fannin Realty Ltd	768,663		2021-74423						
Tax Year 2021	019-143-000-0013	3100 Fannin Purchase Company LLC	379,850		2021-74423						
Tax Year 2021	019-144-000-0005	3100 Fannin Purchase Company LLC	1,101,062		2021-74423						
Tax Year 2021	019-146-000-0014	3100 Fannin Realty Ltd	3,799,549		2021-74423						
Tax Year 2021	013-241-000-0012	3300 Smith Street LLC	1,231,195		2021-74477						
Tax Year 2021	013-242-000-0003	3300 Smith Street LLC	2,520,439		2021-74477						
Tax Year 2021	037-029-000-0001	3300 Smith Street LLC	534,643		2021-74477						
Tax Year 2021	019-187-000-0003	Bagby 3208 Austin LLC	1,188,137		2021-75681						
Tax Year 2021	019-090-000-0003	2515 Caroline LTD	1,020,134		2021-78567						
Tax Year 2021	033-011-000-0008	2416 Brazos LLC	1,222,878		2021-78569						
Tax Year 2021	006-060-000-0003	Hy Travis LLC	1,519,400		2021-79254						
Tax Year 2021	019-191-000-0004	Leen Salam Inc	1,032,500		2021-80086						
Tax Year 2021	033-008-000-0007	2314 Brazos LLC	1,071,074		2022-00839						
Tax Year 2021	124-663-001-0001	Davita Rent Dept.	1,928,520		2022-04820						
Tax Year 2021	Total	Unsettled Accounts, original value	637,316,332								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	106								

**Midtown Management District**  
**Lawsuit and Arbitration Status Detail as of 6/3/2022**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
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**Cumulative****Settled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	6,711,697,651				6,092,300,822				
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	1,234								

**Unsettled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	1,009,251,754								
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	152								

**Color Legend**

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

**Abbreviations**

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

**MIDTOWN MANAGEMENT DISTRICT  
Historic Premium Summary**

<b>COVERAGE</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
Property	\$1,685	\$1,834	\$2,034	\$2,234	\$2,300
General Liability/Hired & Non-Owned Auto	\$7,358	\$7,755	\$7,755	\$7,789	\$8,001
Directors and Officers	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Excess (Umbrella) Liability	\$1,437	\$900	\$900	\$900	\$900
Public Employee Blanket Crime	\$120	\$120	\$120	\$120	\$120
Director's Bond	\$592	\$595	\$595	\$595	\$595
Tax Bond	\$250	\$250	\$250	\$250	\$250
Business Travel Accident	\$661	\$661	\$661	\$661	\$661
Peace Officer Bond	\$280	\$280	\$280	\$280	\$280
<b>TOTAL PREMIUM</b>	<b>\$15,383</b>	<b>\$15,395</b>	<b>\$15,595</b>	<b>\$15,829</b>	<b>\$16,107</b>

1.75%