



midtown
H O U S T O N

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
APRIL 3, 2023**



**MIDTOWN MANAGEMENT DISTRICT
NOTICE OF MEETING**

Amended Agenda

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, May 3, 2023 at 6:00 p.m.** in the **1st 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 April 5, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of March 2023.
 - c. Approve Payment of Invoices for April 2023.
 - d. Approve Equi-Tax Report for April 2023.
4. Review, discuss and take necessary action regarding the 1st Quarter Investment Report for the period ending March 31, 2023.
5. Review, discuss and take necessary action regarding a Resolution Waiving the Automatic Resignation of Director Daniel Arguijo.
6. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Service & Maintenance. **Christopher Johnston, Chair**
 - b. Urban Planning **James Llamas, Chair**
 - i. Request from Bike Share Houston for additional maintenance funding.
 - c. Marketing **Debbie Tyler-Dillard, Chair**
 - d. Cultural Arts & Entertainment. . . **Charles Washington, Chair**

f. Community Activity Report. **Christopher Johnston, Liaison**

i. Super Neighborhood #62

g. Public Safety **Jeanette Criglar, Chair**

i. Authorization for an agreement with Flock Group Inc.,

h. Service and Improvement Plan.....**Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair

i. Executive Committee **Darcy Lefsrud, Chair**

7. Report on Capital Projects of the Midtown Redevelopment Authority

8. 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);

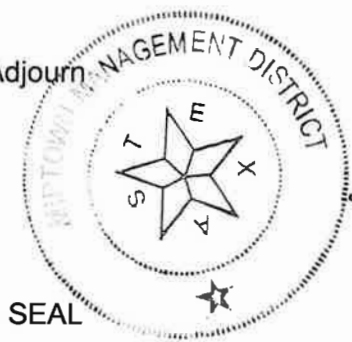
b. Personnel matters (Section 551.074, Texas Government Code).

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

9. Announcements

Next meeting date **Wednesday, June 7, 2023, at 11:00 a.m.**
410 Pierce Street, 1st Floor Conference Room
Houston TX 77002
****Please enter through the door on Pierce near**
Brazos Street

10. Adjourn



Darcy John Lefsrud
Darcy John Lefsrud, Chair

Midtown Management District Board of Director

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

MISSION STATEMENT

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



midtown
HOUSTON

MINUTES

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING**

April 5, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, April 5, 2023, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	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	Maggie Segrich	Pos. 15	Jeanette Criglar
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors LeVasseur, Arguijo, Siddiqi, and Washington

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Willie Larry, Jaime Giraldo, Chrystal Robinson-Davis: Melissa Morton, CPA, Consultant, Robert Bradford, Consultant, Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell LLP, and Jennifer Gribble of South Main Baptist Church.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

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

2. RECEIVE PUBLIC COMMENTS

There were no public comments.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE MARCH 1, 2023 BOARD MEETING.**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF FEBRUARY 2023.**
- C. APPROVE PAYMENT OF INVOICES FOR MARCH 2023.**
- D. APPROVE EQUI-TAX REPORT FOR MARCH 2023.**

Cynthia Alvarado presented the various items on the consent agenda. Director Johnston asked that the Minutes for March 1, 2023 be corrected as follows: *Under paragraph 6.A., the words “Dark Blocks Project” should be deleted and replaced with the words “Baldwin Park Urban Forestry Management Plan”.* Director Llamas asked that the following sentence be deleted from paragraph 6.B. of the Minutes: *“Director Llamas also reported that the agreement relating to the District’s funding of certain maintenance costs for some of the BCycle Stations in Midtown has been finalized.”* Director Douglas made a motion to approve the consent agenda subject to the requested corrections to the Minutes for March 1, 2023. The motion was seconded by Director Johnston and carried by majority vote. Director Young abstained from the vote.

4. REVIEW COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE.

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. There were no action items. Director Johnston reported that Design Workshop gave a presentation regarding the Baldwin Park Urban Forestry Management Plan (UFMP). This plan is an assessment of the health of the trees in Baldwin Park. The Baldwin Park UFMP includes recommendations to keep the existing trees healthy along with suggestions regarding future tree plantings. The next Service and Maintenance Committee meeting is scheduled for Monday, April 17, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director James Llamas presented the Urban Planning committee report. There were no action items. Director Llamas reported that the committee discussed moving forward with a pedestrian enhancement project at the roadway access at Bagby and Elgin Streets. There was concern that the City of Houston’s Lower Westheimer Improvement Project (LWIP) may impact any District plans and that additional information was needed before moving forward. Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, April 17, 2023, at 4:00 p.m.

C. Cultural Arts & Entertainment Committee – Charles Washington, Chair

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Charles Washington. There were no action items. Ms. Alvarado provided an update on the status of the Bloomberg Project Grant Application. She also reported that Art in the Park 2023 is ready to go and provided details about the event. She announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, April 18, 2023, at 3:00 p.m.

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

Director Tyler–Dillard presented the Marketing & Economic Development Committee report. There were no action items. She reported that the Midtown Cultural Arts Guide 2023 was being printed and would be available for distribution soon. The Midtown Buzz and the 10-Year Management District Impact Report are the next priority projects for the committee. Director Tyler–Dillard reminded the

Board that the next Marketing & Economic Development Committee meeting will be held on Tuesday, April 18, 2023, at 3:00 p.m.

E. Finance & Budget Committee, Kelly A. Young, Chair

Director Young presented the Finance & Budget Committee report. There were no action items. She reported that 93% of assessments have been collected and that committee expenditures were all within budget. The Finance Committee is working with staff to develop a document to show the timing of expenditures in an effort to help the committee chairs keep track of their respective budgets each month. Director Young reported that there was a robust discussion regarding the Flock Camera System proposal. She announced that the next Finance and Budget Committee meeting will be held on Tuesday, May 30, at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that Super Neighborhood #62 had a survey available to the community to help develop their Super Neighborhood Action Plan (SNAP). The goal is to develop a plan similar to what other communities create and present it to the Midtown Management District and to Houston City Council.

G. Public Safety Committee – Jeanette Criglar, Chair

Ms. Alvarado presented the Security Coordinator’s Report on behalf of Jamie Giraldo. There were no action items. Director Criglar stated that she had spoken at length with Mr. Giraldo regarding the proposal to install the Flock Camera Systems in Midtown. More information is being gathered and the project will be brought back to the Board at a future Board meeting. She reported that additional security is being put in place in anticipation of larger crowds of visitors for the NCAA Final Four games. The next Public Safety Committee meeting is scheduled for Tuesday, April 18, 2023, at 11:00 a.m.

H. Executive Committee – Darcy Lefsrud, Chair

The agreement with Bike Share Houston that was previously approved by the Board of Directors has been executed and the four (4) BCycle stations in Midtown that were temporarily suspended are back in service.

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

Marlon Marshall presented the following reports regarding the status of current Midtown Redevelopment Authority (MRA) capital improvement projects:

Caroline Street – Some progress has been made by the contractor on the close out of the project. MRA has received and reviewed the report from The Texas Department of Licensing and Regulation (TDLR). TxDot has agreed to require the contractor to address some of the deficiencies contained in the TDLR report as well as certain other issues. The MRA staff and consultants are working on a plan to address certain other deficiencies that MRA identified and that TxDOT declined to have the contractor address. The MRA staff is also following up with area businesses and residential property owners regarding damage that may have been caused by the contractor to irrigation and landscaping.

PARTNER PROJECTS

Safe Street Survey –The consultants have received responses to the public survey and will incorporate the information and comments received into a final presentation to the MRA Board of Directors before the end of summer.

Parks and Public Spaces Master Plan – The MRA staff and consultants have received feedback regarding the development of parks and public spaces on privately owned land. The MRA staff will be following up with residents and property owners to share more information regarding the Parks and Public Spaces Master Plan.

Gray Street Buffer Designs – The MRA staff and consultants are finalizing the procurement documents and will share them with the Urban Planning Committee for review at a future meeting.

Tuam Street Water Line – The additional bicycle and pedestrian enhancements requests by the MRA Staff and consultants have been approved by the City of Houston (the City). Currently, the City is working to get pricing from the City’s contractor for the final costs for the proposed improvements.

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).

There was no Executive Session.

7. ANNOUNCEMENTS

Ms. Alvarado reminded everyone that the District will host Midtown Art in the Park 2023: Let Art Inspire HOU on Friday, April 21, 2023, during the hours of 5:00 to 10:00 p.m. and Saturday, April 22, 2023, during the hours of 10:00 a.m. to 4:00 p.m. The event will take place at Elizabeth Baldwin Park.

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, May 3, 2023, at 6:00 p.m.**

8. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan
Board Secretary

Date

Midtown Management District

Balance Sheet

As of March 31, 2023

(whole \$)

	Mar 31, 23	Mar 31, 22	\$ Chg.	% Chg.
ASSETS				
Checking/Savings				
Operating Funds	4,625,202	3,946,846	678,356	17.2%
Restricted Funds	11,423	11,433	(10)	-0.1%
Total Checking & Savings	4,636,624	3,958,278	678,346	17.1%
Accounts Receivable				
AR Current	4,484	-	4,484	100.0%
Assessments Receivable	210,325	263,134	(52,809)	-20.1%
Total Accounts Receivable	214,809	263,134	(48,325)	-18.4%
Misc Assets	37,413	41,897	(4,484)	-10.7%
TOTAL ASSETS	4,888,846	4,263,309	625,537	14.7%
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable	242,750	363,006	(120,255)	-33.1%
Accrued liability	58,792	100,000	(41,209)	-41.2%
Bal due to MRA from FTA Reimb.	11,423	11,323	100	0.9%
Deferred Assessment Revenues	180,626	236,981	(56,355)	-23.8%
Misc Liabilities	111,402	25,000	86,402	345.6%
Total Liabilities	604,992	736,310	(131,317)	-17.8%
Equity				
Fund Balance Roll-Forward	1,827,287	1,512,571	314,715	20.8%
Net Income	2,456,567	2,014,428	442,139	21.9%
Total Equity	4,283,854	3,526,999	756,854	21.5%
TOTAL LIABILITIES & EQUITY	4,888,846	4,263,309	625,537	14.7%

Midtown Management District**Profit & Loss**

January through March 2023

(whole \$)

	Jan 23	Feb 23	Mar 23	TOTAL
Income				
Int Income - Investments	9,205	9,444	9,162	27,811
Other Income - Booth/Application Fees	-	-	2,012	2,012
Parking Benefit District	-	105,627	-	105,627
Revenue - Assessments	2,482,033	690,004	142,075	3,314,111
Total Income	2,491,238	805,075	153,248	3,449,561
Expenses				
Cultural Arts & Entertainment	124	19,223	2,541	21,888
District Administration	16,172	33,801	13,318	63,290
Mrktg & Economic Dev.	2,500	4,252	1,735	8,487
Security & Public Safety	74,806	73,015	69,280	217,100
Service & Maintenance	563,466	33,416	67,983	664,866
Urban Planning	4,331	13,031	-	17,363
Total Expense	661,400	176,738	154,857	992,994
Net Incr/(Decr)	1,829,838	628,338	(1,609)	2,456,567

Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

Ordinary Source/Use	Jan - Mar 23	Budget	\$ Over Budget
Sources of Funds			
Int Income (Invest Interest Earned)	27,811	34,620	(6,809)
Interest on CD (Interest earned on CD purchases)	-	247	(247)
Other Income (Other Income)			
Application Fees (Non-Refundable Application Fees)	325	775	(450)
Booth and Events Fees (Booth and Events Fees)	1,687	3,400	(1,713)
Parking Benefit District	105,627	275,000	(169,373)
Total Other Income (Other Income)	107,639	279,175	(171,536)
Revenue - Assessments	3,314,111	3,493,100	(178,989)
Total Sources of Funds	3,449,561	3,807,142	(357,581)

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Midtown Management District
2023 Sources and Uses of Funds
January through March 2023
(whole \$)

Ordinary Source/Use	Jan - Mar 23	Budget	\$ Over Budget
Uses of Funds			
Service & Maintenance			
Baldwin/Glover Park Maintenance			
Baldwin/Glover Landscape Contra (Monthly General Maintenance)	5,130	27,996	(22,866)
Dog Park Maintenance (Dog Park Maintenance)	-	5,000	(5,000)
Electric	692	2,079	(1,387)
Fountains (Fountains clean-up and repairs)	-	10,000	(10,000)
Irrigation repair	-	5,000	(5,000)
Landscape Repairs	10,165	30,000	(19,835)
Park Lighting (Park Lighting)	-	10,000	(10,000)
Path Gravel	-	18,000	(18,000)
Water	759	4,410	(3,651)
Total Baldwin/Glover Park Maintenance	16,747	112,485	(95,738)
Midtown Field Service Prog			
Field Service TEAM			
Field Service TEAM	93,000	372,000	(279,000)
Total Field Service TEAM	93,000	372,000	(279,000)
Graffiti	2,720	10,080	(7,360)
Landscaping/Tree Planting	-	20,000	(20,000)
Maintenance Expenses	-	4,000	(4,000)
Pet Bags	1,620	5,000	(3,380)
Seasonal Planting PROW	-	20,000	(20,000)
Storage	802	4,884	(4,082)
Supplies	-	600	(600)
Tree Maintenance	22,143	65,000	(42,857)
Total Midtown Field Service Prog	120,285	501,564	(381,279)
Service Maintenance - Other			
Art in the Park/Partnership	-	6,000	(6,000)
Dark Blocks Programs	-	6,000	(6,000)
District New Improvement Prgs	190,853	190,853	-
Legacy Maintenance	328,374	328,374	-
Pocket Prairies Project	-	20,000	(20,000)
SeeClickFix (SeeClickFix)	8,607	11,683	(3,076)
Street Safety & Bikeway Maintenance	-	20,000	(20,000)
Total Service Maintenance - Other	527,834	582,910	(55,076)
Staffing (Allocated Staffing hours)	-	56,965	(56,965)
Total Service & Maintenance	664,866	1,253,924	(589,058)

Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

	<u>Jan - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Source/Use			
Uses of Funds			
Urban Planning			
B-Cycle Station	17,363	25,000	(7,638)
Bike Racks	-	78,699	(78,699)
Planning Studies (Planning Studies)			
Planning Studies (Planning Studies) - Other	-	30,000	(30,000)
Total Planning Studies (Planning Studies)	<u>-</u>	<u>30,000</u>	<u>(30,000)</u>
Special Projects			
Bike Lane Enhancements	-	10,000	(10,000)
Bike Rides	-	1,500	(1,500)
Pederstrain Intersection Enhanc	-	30,000	(30,000)
Total Special Projects	<u>-</u>	<u>41,500</u>	<u>(41,500)</u>
Staffing (Allocated Staffing hours)	-	24,594	(24,594)
Total Urban Planning	<u><u>17,363</u></u>	<u><u>199,793</u></u>	<u><u>(182,431)</u></u>

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Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023

Ordinary Source/Use Uses of Funds	Jan - Mar 23	Budget	\$ Over Budget
Parking Benefits District			
Parking Benefits District	-	275,000	(275,000)
Total Parking Benefits District	-	275,000	(275,000)

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Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

Ordinary Source/Use Uses of Funds	Jan - Mar 23	Budget	\$ Over Budget
Marketing & Economic Developmen			
Cultural Arts Guide	-	20,000	(20,000)
Marketing - Communications	1,223	5,000	(3,778)
Marketing & Economic Developmen	-	10,000	(10,000)
Media, Advertising & Promotion			
Event Partic/ Sponsoring	-	5,000	(5,000)
Media, Advertising, & Promotion	6,314	30,000	(23,686)
Total Media, Advertising & Promotion	6,314	35,000	(28,686)
Midtown eNews	150	1,800	(1,650)
Midtown Newspaper	-	10,000	(10,000)
Professional Development (Staff Professional Development)	89	5,000	(4,911)
Resident/.Stake Holder Foc Cmmu	100	14,000	(13,900)
Staffing (Allocated Staffing hours)	-	28,990	(28,990)
Web-site Update & Maint.	612	3,500	(2,888)
Total Marketing & Economic Developmen	8,487	133,290	(124,803)

Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

Ordinary Source/Use	Jan - Mar 23	Budget	\$ Over Budget
Uses of Funds			
Cultural Arts & Entertainment			
Art in the Park	14,751	52,000	(37,249)
Art Project Sponsorships	-	68,670	(68,670)
Cultural Arts - Communications	5,579	11,500	(5,921)
Grant Consultants (Grant Consultants)	-	8,000	(8,000)
Membership	-	2,500	(2,500)
Midtown Mural Project	-	30,000	(30,000)
MidtownHOU Arts Micro Grants	-	40,000	(40,000)
Mini-Performing Arts Festival (Mini-Performing Arts Festival)	-	30,000	(30,000)
Mistletoe Market	-	49,000	(49,000)
Parks Programming	-	25,000	(25,000)
Professional Development	207	2,500	(2,293)
Special Events in Bagby Park	1,350	48,000	(46,650)
Staffing (Allocated Staffing hours)	-	55,505	(55,505)
Total Cultural Arts & Entertainment	21,888	422,675	(400,787)

Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

	Jan - Mar 23	Budget	\$ Over Budget
Other Source/Use			
Other Incomes			
Houston Endowment Grant Carry-	-	135,000	(135,000)
Reserves Funds	-	134,687	(134,687)
Total Other Incomes	-	269,687	(269,687)
Total Other Income	-	269,687	(269,687)
Total Other Sources	-	269,687	(269,687)

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Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

Ordinary Source/Use Uses of Funds	<u>Jan - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Security and Public Safety			
Coffee with a Cop	-	2,000	(2,000)
Enhancement Public Safety (Public Safety)			
Harris County Precinct 7 (Harris County Precinct 7)	110,874	450,864	(339,990)
HPD Homeless Outreach Team	-	66,780	(66,780)
S.E.A.L. Security Program	62,650	282,180	(219,530)
SEARCH {Homeless Services}	30,025	128,789	(98,764)
Total Enhancement Public Safety (Public Safety)	<u>203,549</u>	<u>928,613</u>	<u>(725,064)</u>
National Night Out	-	8,000	(8,000)
Professional Development (Professional Development)	-	5,000	(5,000)
Public Safety Light Program	-	15,000	(15,000)
Public Safety Communications	-	3,000	(3,000)
Public Safety Parks Program	-	2,000	(2,000)
Security Coordinator	202	2,400	(2,198)
Staffing (Allocated Staffing hours)	-	129,858	(129,858)
Street Lighting - Electricity	12,500	75,000	(62,500)
Street Outage Survey	850	3,000	(2,150)
Total Security and Public Safety	<u><u>217,100</u></u>	<u><u>1,173,871</u></u>	<u><u>(956,771)</u></u>

Midtown Management District
2023 Sources and Uses of Funds
 January through March 2023
 (whole \$)

Ordinary Source/Use Uses of Funds	Jan - Mar 23	Budget	\$ Over Budget
District Administration			
Accounting & Auditing Expense	-	16,200	(16,200)
Administration Expense (Reimbursements to MRA)	8,858	281,880	(273,022)
Assessment Collection Costs			
Collection Costs (Fees charged to MMD for collections)	19,173	60,000	(40,827)
Returned Checks	-	-	-
Total Assessment Collection Costs	19,173	60,000	(40,827)
Board Meeting & Misc. Exp.	7,516	19,500	(11,984)
General Operating/Admin. Exp.	1,794	26,336	(24,542)
Insurance Expense			
Director's & Officers Insurance (Director's & Officers Insurance)	-	4,000	(4,000)
General Liability (General Liability)	-	10,000	(10,000)
Insurance - other	-	2,860	(2,860)
Total Insurance Expense	-	16,860	(16,860)
Legal Counsel	25,181	112,500	(87,319)
Public Hearing Service Plan	768	75,000	(74,232)
Public Information Request (Public Information Request)	-	10,000	(10,000)
Total District Administration	63,290	618,276	(554,986)

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

April 2023

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2023 TO 12/31/2023

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2022	0.1181	\$3,344,014.05	\$3,227,742.20	\$116,271.85	97%
2021	0.1181	\$3,054,711.86	\$3,036,052.49	\$18,659.37	99%
2020	0.1181	\$2,824,819.07	\$2,813,856.66	\$10,962.41	99%
2019	0.1181	\$2,585,230.76	\$2,579,753.78	\$5,476.98	99%
2018	0.1181	\$2,381,416.63	\$2,376,833.39	\$4,583.24	99%
2017	0.1181	\$2,306,555.49	\$2,302,839.97	\$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
2022 Assessment Collected	90,150.82	2,667,888.35
2021 Assessment Collected	160.97	5,410.69
2020 Assessment Collected	7.46	3,800.44
2019 Assessment Collected	0.00	2,506.85
2018 Assessment Collected	0.00	2,110.63
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	8,283.50	20,969.68
Overpayments	2,184.70	16,669.61
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	0.00	75,869.81
Collection Fees	184.36	6,217.90
Total Revenue	100,971.81	2,801,443.96
Overpayments & CAD Refunds Presented	17,222.79	104,023.77
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2018	2,032,235,805	
ASSESSED VALUE FOR 2019	2,183,852,126	
ASSESSED VALUE FOR 2020	2,423,607,338	
ASSESSED VALUE FOR 2021	2,594,013,608	
ASSESSED VALUE FOR 2022	2,831,510,301	UNCERTIFIED 1,557,684

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
April 2023**

2022 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
3300 Main Project Owner LP	Multi-Family Units	146,852,300	173,432.57
Caydon Houston Property LP	Multi-Family Units	141,648,865	167,287.31
Post Midtown Square LP	Multi-Family Units	119,303,389	140,897.30
William Marsh Rice University	Real, Commercial	84,179,738	99,416.27
2800 Main LLC	Multi-Family Units	79,744,893	94,178.72
VR Calais Holdings Limited Partners	Multi-Family Units	70,333,810	83,064.23
AB Merion II Metro Midtown LLC	Multi-Family Units	65,361,128	77,191.49
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	60,990,720	72,030.04
Mid-Main Properties LP	Multi-Family Units	59,365,985	70,111.23
Camden Property Trust	Multi-Family Units	58,966,850	69,639.85

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ASSESSED YEAR	ASSESSMENT
3300 MAIN PROJECT OWNER LP	2022	25,807.57
MCGOWEN BRAZOS VENTURE LTD	2022	6,296.74
COHEN JAY H	2013 - 2022	5,688.72
GALVAN RICHARD R	2018 - 2022	5,153.80
GLORIAS ADDISON RESTAURANT LP	2022	4,623.41
2300 FANNIN LTD	2022	3,998.57
ROBINSON DORRIS	2016 - 2022	3,439.05
CRIADO MINNIE F	2012 - 2022	3,285.17
MAYCASTLE HOUSTON LLC	2022	3,261.11
THLH INVESTMENTS INC	2020 2021	3,062.48

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2019	2020	2021	2022
January	75%	70%	53%	66%
February	93%	91%	89%	93%
March	95%	92%	93%	94%
April	95%	94%	94%	97%
May	96%	94%	94%	
June	98%	94%	97%	
July	98%	95%	97%	
August	99%	95%	97%	
September	99%	97%	98%	
October	99%	97%	99%	
November	99%	98%	99%	
December	99%	98%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
April 2023**

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	2,302,839.97	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,376,833.39	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,579,753.78	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,813,856.66	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,036,052.49	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,227,742.20	
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

2022 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1322	20% (State Maximum)	89,728,089
Over 65	186	15,000	2,734,283
Disability	8	15,000	116,522
Disabled Veteran	16	Per Statute	2,893,737
Over 65 Detached Single Family	35	Totally Exempt	9,217,239

Midtown Management District May 2023 Refunds

	Prop ID	Owner / Payee	Geo ID / Rcpt No	Amount	Bkcp
TRUE	R000130783	TREA SP IV HOUSTON TX LLC	811221910010001	1908.42	4/27/2023
TRUE	R000130095	SHERMAN WAY MIDTOWN LLC ET AL	811192590010003	-3479.80	4/27/2023
TRUE	R000132067	MID-MAIN PROPERTIES LP	811355840010001	-9584.98	4/27/2023
TRUE	R000128093	SAN JACINTO APARTMENTS LLC	810130720000001	-64.89	4/27/2023
TRUE	R000129735	MAIN STK LLC	811145880010001	-2184.70	4/27/2023

DRAFT



midtown
HOUSTON

April 27, 2023

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

Re: Investment Report – Quarter Ending March 31, 2023

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 1st Quarter Fiscal Year 2023 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)



April 27, 2023

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

Re: Investment Report – Quarter Ending March 31, 2022


Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 1st Quarter FY2023 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 yield rate on all accounts this quarter is 1.479%. The amount of interest earned for the quarter was \$ 27,810.89. 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
QUARTER ENDED MARCH 2023**

ACCOUNT NAME/FUND	PURCHASE DATE	MATURITY DATE	QTR BEGINNING BOOK VALUE	QTR BEGINNING MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)			INCOME YTD	ENDING BOOK VALUE	ENDING MARKET VALUE	YIELD RATE
					DEPOSITS	WITHDRAWALS	INTEREST	ASSESSMENT	OTHER				
CHASE BANK													
Chase - Checking (Operating)			11,422.70	11,422.70	-	-	-	-	-	-	11,422.70	11,422.70	
Chase - Saving			13,525.81	13,525.81	1.68	-	1.68	-	-	1.68	13,527.49	13,527.49	0.0500%
IBC													
IBC - Saving			6,019.09	6,019.09	131.12	-	131.12	-	-	131.12	6,150.21	6,150.21	0.5550%
IBC - CD	03/24/15	04/02/23	125,000.00	125,000.00	-	-	-	-	-	-	125,000.00	125,000.00	
EASTWEST BANK													
EastWest Bank - Money Market			85,000.82	85,000.82	9.43	-	9.43	-	-	9.43	85,010.25	85,010.25	0.0467%
EastWest Bank - Business Saving			1,066.55	1,066.55	0.13	-	0.13	-	-	0.13	1,066.68	1,066.68	0.0500%
CENTRAL BANK													
Central Bank - Money Market			60,956.23	60,956.23	283.58	45.00	283.58	-	-	283.58	61,194.81	61,194.81	1.8971%
WELLS FARGO													
Wells Fargo - Checking			483,263.56	483,263.56	2,978,443.51	1,353,764.35	1,970.51	2,974,902.63	2,012.21	2,978,885.35	2,107,942.72	2,107,942.72	0.7800%
Wells Fargo - Savings			16,753.42	16,753.42	32.10	0.00	32.10	-	-	32.10	16,785.52	16,785.52	0.7800%
TexSTAR Investment Pool													
TexSTAR Investment Pool	Various	N/A	5,949.44	5,949.44	62.63	-	42.05	-	-	42.05	6,012.07	6,012.07	4.4500%
LOGIC Investment Pool													
LOGIC Investment Pool	09/01/16	N/A	2,177,527.88	2,177,527.88	25,340.29	-	25,340.29	-	-	25,340.29	2,202,868.17	2,202,868.17	4.7029%
TOTAL INVESTMENTS			2,986,485.50	2,986,485.50	3,004,304.47	1,353,809.35	27,810.89	2,974,902.63	2,012.21	3,004,725.73	4,636,980.62	4,636,980.62	

**RESOLUTION WAIVING AUTOMATIC RESIGNATION OF BOARD MEMBER FOR
ABSENTEISM FROM MEETINGS OF THE BOARD OF DIRECTORS OF THE
MIDTOWN MANAGEMENT DISTRICT**

WHEREAS, the Midtown Management District (the “District”) has been legally created and operates pursuant to the general laws of the State of Texas applicable to municipal management districts; and

WHEREAS, Section 49.052(h) of the Texas Water Code provides that a person is considered to have resigned from serving as a member of the board if the person fails to attend three consecutive meetings of the board, and that the remaining board members by majority vote may waive the resignation if fairness requires that the absences be excused on the basis of illness or other good cause; and

WHEREAS, the Board of Directors has convened on this date within the District at a meeting open to the public and wishes to waive the resignation of one or more board members who failed to attend three consecutive meetings; Now Therefore,

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MIDTOWN
MANAGEMENT DISTRICT THAT:**

Section 1. The Board of Directors of the Midtown Management District hereby waives the resignation of **DANIEL ARGUIJO** and finds that fairness requires that there is good cause to excuse the absences of **DANIEL ARGUIJO** from meetings of the Board of Directors of the District.

[Execution Page Follows]

PASSED AND APPROVED this 3rd day of May 2023.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

DRAFT

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Midtown Management District, hereby certify as follows:

1. The Board of Directors of the Midtown Management District convened in regular session on the 3rd day of May 2023, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

- | | |
|------------------------|--------------------------|
| Darcy John Lefsrud | Daniel Arguijo |
| Gloria Haney | Deborah Tyler-Dillard |
| Amar Mohite | Muddassir Siddiqi, Ed.D. |
| James Llamas | Marylene Chan |
| Ryan M. LeVassuer | Christopher Johnston |
| Maggie Segrieh | Jeanette Criglar, Ph.D. |
| Desmond Bertrand-Pitts | Kelly Young |
| Lewis Goldstein | Charles Washington |
| J. Allen Douglas | |

and all of said persons were present, except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION WAIVING AUTOMATIC RESIGNATION OF BOARD MEMBER FOR ABSENTEISM FROM MEETINGS OF THE BOARD OF DIRECTORS OF THE MIDTOWN MANAGEMENT DISTRICT

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 3rd day of May 2023.

Secretary, Board of Directors

(SEAL)

DRAFT

**Midtown Management District
BCycle services & maintenance**

		La Branch &			
		Alabama	Ensemble HCC	Milam & Webster	Austin & Gray
Station names:		15	14	11	13
dock count :					
Fees :					
BCycle software fee	Average station cost	\$ 113.00	\$ 113.00	\$ 113.00	\$ 113.00
Internet fee	25.00 per kiosk	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Tech Maintenance	3 visits X 1hr X wk	\$ 168.00	\$ 168.00	\$ 168.00	\$ 168.00
Cc readers fee	9.00 per unit	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00
Fuel/ Vehicle wear & tear	4.00 per trip	\$ 52.00	\$ 52.00	\$ 52.00	\$ 52.00
Repair Maintenance	1 visit per month	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Solar cost	10.00 for battery wear & tear	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Bike Service fee	Average bike repairs per station	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00
Houston Bike Share fee	Fee to operate in network	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
Station Parts repaired/ replaced	Average station parts repaired	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
TOTAL FEES		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
MONTHS					TOTALS
March		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
April		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
May		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
June		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
July		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
August		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
September		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
October		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
November		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
December		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
January 2024		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
February		\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00
TOTALS		\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
ANNUAL TOTALS		\$ 30,000.00			

Station Checkouts Quarter 1, 2023

Station	January	February	March
Milam & Webster	0	0	7
Ensemble HCC	0	0	15
Austin & Gray	0	0	17
La Branch & Alabama	0	46	55

Total 0 46 94

