



midtown
H O U S T O N

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
APRIL 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, June 7, 2023 at 11:00 a.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 May 3, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of April 2023.
 - c. Approve Payment of Invoices for May 2023.
 - d. Approve Equi-Tax Report for May 2023.
 - e. Resolution Designating Authorized Representatives with Regard to Investment Accounts of the Midtown Management District.
4. 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 Houston Bike Share regarding extension of maintenance funding.
 - c. Marketing **Debbie Tyler-Dillard, Chair**
 - d. Cultural Arts & Entertainment. . . . **Charles Washington, Chair**
 - e. Finance **Kelly A. Young, Chair**
 - f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62

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

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

i. Executive Committee **Darcy 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

Next meeting date

**** Wednesday, July 12, 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**

**** Please NOTE the date**

8. Adjourn



SEAL

Darcy John Lefsrud/ca

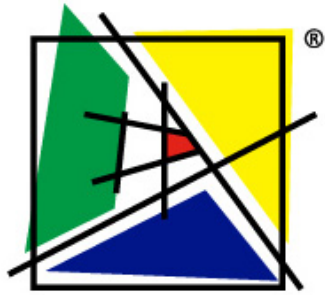
Darcy John Lefsrud, Chair

Midtown Management District Board of Director

******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

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

May 3, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, May 3, 2023, at 6:00 p.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 Mohite, Tyler-Dillard, Siddiqi, and Washington

In addition, present at the meeting, were Midtown Staff members Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Jaime Giraldo, and Chrystal Robinson-Davis; Ashley Small of Medley, Inc., Robert Bradford, Consultant, Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell LLP, Scott Harbers, 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.

Mrs. Robinson-Davis 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 APRIL 5, 2023, BOARD MEETING.**
- B. **APPROVE FINANCIAL REPORTS FOR THE MONTH OF MARCH 2023.**
- C. **APPROVE PAYMENT OF INVOICES FOR APRIL 2023.**
- D. **APPROVE EQUI-TAX REPORT FOR APRIL 2023.**

Ms. Cynthia Alvarado presented the various items on the consent agenda. A motion to approve the consent agenda as presented was made by Director Haney. The motion was seconded by Director Arguijo and carried by majority vote. Director LeVasseur abstained from the vote.

4. REVIEW DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 1ST QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING MARCH 31, 2023.

Mr. Thomas directed the Board's attention to the written Investment Report from Investment Officer Matt Thibodeaux. Mr. Thomas stated that as the District Accounting Manager he assisted in preparing the 1st Quarter Investment Report 2023 in accordance with Article III, Section 3.03 and Article IV, Section 4.066 of the Investment Policy of the District.

Mr. Thomas presented the investment report and stated that the average interest rate on all accounts was 1.479% for the 1st Quarter. He further stated that the amount of interest earned was \$27,810.89. The report reflects the compliance of the investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

A motion to accept the report as presented was made by Director Young. The motion was seconded by Director Chan and carried by unanimous vote.

5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING A RESOLUTION WAIVING THE AUTOMATIC RESIGNATION OF DIRECTOR DANIEL ARGUIJO.

Peggy Foreman presented the Resolution Waiving the Automatic Resignation of Director Daniel Arguijo to the Board of Directors. She explained that State law provides that a Director who misses 3 consecutive board meetings is considered to have automatically resigned, however such automatic resignation can be waived by a majority vote of the remaining Board members if circumstances warrant.

A motion to waive the automatic resignation of Director Daniel Arguijo was made by Director Llamas. The motion was seconded by Director Johnston and carried by unanimous vote.

6. RECEIVE 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 the progress of maintenance activities completed by the Field Services team and others in the District. He also reported on graffiti abatement and receiving updated reports of See-Click-Fix and updated data on the Dark Blocks Project. Director Johnston also thanked Director Chan and the volunteers that participated in the Native Seed Give Away during Art in the Park 2023. He stated that the Good Neighbor letter regarding certain sidewalk repairs was sent to Ms. Alvarado and Mrs. Robinson–Davis for review and mailing. The next Service and Maintenance Committee meeting is scheduled for Monday, May 15, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director Llamas presented the Urban Planning committee report. There were no action items. Director Llamas shared information regarding the METRO BOOST plan for improvements to certain METRO bus stops within the District. He reported that the committee is reviewing the plan and the potential opportunities to partner with METRO for aesthetic enhancements to bus stops in the District, such as decorative treatments to the pavement, plantings, way finding signage, lighting, and bike racks. Once costs for such improvements are determined, the committee will make recommendations to the Board. Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, May 15, 2023, at 4:00 p.m.

i. Request from Bike Share for additional maintenance funding.

Director Llamas advised that funding for certain maintenance costs for the initial 3-month period will end soon and that the Board will be asked to provide additional funding at the June 2023 Board meeting.

No action was taken on this agenda item.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Washington. There were no action items.

She reported that the District received a letter of concern regarding the noise that occurred during Art in the Park 2023 and that several Board Members, certain City of Houston Council Members, and others were copied on the letter. Ms. Alvarado reported that she sent a written response to the resident and that a copy of the response was included in the Board Packet. Ms. Alvarado advised the Board that a sound permit was provided by the City of Houston for the dates of the event, the hours of amplification were from 8:00 a.m. to 10:00 p.m. and that at no time did the District violate the terms of the sound permit. She further reported that the District will continue to look at ways to mitigate the impact of sound at events in the park, including the purchase of a sound meter to monitor noise levels during the three (3) annual District sponsored events.

Ms. Alvarado also reported that the committee will be announcing the artwork selected for a small pilot project regarding the planters located on Elgin Street. She stated that there are seven planters located on Elgin in front of Glover Park that have been uniquely painted by local artists and that the public has been invited to vote (using a QR code located near the

planters) for their favorite painted planters to be installed in the neighborhood. Additionally, the QR code will be printed on postcards and distributed within the District. Ms. Alvarado also announced a brief video presentation for Art in the Park 2023 was available for viewing immediately after the board meeting. Finally, she announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, May 16, 2023, at 3:00 p.m.

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

Mrs. Robinson-Davis presented the Marketing & Economic Development Committee report on behalf of Director Debbie Tyler-Dillard. There were no action items. She reported that there were 18 posts on the various digital social media platforms. The statistics show that for the month of March 2023, across all media platforms, there was a reach of 53,444 with 832 engagements, and 3,175 link clicks. She stated that the top media placements came from the Houston Chronicle and TV Channel WB39. She also reported that the new Midtown Cultural Arts Guide has been posted on the Midtown website and will be distributed to apartments and other businesses within the District. Mrs. Robinson-Davis stated that the Midtown Buzz and the 10-Year Management District Impact Report are the next priority projects for the committee. She reminded the Board that the next Marketing & Economic Development Committee meeting will be held on Tuesday, May 16, 2023, at 3:00 p.m.

E. (Intentionally Omitted)

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported on the status of the Super Neighborhood #62 Action Plan (SNAP). He stated that the goal was to develop a plan similar to plans created by other Houston area communities and present it to the Midtown Management District and to Houston City Council. He further reported that Super Neighborhood #62 is currently forming groups that are similar to District committees to work with the District and the Midtown Redevelopment Authority. Director Johnston also reported that representatives from the Houston Police Department gave general updates and that METRO representatives provided a presentation regarding the METRO Boost plan. Director Johnston announced that the next Super Neighborhood meeting will be held on Thursday, May 11, 2023, at 11:00 a.m.

G. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo presented the Public Safety Committee report on behalf of Director Jeanette Criglar. He provided an update on public safety activities within the District. He reported that there appears to be an increase in the unsheltered population in Midtown, which is believed to be due, in part, to the decommissioning of homeless encampments in adjacent areas of the City.

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

Mr. Giraldo answered questions and provided additional information and a sample of the type of data that could potentially be provided to the District if the proposal for installation of the Flock Camera System is approved. A motion to authorize legal counsel to proceed with the negotiation of an agreement with Flock Group Inc., for installation of the Flock Camera

System was made by Director Llamas. The motion was seconded by Director Criglar. Following all discussion, the motion failed by majority vote. For 2, Against 6, Abstain 3.

Mr. Giraldo announced that the next Public Safety Committee meeting is scheduled for Tuesday, May 16, 2023, at 11:00 a.m.

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

Director Criglar reported on the status of activities for the Service and Improvement Plan Committee. She reported that the committee has been working on an overall timeline for its work and that it plans to host various focus groups with stakeholders and property owners to discuss their respective visions and ideas for future services and improvement projects and programs. Director Criglar announced that the focus groups are anticipated to begin in July 2023. The next committee meeting is scheduled for May 23, 2023, at 9:00 a.m.

I. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud stated that the Executive Committee received a report regarding the District's finances and that assessment collections were slightly less than prior year's collections at the same point in time and that District expenditures were within budget. He reported that the Finance Committee and staff will be working with the various committees on the timing of expenditures for the remainder of the year. There were no action items. The next Finance and Budget Committee meeting will be held on Tuesday, May 30, at 10:00 a.m.

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

Mr. Marlon Marshall presented the following reports regarding the status of current Midtown Redevelopment Authority capital improvement projects:

Caroline Street – The contractor is making progress on addressing certain punch list items. The contractor is being asked to address some landscape items that are covered under the one-year warranty provisions. The MRA staff and consultants are working with TxDOT to address other issues relating to the project, including issues arising as a result of the Texas Department of Licensing and Regulation (TDLR) inspection report. The MRA staff is also addressing landscaping issues at Baldwin Square and the Tuam Street intersection.

Brazos Street – The MRA staff and consultants held an initial meeting with City of Houston representatives to discuss concept designs for the project. Public engagement is anticipated to occur this summer.

PARTNER PROJECTS

Safe Street Survey The consultants have received comments from the survey and will incorporate the information into the final document to present to the MRA Board of Directors before the end of summer.

Parks and Public Spaces Master Plan – The Parks and Public Spaces Master Plan will be presented to the MRA Board at the May 2023 Board meeting. The public comment period ended March 8, 2023 and the team is currently working to review and update the plan

Gray Street Buffer designs – The Gray Street Project will be the initial project for the on-call contractor. Bids for the contract are due on Tuesday, May 23, 2023. MRA will evaluate the bids and make a recommendation at the upcoming MRA Board meeting.

Tuam Street Water Line – The requests for additional improvements and changes to the scope of work relating to certain bicycle and pedestrian enhancements were provided to the City of Houston. The MRA team is awaiting formal approval from the City along with final pricing information for the enhancements.

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).

There was no Executive Session.

9. ANNOUNCEMENTS

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, June 7, 2023, at 11:00 a.m.**

There were no other announcements.

10. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan
Board Secretary

Date

Midtown Management District Balance Sheet Prev Year Comparison

As of April 30, 2023

	<u>Apr 30, 23</u>	<u>Apr 30, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Funds	4,372,937.00	3,664,869.75	708,067.25	19.32%
Restricted Funds	11,422.70	11,422.70	-	0.0%
Total Checking/Savings	4,384,359.70	3,676,292.45	708,067.25	19.26%
Accounts Receivable	159,727.65	240,185.67	-80,458.02	-33.5%
Other Current Assets	-1,434.51	0.00	-1,434.51	-100.0%
Total Current Assets	4,542,652.84	3,916,478.12	626,174.72	15.99%
Other Assets	36,959.00	41,896.75	-4,937.75	-11.79%
TOTAL ASSETS	<u>4,579,611.84</u>	<u>3,958,374.87</u>	<u>621,236.97</u>	<u>15.69%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	260,739.84	204,721.34	56,018.50	27.36%
Other Current Liabilities				
Accrued liability	58,791.57	100,000.25	-41,208.68	-41.21%
Bal due to MRA from FTA Reimbur	11,422.70	11,322.95	99.75	0.88%
Deferred Assessment Revenues	125,544.72	214,032.78	-88,488.06	-41.34%
Other Misc Liabilities	62,652.20	33,333.32	29,318.88	87.96%
Total Other Current Liabilities	258,411.19	358,689.30	-100,278.11	-27.96%
Total Current Liabilities	519,151.03	563,410.64	-44,259.61	-7.86%
Total Liabilities	519,151.03	563,410.64	-44,259.61	-7.86%
Equity				
Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.74%
Net Income	2,158,609.15	1,882,393.02	276,216.13	14.67%
Total Equity	4,060,460.84	3,394,964.23	665,496.61	19.6%
TOTAL LIABILITIES & EQUITY	<u>4,579,611.87</u>	<u>3,958,374.87</u>	<u>621,237.00</u>	<u>15.69%</u>

Midtown Management District

Profit & Loss

January through April 2023

(whole \$)

	Jan 23	Feb 23	Mar 23	Apr 23	TOTAL
Income					
Int Income - Investments	9,205	9,444	10,714	12,539	41,902
Other Income - Booth/Application Fees	-	325	1,750	2,875	4,950
Parking Benefit District	-	105,627	-	-	105,627
Revenue - Assessments	2,482,033	690,004	142,075	(111,575)	3,202,537
Total Income	2,491,238	805,400	154,538	(96,161)	3,355,016
Expenses					
Cultural Arts & Entertainment	124	19,236	2,590	59,330	81,280
District Administration	16,172	33,985	13,318	13,713	77,188
Mrktg & Economic Dev.	2,500	4,067	1,735	11,476	19,779
Parking Benfits District	-	-	-	-	-
Security & Public Safety	74,806	73,015	75,530	67,113	290,463
Service & Maintenance	563,466	33,416	67,983	45,468	710,334
Urban Planning	4,331	13,031	-	-	17,363
Total Expense	661,400	176,751	161,156	197,099	1,196,407
Net Incr/(Decr)	1,829,838	628,649	(6,618)	(293,260)	2,158,609

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

Ordinary Source/Use	Jan -Apr 23	Budget	\$ Over Budget
Sources of Funds			
Int Income (Invest Interest Earned)	41,902	34,620	7,282
Interest on CD (Interest earned on CD purchases)	-	247	(247)
Other Income (Other Income)			
Application Fees (Non-Refundable Application Fees)	1,000	775	225
Booth and Events Fees (Booth and Events Fees)	3,950	3,400	550
Parking Benefit District	105,627	275,000	(169,373)
Total Other Income (Other Income)	110,577	279,175	(168,598)
Revenue - Assessments	3,202,537	3,493,100	(290,563)
Total Souces of Funds	3,355,016	3,807,142	(452,126)

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

	Jan -Apr 23	Budget	\$ Over Budget
Ordinary Source/Use			
Uses of Funds			
Service & Maintenance			
Baldwin/Glover Park Maintenance			
Baldwin/Glover Landscape Contra (Monthly General Maintenance)	6,840.00	27,996	(21,156)
Dog Park Maintenance (Dog Park Maintenance)	-	5,000	(5,000)
Electric	994	2,079	(1,085)
Fountains (Fountains clean-up and repairs)	-	10,000	(10,000)
Irrigation repair	-	5,000	(5,000)
Landscape Repairs	13,915	30,000	(16,085)
Park Lighting (Park Lighting)	5,400	10,000	(4,600)
Path Gravel	-	18,000	(18,000)
Water	759	4,410	(3,651)
Total Baldwin/Glover Park Maintenance	27,909	112,485	(84,576)
Midtown Field Service Prog			
Field Service TEAM			
Field Service TEAM	124,000	372,000	(248,000)
Total Field Service TEAM	124,000	372,000	(248,000)
Graffiti	2,720	10,080	(7,360)
Landscaping/Tree Planting	2,475	20,000	(17,525)
Maintenance Expenses	29	4,000	(3,971)
Pet Bags	1,620	5,000	(3,380)
Seasonal Planting PROW	-	20,000	(20,000)
Storage	1,604	4,884	(3,280)
Supplies	-	600	(600)
Tree Maintenance	22,143	65,000	(42,857)
Total Midtown Field Service Prog	154,591	501,564	(346,973)
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	710,334	1,253,924	(543,590)

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

	Jan -Apr 23	Budget	\$ Over Budget
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)	-	30,000	(30,000)
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	-	41,500	(41,500)
Staffing (Allocated Staffing hours)	-	24,594	(24,594)
Total Urban Planning	17,363	199,793	(182,431)

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

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

DRAFT

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

Ordinary Source/Use
Uses of Funds

Marketing & Economic Developmen

	Jan -Apr 23	Budget	\$ Over Budget
Cultural Arts Guide	9,040	20,000	(10,960)
Marketing - Communications	1,620	5,000	(3,380)
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	420	1,800	(1,380)
Midtown Newspaper	-	10,000	(10,000)
Professional Development (Staff Professional Development)	89	5,000	(4,911)
Resident/.Stake Holder Foc Cmmu	200	14,000	(13,800)
Staffing (Allocated Staffing hours)	-	28,990	(28,990)
Web-site Update & Maint.	2,096	3,500	(1,404)
Total Marketing & Economic Developmen	19,779	133,290	(113,511)

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

Ordinary Source/Use
Uses of Funds

Cultural Arts & Entertainment

	Jan -Apr 23	Budget	\$ Over Budget
Art in the Park	61,373.41	52,000	9,373
Art Project Sponsorships	2,600.00	68,670	(66,070)
Cultural Arts - Communications	6,810.90	11,500	(4,689)
Grant Consultants (Grant Consultants)	-	8,000	(8,000)
Membership	-	2,500	(2,500)
Midtown Mural Project	650.00	30,000	(29,350)
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	-	2,500	(2,500)
Special Events in Bagby Park	9,846.00	48,000	(38,154)
Staffing (Allocated Staffing hours)	-	55,505	(55,505)
Total Cultural Arts & Entertainment	81,280	422,675	(341,395)

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

	Jan -Apr 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)

Midtown Management District
2023 Sources and Uses of Funds

January through April 2023
(whole \$)

Ordinary Source/Use
Uses of Funds

Security and Public Safety

	Jan -Apr 23	Budget	\$ Over Budget
Coffee with a Cop	-	2,000	(2,000)
Enhancement Public Safety (Public Safety)			
Harris County Precinct 7 (Harris County Precinct 7)	147,832.00	450,864	(303,032)
HPD Homeless Outreach Team	-	66,780	(66,780)
S.E.A.L. Security Program	85,732.50	282,180	(196,448)
SEARCH {Homeless Services}	36,781.83	128,789	(92,007)
Total Enhancement Public Safety (Public Safety)	270,346	928,613	(658,267)
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	188.00	2,000	(1,812)
Security Coordinator	328.77	2,400	(2,071)
Staffing (Allocated Staffing hours)	-	129,858	(129,858)
Street Lighting - Electricity	18,750.00	75,000	(56,250)
Street Outage Survey	850	3,000	(2,150)
Total Security and Public Safety	290,463	1,173,871	(883,408)

Midtown Management District 2023 Sources and Uses of Funds

January through April 2023
(whole \$)

	Jan -Apr 23	Budget	\$ Over Budget
Ordinary Source/Use			
Uses of Funds			
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)	22,011	60,000	(37,989)
Returned Checks	-	-	-
Total Assessment Collection Costs	22,011	60,000	(37,989)
Board Meeting & Misc. Exp.	9,582	19,500	(9,918)
General Operating/Admin. Exp.	3,963	26,336	(22,373)
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	32,006	112,500	(80,494)
Public Hearing Service Plan	768	75,000	(74,232)
Public Information Request (Public Information Request)	-	10,000	(10,000)
Total District Administration	77,188	618,276	(541,088)

Midtown Management District Transaction by Account

As of June 7, 2023

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
106010 - Wells Fargo Assessment Acct					
Bill Pmt - Check	05/03/2023	9575	Jasmine Ayers	Concert Art/Coordination/Curator of Artist live onsite performance 2023 ART IN THE PARK	850.00
Bill Pmt - Check	05/03/2023	9576	TEXANS for the Arts	TFA Annual Membership Renewal, Organization Benefactor Level	2,500.00
Bill Pmt - Check	05/03/2023	9577	Exquisite Details By Raquel	Backdrop Rental/Custom Design/Decor/Carpet/ 2023 Art in Park Set UP/Delivery/Teardown	8,140.00
Bill Pmt - Check	05/03/2023	9578	Jaime Giraldo	Reimbursements: Mileage, Meetings, Reports & Site Visits	127.25
Bill Pmt - Check	05/03/2023	9579	Michelle Ashton'	Communcation Consultant: Execute communication task 04-15-2023 - 04-28-2023	450.00
Bill Pmt - Check	05/03/2023	9580	Underground Planet Art Studio, LLC'	Project Mgmt Service Agreement - Painting of 6 Planters (the "Project") 50% FINAL Payment plus ...	3,135.00
Check	05/03/2023	9581	Christopher Johnson	Reimbursements: Earth Day Native Seed Give Away @ Art in the Park Partnership	254.36
Bill Pmt - Check	05/03/2023	9582	Greater East End Management District	Graffiti Abatement APRIL 30 2023 27 Abatements	1,041.25
Bill Pmt - Check	05/03/2023	9583	Metropolitan Landscape Management, Inc.	Glover Park:Plant installation of flowers , plant mix, mulch & fertilizer 04.19.2023	3,750.00
Bill Pmt - Check	05/03/2023	9584	SEAL Security Solutions LLC	2022 ART IN THE PARK April 20 - 22, 2023 - Commissioned Security Officers with Vehicle	2,572.50
Check	05/05/2023	9585	Cynthia Alvarado	Expense Reimbursement:Travel Expenses for Global Cultural District Network Conveening May 22-26,...	815.11
Bill Pmt - Check	05/17/2023	9586	Bryan J. Ross	Distribution of 2023 Midtown Cultural Arts Guide (1500)	250.00
Bill Pmt - Check	05/17/2023	9587	Michelle Ashton'	Communcation Consultant: Execute communication task 04-29-2023 - 05-12-2023	390.00
Bill Pmt - Check	05/18/2023	53209094	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} -- 04/12/2023 - 05/11/2023 Read Date 05/11/2023	307.61
Bill Pmt - Check	05/18/2023	253209063	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} - 04/12/2023 - 05/11/2023 Read Date 05/11/2023	50.42
Bill Pmt - Check	05/31/2023	9588	Michelle Ashton'	Communcation Consultant: Execute communication task 05-13-2023 - 05-26-2023	435.00
Bill Pmt - Check	06/01/2023	9589	Terrance-Amir Glover	Concrete Art: design, drew & create words. Chalk Artist live onsite performance 2023 ART IN THE PARK	350.00
Bill Pmt - Check	06/01/2023	9590	Bryan J. Ross	Distribution of the "AND NOW BLOOM WITH MIDTOWN HOUSTON"	200.00
Check	06/07/2023	9591	GREATLAND INVESTMENT INC	81 013 267 000 0003 2900 TRAVIS STREET YEAR: 2022	133.80
Check	06/07/2023	9592	NIS INVESTMENTS INCORPORATED	81 124 949 001 0008 1705 STUART AVENUE YEAR: 2022	67.20
Check	06/07/2023	9593	Athletic Ventures Inc.	81 120 815 001 0001 2205 FANNIN STREET YEAR: 2022	380.77
Check	06/07/2023	9594	BOYD LINDA C	2102 LOUISIANA STREET 81 015 238 000 0001 TAX YEAR: 2022	278.55
Check	06/07/2023	9595	BAP 2800 LLC	SAN JACINTO STREET 81 019 090 000 0001 TAX YEAR: 2022	145.15
Check	06/07/2023	9596	PEARL ROSEMONT LLC	102 DENNIS STREET 81 136 278 001 0001 TAX YEAR: 2022	8,044.94
Check	06/07/2023	9597	Bermac Arts LLC	81 022 051 000 0008 4101 San Jacinto St: TAX YEAR: 2022	228.47
Check	06/07/2023	9598	McGowen Brazos Venture LTD	81 033 034 001 0001 306 MCGOWEN ST TAX YEAR: 2022	23.62

Unaudited Financials

Midtown Management District Transaction by Account

As of June 7, 2023

Type	Date	Num	Name	Memo	Amount
Check	06/07/2023	9599	Tehuacana Partners LTD	3200 TRAVIS STREET 81 013 264 000 0004 TAX YEAR: 2022	434.25
Check	06/07/2023	9600	2300 CHENEVERT HOLDING LLC	2300 CHENEVERT STREET 81 019 023 000 0005 TAX YEAR: 2022	41.80
Check	06/07/2023	9601	1701 WEBSTER LTD"	1700 WEBSTER STREET 81 002 170 000 0009 TAX YEAR: 2022	82.32
Check	06/07/2023	9602	NGUYEN SU T	81 124 887 001 0001 2802 ALBANY STREET TAX YEAR: 2022	196.05
Check	06/07/2023	9603	Michael J. Paolucci	81 051 353 000 0001 102 OAK PLACE TAX YEAR: 2022	50.55
Check	06/07/2023	9604	2602 RICHMOND LP	81 019 031 000 0001 2401 SAN JACINTO STREET TAX YEAR: 2022	133.67
Check	06/07/2023	9605	Webster Chenevert Ltd.	(2) Properties 2110 & 2117 CHENEVERT STREET TAX YEARS: 2022	374.05
Check	06/07/2023	9606	HI TECH AUTO REALTY LLC	(2) Properties 2000 SMITH STREET & 2520 MAIN STREET TAX YEARS: 2022	2,307.45
Check	06/07/2023	9607	BERGERON CURTIS L	81 121 395 001 0005 184 OAK PLACE YEAR: 2021, 2022	501.83
Check	06/07/2023	9608	RANDALL FOOD & DRUG LP	81 121 765 001 0001 2225 LOUISIANA STREET YEAR: 2021	2,417.14
Check	06/07/2023	9609	Webster Chenevert Ltd.	(2) Properties 2600 TRAVIS STREET TAX YEARS: 2022	630.70
Check	06/07/2023	9610	CENTRAL HOUSTON AUTO PROPERTIES II LLC	(4) Properties TAX YEARS: 2022	2,221.08
Bill Pmt - Check	06/07/2023	9611	MidCorp dba Midtown Parks Conservancy	MMD Marketing/Media/Office Supplies/Communications/Facebook Ads/Storage Unit/ Reimbursement: 01.01.23 - 02.28.23	4,483.78
Bill Pmt - Check	06/07/2023	9612	Burney & Foreman	Legal Services INV# 2023-0131 JANUARY - APRIL 2023	24,000.00
Bill Pmt - Check	06/07/2023	9613	Carr, Riggs & Ingram CPAs and Advisors	FY2022 FINANCIAL AUDIT: Progress billing for financial statement audit of Midtown Management District	12,000.00
Bill Pmt - Check	06/07/2023	9614	DJ MAV HOLDINGS	Sound TECH/QSC Touchmix mixer/Shure Wireless Mic -May 4, 2023 BOD Meeting	1,165.00
Bill Pmt - Check	06/07/2023	9615	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:- - JUNE 2023	2,837.56
Bill Pmt - Check	06/07/2023	9616	Goode Technology Group, Inc.	TECH work --- May 4, 2023 MMMD BOD Meeting	157.50
Bill Pmt - Check	06/07/2023	9617	Houston Business Journal	On call pavement marking & maintenance - service run date: 05/05/2023	440.00
Bill Pmt - Check	06/07/2023	9618	Harris County Treasurer	Constable Services for JULY 2023	36,958.00
Bill Pmt - Check	06/07/2023	9619	Medley Incorporated	March 16-31 & April 1-30, 2023 Retainer: General Marketing, Social Media Services, Communications & Midtown Buzz production & development (1/2 payment)	7,950.01
Bill Pmt - Check	06/07/2023	9620	SEAL Security Solutions LLC	ARPIL 1-30, 2023 - Commissioned Security Officers with Vehicle and Occassional K-9	23,082.50
Bill Pmt - Check	06/07/2023	9621	MidCorp dba Midtown Parks Conservancy	MMD Marketing/Media/Office Supplies/Facebook Ads Reimbursement: 03.01.23 - 04.30.23	4,319.40
Bill Pmt - Check	06/07/2023	9622	smc Logistics, LLC	Field Maintenance Services in Midtown - APRIL 2023 & Electrical services for Glover and Baldwin Parks; lights assessment: trenching /laying new wire for 3 ground lights, (33) lights repairs @ Baldwin Park, Labor & Materials.	36,400.00
Bill Pmt - Check	06/07/2023	9623	BRACEWELL LLP	051911.000001 For Service Throught APRIL 30, 2023 General Counsel	825.00
Bill Pmt - Check	06/07/2023	9624	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program {APRIL 2023}	6,757.10

Unaudited Financials

Midtown Management District Transaction by Account

As of June 7, 2023

Type	Date	Num	Name	Memo	Amount
Bill Pmt - Check	06/07/2023	9625	Metropolitan Landscape Management, Inc.	Baldwin Park: Irrigation repair - repair lateral lines, repair rotors, 04.19.2023 & Monthly Maintenance Agrmt BALDWIN & GLOVER Parks -- APR & MAY SERVICES 2023	4,270.00
Bill Pmt - Check	06/07/2023	9626	Chrisopher Robinson	Juneteenth MIDTOWN Sign Wrap Design - Title (This is Houston Juneteenth 2023)	1,200.00
Bill Pmt - Check	06/07/2023	9627	City of Houston - Mayor's Office	City of Houston Midtown Application Fee/Street Function Fee (2023 Mislteoe Market)	125.32
Bill Pmt - Check	06/07/2023	9628	Minor Design Group, Inc.	Design Services - Juneteenth & Service Improvement Plan - Eventbrite Banners/eFlyers	850.00
Total 106010 · Wells Fargo Assessment Acct					212,133.06

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

May 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	\$3,365,668.83	\$3,224,161.81	\$141,507.02	96%
2021	0.1181	\$3,050,178.55	\$3,031,519.18	\$18,659.37	99%
2020	0.1181	\$2,824,819.07	\$2,813,856.66	\$10,962.41	99%
2019	0.1181	\$2,585,002.29	\$2,579,525.31	\$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:

2022 Assessment Collected
2021 Assessment Collected
2020 Assessment Collected
2019 Assessment Collected
2018 Assessment Collected
2017 Assessment Collected
2016 Assessment Collected
2015 Assessment Collected
2014 Assessment Collected
2013 Assessment Collected
2012 Assessment Collected
2011 Assessment Collected
2010 Assessment Collected
2009 Assessment Collected
2008 Assessment Collected
2007 Assessment Collected
2006 Assessment Collected
2005 Assessment Collected
2004 Assessment Collected
2003 Assessment Collected
2002 Assessment Collected
2001 Assessment Collected
2000 Assessment Collected
Miscellaneous Revenue
Penalty & Interest
Overpayments
Estimated Payment
CAD Corrections
CAD Lawsuit Corrections
Collection Fees
Total Revenue

Current Month

Year to Date

-3,580.39
-4,533.31
0.00
-228.47
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
1,265.75
0.00
0.00
501.83
18,191.56
0.00
11,616.97
2,664,307.96
877.38
3,800.44
2,278.38
2,110.63
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
22,235.43
16,669.61
0.00
501.83
94,061.37
6,217.90

Overpayments & CAD Refunds Presented
Overpayments Applied to Assessment

18,693.39
0.00
122,717.16
0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2018	2,032,235,805		
ASSESSED VALUE FOR 2019	2,183,658,671		
ASSESSED VALUE FOR 2020	2,423,607,338		
ASSESSED VALUE FOR 2021	2,590,175,073		
ASSESSED VALUE FOR 2022	2,849,846,272	UNCERTIFIED	1,557,684

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
May 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	ACCOUNT	ASSESSMENT YEAR	
*2009 CPT COMMUNITY OWNER LLC	81 127 457 001 0001	2022	33,567.01
***COHEN JAY H	81 019 190 000 0006	2013 - 2022	5,688.72
***GALVAN RICHARD R	81 019 148 000 0006	2018 - 2022	5,153.80
*2300 FANNIN LTD	81 019 037 000 0009	2022	3,998.57
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 120 532 000 0006	2012 - 2022	3,285.17
***THLH INVESTMENTS INC	81 006 059 000 0001	2020 - 2021	3,062.48
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2022	2,565.10
**ANTWINE LINDA	81 013 086 000 0009	2009 - 2022	2,563.99

***Suit Filed

**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%	96%
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
May 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	2,579,525.31	
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	3,031,519.18	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,224,161.81	
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
Lawsuit and Arbitration Status Summary as of 5/5/2023

Jur 953

Summary

For Tax Years 2005-2023, for the period of June 2009 through May 5, 2023

Settled

7,910,171,209	Original value of Settled accounts as of 5/5/2023
1,198	Number of Settled accounts as of 5/5/2023
711,001,056	Reduction in value of Settled accounts
8.99%	Average % reduction in value of Settled accounts

Unsettled

2,618,119,504	Original value of Unsettled accounts as of 5/5/2023
215	Number of Unsettled accounts as of 5/5/2023

0.1181 Tax rate per \$100 valuation

\$277,923	Estimated reduction in assessment on	215	Unsettled accounts,
	based on	8.99%	average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 5/5/2023**

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
Tax Year 2014											
Unsettled											
Tax Year 2014	122-650-001-0001	MRI Midtown Ltd	17,877,930		2019-74139						
Tax Year 2014	Total	Unsettled Accounts, original value	17,877,930								
Tax Year 2014	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2015											
Unsettled											
Tax Year 2015	122-650-001-0001	MRI Midtown Ltd	20,000,000		2019-74139						
Tax Year 2015	Total	Unsettled Accounts, original value	20,000,000								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2017											
Settled											
Tax Year 2017	025-010-000-0001	Cloudbreak Houston LLC	2,778,772	\$3,281.73	2017-77713	8/18/2022	2,550,000	\$270.18	8.23%	8/23/2022	09/29/22
			2,778,772								
			1								
Unsettled											
Tax Year 2017	Total	Unsettled Accounts, original value	0								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	0								
Tax Year 2018											
Settled											
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900	\$3,131.89	2018-71523	11/16/2022	2,593,000	\$69.56	2.22%	11/28/2022	12/30/2022
			4,796,049								
			2								
Unsettled											
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680		2018-73360						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	20,473,159		2019-74139						
Tax Year 2018	Total	Unsettled Accounts, original value	21,083,839								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2019											
Settled											
Tax Year 2019	019-090-000-0001	BAP 2800 LLC	753,500	\$889.88	2019-71375	2/14/2023	740,000	\$15.94	1.79%	2/15/2023	3/29/2023
Tax Year 2019	139-026-001-0001	4600 Main Street Housing LP	1,176,810	\$1,389.81	2019-69732	2/14/2023	1,000,000	\$208.81	15.02%	2/15/2023	3/29/2023
Tax Year 2019	013-072-000-0001	San Jacinto Apartments LLC	1,109,950	\$1,310.85	2019-73171	3/24/2023	1,055,000	\$64.89	4.95%	3/24/2023	4/27/2023
Tax Year 2019	022-051-000-0008	Bermac Arts LLC	2,193,455	\$2,590.47	2019-73329	4/14/2023	2,000,000	\$228.47	8.82%	5/8/2023	6/1/2023

Midtown Management District
Lawsuit and Arbitration Status Detail as of 5/5/2023

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
			627,975,426				574,455,907				
			5								
Unsettled											
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	019-144-000-0005	3033 Fannin Realty Ltd	878,640		2019-71064						
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	002-178-000-0001	AJM Marketing Services LLC	2,056,371		2019-73610						
Tax Year 2019	Total	Unsettled Accounts, original value	31,101,519								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	6								
Tax Year 2020											
Settled											
Tax Year 2020	120-815-001-0001	Athletic Ventures Inc	2,870,000	\$3,389.47	2020-57425	2/2/2023	2,680,000	\$224.39	6.62%	2/2/2023	2/24/2023
			1,155,292,356				1,037,133,991				
			5								

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Unsettled											
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	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	120-017-001-0008	Kozadinos Interest Ltd	3,001,314		2020-57407						
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,618		2020-58727						
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994		2020-58727						
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	019-089-000-0003	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	Total	Unsettled Accounts, original value	116,729,305								
Tax Year 2020	Total	Unsettled Accounts, number of accounts	11								

Tax Year 2021

Settled											
Tax Year 2021	002-158-000-0001	JK Fannin LLC	5,940,858	\$7,016.15	2021-58110	2/14/2023	4,600,000	\$1,583.55	22.57%	02/15/222	2/24/2023
Tax Year 2021	124-682-001-0001	Opal Arrow LLC	4,263,500	\$5,035.19	2021-57625	2/14/2023	3,700,000	\$665.49	13.22%	2/15/2023	3/29/2023
Tax Year 2021	015-238-000-0002	2100 Milam LLC	1,136,921	\$1,342.70	2021-48336	2/2/2023	990,000	\$173.51	12.92%	2/2/2023	2/24/2023
Tax Year 2021	019-022-000-0019	PS LPT Properties Investors	4,988,098	\$5,890.94	2021-54538	2/2/2023	4,700,000	\$340.24	5.78%	2/2/2023	2/24/2023
Tax Year 2021	002-135-000-0001	2000 Crawford Property	9,881,060	\$11,669.53	2021-63678	2/2/2023	9,187,500	\$819.09	7.02%	2/2/2023	2/24/2023
Tax Year 2021	008-191-000-0007	Louisiana Hadley LLC	854,595	\$1,009.28	2021-70973	2/2/2023	760,000	\$111.72	11.07%	2/2/2023	2/24/2023
Tax Year 2021	122-191-001-0001	SP Midtown Ltd	9,700,159	\$11,455.89	2021-44060	3/23/2023	8,250,000	\$1,712.64	14.95%	Received	3/29/2023
Tax Year 2021	125-831-001-0001	Midtown Scouts Square Property LP	4,481,554	No Change	2021-57386	5/24/2023	4,481,554	\$0.00	0.00%	na	na
Tax Year 2021	019-143-000-0005	3100 Fannin Purchase Company LLC	379,850	\$448.60	2021-74423	3/23/2023	325,000	\$64.78	14.44%	Received	3/29/2023
Tax Year 2021	019-143-000-0007	3100 Fannin Realty Ltd	768,663	\$907.79	2021-74423	3/23/2023	660,000	\$128.33	14.14%	Received	3/29/2023
Tax Year 2021	019-143-000-0013	3100 Fannin Purchase Company LLC	379,850	\$448.60	2021-74423	3/23/2023	325,000	\$64.78	14.44%	Received	3/29/2023
Tax Year 2021	019-144-000-0005	3100 Fannin Purchase Company LLC	1,101,062	\$1,300.35	2021-74423	3/23/2023	940,000	\$190.21	14.63%	Received	3/29/2023
Tax Year 2021	019-146-000-0014	3100 Fannin Realty Ltd	3,799,549	\$4,487.27	2021-74423	3/23/2023	3,250,000	\$649.02	14.46%	Received	3/29/2023
Tax Year 2021	121-765-001-0001	Randalls Properties Inc	9,446,686	\$11,156.54	2021-49317	4/14/2023	7,400,000	\$2,417.14	21.67%	Received	6/1/2023
Tax Year 2021	015-230-000-0001	Central Houston Auto Properties II LLC	5,898,886	\$6,966.58	2021-56973	4/14/2023	5,400,000	\$589.18	8.46%	5/8/2023	6/1/2023
Tax Year 2021	019-038-000-0006	Central Houston Auto Properties II LLC	2,109,868	\$2,491.75	2021-56973	4/14/2023	1,925,000	\$218.33	8.76%	5/8/2023	6/1/2023
Tax Year 2021	132-825-001-0001	Central Houston Auto Properties II LLC	12,508,505	\$14,772.54	2021-56973	4/14/2023	11,500,000	\$1,191.04	8.06%	5/8/2023	6/1/2023
			1,269,639,969				1,152,696,523				
			174								

Unsettled											
Tax Year 2021	013-260-001-0001	3201 Louisiana LLC	21,129,508		2021-44064						
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	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	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						

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Tax Year 2021	122-650-001-0001	MRI 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	025-025-000-0001	Bonituk Interests LTD	3,473,701		2021-58351						
Tax Year 2021	002-178-000-0001	Afm 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	026-007-000-0005	Mary Griffith Wallace Trust ET AL	879,908		2021-65822						
Tax Year 2021	022-051-000-0008	Bermac Arts LLC	2,474,438		2021-66644						
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	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	033-011-000-0008	2416 Brazos LLC	1,222,878		2021-78569						
Tax Year 2021	019-191-000-0004	Leen Salam Inc	1,032,500		2021-80086						
Tax Year 2021	Total	Unsettled Accounts, original value	166,715,061								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	26								

Tax Year 2022

Settled											
Tax Year 2022	013-258-000-0003	Levan Real Estate LP	1,875,000	\$2,214.38	101-22-001766	2/14/2023	1,687,500	\$221.44	10.00%	25.25(b)	2/24/2023
Tax Year 2022	025-021-000-0001	4510 S Main LLC	4,508,123	\$5,324.09	101-22-001925	2/14/2023	4,250,100	\$304.72	5.72%	25.25(b)	2/24/2023
Tax Year 2022	025-023-000-0009	401 Richmond LLC	1,747,900	\$2,064.27	101-22-001926	2/14/2023	1,490,550	\$303.93	14.72%	25.25(b)	2/24/2023
Tax Year 2022	013-228-000-0003	ATH Holdings LLC	1,514,724	\$1,788.89	101-22-002384	3/13/2023	1,404,575	\$130.09	7.27%	25.25(b)	3/29/2023
Tax Year 2022	022-075-000-0001	4118 Fannin Square LLC	2,076,380	\$2,452.20	101-22-002406	3/13/2023	1,789,000	\$339.39	13.84%	25.25(b)	3/29/2023
Tax Year 2022	022-075-000-0003	4118 Fannin Square LLC	1,782,258	\$2,104.85	101-22-002407	3/13/2023	1,642,000	\$165.65	7.87%	25.25(b)	3/29/2023
Tax Year 2022	122-491-001-0001	Nova Terranova LLC	1,571,353	\$1,855.77	101-22-002425	3/13/2023	1,300,000	\$320.47	17.27%	25.25(b)	3/29/2023
Tax Year 2022	019-146-000-0007	H T Investment Corporation	2,235,445	\$2,640.06	101-22-02630	3/13/2023	1,700,000	\$632.36	23.95%	25.25(b)	3/29/2023
Tax Year 2022	025-032-000-0001	H T Investment Corporation	647,175	\$764.31	101-22-002631	3/13/2023	550,000	\$114.76	15.01%	25.25(b)	3/29/2023
Tax Year 2022	025-032-000-0006	H T Investment Corporation	526,713	\$622.05	101-22-002631	3/13/2023	460,000	\$78.79	12.67%	25.25(b)	3/29/2023
Tax Year 2022	025-032-000-0010	H T Investment Corporation	301,543	\$356.12	101-22-002631	3/13/2023	255,000	\$54.96	15.43%	25.25(b)	3/29/2023
Tax Year 2022	002-151-000-0001	Hamilton Midtown LTD	1,847,925	\$2,182.40	101-22-002688	3/13/2023	1,600,000	\$292.80	13.42%	25.25(b)	3/29/2023
Tax Year 2022	002-152-000-0014	1701 Webster LTD	1,588,945	\$1,876.54	101-22-002698	3/13/2023	1,427,869	\$190.23	10.14%	25.25(b)	3/29/2023
Tax Year 2022	138-567-001-0001	Smith Howard F III	4,047,305	\$4,779.87	101-22-002751	3/13/2023	3,550,000	\$587.32	12.29%	25.25(b)	3/29/2023
Tax Year 2022	002-151-000-0007	Webster-Chenevert LTD	2,276,720	\$2,688.81	101-22-003064	4/14/2023	2,035,000	\$285.47	10.62%	25.25(b)	6/1/2023
Tax Year 2022	002-152-000-0003	Webster-Chenevert LTD	600,000	\$708.60	101-22-003066	4/14/2023	525,000	\$88.58	12.50%	25.25(b)	6/1/2023
Tax Year 2022	019-069-000-0001	CJC Properties LLC	610,300	No Change	101-22-003597	3/3/2023	610,300	\$0.00	0.00%	na	na
Tax Year 2022	013-076-012-0011	Current Owner	256,000	No Change	2022-01543	3/3/2023	256,000	\$0.00	0.00%	na	na
Tax Year 2022	119-259-001-0003	Sherman Way Midtown LLC ET AL	44,846,490	\$52,963.70	2022-36696	3/23/2023	41,900,000	\$3,479.80	6.57%	3/24/2023	4/27/2023
Tax Year 2022	015-238-000-0001	Boyd Linda C	1,320,856	\$1,559.93	2022-46909	4/14/2023	1,085,000	\$278.55	17.86%	5/15/2023	6/1/2023
Tax Year 2022	134-760-001-0001	Hadley Midtown Apts LLC	42,457,503	\$50,142.31	2022-48447	3/23/2023	38,200,000	\$5,028.11	10.03%	Total Exempt	3/29/2023
Tax Year 2022	122-191-001-0001	Trea SP IV Houston TX LLC	11,540,928	\$13,629.84	2022-52639	3/23/2023	9,925,000	\$1,908.42	14.00%	3/24/2023	4/27/2023
Tax Year 2022	135-584-001-0001	Mid-Main Properties LP	59,365,985	\$70,111.23	2022-53127	3/23/2023	51,250,000	\$9,584.98	13.67%	3/24/2023	4/27/2023

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Tax Year 2022	127-457-001-0001	2009 CPT Community Owner LLC	36,327.465	\$42,902.74	2022-55117	4/14/2023	64,750,000	Due	0.00%	5/8/2023	na
Tax Year 2022	028-097-000-0011	AB Merion II Metro Midtown LLC	65,361,128	no change	2022-65929	2/21/2023	65,361,128	\$0.00	0.00%	na	na
Tax Year 2022	019-031-000-0001	2602 Richmond LP	1,813.186	\$2,141.37	101-22-003363	4/14/2023	1,700,000	\$133.67	6.24%	25.25(b)	6/1/2023
Tax Year 2022	051-353-000-0001	Michael J Paolucci Trust	532,803	\$629.24	101-22-003368	4/14/2023	490,000	\$50.55	8.03%	25.25(b)	6/1/2023
Tax Year 2022	013-267-000-0003	Greatland Investment Inc	953.294	\$1,125.84	101-22-003736	4/14/2023	840,000	\$133.80	11.88%	25.25(b)	6/1/2023
Tax Year 2022	124-887-001-0001	Nguyen Su T	1,366,000	\$1,613.25	101-22-003766	4/14/2023	1,200,000	\$196.05	12.15%	25.25(b)	6/1/2023
Tax Year 2022	002-170-000-0009	1701 Webster LTD	1,849,703	\$2,184.50	101-22-003775	4/14/2023	1,780,000	\$82.32	3.77%	25.25(b)	6/1/2023
Tax Year 2022	019-023-000-0005	2300 Chenevert Holdings LLC	910,400	\$1,075.18	101-22-004491	4/14/2023	875,000	\$41.80	3.89%	25.25(b)	6/1/2023
Tax Year 2022	013-264-000-0004	Tehuacana Partners LTD	3,617,693	\$4,272.50	2022-41681	4/14/2023	3,250,000	\$434.25	10.16%	5/8/2023	6/1/2023
Tax Year 2022	006-060-000-0003	HY Travis LLC	1,523,100	\$1,798.78	2022-47371	4/14/2023	1,375,000	\$174.90	9.72%	5/8/2023	6/1/2023
Tax Year 2022	006-061-000-0008	HY Travis LLC	3,885,948	\$4,589.30	2022-47371	4/14/2023	3,500,000	\$455.80	9.93%	5/8/2023	6/1/2023
Tax Year 2022	015-230-000-0001	Central Houston Auto Properties II LLC	5,976,261	\$7,057.96	2022-48163	4/14/2023	5,400,000	\$680.56	9.64%	5/8/2023	6/1/2023
Tax Year 2022	019-038-000-0006	Central Houston Auto Properties LLC	2,113,418	\$2,495.95	2022-48163	4/14/2023	1,925,000	\$222.53	8.92%	5/8/2023	6/1/2023
Tax Year 2022	132-825-001-0001	Central Houston Auto Properties LLC	12,877,556	\$15,208.39	2022-48163	4/14/2023	11,500,000	\$1,626.89	10.70%	5/8/2023	6/1/2023
Tax Year 2022	013-270-003-0001	McGowen Brazos Venture LTD	15,564,392	\$15,795.88	2022-49237	4/14/2023	13,375,000	\$0.00	0.00%	5/8/2023	NA
Tax Year 2022	033-034-001-0001	McGowen Brazos Venture LTD	35,706,708	\$35,872.88	2022-49237	4/14/2023	30,355,000	\$23.62	0.07%	5/8/2023	6/1/2023
Tax Year 2022	137-390-001-0001	3300 Main Project Owner LP	146,852,300	\$147,625.00	2022-50822	4/14/2023	125,000,000	\$0.00	0.00%	Pd Correct	N/A
Tax Year 2022	136-278-001-0001	Pearl Rosemont LLC	45,413,370	\$53,633.19	2022-51503	4/14/2023	38,601,400	\$8,044.94	15.00%	5/8/2023	6/1/2023
Tax Year 2022	019-090-000-0001	Bap 2800 LLC	942,905	\$1,113.57	2022-63988	4/14/2023	820,000	\$145.15	13.03%	5/8/2023	6/1/2023
Tax Year 2022	120-815-001-0001	Athletic Ventures Inc	3,472,412	\$4,100.92	101-22-004160	5/5/2023	3,150,000	\$380.77	9.28%	5/24/2023	6/1/2023
Tax Year 2022	124-949-001-0008	Nis Investments Incorporated	281,900	\$332.92	101-22-005839	5/5/2023	225,000	\$67.20	20.19%	5/24/2023	6/1/2023
			587,759,020				557,350,422				
			51								

Unsettled											
Tax Year 2022	002-152-000-0009	1701 Webster LTD	2,273,258		101-22-003776						
Tax Year 2022	019-143-000-0001	Cynthia Properties LP	1,045,367		101-22-003823						
Tax Year 2022	120-435-001-0001	Car spa Midtown I LP	4,599,749		101-22-005066						
Tax Year 2022	019-135-000-0001	Attayi Family LP	1,767,704		101-22-005271						
Tax Year 2022	025-001-021-0002	4400 San Jacinto LLC	1,543,515		101-22-005396						
Tax Year 2022	144-534-001-0001	Travis Partners Capital LLC	1,000,000		101-22-005521						
Tax Year 2022	019-017-000-0004	ND Interests LLC	406,250		101-22-005586						
Tax Year 2022	019-088-000-0016	Lobue John J & Marys	693,079		101-22-005715						
Tax Year 2022	022-067-000-0013	Phan Dao C & Muoi	1,034,977		101-22-005802						
Tax Year 2022	019-017-000-0003	ND Interests LLC	408,958		101-22-005844						
Tax Year 2022	022-053-000-0005	Nanes Plaza LLC	814,073		101-22-005869						
Tax Year 2022	137-849-001-0001	Graeter Properties LLC	1,354,209		101-22-005886						
Tax Year 2022	019-077-000-0003	Current Owner	527,000		101-22-006701						
Tax Year 2022	025-018-000-0006	15 21 Japhet Realty LTD	1,348,168		101-22-006736						
Tax Year 2022	025-026-000-0013	3600 San Jacinto LTD	1,102,177		101-22-006761						
Tax Year 2022	019-028-000-0007	Dennis Austin LLC	445,000		101-22-006866						
Tax Year 2022	019-032-000-0008	LLR Management Inc	818,878		101-22-007119						
Tax Year 2022	006-060-000-0001	CTV Investments LLC	506,876		101-22-007365						
Tax Year 2022	121-005-001-0005	410 Hadley LLC	396,500		101-22-007485						
Tax Year 2022	013-241-000-0009	Bee Line Corporation	796,025		101-22-007530						
Tax Year 2022	022-056-000-0003	Smith Harry Leonard	1,694,000		2021-48293						
Tax Year 2022	022-056-000-0013	Smith Harry Leonard	181,225		2021-48293						
Tax Year 2022	013-241-000-0012	Attayi Family LP	1,234,155		2021-74477						

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Tax Year 2022	013-242-000-0003	3300 Smith Street LLC	2,425,178		2021-74477						
Tax Year 2022	037-029-000-0001	3300 Smith Street LLC	535,694		2021-74477						
Tax Year 2022	019-190-000-0006	Cohen Jay H	926,400		2022-27072						
Tax Year 2022	126-647-001-0001	Brooklyn McGowen LLC	5,650,202		2022-41167						
Tax Year 2022	128-274-001-0001	TAG TBD LLC	4,791,973		2022-42620						
Tax Year 2022	138-633-001-0001	Caydon Houston Property LP	141,648,865		2022-46171						
Tax Year 2022	123-415-000-0001	VR Calais Holdings Limited Partnership	70,333,810		2022-47087						
Tax Year 2022	013-260-001-0001	3201 Louisiana LLC	22,146,901		2022-47485						
Tax Year 2022	013-252-000-0001	Plazas Midtown LTD	13,350		2022-47495						
Tax Year 2022	033-019-000-0002	Plaza at Midtown LTD	5,289,582		2022-47495						
Tax Year 2022	120-271-001-0001	The plazas Midtown II LTD	4,017,214		2022-47495						
Tax Year 2022	033-256-005-0001	Excelisor Land Co Inc	800,000		2022-47530						
Tax Year 2022	033-256-005-0002	Excelisor Land Co Inc	440,000		2022-47530						
Tax Year 2022	033-256-005-0005	Excelisor Land Co Inc	1,115,338		2022-47530						
Tax Year 2022	033-256-005-0015	Excelisor Land Co Inc	1,646,930		2022-47530						
Tax Year 2022	002-138-000-0013	Shepherd W M	335,166		2022-47754						
Tax Year 2022	002-139-000-0001	Cars DB4 LP	1,138,766		2022-47754						
Tax Year 2022	002-139-000-0011	Cars DB4 LP	361,505		2022-47754						
Tax Year 2022	002-156-000-0001	Duke Street Partners LTD	3,540,320		2022-47754						
Tax Year 2022	002-156-000-0007	Thomas Clayton O	1,338,069		2022-47754						
Tax Year 2022	002-175-000-0006	Cars DB4 LP	921,088		2022-47754						
Tax Year 2022	002-175-000-0008	Group 1 Realty INC	330,775		2022-47754						
Tax Year 2022	002-175-000-0016	Group 1 Realty INC	745,900		2022-47754						
Tax Year 2022	002-175-000-0017	Group 1 Realty INC	231,543		2022-47754						
Tax Year 2022	002-176-000-0001	Golconda Venture	2,675,926		2022-47754						
Tax Year 2022	122-419-001-0001	Group 1 Realty INC	4,062,500		2022-47754						
Tax Year 2022	129-701-001-0001	Cars DB4 LP	1,738,964		2022-47754						
Tax Year 2022	130-390-001-0001	Group 1 Realty INC	3,791,360		2022-47754						
Tax Year 2022	130-390-002-0001	Group 1 Realty INC	2,065,554		2022-47754						
Tax Year 2022	135-082-001-0001	Group 1 Realty INC	3,097,504		2022-47754						
Tax Year 2022	135-699-001-0001	Ellis Carolyn Rosenstock	6,891,760		2022-47754						
Tax Year 2022	019-147-000-0003	First Interstate BK TX N A	887,191		2022-47958						
Tax Year 2022	128-778-001-0001	VTT Polaris Properties LLC	3,446,434		2022-47958						
Tax Year 2022	002-263-002-0001	H Midtown LP	44,788,659		2022-48037						
Tax Year 2022	150-279-001-0001	William Marsh Rice University	67,688,555		2022-48565						
Tax Year 2022	139-870-001-0001	4001 Main LP	5,192,400		2022-48780						
Tax Year 2022	002-160-000-0001	William Marsh Rice University	3,270,833		2022-48781						
Tax Year 2022	002-160-000-0003	William Marsh Rice University	642,328		2022-48781						
Tax Year 2022	002-160-000-0021	William Marsh Rice University	589,208		2022-48781						
Tax Year 2022	120-655-001-0001	Wichita Enterprises Inc	2,202,506		2022-48929						
Tax Year 2022	019-037-000-0009	2300 Fannin LTD	3,428,969		2022-50897						
Tax Year 2022	019-040-000-0001	2300 Fannin LTD	1,446,779		2022-50897						
Tax Year 2022	019-040-000-0003	2300 Fannin LTD	2,212,122		2022-50897						
Tax Year 2022	019-224-000-0001	Houston Community College System	5,152,753		2022-50936						
Tax Year 2022	025-025-000-0009	TV Prop LLC	317,374		2022-50936						
Tax Year 2022	025-028-000-0004	Ben Wah Prop LLC	872,258		2022-50936						
Tax Year 2022	015-238-000-0002	2100 Milam LLC	1,139,338		2022-51085						

Midtown Management District
Lawsuit and Arbitration Status Detail as of 5/5/2023

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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 2022	015-233-000-0002	Post Midtown Square LP	85,100,334		2022-51429						
Tax Year 2022	131-008-001-0001	Post Midtown Square LP	34,203,055		2022-51429						
Tax Year 2022	013-270-001-0001	2900 Milan Partners LTD	41,869,626		2022-51506						
Tax Year 2022	122-650-001-0001	MRI Midtown LTD	23,360,816		2022-51509						
Tax Year 2022	122-650-002-0001	Carolyn F Jackson Family Partnership LTD	3,317,542		2022-51509						
Tax Year 2022	138-723-001-0001	Pearl Residences at Midtown Owner LLC	60,990,720		2022-51519						
Tax Year 2022	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	22,617,739		2022-51519						
Tax Year 2022	013-270-004-0001	Pearl Midtown LTD	30,060,182		2022-51520						
Tax Year 2022	015-237-000-0001	Smith St Office LLC	2,930,527		2022-51631						
Tax Year 2022	013-238-000-0001	Texas SFI Partnership 65 LTD ETAL	6,982,912		2022-52331						
Tax Year 2022	121-765-001-0001	Randalls Properties Inc	10,007,790		2022-52629						
Tax Year 2022	130-694-001-0001	CPT Community Owner LLC	47,239,757		2022-54307						
Tax Year 2022	021-257-000-0001	Camden Property Trust	58,966,850		2022-54356						
Tax Year 2022	130-054-001-0001	Central Bank	5,846,077		2022-55180						
Tax Year 2022	015-238-000-0003	Hinds Webster LTD	2,821,789		2022-55587						
Tax Year 2022	019-085-000-0012	2808 Caroline LLC	4,911,255		2022-55588						
Tax Year 2022	013-259-000-0003	Levan Real Estate LP	4,995,727		2022-55795						
Tax Year 2022	134-930-000-0001	2800 Main LLC	79,744,893		2022-56173						
Tax Year 2022	124-387-001-0001	Vivo LTD & Keenan LTD	6,196,273		2022-56540						
Tax Year 2022	126-220-001-0001	Basile Houston LLC	6,828,744		2022-56578						
Tax Year 2022	019-139-000-0005	Boniuk Interests LTD	1,672,492		2022-57005						
Tax Year 2022	125-831-001-0001	Midtown Scouts Square Property LP	4,445,627		2022-57493						
Tax Year 2022	019-143-000-0007	3100 Fannin Realty LTD	771,575		2022-60167						
Tax Year 2022	019-144-000-0005	3100 Fannin Purchase Company LLC	1,179,845		2022-60167						
Tax Year 2022	019-146-000-0014	3100 Fannin Realty LTD	4,724,805		2022-60167						
Tax Year 2022	002-178-000-0001	Aim Marketing Services LLC	2,681,804		2022-61482						
Tax Year 2022	019-073-000-0001	WWBD LP	4,584,312		2022-61740						
Tax Year 2022	125-193-001-0001	E & I Investments Inc	1,837,101		2022-61999						
Tax Year 2022	133-136-001-0001	Travis Street Plaza LP	5,997,229		2022-62537						
Tax Year 2022	124-682-001-0001	Opal Arrow LLC	4,709,013		2022-62747						
Tax Year 2022	124-682-001-0002	Opal Arrow LLC	748,524		2022-62747						
Tax Year 2022	124-663-001-0001	Davita Rent Dept	1,955,920		2022-63779						
Tax Year 2022	019-089-000-0003	Bap 2800 LLC	2,020,398		2022-63996						
Tax Year 2022	022-051-000-0008	Bermac Arts LLC	2,659,471		2022-64374						
Tax Year 2022	022-051-000-0013	Bermac Arts LLC	529,424		2022-64374						
Tax Year 2022	019-035-000-0001	2505 Fannin LTD	642,120		2022-64843						
Tax Year 2022	019-035-000-0005	2505 Fannin LTD	1,147,500		2022-64843						
Tax Year 2022	019-035-000-0006	2505 Fannin LTD	4,390,293		2022-64843						
Tax Year 2022	137-285-001-0001	Caroline St Realty Inc	3,451,000		2022-64850						
Tax Year 2022	137-285-001-0002	Caroline St Realty Inc	1,131,441		2022-64850						
Tax Year 2022	019-086-000-0001	2515 Caroline LTD	1,575,000		2022-64851						
Tax Year 2022	013-072-000-0001	San Jacinto Apartments LLC	2,027,547		2022-65419						
Tax Year 2022	128-274-001-0001	TAG TBD LLC	4,791,973		2022-65874						
Tax Year 2022	026-007-000-0005	Mary Griffith Wallace Trust ET AL	881,875		2022-66250						
Tax Year 2022	006-061-000-0001	Copesetic Holdings LTD	2,128,005		2022-66252						
Tax Year 2022	019-090-000-0007	Ciss Holdings LP ET AL	910,632		2022-66377						
Tax Year 2022	025-010-000-0001	Cloudbreak Houston LLC	4,421,246		2022-66386						

Midtown Management District
Lawsuit and Arbitration Status Detail as of 5/5/2023

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
Tax Year 2022	138-096-001-0001	Bassak Investments LLC	1,458,239		2022-66693						
Tax Year 2022	019-187-000-0003	Bagby 3208 Austin LLC	1,285,795		2022-66864						
Tax Year 2022	002-153-000-0001	Latif and Company LLC Etal	10,807,587		2022-67508						
Tax Year 2022	019-090-000-0005	TND Investments LLC Inc	1,348,470		2022-68385						
Tax Year 2022	139-026-001-0001	4800 Main Street Housing LP	1,691,151		2022-69348						
Tax Year 2022	019-033-000-0004	Roesch Sonja	1,240,839		2022-70202						
Tax Year 2022	033-008-000-0009	Macey Louis & Trustee	1,314,458		2022-73045						
Tax Year 2022	120-017-001-0008	Kozadinos Interest LTD	2,822,696		2022-73584						
Tax Year 2022	019-191-000-0004	Leen Salam Inc.	1,046,964		2022-73796						
Tax Year 2022	019-143-000-0005	3100 Fannin Purchase Company LLC	380,775		2022-75374						
Tax Year 2022	019-143-000-0013	3100 Fannin Purchase Company LLC	380,775		2022-75374						
Tax Year 2022	019-090-000-0003	2515 Caroline LTD	975,239		2022-78036						
Tax Year 2022	033-011-000-0008	2416 Brazos LLC	1,264,643		2022-78933						
Tax Year 2022	033-008-000-0007	2314 Brazos LLC	1,148,348		2022-79044						
Tax Year 2022	139-324-001-0001	2416 Brazos LLC	4,402,578		2022-79075						
Tax Year 2022	022-070-000-0003	Sabbaghi Gholamali	958,456		2022-80572						
Tax Year 2022	013-077-000-0011	WWBD LP	2,128,185		2022-80631						
Tax Year 2022	013-076-012-0011	Current Owner	256,000		2022-01543						
Tax Year 2022	Total	Unsettled Accounts, original value	2,244,611,850								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	168								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	7,910,171,209	7,199,170,153
Cumulative	Grand Total	Settled Accounts, number of accounts	1,198	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	2,618,119,504
Cumulative	Grand Total	Unsettled Accounts, number of accounts	215

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.

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 5/5/2023**

Jur 953

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

DRAFT

RESOLUTION DESIGNATING AUTHORIZED REPRESENTATIVES WITH REGARD TO INVESTMENT ACCOUNTS OF MIDTOWN MANAGEMENT DISTRICT

WHEREAS, the Midtown Management District (the “District”) is a municipal management district created by the 76th Texas Legislature pursuant to H.B. 2894 (the “Special Act”) and operating pursuant to and under the authority of Chapter 3809, Special District Local Laws Code and Chapter 375, Texas Local Government Code, as amended; and

WHEREAS, the Board of Directors of the District (the “Board”) has convened on this date within the District at a meeting open to the public and desires for purposes of the District’s participation in the Local Government Investment Cooperative ("LOGIC") and the TexSTAR Short Term Asset Reserve Fund ("TexSTAR") investment pools, to designate certain individuals as Authorized Representatives to implement the decisions of the District’s Investment Officer, in accordance with the provisions of the District’s Second Amended and Restated Investment Policy, with regard to the District's investment accounts held with LOGIC and TexSTAR (collectively, the "District's TexSTAR and LOGIC Accounts").

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

Section 1. The Board hereby confirms that, for purposes of the District's participation in the LOGIC and TexSTAR investment pools, the District's Investment Officer is Mathias Thibodeaux, Executive Director of the District.

Section 2. The Board hereby designates the following persons as "Authorized Representatives" of the District with full power to take all actions associated with the District's TexSTAR and LOGIC Accounts, as directed by the Investment Officer, including (i) submittal of documents associated with such accounts; (ii) depositing and withdrawing money from such accounts; (iii) agreeing to terms of use for the website for online transactions associated with such accounts; and (iv) taking all other actions deemed necessary or appropriate for the investment of the District's funds.

<u>Name</u>	<u>Title</u>
Mathias Thibodeaux	Executive Director
Vernon E. Williams	Chief Operating Officer
Kandi Schramm	Administrative Manager
Melissa Morton, CPA	District Accountant

Section 2. The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board.

PASSED AND APPROVED this 7th day of June 2023.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

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 7th day of June 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
Gloria Haney
Amar Mohite
James Llamas
Ryan M. LeVassuer
Maggie Segrich
Desmond Bertrand-Pitts
Lewis Goldstein
J. Allen Douglas

Daniel Arguijo
Deborah Tyler-Dillard
Muddassir Siddiqi, Ed.D.
Marylene Chan
Christopher Johnston
Jeanette Criglar, Ph.D.
Kelly Young
Charles Washington

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 DESIGNATING AUTHORIZED REPRESENTATIVES WITH REGARD TO INVESTMENT ACCOUNTS OF 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 7th day of June 2023.

Secretary, Board of Directors

(SEAL)