

midtown
H O U S T O N

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
AUGUST 2, 2023**



**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, August 2, 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 July 12, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of June 2023.
 - c. Approve Payment of Invoices for July 2023.
 - d. Approve Equi-Tax Report for July 2023.
4. Review, discuss and take necessary action regarding the 2nd Quarter Investment Report for the period ending June 30, 2023.
5. 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. Midtown Parking Benefit District Advisory Committee
 - c. Marketing and Economic Development **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**

6. Report on Capital Projects of the Midtown Redevelopment Authority

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

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

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

8. Announcements

Next meeting date **Wednesday, September 6, 2023, at 11:00 a.m.**
410 Pierce Street, 1st Floor Conference Room
Houston TX 77002
Please enter through the door on Pierce Street near
Brazos Street

9. Adjourn



SEAL

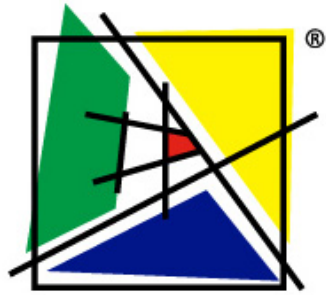
Darcy John Lefsrud/ca

Darcy John Lefsrud, Chair
Midtown Management District Board of Director

*****If you would like to make public comments, please register prior to 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
H O U S T O N

CONSENT AGENDA



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

July 12, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 12, 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, Douglas, Young and Washington.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Willie Larry, Antonio Munoz, and Chrystal Robinson-Davis; CPA Consultants Robert Bradford, and Melissa Morton, Peggy Foreman of Burney and Foreman, Sherricka Truehill of One World Strategy, Alyssa Hill and Jessica Ortiz of Carr Riggs Ingram, Midtown Residents James Dining, Leo Kozadinos, Linda Revino, Cindy Jackson, Janel Tortorice, Deborah Vela, and Jennifer Goudeau.

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

James Dining expressed concerns regarding several issues including water drainage, replacement of plants and other landscape and maintenance concerns in and near the 2500 block of Bagby Street.

Leo Kozadinos requested additional security to patrol and monitor the areas in and around the 4900 block of Main Street.

Janel Totorice expressed concern about damages to water meters caused by nearby trees and the resulting repair costs to homeowners in the 2900 block of 2900 Jackson Street. She also stated that the area was frequently wet, which she believed was the result of leaks in the irrigation system.

Deborah Vela inquired about the installation of speed bumps and more signage along the 2900 block of Jackson Street to help control traffic in the area.

Chair Lefsrud advised the speakers that the Board members were unable to respond to their inquiries during the meeting but asked that they remain after the meeting to speak with District staff regarding their respective concerns and to provide and receive more information.

3. CONSENT AGENDA

- A. **APPROVE MINUTES FOR THE JUNE 7, 2023, BOARD MEETING.**
- B. **APPROVE FINANCIAL REPORTS FOR THE MONTH OF MAY 2023.**
- C. **APPROVE PAYMENT OF INVOICES FOR JUNE 2023.**
- D. **APPROVE EQUI-TAX REPORT FOR JUNE 2023.**
- E. **APPROVE THE DISTRICT'S ANNUAL INSURANCE POLICY RENEWAL FOR THE PERIOD BEGINNING AUGUST 1, 2023, THROUGH JULY 31, 2024.**

Ms. Alvarado presented the various items on the consent agenda. She noted that the Minutes from June 7, 2023 contained in the Board Packet contained a small error in numbering and that a revised draft was distributed to the Board electronically just prior to the meeting. Director Johnston made a motion to approve the consent agenda as presented with the correction to the Minutes as noted. The motion was seconded by Director Arguijo and carried by majority vote. Director Chan abstained from the vote.

4. 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. He reported the positive outcome of a Good Neighbor Letter that was sent to the Store Manager of CVS on Gray Street concerning the condition of the adjacent sidewalk on Webster Street. The sidewalk has been repaired. Director Johnston stated that a Good Neighbor Letter will also be sent to the owners of the Kirby Mansion concerning the condition of their adjacent sidewalk on Pierce Street along the north side of the property which is in need of repair and potentially posing a hazard to pedestrians. Lastly, Director Johnston reported that the Urban Forestry Study Plan is now complete and the committee will be reviewing the final report at an upcoming meeting.

He reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, July 17, 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.

i. Midtown Parking Benefit District Advisory Committee

Director Llamas reported on the activities of the Parking Benefit District (PBD) Advisory Committee. He stated that the District has received funds representing a portion of the parking meter revenues from the City of Houston and that the PBD Advisory Committee is currently looking at projects for recommendation to ParkHouston. He stated that one project being considered is to pay the service and maintenance costs for four previously suspended Bike Share stations located in the District for a 3-month period beginning September 1, 2023. He reminded everyone that the District Board voted to extend payment of those costs for the period from June 1, 2023 through August 31, 2023.

Director Llamas also reported that the Advisory Committee is engaging with METRO to provide feedback regarding possible pedestrian enhancements along McGowen Street as part of the Scott Boost Route Corridor such as landscaping, concrete treatments, and bike rack amenities.

He stated that the PBD Advisory Committee will meet on Thursday, July 13, 2023, at 3:00 p.m. The Advisory Committee meeting will be held in person and is open to the public and guests can attend virtually.

Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, July 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 Washington. There were no action items. Ms. Alvarado also reported that the Mistletoe Market event will be held in Baldwin Park in December 2023.

i. Bloomberg Public Art Challenge 2023

Ms. Alvarado provided an update on the Bloomberg Philanthropies Public Art Challenge. She reported that the Midtown Cultural Arts District was asked to collaborate with the City of Houston for the opportunity to receive a grant from Bloomberg Philanthropies. She stated that 154 cities applied for the opportunity to receive up to \$1 million dollars to conduct a public art project and that the City of Houston/Midtown was selected as a finalist along with 16 other applicants. 10 of the 17 finalists are expected to be awarded a grant of up to \$1 million dollars. The Staff is working to complete the second-round application and secure letters of support from various agencies and business owners who will be positively impacted by the program, all of which are due on July 26, 2023. Ms. Alvarado reported that she wrote a letter from the District to Bloomberg Philanthropies in support of

the project. Director Mohite made a motion to approve the letter of support on behalf of the District for the Bloomberg Philanthropies Public Art Challenge. The motion was seconded by Director Segrich and carried by unanimous vote.

Ms. Alvarado announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, July 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 the social media numbers for the month of June which include 7 media placements and a media reach of 1,301,062 with a total publicity value of \$53,364. The top media placements were Daily Advent, 365 Things to Do In Houston, and Culture Map. The driving factor of social media for the month of June was the Cultural Art District's Juneteenth Midtown Sign Wrap and the Juneteenth Artist Talk. The number of followers increased by 265. The digital outcomes across all platforms for June 2023 were 31,914 reached, 2,975 engagements and 120 link clicks.

Director Tyler-Dillard also provided updates regarding the Midtown Buzz and the 10-Year Management District Impact Report. Finally, Director Tyler-Dillard announced that the next Marketing & Economic Development Committee meeting will be held on Tuesday, July 18, 2023, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Mr. David Thomas announced that there was no Finance Committee meeting held in June 2023 and that the financial reports were presented to the Executive Committee at its meeting on June 28, 2023. There were no action items.

i. FY 2022 Audit Presentation by Carr Riggs Ingram

Ms. Jessica Ortiz of Carr, Riggs & Ingram, CPA and Advisors LLC presented the draft audit of financial statements of the District for FY 2022, ending December 31, 2022, together with the Required Communications to the Board. She reported that the District received a clean opinion and that no material weaknesses or usual entries were found. Director Siddiqi made a motion to accept the draft audit of financial statements as presented. The motion was seconded by Director Chan and carried by unanimous vote.

David Thomas announced that the next Finance Committee meeting will be held on Tuesday, July 25, 2023, at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

ii. Super Neighborhood #62

Director Johnston reported that Super Neighborhood #62 did not meet in June and would host its next meeting in September 2023. He also reminded everyone that SN #62 hosts monthly social gatherings that will continue on the last Wednesday of each month at Baldwin Park.

G. Public Safety Committee – Jeanette Criglar, Chair

Director Criglar presented the Public Safety report. There were no action items. Director Criglar reported that the HPD Homeless Outreach Team and the Midtown S.E.A.R.C.H. Homeless Outreach have observed an increase in the unsheltered population in Midtown. Director Criglar announced that the next Public Safety Committee meeting will be held on Tuesday, July 18, 2023, at 11:30 a.m.

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

Mrs. Robinson-Davis presented the Service and Improvement Plan committee report on behalf of Directors Criglar and Young. She stated that the committee has continued to update the timeline and is still working on plans to host various focus groups with stakeholders and property owners. She stated that the work will occur in 3 Phases as follows: Phase I includes assessment, focus groups, qualitative interviews, and a District-wide survey, which is expected to be completed by September 30, 2023; Phase II will consist of mass aggregation of data gathered from the public survey/feedback and listening sessions. Phase III will consist of a plan draft. Mrs. Robinson-Davis also reported that the committee has begun production of a Midtown Management District educational video, which is expected to be completed in early September 2023. Mrs. Robinson-Davis also announced that the focus groups will begin in September 2023.

I. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud stated that all matters discussed at the Executive Committee meeting were addressed in the various other committee reports. He announced that the next Executive Committee meeting is scheduled for July 26, 2023, at 10:00 a.m.

5. 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 – Midtown Parks Conservancy, as part of its agreement with the District, will take over maintenance of the Caroline Street improvements as of July 13, 2023. The MRA Staff and design team is meeting with contractors to review conceptual designs of some of the priority areas that have been identified to implement proposed corrections to punch list items that are not addressed by TxDOT contractor. CenterPoint Energy has completed installation of Midtown decorative streetlights along Caroline Street. Upcoming work includes cathodic protection system testing of the waterline by the City of Houston. The contractor is waiting on CenterPoint Energy to energize cabinets to complete testing.

Brazos Street – The MRA Staff and consultants are working on requested additional information regarding previous design work completed on the project which was requested by the City of Houston during the Design Concept Review meeting. MRA Staff are waiting on scheduling the follow up meeting to determine the next steps as it relates to scheduling of public engagement phases.

PARTNER PROJECTS

Safe Street Survey - MRA Staff and consultants are continuing to work on final edits to the survey report which is anticipated to be complete by the end of July 2023. Once completed, a full presentation will be made to the MRA Board of Directors.

Parks and Public Spaces Master Plan – The Parks and Public Spaces Master Plan was approved by the MRA Board at the June 2023 MRA Board meeting. MRA is working with the City of Houston’s Mayors Office of Special Events to plan a proposed temporary installation near Midtown Park to incorporate some of the recommendations from the approved plan. MRA will present partnership proposals to the Urban Planning and Cultural Arts & Entertainment Committees once it receives the timeline, and feedback on the scope of work from the City of Houston.

Gray Street Buffer designs –MRA has updated the procurement documents based on the feedback received from various contractors following the initial solicitation. MRA anticipates the readvertisement for bids will be published in August 2023.

Tuam Street Water Line– The City of Houston has accepted all the comments from MRA for project enhancements and after reviewing the updated plans with MRA staff, presented the plans to the contractor for inclusion in the project. The MRA improvements will be constructed toward the end of the construction period once all the heavy underground utility work is completed and include bicycle and pedestrian enhancements.

Urban Forestry Plan - MRA has partnered with the Urban Planning Committee for the Urban Forestry Plan. Part of the phase of the Urban Forestry Plan includes implementation of some of the recommendations. The priority pruning and fertilization plan has to be approved by the City of Houston Forestry Department. MRA has submitted the plan to the City of Houston and is waiting for feedback. After the work is performed it will be documented as part of the Urban Forestry Plan and published to the Urban Planning committee.

Mill and Overlay of Streets – MRA is working in partnership with the City on a mill and overlay project of certain streets in Midtown where MRA will fund overlay of approximately 7 miles of streets, which is set to begin on July 15, 2023.

Finally, Mr. Marshall also shared information regarding the types of projects undertaken by the MRA and the way maintenance of the MRA capital projects are handled pursuant to the agreement between MRA, MPC and MMD. He also advised everyone that certain projects are handled by the City, such as standard roadway improvements to City streets, traffic management and water and sewer utility infrastructure.

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**

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, August 2, 2023, at 6:00 p.m.**

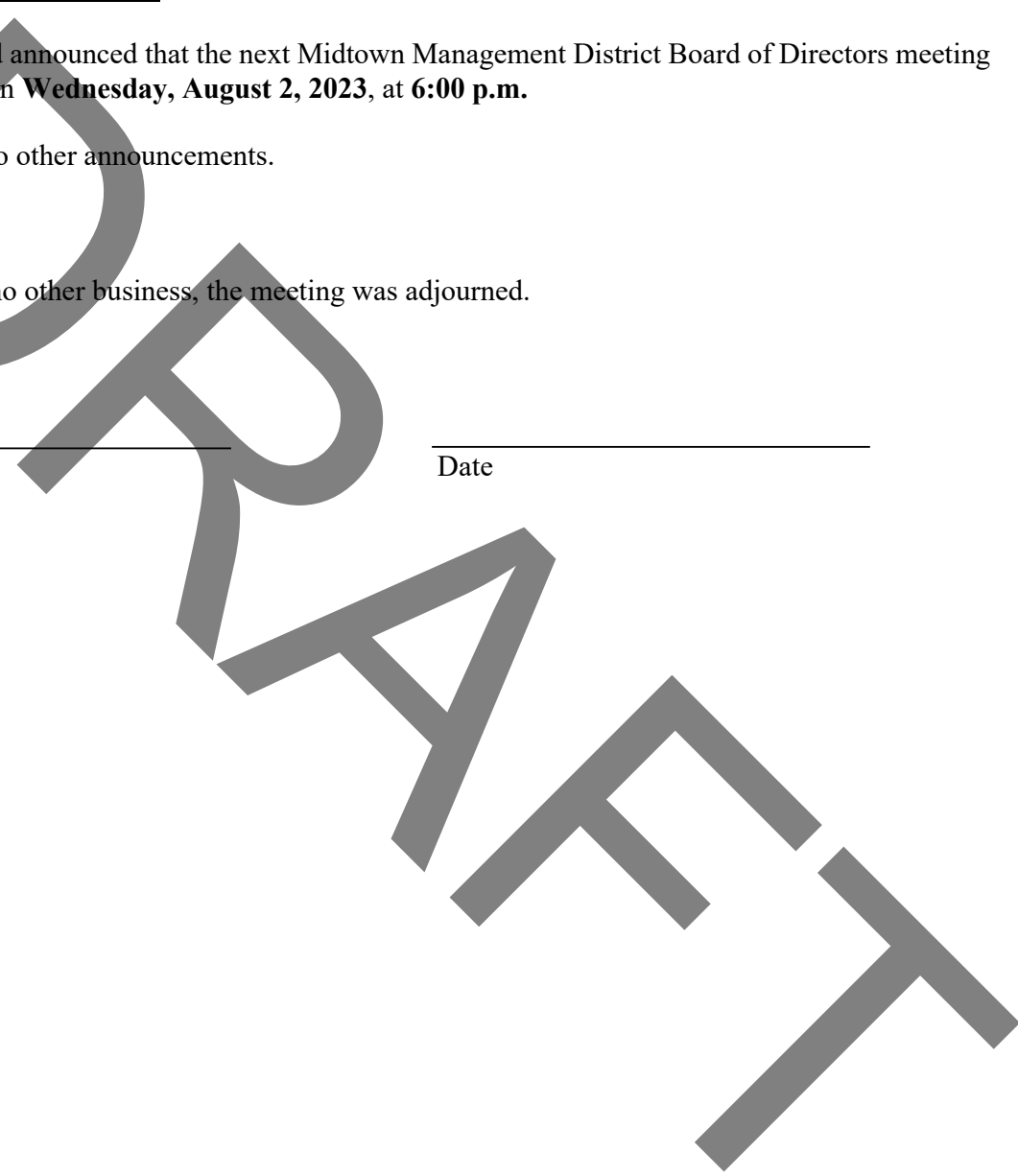
There were no other announcements.

8. **ADJOURN**

There being no other business, the meeting was adjourned.

Marylene Chan
Secretary

Date



Midtown Management District Balance Sheet Prev Year Comparison

As of June 30, 2023

Accrual Basis

	Jun 30, 23	Jun 30, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings Operating Funds	3,932,721.12	3,432,355.48	500,365.64	14.6%
Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,944,143.82	3,443,778.18	500,365.64	14.5%
Accounts Receivable				
AR Current	4,483.75	4,483.75	0.00	0.0%
Assessments Receivable	73,475.48	141,879.13	-68,403.65	-48.2%
Total Accounts Receivable	77,959.23	146,362.88	-68,403.65	-46.7%
Total Current Assets	4,022,103.05	3,590,141.06	431,961.99	12.0%
Other Assets				
Other Misc Assets	36,959.00	37,413.00	-454.00	-1.2%
Total Other Assets	36,959.00	37,413.00	-454.00	-1.2%
TOTAL ASSETS	4,059,062.05	3,627,554.06	431,507.99	11.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable Accounts Payable	166,697.23	330,499.03	-163,801.80	-49.6%
Total Accounts Payable	166,697.23	330,499.03	-163,801.80	-49.6%
Other Current Liabilities				
Accrued liability	11,385.41	100,388.00	-89,002.59	-88.7%
Bal due to MRA from FTA Reimbur	11,422.70	11,322.95	99.75	0.9%
Deferred Assessment Revenues	43,776.30	115,726.24	-71,949.94	-62.2%
Other Misc Liabilities	62,652.20	49,612.23	13,039.97	26.3%
Total Other Current Liabilities	129,236.61	277,049.42	-147,812.81	-53.4%
Total Current Liabilities	295,933.84	607,548.45	-311,614.61	-51.3%
Total Liabilities	295,933.84	607,548.45	-311,614.61	-51.3%
Equity				
Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	1,861,276.52	1,507,434.40	353,842.12	23.5%
Total Equity	3,763,128.21	3,020,005.61	743,122.60	24.6%
TOTAL LIABILITIES & EQUITY	4,059,062.05	3,627,554.06	431,507.99	11.9%

**Midtown Management District
Sources of Funds
January through June 2023**

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Int Income	75,811.36	34,620.00	41,191.36	219.0%
Interest on CD	0.00	247.00	-247.00	0.0%
Other Income				
Application Fees	1,000.00	775.00	225.00	129.0%
Booth and Events Fees	3,950.00	3,400.00	550.00	116.2%
Parking Benefit District	105,627.00	275,000.00	-169,373.00	38.4%
Total Other Income	110,577.00	279,175.00	-168,598.00	39.6%
Revenue - Assessments	3,189,254.62	3,493,100.00	-303,845.38	91.3%
Total Income	3,375,642.98	3,807,142.00	-431,499.02	88.7%
Gross Profit	3,375,642.98	3,807,142.00	-431,499.02	88.7%
Net Ordinary Income	3,375,642.98	3,807,142.00	-431,499.02	88.7%
Net Income	3,375,642.98	3,807,142.00	-431,499.02	88.7%

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**Midtown Management District
Profit & Loss
January through June 2023**

Accrual Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	TOTAL
Ordinary Income/Expense							
Income							
Int Income	9,205.16	9,443.99	10,713.87	13,528.01	17,178.20	15,742.13	75,811.36
Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	110,577.00
Revenue - Assessments	2,482,032.68	690,004.13	142,074.50	-111,574.54	-8,835.38	-4,446.77	3,189,254.62
Total Income	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,295.36	3,375,642.98
Gross Profit	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,295.36	3,375,642.98
Expense							
Cultural Arts & Entertainment	124.44	19,236.20	2,590.03	59,329.64	14,970.51	22,668.86	118,919.68
District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,845.04	34,397.49	136,430.63
Marketing & Economic Developmen	2,500.00	4,067.45	1,735.49	11,476.18	9,820.85	3,642.40	33,242.37
Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	46.80
Reserve Funds	0.00	0.00	0.00	0.00	1,022.10	2,190.52	3,212.62
Security and Public Safety	74,805.70	73,014.63	75,529.92	67,112.85	64,771.37	59,646.25	414,880.72
Service & Maintenance	563,466.23	30,358.18	67,983.48	45,467.56	36,294.64	38,071.05	781,641.14
Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	25,992.50
Total Expense	661,399.68	173,692.97	161,156.48	197,099.45	152,164.51	168,853.37	1,514,366.46
Net Ordinary Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,558.01	1,861,276.52
Net Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,558.01	1,861,276.52

Midtown Management District
Service & Maintenance Use of Funds
January through June 2023

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Service & Maintenance				
Baldwin/Glover Park Maintenance				
Baldwin/Glover Landscape Contra	10,260.00	27,996.00	-17,736.00	36.6%
Baldwin/Glover Maintenance	0.00	0.00	0.00	0.0%
Dog Park Maintenance	0.00	5,000.00	-5,000.00	0.0%
Electric	1,689.06	2,079.00	-389.94	81.2%
Fountains	0.00	10,000.00	-10,000.00	0.0%
Irrigation repair	850.00	5,000.00	-4,150.00	17.0%
Landscape Repairs	14,452.70	30,000.00	-15,547.30	48.2%
Park Lighting	8,860.00	10,000.00	-1,140.00	88.6%
Path Gravel	0.00	18,000.00	-18,000.00	0.0%
Water	-1,046.11	4,410.00	-5,456.11	-23.7%
Total Baldwin/Glover Park Maintenance	35,065.65	112,485.00	-77,419.35	31.2%
Midtown Field Service Prog				
Field Service TEAM				
Field Service TEAM	186,000.00	372,000.00	-186,000.00	50.0%
Total Field Service TEAM	186,000.00	372,000.00	-186,000.00	50.0%
Graffiti	5,248.75	10,080.00	-4,831.25	52.1%
Landscaping/Tree Planting	2,475.00	20,000.00	-17,525.00	12.4%
Maintenance Expenses	28.78	4,000.00	-3,971.22	0.7%
Pet Bags	1,619.76	5,000.00	-3,380.24	32.4%
Seasonal Planting PROW	0.00	20,000.00	-20,000.00	0.0%
Storage	2,406.00	4,884.00	-2,478.00	49.3%
Supplies	0.00	600.00	-600.00	0.0%
Tree Maintenance	22,143.31	65,000.00	-42,856.69	34.1%
Total Midtown Field Service Prog	219,921.60	501,564.00	-281,642.40	43.8%
Service Maintenance - Other				
Art in the Park/Partnership	254.36	6,000.00	-5,745.64	4.2%
Dark Blocks Programs	0.00	6,000.00	-6,000.00	0.0%
District New Improvement Prgs	190,853.00	190,853.00	0.00	100.0%
Legacy Maintenance	328,374.00	328,374.00	0.00	100.0%
Pocket Prairies Project	0.00	20,000.00	-20,000.00	0.0%
SeeClickFix	7,172.53	11,683.00	-4,510.47	61.4%
Street Safety & Bikeway Maint.	0.00	20,000.00	-20,000.00	0.0%
Total Service Maintenance - Other	526,653.89	582,910.00	-56,256.11	90.3%
Staffing	0.00	56,965.00	-56,965.00	0.0%
Total Service & Maintenance	781,641.14	1,253,924.00	-472,282.86	62.3%
Total Expense	781,641.14	1,253,924.00	-472,282.86	62.3%
Net Ordinary Income	-781,641.14	-1,253,924.00	472,282.86	62.3%
Net Income	-781,641.14	-1,253,924.00	472,282.86	62.3%

Midtown Management District
Urban Planning Use of Funds
 January through June 2023

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Urban Planning				
B-Cycle Station	24,862.50	25,000.00	-137.50	99.5%
Bike Racks	250.00	78,699.00	-78,449.00	0.3%
Planning Studies	880.00	30,000.00	-29,120.00	2.9%
Special Projects				
Bike Lane Enhancements	0.00	10,000.00	-10,000.00	0.0%
Bike Rides	0.00	1,500.00	-1,500.00	0.0%
Pederstrain Intersection Enhanc	0.00	30,000.00	-30,000.00	0.0%
Total Special Projects	0.00	41,500.00	-41,500.00	0.0%
Staffing	0.00	24,594.00	-24,594.00	0.0%
Total Urban Planning	25,992.50	199,793.00	-173,800.50	13.0%
Total Expense	25,992.50	199,793.00	-173,800.50	13.0%
Net Ordinary Income	-25,992.50	-199,793.00	173,800.50	13.0%
Net Income	-25,992.50	-199,793.00	173,800.50	13.0%

**Midtown Management District
Parking Benefits Use of Funds
January through June 2023**

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Parking Benefits District				
Parking Benefits District	46.80	275,000.00	-274,953.20	0.0%
Total Parking Benefits District	46.80	275,000.00	-274,953.20	0.0%
Total Expense	46.80	275,000.00	-274,953.20	0.0%
Net Ordinary Income	-46.80	-275,000.00	274,953.20	0.0%
Net Income	-46.80	-275,000.00	274,953.20	0.0%

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Midtown Management District
Marketing & Economic Dev Use of Funds
 January through June 2023

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Marketing & Economic Developmen				
Cultural Arts Guide	9,290.00	20,000.00	-10,710.00	46.5%
Marketing - Communications	2,692.50	5,000.00	-2,307.50	53.9%
Marketing & Economic Developmen	54.16	10,000.00	-9,945.84	0.5%
Media, Advertising & Promotion				
Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
Media, Advertising, & Promotion	14,900.68	30,000.00	-15,099.32	49.7%
Total Media, Advertising & Promotion	14,900.68	35,000.00	-20,099.32	42.6%
Midtown eNews	419.96	1,800.00	-1,380.04	23.3%
Midtown Newspaper	2,800.00	10,000.00	-7,200.00	28.0%
Professional Development	89.00	5,000.00	-4,911.00	1.8%
Resident/.Stake Holder Foc Cmmu	449.80	14,000.00	-13,550.20	3.2%
Staffing	0.00	28,990.00	-28,990.00	0.0%
Web-site Update & Maint.	2,546.27	3,500.00	-953.73	72.8%
Total Marketing & Economic Developmen	33,242.37	133,290.00	-100,047.63	24.9%
Total Expense	33,242.37	133,290.00	-100,047.63	24.9%
Net Ordinary Income	-33,242.37	-133,290.00	100,047.63	24.9%
Net Income	-33,242.37	-133,290.00	100,047.63	24.9%

Midtown Management District
Cultural Arts & Ent. Use of Funds
 January through June 2023

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Cultural Arts & Entertainment				
Art in the Park	69,985.20	52,000.00	17,985.20	134.6%
Art Project Sponsorships	5,735.00	68,670.00	-62,935.00	8.4%
Cultural Arts - Communications	11,106.41	11,500.00	-393.59	96.6%
Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
Membership	0.00	2,500.00	-2,500.00	0.0%
Midtown Mural Project	850.00	30,000.00	-29,150.00	2.8%
MidtownHOU Arts Micro Grants	0.00	40,000.00	-40,000.00	0.0%
Mini-Performing Arts Festival	615.00	30,000.00	-29,385.00	2.1%
Mistletoe Market	127.15	49,000.00	-48,872.85	0.3%
Parks Programming	0.00	25,000.00	-25,000.00	0.0%
Professional Development	0.00	2,500.00	-2,500.00	0.0%
Special Events in Bagby Park	30,500.92	48,000.00	-17,499.08	63.5%
Staffing	0.00	55,505.00	-55,505.00	0.0%
Total Cultural Arts & Entertainment	118,919.68	422,675.00	-303,755.32	28.1%
Total Expense	118,919.68	422,675.00	-303,755.32	28.1%
Net Ordinary Income	-118,919.68	-422,675.00	303,755.32	28.1%
Net Income	-118,919.68	-422,675.00	303,755.32	28.1%

**Midtown Management District
Other Incomes Use of Funds
January through June 2023**

Accrual Basis

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
Other Incomes				
Houston Endowment Grant Carry-	0.00	135,000.00	-135,000.00	0.0%
Reserves Funds	0.00	134,687.00	-134,687.00	0.0%
Total Other Incomes	<u>0.00</u>	<u>269,687.00</u>	<u>-269,687.00</u>	<u>0.0%</u>
Total Other Income	<u>0.00</u>	<u>269,687.00</u>	<u>-269,687.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>269,687.00</u>	<u>-269,687.00</u>	<u>0.0%</u>
Net Income	<u>0.00</u>	<u>269,687.00</u>	<u>-269,687.00</u>	<u>0.0%</u>

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Midtown Management District
Security & Public Safety Use of Funds
 January through June 2023

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Security and Public Safety				
Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
Enhancement Public Safety				
Harris County Precinct 7	221,748.00	450,864.00	-229,116.00	49.2%
HPD Homeless Outreach Team	0.00	66,780.00	-66,780.00	0.0%
S.E.A.L. Security Program	129,010.00	282,180.00	-153,170.00	45.7%
SEARCH (Homeless Services)	42,557.70	128,789.00	-86,231.30	33.0%
Total Enhancement Public Safety	393,315.70	928,613.00	-535,297.30	42.4%
National Night Out	0.00	8,000.00	-8,000.00	0.0%
Professional Development	350.00	5,000.00	-4,650.00	7.0%
Public Safety Light Program	0.00	15,000.00	-15,000.00	0.0%
Public Safety Communications	0.00	3,000.00	-3,000.00	0.0%
Public Safety Parks Program	708.98	2,000.00	-1,291.02	35.4%
Security Coordinator	481.04	2,400.00	-1,918.96	20.0%
Staffing	0.00	129,858.00	-129,858.00	0.0%
Street Lighting - Electricity	18,750.00	75,000.00	-56,250.00	25.0%
Street Outage Survey	1,275.00	3,000.00	-1,725.00	42.5%
Total Security and Public Safety	414,880.72	1,173,871.00	-758,990.28	35.3%
Total Expense	414,880.72	1,173,871.00	-758,990.28	35.3%
Net Ordinary Income	-414,880.72	-1,173,871.00	758,990.28	35.3%
Net Income	-414,880.72	-1,173,871.00	758,990.28	35.3%

**Midtown Management District
District Administration Use of Funds
January through June 2023**

Accrual Basis

	Jan - Jun 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
District Administration				
Accounting & Auditing Expense	12,000.00	16,200.00	-4,200.00	74.1%
Administration Expense	8,858.00	281,880.00	-273,022.00	3.1%
Assessment Collection Costs				
Collection Costs	32,257.41	60,000.00	-27,742.59	53.8%
Returned Checks	0.00	0.00	0.00	0.0%
Total Assessment Collection Costs	32,257.41	60,000.00	-27,742.59	53.8%
Board Meeting & Misc. Exp.				
Board/Committee Mtgs/Misc Exp	13,587.42	19,500.00	-5,912.58	69.7%
Total Board Meeting & Misc. Exp.	13,587.42	19,500.00	-5,912.58	69.7%
General Operating/Admin. Exp.				
Bank Service Charge	1,089.72	6,516.00	-5,426.28	16.7%
District Cell Phone & Tablets	2,204.62	4,320.00	-2,115.38	51.0%
Gen. Operating/Admin. Expenses	2,125.21	15,500.00	-13,374.79	13.7%
Total General Operating/Admin. Exp.	5,419.55	26,336.00	-20,916.45	20.6%
Insurance Expense				
Director's & Officers Insurance	3,595.00	4,000.00	-405.00	89.9%
General Liability	7,691.00	10,000.00	-2,309.00	76.9%
Insurance - other	3,698.00	2,860.00	838.00	129.3%
Total Insurance Expense	14,984.00	16,860.00	-1,876.00	88.9%
Legal Counsel	48,131.25	112,500.00	-64,368.75	42.8%
Public Hearing Service Plan	1,193.00	75,000.00	-73,807.00	1.6%
Public Information Request	0.00	10,000.00	-10,000.00	0.0%
Total District Administration	136,430.63	618,276.00	-481,845.37	22.1%
Total Expense	136,430.63	618,276.00	-481,845.37	22.1%
Net Ordinary Income	-136,430.63	-618,276.00	481,845.37	22.1%
Net Income	-136,430.63	-618,276.00	481,845.37	22.1%

**Midtown Management District
Check Detail
As of August 1, 2023**

Type	Date	Num	Name	Memo	Amount
Operating Funds					
Wells Fargo Checking Acct					
Bill Pmt -Check	06/13/2023		City of Houston-Water Dept.	3118 AUSTIN (Elizabeth GLOVER Park)	-521.96
Bill Pmt -Check	06/16/2023	9642	Michelle Ashton'	Communication Consultant: Execute communication task 05-27-2023 - 06-09-...	-450.00
Bill Pmt -Check	06/16/2023	9643	Spacemaker DBA Fresh Arts	Midtown Juneteenth Mural Call Facilitation & Project Mgmt Fee (Sign wrap call...	-1,200.00
Bill Pmt -Check	06/16/2023	9644	City of Houston	2022 Enhanced Street Lighting Cost	-47,406.16
Bill Pmt -Check	06/20/2023	53620796	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST (Baldwin Park) -- 05/11/2023 - 06/12/202...	-272.57
Bill Pmt -Check	06/20/2023	53620795	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST (Glover Park) - 05/11/2023 - 06/12/2023...	-64.27
Check	06/29/2023	9645	Jalisa Hurst	Expense Reimbursement:Travel Expenses for Cultural District Meeting & 2023...	-96.80
Check	06/29/2023	9646	Cynthia Alvarado	Expense Reimbursement:Hotel/Meals/Baggage/GroundTransportataion for Gl...	-1,505.40
Bill Pmt -Check	06/29/2023	9647	DJ MAV HOLDINGS	Sound TECH/QSC Touchmix mixer/Shure Wireless Mic -June 07, 2023 BOD ...	-560.00
Bill Pmt -Check	06/29/2023	9648	Jaime Giraldo	Reimbursements: Supplies, Mileage, Meetings, Reports & Site Visits	-152.27
Bill Pmt -Check	06/29/2023	9649	Michelle Ashton'	Communication Consultant: Execute communication task 06-10-2023 - 06.23....	-420.00
Bill Pmt -Check	06/29/2023	9650	THE SPHERES MUSIC, LLC	Videography&Photography - Sign Wrap Day June 12, 2023 & Artist Talk June...	-2,850.00
Bill Pmt -Check	06/29/2023	9651	XTICKERS DESIGNS	VINYL GRAPHICS; Midtown Letters Face Wrap (Full Color Digital Printing & G...	-6,440.00
Bill Pmt -Check	06/29/2023	9652	XTICKERS DESIGNS	VINYL GRAPHICS; Midtown Letters Face Wrap (Full Color Digital Printing & G...	-6,138.00
Check	07/03/2023	1189569...	Public Storage	MMD: STORAGE UNIT PAYMENT FOR UNIT#A319 - JULY 2023	-401.00
Check	07/12/2023	9665	Lawndale Art and Performance Center'	81 033 192 000 0001 4900 MAIN STREET YEAR: 2022	-569.65
Check	07/12/2023	9664	DIA ABOCHAMH M D P A	81 135 524 002 0007 PROPERTY TAX OVERAGE PAYMENT	-12.30
Bill Pmt -Check	07/12/2023	9663	Perdue, Brandon, Fielder, Collins & Mott	01/27/2023 - 04/26/2023 Professional Services rendered in the collection of de...	-4,571.57
Bill Pmt -Check	07/12/2023	9662	Burney & Foreman	Legal Services INV# 2023-0131 MAY & JUNE 2023	-12,000.00
Bill Pmt -Check	07/12/2023	9661	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- JULY 2023	-2,837.56
Bill Pmt -Check	07/12/2023	9660	Goode Technology Group, Inc.	TECH work --- November 22', January - March 2023 MMD BOD Meetings	-997.50
Bill Pmt -Check	07/12/2023	9659	Metropolitan Landscape Management, Inc.	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks -- JUNE SERVICE...	-1,710.00
Bill Pmt -Check	07/12/2023	9658	Midtown Redevelopment Authority	Operating Expense Reimbursement January 1 - February 28, 2023	-8,905.92
Bill Pmt -Check	07/12/2023	9657	SEAL Security Solutions LLC	MAY 1-31, 2023 - Commissioned Security Officers with Vehicle and Occasion...	-21,612.50
Bill Pmt -Check	07/12/2023	9656	SEARCH Homeless Services	Monthly Contribution/Reimburseables expenses to support Program (MAY ...	-5,775.87
Bill Pmt -Check	07/12/2023	9655	smc Logistics, LLC	Field Maintenance Services in Midtown - MAY 2023	-31,000.00
Bill Pmt -Check	07/12/2023	9654	Harris County Treasurer	Constable Services for AUGUST 2023	-36,958.00
Bill Pmt -Check	07/12/2023	9653	McDonald Wessendorff Insurance	MEM Policy # APIN Insurance Coverage 08-01-2023-08-01-2024; Property, ...	-14,984.00
Bill Pmt -Check	07/12/2023	9666	Greater East End Management District	Graffiti Abatement JUNE 5, 8, 22 2023 42 Abatements	-807.50
Bill Pmt -Check	07/12/2023	9670	African American Library - Gregory Friend	VOID: Juneteenth MIDTOWN Sign Wrap Artist Talk - June 13, 2023	0.00
Bill Pmt -Check	07/12/2023	9669	Anthony D. Banks	Fixit Station and bike rack installation - (2) fixit station Baldwin Park/HCC main ...	-250.00
Bill Pmt -Check	07/12/2023	9668	Goode Technology Group, Inc.	TECH work --- Parking Benefits District Advisor Committee meeting - video, r...	-343.75
Bill Pmt -Check	07/12/2023	9667	OSO promotions Inc.	Midtown Management District Marketing & Promotions - (500) Collapsible purs...	-2,055.00
Bill Pmt -Check	07/12/2023	9671	African American Library - Gregory Friend	Juneteenth MIDTOWN Sign Wrap Artist Talk - June 13, 2023	-500.00
Bill Pmt -Check	07/12/2023	9672	BRACEWELL LLP	051911.000001 For Service Throught JUNE 30, 2023 General Counsel & tele...	-2,475.00
Bill Pmt -Check	07/12/2023	9677	FordMomentum LLC	JUNE 202E - Communications planning and strategy for MMD 10 year Service...	-1,125.00
Bill Pmt -Check	07/12/2023	9676	Medley Incorporated	June 1-30, 2023 Retainer: General Marketing, Social Media Services, Commu...	-3,934.08
Bill Pmt -Check	07/12/2023	9675	SEAL Security Solutions LLC	JUNE 1-30, 2023 - Commissioned Security Officers with Vehicle and Occasio...	-21,665.00
Bill Pmt -Check	07/12/2023	9674	Michelle Ashton'	Communication Consultant: Execute communication task 06-24-2023 - 07.07....	-420.00
Bill Pmt -Check	07/12/2023	9673	smc Logistics, LLC	Field Maintenance Services in Midtown - JUNE 2023	-31,000.00
Bill Pmt -Check	07/12/2023	9679	Midtown Parks Conservancy'	REIMBURSEMENT FOR CREDIT CARD CHARGES	-3,523.07
Bill Pmt -Check	07/12/2023	9680	smc Logistics, LLC	Baldwin Park- trim trees and pressure wash at the park	-537.70
Bill Pmt -Check	07/12/2023	9678	smc Logistics, LLC	Glover Park: lights repairs, Labor & Materials.	-3,460.00
Check	08/01/2023	9681	2300 FANNIN REALTY LTD	81 019 037 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2300 FANNIN...	-404.73
Check	08/01/2023	9682	Walgreen as Lessee	2612 SMITHST 81 126 647 001 0001 TAX YEAR: 2022	-773.48
Check	08/01/2023	9683	CVS as Lessee	81 124 387 001 0001 402 GRAY ST TAX YEAR: 2022	-172.75
Check	08/01/2023	9684	POST MIDTOWN SQUARE LP	REFUNDS: 2 PROPERTIES (2022) 2110 BALDWIN ST/ 1711 CUSHING ST...	-13,349.30
Check	08/01/2023	9685	Excelisor Land Co. Inc	5001 MAIN ST 81 033 256 005 0015 TAX YEAR: 2022	-84.94
Check	08/01/2023	9686	Wells Fargo Bank NA'	2714 SMITH ST 81 128 778 001 0001 TAX YEAR: 2022	-531.86
Check	08/01/2023	9687	3300 SMITH STREET LLC	6 REFUNDS: 3 PROPERTIES (2021 & 2022)	-1,158.92
Bill Pmt -Check	08/01/2023	9688	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- AUGUST 2023	-2,837.56
Bill Pmt -Check	08/01/2023	9689	Goode Systems & Consulting, Inc.	Director of Operations-Replacement Dock	-99.99
Bill Pmt -Check	08/01/2023	9690	Harris County Treasurer	Constable Services for September 2023	-36,958.00
Bill Pmt -Check	08/01/2023	9691	Jaime Giraldo	VOID: Reimbursements: Supplies, Mileage, Meetings, Reports & Site Visits	0.00
Bill Pmt -Check	08/01/2023	9692	Medley Incorporated	July 1-31, 2023 Retainer: General Marketing, Social Media Services, Commu...	-6,015.03
Bill Pmt -Check	08/01/2023	9693	Michelle Ashton'	Communication Consultant: Execute communication task 07.08 - 7.21.2023	-435.00
Bill Pmt -Check	08/01/2023	9694	Jaime Giraldo	Reimbursements: Supplies, Mileage, Meetings, Reports & Site Visits	-679.24
Total Wells Fargo Checking Acct					-346,010.20
Total Operating Funds					-346,010.20
TOTAL					-346,010.20

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

July 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	\$3,344,044.48	\$3,220,633.07	\$123,411.41	96%
2021	0.1181	\$3,039,880.50	\$3,022,606.54	\$17,273.96	99%
2020	0.1181	\$2,818,399.94	\$2,806,369.87	\$12,030.07	99%
2019	0.1181	\$2,584,597.36	\$2,679,531.86	\$6,065.50	99%
2018	0.1181	\$2,381,416.63	\$2,377,238.77	\$4,177.86	99%
2017	0.1181	\$2,306,555.49	\$2,303,245.35	\$3,310.14	99%
2016	0.1181	\$2,217,803.36	\$2,215,702.48	\$2,100.88	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	\$680,634.91	\$690,544.85	\$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	-13,137.26	2,660,779.22
2021 Assessment Collected	-9,626.58	-8,036.26
2020 Assessment Collected	-7,737.37	-3,686.35
2019 Assessment Collected	-234.37	2,284.93
2018 Assessment Collected	164.46	2,516.01
2017 Assessment Collected	164.46	405.38
2016 Assessment Collected	170.39	170.39
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	1,712.97	26,171.38
Overpayments	404.73	17,086.74
Estimated Payment	0.00	0.00
CAD Corrections	0.00	1,071.48
CAD Lawsuit Corrections	41,855.78	135,917.15
Collection Fees	1,396.59	8,150.55
Total Revenue	15,133.80	2,842,831.62
Overpayments & CAD Refunds Presented	16,475.98	139,775.09
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2018	2,032,235,805	
ASSESSED VALUE FOR 2019	2,183,315,800	
ASSESSED VALUE FOR 2020	2,418,172,004	
ASSESSED VALUE FOR 2021	2,581,455,301	
ASSESSED VALUE FOR 2022	2,831,536,071	UNCERTIFIED 0

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
July 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	ASSESSMENT AMOUNT
*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
**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
** ANTWINÉ LINDA	81 013 086 000 0009	2009 - 2022	2,563.99
NGUYEN THANG J N & SUSIE	81 019 145 000 0014	2020 & 2022	2,446.29

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022
January	75%	70%	53%	68%
February	93%	91%	89%	93%
March	95%	92%	93%	94%
April	95%	94%	94%	97%
May	96%	94%	94%	96%
June	98%	94%	97%	96%
July	98%	95%	97%	96%
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
July 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	2,215,702.48	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,245.35	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,377,238.77	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,579,531.86	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,369.87	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,022,606.54	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,220,633.07	
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 7/7/2023**

Summary

For Tax Years 2005-2023, for the period of June 2009 through July 7, 2023

Settled

8,637,491,186
1,284
1,174,719,121
13.60%

Original value of Settled accounts as of 7/7/2023
 Number of Settled accounts as of 7/7/2023
 Reduction in value of **Settled** accounts
 Average % reduction in value of **Settled** accounts

Unsettled

4,434,104,767
201

Original value of Unsettled accounts as of 7/7/2023
 Number of Unsettled accounts as of 7/7/2023

0.1181

Tax rate per \$100 valuation

\$712,200

Estimated reduction in assessment on 201 Unsettled accounts,
 based on **13.60%** average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/7/2023**

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	\$21,113.84	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	\$23,620.00	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
Tax Year 2017			2,778,772								
Tax Year 2017			1								
Tax Year 2018											
Unsettled											
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
Tax Year 2018			4,796,049				10,198,359				
Tax Year 2018			2								
Tax Year 2018											
Unsettled											
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680	\$721.21	2018-73360						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	20,473,159	\$24,178.80	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 7/7/2023**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019	019-089-000-0003	BAP 2800 LLC	1,709,000	\$2,018.33	2019-72952	7/7/2023	1,500,000	\$246.83	12.23%	7/20/2023	
Tax Year 2019	002-178-000-0001	AJM Marketing Services LLC	2,056,371	\$2,428.57	2019-73610	7/7/2023	1,922,500	\$158.10	6.51%	7/20/2023	
			631,740,797				577,878,407				
			7								
Unsettled											
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546						
Tax Year 2019	122-650-002-0001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546						
Tax Year 2019	019-144-000-0005	3033 Famin Realty Ltd	878,640	\$1,037.67	2019-71064						
Tax Year 2019	139-870-001-0001	4001 Main LP	3,115,440	\$3,679.33	2019-72499						
Tax Year 2019	Total	Unsettled Accounts, original value	27,336,148								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	4								

Tax Year 2020

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	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
Tax Year 2020	138-723-001-0001	Pearl Residences at Midtown Owner LLC	55,046,420	\$65,009.82	2020-53255	7/7/2023	48,930,000	\$7,223.49	11.11%	7/20/2023	
Tax Year 2020	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	19,700,636	\$23,266.45	2020-53255	7/7/2023	20,970,000	Amount Due	0.00%	NA	
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,616	\$3,303.98	2020-58727	7/7/2023	2,650,000	\$174.33	5.28%	7/20/2023	
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994	\$1,162.10	2020-58727	7/7/2023	925,000	\$69.68	6.00%	7/20/2023	
Tax Year 2020	019-089-000-0003	BAP 2800 LLC	1,767,485	\$2,087.40	2020-76050	7/7/2023	1,500,000	\$256.85	12.30%	7/20/2023	
Tax Year 2020	013-072-000-0001	San Jacinto Apartments LLC	1,464,183	\$1,729.20	2020-78049	7/7/2023	1,300,000	\$193.90	11.21%	7/20/2023	
			1,155,292,356				1,037,133,991				
			5								

Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/7/2023

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
Unsettled										
Tax Year 2020	122-650-001-0001	MRJ Midtown Ltd	24,500,000	\$28,934.50	2020-53212					
Tax Year 2020	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212					
Tax Year 2020	120-017-001-0008	Kozadinos Interest Ltd	3,001,314	\$3,544.55	2020-57407					
Tax Year 2020	033-011-000-0008	2416 Brazos LLC	1,175,385	\$1,388.13	2020-73571					
Tax Year 2020	139-324-001-0001	2416 Brazos LLC	3,525,000	\$4,163.02	2020-73571					
Tax Year 2020	Total	Unsettled Accounts, original value	34,968,971							
Tax Year 2020	Total	Unsettled Accounts, number of accounts	5							
Tax Year 2021										
Settled										
Tax Year 2021	002-158-000-0001	JK Fannin LLC	5,940,838	\$7,016.15	2021-58110	2/14/2023	4,600,000	\$1,583.55	22.57%	02/15/2022
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
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
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
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
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
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%	2/2/2023
Tax Year 2021	125-831-001-0001	Midtown Scous Square Property IP	4,481,554	\$5,292.72	2021-57386	5/24/2023	4,481,554	\$0.00	0.00%	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
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
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
Tax Year 2021	019-144-000-0005	3100 Fannin Purchase Company LLC	3,799,549	\$4,487.27	2021-74423	3/23/2023	3,250,000	\$649.02	14.46%	Received
Tax Year 2021	019-146-000-0014	3100 Fannin Realty Ltd	1,101,062	\$1,300.35	2021-74423	3/23/2023	940,000	\$190.21	14.63%	Received
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
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
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
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
Tax Year 2021	138-723-001-0001	Pearl Residences at Midtown Owner LLC	58,161,550	\$68,688.79	2021-49643	7/7/2023	50,050,000	\$9,579.74	13.95%	7/20/2023
Tax Year 2021	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	21,095,089	\$24,913.30	2021-49643	7/7/2023	21,450,000	Amount Due	0.00%	NA
Tax Year 2021	002-178-000-0001	Aim Marketing Services LLC	2,639,369	\$3,117.09	2021-64026	7/7/2023	2,400,000	\$282.69	9.07%	7/20/2023
Tax Year 2021	137-285-001-0001	Caroline St Realty Inc	3,335,536	\$3,939.27	2021-64071				0.00%	
Tax Year 2021	137-285-001-0002	Caroline St Realty Inc	1,133,544	\$1,338.72	2021-64071				0.00%	
Tax Year 2021	013-241-000-0012	3300 Smith Street LLC	1,231,195	\$1,454.04	2021-74477	7/7/2023	1,060,000	\$202.18	13.90%	Received
Tax Year 2021	013-242-000-0003	3300 Smith Street LLC	2,520,439	\$2,976.64	2021-74477	7/7/2023	2,180,000	\$402.06	13.51%	Received
Tax Year 2021	037-029-000-0001	3300 Smith Street LLC	534,643	\$631.41	2021-74477	7/7/2023	460,000	\$88.15	13.96%	Received
Tax Year 2021	019-191-000-0004	Leen Salam Inc	1,032,500	\$1,219.38	2021-80086	7/7/2023	895,000	\$162.38	13.32%	7/20/2023
Tax Year 2021	013-260-001-0001	3201 Louisiana LLC	21,129,508	\$24,953.95	2021-44064					
Tax Year 2021	025-025-000-0001	Boniuk Interests LTD	3,473,701	\$4,102.44	2021-58351					
Tax Year 2021	Total	Unsettled Accounts, original value	1,385,927,043				1,231,191,523			
Tax Year 2021	Total	Unsettled Accounts, number of accounts	185							
Unsettled										
Tax Year 2021	022-056-000-0003	Smith Harry Leonard	1,540,000	\$1,454.99	2021-48293					
Tax Year 2021	022-056-000-0013	Smith Harry Leonard	164,750	\$155.66	2021-48293					
Tax Year 2021	019-037-000-0009	2300 Fannin Ltd	3,421,606	\$4,040.92	2021-51496					

30

Midtown Management District Lawsuit and Arbitration Status Detail as of 7/7/2023

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
Tax Year 2021	019-040-000-0001	2300 Fannin Ltd	1,428,836	\$1,687.46	2021-51496					
Tax Year 2021	019-040-000-0003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496					
Tax Year 2021	122-650-001-0001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800					
Tax Year 2021	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800					
Tax Year 2021	026-007-000-0005	Mary Griffith Wallace Trust ET AL	879,908	\$1,039.17	2021-65822					
Tax Year 2021	022-051-000-0008	Bernac Arts LLC	2,474,438	\$2,922.31	2021-66644					
Tax Year 2021	139-324-001-0001	2416 Brazos LLC	4,392,806	\$5,187.90	2021-67087					
Tax Year 2021	013-072-000-0001	San Jacinto Apis LLC	1,963,732	\$2,319.17	2021-68146					
Tax Year 2021	013-077-000-0011	WWBD LP	1,911,096	\$2,257.00	2021-68378					
Tax Year 2021	139-026-001-0001	4600 Mainstreet Holdings LP	1,701,811	\$2,009.84	2021-70329					
Tax Year 2021	033-008-000-0009	Macey Louis & Trustee	1,298,370	\$1,533.37	2021-70960					
Tax Year 2021	033-011-000-0008	2416 Brazos LLC	1,222,878	\$1,444.22	2021-78569					
Tax Year 2021	Total	Unsettled Accounts, original value	1,460,958.424							
Tax Year 2021	Total	Unsettled Accounts, number of accounts	20							

Tax Year 2022

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent
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)
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)
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)
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)
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)
Tax Year 2022	022-075-000-0003	4118 Fannin Square LLC	1,782,238	\$2,104.85	101-22-002407	3/13/2023	1,642,000	\$165.65	7.87%	25.25(b)
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)
Tax Year 2022	019-146-000-0007	H T Investment Corporation	2,295,445	\$2,640.06	101-22-002630	3/13/2023	1,700,000	\$632.36	23.95%	25.25(b)
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)
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)
Tax Year 2022	002-151-000-0010	H T Investment Corporation	301,543	\$356.12	101-22-002631	3/13/2023	255,000	\$54.96	15.43%	25.25(b)
Tax Year 2022	002-152-000-0014	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)
Tax Year 2022	138-567-001-0001	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)
Tax Year 2022	002-151-000-0007	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)
Tax Year 2022	002-152-000-0003	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)
Tax Year 2022	019-069-000-0001	CJC Properties LLC	600,000	\$708.60	101-22-003066	4/14/2023	525,000	\$88.58	12.50%	25.25(b)
Tax Year 2022	013-076-012-0011	Current Owner	256,000	No Change	101-22-003597	3/3/2023	610,300	\$0.00	0.00%	na
Tax Year 2022	119-259-001-0003	Sherman Way Midtown LLC ET AL	44,846,490	\$52,963.70	2022-01543	3/3/2023	256,000	\$0.00	0.00%	na
Tax Year 2022	015-238-000-0001	Boyd Linda C	1,320,856	\$1,559.93	2022-36696	3/23/2023	41,900,000	\$3,479.80	6.57%	3/24/2023
Tax Year 2022	134-760-001-0001	Hadley Midtown Apis LLC	42,457,503	\$50,142.31	2022-46909	4/14/2023	1,085,500	\$278.55	17.86%	5/15/2023
Tax Year 2022	122-191-001-0001	Year SP IV Houston TX LLC	11,540,928	\$13,629.84	2022-48447	3/23/2023	38,200,000	\$5,028.11	10.03%	Total Exempt
Tax Year 2022	135-584-001-0001	Mid-Main Properties LP	59,365,985	\$70,111.23	2022-52639	3/23/2023	9,925,000	\$1,908.42	14.00%	3/24/2023
Tax Year 2022	127-457-001-0001	2009 CPT Community Owner LLC	36,327,465	\$42,902.74	2022-53127	3/23/2023	51,250,000	\$9,584.98	13.67%	3/24/2023
Tax Year 2022	028-097-000-0011	AR Merton II Metro Midtown LLC	65,361,128	no change	2022-55117	4/14/2023	64,750,000	\$612.128	0.00%	5/8/2023
Tax Year 2022	019-031-000-0001	2602 Richmond LP	1,813,186	\$2,141.37	2022-65929	2/21/2023	\$0.00	\$0.00	0.00%	na
Tax Year 2022	051-353-000-0001	Michael J Paolucci Trust	532,801	\$629.24	101-22-003363	4/14/2023	1,700,000	\$133.67	6.24%	25.25(b)
Tax Year 2022	013-267-000-0003	Greeland Investment Inc	953,294	\$1,125.84	101-22-003736	4/14/2023	490,000	\$50.55	8.03%	25.25(b)
Tax Year 2022	124-887-001-0004	Nguyen Su T	1,366,000	\$1,613.25	101-22-003766	4/14/2023	840,000	\$133.80	11.88%	25.25(b)
Tax Year 2022							1,200,000	\$196.05	12.19%	25.25(b)

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Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/17/2023

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	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 Clenevert 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	\$414.90	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	\$459.80	9.95%	5/8/2023	6/1/2023
Tax Year 2022	015-230-000-0001	Central Houston Auto Properties III 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	033-034-001-0001	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	\$147,665.00	2022-50822	4/14/2023	125,000,000	\$0.00	0.00%	Pr Correct	N/A
Tax Year 2022	136-278-001-0001	Pearl Rosenmont 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%	25.25(b)	6/1/2023
Tax Year 2022	006-060-000-0001	ND Interests LLC	408,558	\$482.98	101-22-003844						
Tax Year 2022	013-242-000-0003	CTV Investments LLC	506,876	\$568.62	101-22-007365						
Tax Year 2022	013-241-000-0012	Attayi Family LP	1,234,155	\$1,457.54	2021-74477	7/7/2023	1,120,000	\$134.82	9.25%	Received	7/27/2023
Tax Year 2022	037-079-000-0001	3300 Smith Street LLC	2,425,178	\$2,864.14	2021-74477	7/7/2023	2,180,000	\$289.56	10.11%	Received	7/27/2023
Tax Year 2022	126-647-001-0001	Brooklyn McGowen LLC	535,694	\$632.65	2021-74477	7/7/2023	500,000	\$66.66	10.11%	Received	7/27/2023
Tax Year 2022	128-274-001-0001	TAG TBD LLC	5,650,202	\$6,672.89	2022-41167	7/7/2023	4,995,269	\$773.48	11.59%	Received	7/27/2023
Tax Year 2022	033-256-005-0001	Excelsior Land Co Inc	4,791,973	\$5,659.32	2022-42620				0.00%		
Tax Year 2022	033-256-005-0002	Excelsior Land Co Inc	800,000	No Change	2022-47530	7/7/2023	800,000	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0002	Excelsior Land Co Inc	440,000	No Change	2022-47530	7/7/2023	440,000	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0005	Excelsior Land Co Inc	1,115,338	No Change	2022-47530	7/7/2023	1,115,338	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0015	Excelsior Land Co Inc	1,646,930	\$1,945.02	2022-47530	7/7/2023	1,575,000	\$84.94	4.37%	Received	7/27/2023
Tax Year 2022	002-138-000-0013	Shepherd W M	335,166	\$395.83	2022-47754	7/7/2023	331,386	\$4.46	1.13%	7/20/2023	
Tax Year 2022	002-139-000-0001	Cars DB4 LP	1,387,766	\$1,344.88	2022-47754	7/7/2023	990,000	\$175.69	13.06%	7/20/2023	
Tax Year 2022	002-139-000-0011	Cars DB4 LP	361,505	\$426.94	2022-47754	7/7/2023	315,000	\$54.92	12.86%	7/20/2023	
Tax Year 2022	002-156-000-0001	Duke Street Partners LTD	3,840,320	\$4,181.12	2022-47754	7/7/2023	3,050,000	\$579.07	13.85%	7/20/2023	
Tax Year 2022	002-156-000-0007	Thomas Clayton O	1,338,069	\$1,580.26	2022-47754	7/7/2023	1,160,000	\$210.30	13.31%	7/30/2023	
Tax Year 2022	002-175-000-0006	Cars DB4 LP	921,088	\$1,087.80	2022-47754	7/7/2023	915,000	\$71.8	0.66%	7/20/2023	
Tax Year 2022	002-175-000-0008	Group I Realty INC	330,776	\$390.65	2022-47754	7/7/2023	325,000	\$6.83	1.75%	7/20/2023	
Tax Year 2022	002-175-000-0016	Group I Realty INC	745,000	\$879.84	2022-47754	7/7/2023	645,000	\$118.10	13.42%	7/20/2023	
Tax Year 2022	002-175-000-0017	Group I Realty INC	241,543	\$273.45	2022-47754	7/7/2023	227,500	\$4.77	1.74%	7/20/2023	
Tax Year 2022	002-176-000-0001	Golconda Venture	2,675,926	\$3,160.27	2022-47754	7/7/2023	2,571,755	\$115.94	3.67%	7/20/2023	
Tax Year 2022	122-419-001-0001	Group I Realty INC	4,062,500	\$4,797.81	2022-47754	7/7/2023	3,775,839	\$338.54	7.06%	7/20/2023	
Tax Year 2022	129-701-001-0001	Cars DB4 LP	1,738,964	\$2,053.72	2022-47754	7/7/2023	1,708,285	\$36.24	1.76%	7/20/2023	
Tax Year 2022	130-390-002-0001	Group I Realty INC	3,791,360	\$4,477.60	2022-47754	7/7/2023	3,400,000	\$580.30	12.96%	7/20/2023	
Tax Year 2022	130-390-002-0001	Group I Realty INC	2,065,554	\$2,439.42	2022-47754	7/7/2023	2,054,235	\$13.37	0.55%	7/20/2023	
Tax Year 2022	135-082-001-0001	Group I Realty INC	3,097,504	\$3,658.15	2022-47754	7/7/2023	2,675,000	\$498.97	13.64%	7/20/2023	
Tax Year 2022	019-147-000-0003	First Interstate BK TX N A	6,891,760	\$8,139.17	2022-47754	7/7/2023	5,950,000	\$1,112.22	13.67%	7/20/2023	
Tax Year 2022	128-778-001-0001	VTT Polaris Properties LLC	887,191	No Change	2022-47958	7/7/2023	887,191	\$0.00	0.00%	NA	NA
Tax Year 2022	015-233-000-0002	Post Midtown Square LP	3,446,434	\$4,070.24	2022-47958	7/7/2023	2,996,089	\$531.86	13.07%	Received	7/27/2023
Tax Year 2022	131-008-001-0001	Post Midtown Square LP	85,100,334	\$100,503.49	2022-51429	7/7/2023	77,037,500	\$9,522.20	9.47%	Received	7/27/2023
Tax Year 2022	013-238-000-0001	Post Midtown Square LP	34,203,055	\$40,393.81	2022-51429	7/7/2023	30,962,500	\$3,827.10	9.47%	Received	7/27/2023
Tax Year 2022	013-238-000-0001	Texas SFI Partnership 65 LTD ETAL	6,982,912	\$8,246.82	2022-52331	7/7/2023	6,000,000	\$1,160.82	14.08%	7/20/2023	

Midtown Management District
 Lawsuit and Arbitration Status Detail as of 7/7/2023

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	013-259-000-0003	Levan Real Estate LP	4,995,727	\$5,899.95	2022-55795	7/7/2023			0.00%		
Tax Year 2022	124-387-001-0001	Vivo LTD & Keenan LTD	6,196,273	\$7,317.80	2022-56540	7/7/2023	6,050,000	\$172.75	2.36%	Received	7/27/2023
Tax Year 2022	019-073-000-0001	WWBD LP	4,584,312	\$5,414.07	2022-61740	7/7/2023	4,025,525	\$659.92	12.19%	7/20/2023	
Tax Year 2022	019-089-000-0003	Bap 2800 LLC	2,020,398	\$2,386.09	2022-63996	7/7/2023	1,650,000	\$437.44	18.33%	7/20/2023	
Tax Year 2022	137-285-001-0001	Caroline St Realty Inc	3,451,000	\$4,075.63	2022-64850	7/7/2023	2,950,000	\$591.68	14.52%	7/20/2023	
Tax Year 2022	137-285-001-0002	Caroline St Realty Inc	1,131,441	\$1,336.23	2022-64850	7/7/2023	1,095,000	\$125.71	9.41%	7/20/2023	
Tax Year 2022	019-090-000-0007	CISS Holdings LP Et Al	910,632	\$1,075.46	2022-66377				0.00%		
Tax Year 2022	019-090-000-0003	2515 Caroline LTD	975,239	\$1,151.76	2022-78036	7/7/2023	875,000	\$118.38	10.28%	7/20/2023	
Tax Year 2022	019-085-000-0012	2808 Caroline LLC	4,911,255	\$5,800.19	2022-55588	7/7/2023	4,500,000	\$485.69	8.37%	7/20/2023	
Tax Year 2022	025-001-021-0002	4400 San Jacinto LLC	1,543,515	\$1,822.89	101-22-005396						
Tax Year 2022	019-017-000-0004	ND Interests LLC	406,230	\$479.78	101-22-005886						
Tax Year 2022	019-088-000-0016	Lobue John J & Marys	693,079	\$818.53	101-22-005715						
Tax Year 2022	022-067-000-0013	Phan Dao C & Muoi	1,034,977	\$1,222.31	101-22-005802						
Tax Year 2022	022-053-000-0005	Nanes Plaza LLC	814,073	\$91.42	101-22-008869						
Tax Year 2022	137-849-001-0001	Graeter Properties LLC	1,354,209	\$1,599.32	101-22-005886						
Tax Year 2022	025-018-000-0006	15 21 Japhet Realty LTD	1,348,168	\$1,592.19	101-22-006736						
Tax Year 2022	025-026-000-0013	3600 San Jacinto LTD	1,102,177	\$1,301.67	101-22-006761						
Tax Year 2022	019-028-000-0007	Dennis Austin LLC	445,000	\$525.54	101-22-006866						
Tax Year 2022	019-032-000-0008	LLR Management Inc	818,878	\$967.09	101-22-007119						
Tax Year 2022	123-415-000-0001	VR Calais Holdings Limited Partnership	70,333.810	\$83,064.23	2022-47087						
Tax Year 2022	013-260-001-0001	3201 Louisiana LLC	22,146,901	\$26,155.49	2022-47485						
Tax Year 2022	013-252-000-0001	Plazas Midtown LTD	13,350	\$15.77	2022-47495					Received	
Tax Year 2022	033-019-000-0002	Plaza at Midtown LTD	5,289,582	\$6,247.00	2022-47495						
Tax Year 2022	120-271-001-0001	The plazas Midtown II LTD	4,017,214	\$4,744.33	2022-47495						
Tax Year 2022	150-279-001-0001	William Marsh Rice University	67,688,555	\$79,940.18	2022-48565					Received	
Tax Year 2022	139-870-001-0001	4001 Main LP	5,192,400	\$6,132.92	2022-48780						
Tax Year 2022	002-160-000-0001	William Marsh Rice University	3,270,833	\$3,862.85	2022-48781						
Tax Year 2022	002-160-000-0003	William Marsh Rice University	642,328	\$758.59	2022-48781						
Tax Year 2022	002-160-000-0021	William Marsh Rice University	589,208	\$695.85	2022-48781						
Tax Year 2022	015-237-000-0001	Smith St Office LLC	2,930,597	\$3,460.95	2022-51631						
Tax Year 2022	130-694-001-0001	CPT Community Owner LLC	47,299,757	\$55,790.15	2022-54307						
Tax Year 2022	021-257-000-0001	Camden Property Trust	58,966,850	\$69,639.85	2022-54356						
Tax Year 2022	130-054-001-0001	Central Bank	5,846,077	\$6,904.22	2022-55180						
Tax Year 2022	134-930-000-0001	2800 Main LLC	79,744,893	\$94,178.72	2022-56173						
Tax Year 2022	124-663-001-0001	Devita Rent Dept	1,955,990	\$2,309.94	2022-63779						
Tax Year 2022	019-086-000-0001	2515 Caroline LTD	1,579,000	\$1,860.08	2022-64851						
Tax Year 2022	138-096-001-0001	Bassak Investments LLC	1,458,239	\$1,722.18	2022-66693						
Tax Year 2022	019-187-000-0003	Baby 3208 Austin LLC	1,285,795	\$1,518.52	2022-66864						
Tax Year 2022	033-008-000-0007	2314 Brazos LLC	1,148,348	\$1,356.20	2022-79044						
			1,195,026,552				739,034,834				
			124								

Unsettled	Tax Year 2022	Tax Year 2022	Tax Year 2022	Tax Year 2022	Tax Year 2022
	002-152-000-0009	1701 Webster LTD	2,273,258	\$2,684.72	101-22-003776
	019-143-000-0001	Cynthia Properties LP	1,045,367	\$1,234.58	101-22-003823
	120-435-001-0001	Car spa Midtown I LP	4,599,749	\$5,432.30	101-22-005066
	019-135-000-0001	Altayi Family LP	1,767,704	\$2,087.66	101-22-005271
	144-534-001-0001	Travis Partners Capital LLC	1,000,000	\$1,181.00	101-22-005521

Midtown Management District Lawsuit and Arbitration Status Detail as of 7/7/2023

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	Notes
Tax Year 2022	019-077-000-0003	Current Owner	527,000	\$622.39	101-22-006701						
Tax Year 2022	121-005-001-0005	410 Hadley LLC	396,500	\$468.27	101-22-007485						
Tax Year 2022	013-241-000-0009	Bee Line Corporation	796,025	\$940.11	101-22-007530						
Tax Year 2022	022-056-000-0003	Smith Harry Leonard	1,694,000	\$1,600.49	2021-48293						
Tax Year 2022	022-056-000-0013	Smith Harry Leonard	181,225	\$171.22	2021-48293						
Tax Year 2022	019-190-000-0006	Cohen Jay H	926,400		2022-27072						
Tax Year 2022	138-633-001-0001	Caydon Houston Property LP	141,648,865	\$167,287.31	2022-46171						
Tax Year 2022	002-263-002-0001	H Midtown LP	44,788,659	\$52,895.41	2022-48037						
Tax Year 2022	120-655-001-0001	Wichita Enterprises Inc	2,202,506	\$2,601.16	2022-48929						
Tax Year 2022	019-037-000-0009	2300 Fannin LTD	3,428,969	\$4,049.61	2022-50897						
Tax Year 2022	019-040-000-0001	2300 Fannin LTD	1,446,779	\$1,708.65	2022-50897						
Tax Year 2022	019-040-000-0003	2300 Fannin LTD	2,212,122	\$2,612.52	2022-50897						
Tax Year 2022	019-224-000-0001	Houston Community College System	5,152,753	\$6,085.40	2022-50936						
Tax Year 2022	025-025-000-0009	TV Prop LLC	317,374	\$374.82	2022-50936						
Tax Year 2022	025-028-000-0004	Ben Wah Prop LLC	872,258	\$1,030.14	2022-50936						
Tax Year 2022	015-238-000-0002	2100 Milam LLC	1,139,338	\$1,345.56	2022-51085						
Tax Year 2022	013-270-001-0001	2900 Milam Partners LTD	41,869,626	\$49,448.03	2022-51506						
Tax Year 2022	122-650-001-0001	MRI Midtown LTD	23,360,816	\$27,589.12	2022-51509						
Tax Year 2022	122-650-002-0001	Carolyn F Jackson Family Partnership LTD	3,317,542	\$3,918.02	2022-51509						
Tax Year 2022	138-723-001-0001	Pearl Residences at Midtown Owner LLC	60,990,720	\$72,030.04	2022-51519						
Tax Year 2022	138-723-002-0001	Pearl MarketPlace at Midtown-Owner LLC	24,617,729	\$26,711.54	2022-51519						
Tax Year 2022	013-270-004-0001	Pearl Midtown LTD	30,060,182	\$35,501.07	2022-51520						
Tax Year 2022	121-765-001-0001	Randalls Properties Inc	10,007,790	\$11,819.20	2022-52629						
Tax Year 2022	015-238-000-0003	Hinds Webster LTD	2,821,789	\$3,332.53	2022-55587						
Tax Year 2022	126-220-001-0001	Bastie Houston LLC	6,828,744	\$8,064.75	2022-56578						
Tax Year 2022	019-139-000-0005	Boniuk Interests LTD	1,672,492	\$1,975.21	2022-57005						
Tax Year 2022	125-831-001-0001	Midtown Scouts Square Property LP	4,445,627	\$5,250.29	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	\$1,393.40	2022-60167						
Tax Year 2022	019-146-000-0014	3100 Fannin Realty LTD	4,724,805	\$5,579.99	2022-60167						
Tax Year 2022	002-178-000-0001	Aim Marketing Services LLC	2,681,804	\$3,167.21	2022-61482						
Tax Year 2022	125-193-001-0001	E & I Investments Inc	1,837,101	\$2,169.62	2022-61999						
Tax Year 2022	133-136-001-0001	Travis Street Plaza LP	5,997,229	\$7,082.73	2022-62537						
Tax Year 2022	124-682-001-0001	Opal Arrow LLC	4,709,013	\$5,561.34	2022-62747						
Tax Year 2022	022-051-800-0008	Bermac Arts LLC	2,659,471	\$3,140.84	2022-64374						
Tax Year 2022	022-061-000-0013	Bermac Arts LLC	529,424	\$625.25	2022-64374						
Tax Year 2022	019-035-000-0001	2505 Fannin LTD	642,120	\$758.34	2022-64843						
Tax Year 2022	019-035-000-0005	2505 Fannin LTD	1,147,500	\$1,355.20	2022-64843						
Tax Year 2022	019-035-000-0006	2505 Fannin LTD	4,390,293	\$5,184.94	2022-64843						
Tax Year 2022	013-072-000-0001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419						
Tax Year 2022	026-007-000-0005	Mary Griffith Wallace Trust ET AL	881,875	\$1,041.49	2022-65874						
Tax Year 2022	006-061-000-0001	Copesetic Holdings LTD	2,128,005	\$2,513.17	2022-66250						
Tax Year 2022	025-010-000-0001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386						
Tax Year 2022	002-153-000-0001	Latif and Company LLC Etal	10,807,587	\$5,962.63	2022-67508						
Tax Year 2022	019-090-000-0005	TND Investments LLC Inc	1,348,470		2022-68385						

34

Midtown Management District Lawsuit and Arbitration Status Detail as of 7/7/2023

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
Tax Year 2022	139-026-001-0001	4600 Main Street Housing LP	1,691,151	\$1,997.25	2022-49348					
Tax Year 2022	019-033-000-0004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202					
Tax Year 2022	033-008-000-0009	Macey Louis & Trustee	1,314,458	\$1,552.37	2022-73045					
Tax Year 2022	120-017-001-0008	Kozadinos Interest LTD	2,822,696	\$3,333.60	2022-73584					
Tax Year 2022	019-191-000-0004	Leen Salam Inc	1,046,964	\$1,236.46	2022-73796					
Tax Year 2022	019-143-000-0005	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374					
Tax Year 2022	019-143-000-0013	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374					
Tax Year 2022	033-011-000-0008	2416 Brazos LLC	1,264,643	\$1,493.54	2022-78933					
Tax Year 2022	139-324-001-0001	2416 Brazos LLC	4,402,578	\$5,199.44	2022-79075					
Tax Year 2022	022-070-000-0003	Sabbaghi Gholamali	958,456	\$1,131.94	2022-80572					
Tax Year 2022	013-077-000-0011	WWBD LP	2,128,185	\$2,513.39	2022-80631					
Tax Year 2022	013-076-012-0011	Current Owner	256,000	\$302.34	2022-01543					
Total		Unsettled Accounts, original value	2,851,879,455							
Total		Unsettled Accounts, number of accounts	168							

Cumulative

Settled	Grand Total	Settled Accounts, original value	8,637,491,186
Cumulative	Grand Total	Settled Accounts, number of accounts	1,284

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	4,434,104,767
Cumulative	Grand Total	Unsettled Accounts, number of accounts	201

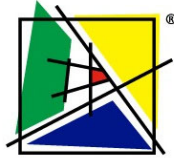
7,462,772,065

Color Legend

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

Abbreviations

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



midtown
HOUSTON

August 2, 2023

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

Re: Investment Report – Quarter Ending June 30, 2023

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 2nd Quarter FY2023 in my capacity as Midtown District CPA. 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 1.6667%. The amount of interest earned for the quarter was \$ 46,603. 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,

Melissa Morton, CPA
Midtown District CPA

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED JUNE 2023**

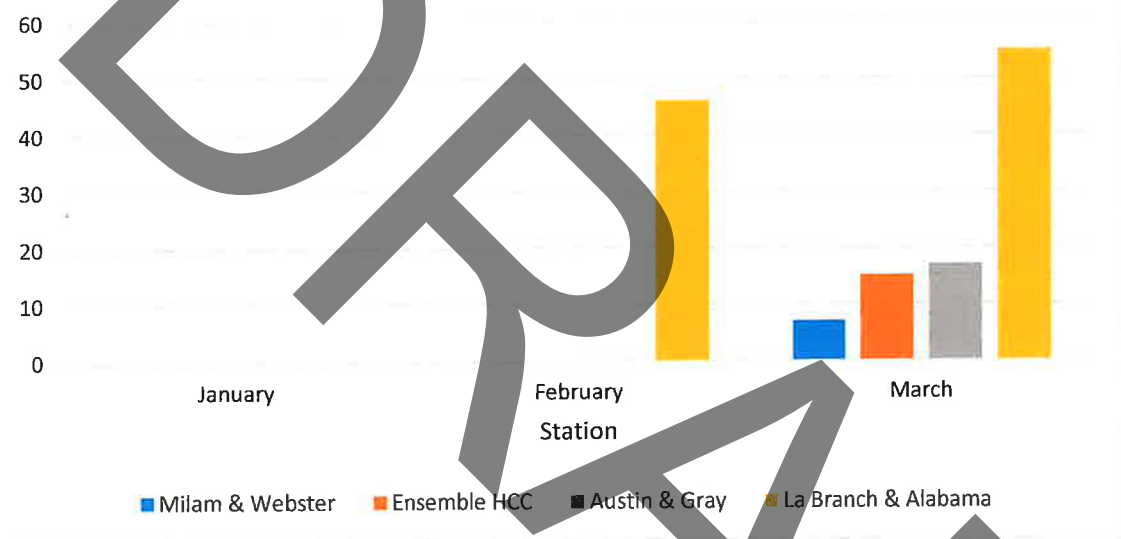
ACCOUNT NAME/FUND	PURCHASE DATE	MATURITY DATE	QTR BEGINNING BOOK VALUE	QTR BEGINNING MARKET VALUE	TRANSACTIONS		INTEREST	INCOME (APR - JUN)		ENDING BOOK VALUE	ENDING MARKET VALUE	YIELD RATE
					DEPOSITS	WITHDRAWALS		ASSESSMENT	OTHER			
CHASE BANK												
Chase - Checking (Operating)			11,422.70	11,422.70	-	-	-	-	-	11,422.70	11,422.70	
Chase - Saving			13,527.49	13,527.49	1.27	-	1.27	2.95	-	13,528.76	13,528.76	0.0367%
IBC												
IBC - Saving			6,150.21	6,150.21	72.91	-	72.91	204.03	-	6,223.12	6,223.12	0.8100%
IBC - CD	03/24/15	07/02/23	125,000.00	125,000.00	-	-	-	-	-	125,000.00	125,000.00	
EASTWEST BANK												
EastWest Bank - Money Market			85,010.25	85,010.25	9.54	-	9.54	18.97	-	85,019.79	85,019.79	0.0467%
EastWest Bank - Business Saving			1,066.68	1,066.68	0.14	-	0.14	0.27	-	1,066.82	1,066.82	0.0500%
CENTRAL BANK												
Central Bank - Money Market			61,194.81	61,194.81	300.84	45.00	300.84	584.42	-	61,450.65	61,450.65	1.9800%
WELLS FARGO												
Wells Fargo - Checking			2,107,942.72	2,107,942.72	468,832.83	2,568,174.76	1,297.80	2,979,741.31	-	8,600.79	8,600.79	0.9730%
Wells Fargo - Savings			16,785.52	16,785.52	20,044.80	15,000.00	44.80	76.90	-	21,830.32	21,830.32	0.9730%
TexSTAR Investment Pool												
TexSTAR Investment Pool	Various	N/A	6,012.07	6,012.07	75.05	-	75.05	137.68	-	6,087.12	6,087.12	4.9842%
LOGIC Investment Pool												
LOGIC Investment Pool	09/01/16	N/A	2,202,868.17	2,202,868.17	1,794,800.40	405,000.00	44,800.40	70,140.69	-	3,592,668.57	3,592,668.57	5.1463%
TOTAL INVESTMENTS			4,636,980.62	4,636,980.62	2,284,137.78	2,985,219.76	46,602.75	3,050,907.22	-	3,932,898.64	3,932,898.64	

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

Station Checkouts by Month



Station Visit Summary

April 25, 2023

TSR_HoustonBicycle

Date	
From	Feb 23, 2023
To	Mar 31, 2023
Days	37

Vehicle	Driver	Zone	Total Duration	Total Incidents
Van 50		Austin & Gray	0:13	1
		Ensemble/HCC METRORail	0:11	2
		Milam & Webster	1:00	8
		La Branch & Alabama	0:51	2
Van 50 Total			2:16	13
Ford F250		Austin & Gray	7:40	7
		Ensemble/HCC METRORail	0:06	1
		Milam & Webster	4:24	9
		La Branch & Alabama	1:02	3
Ford F250 Total			13:15	20
Van 78		Austin & Gray	3:04	6
		Ensemble/HCC METRORail	1:50	3
		Milam & Webster	1:53	10
		La Branch & Alabama	0:33	4
Van 78 Total			7:21	23
Grand Total			22:52	56

Station Visit Summary

TSR_HoustonBicycle

April 25, 2023

Date	
From	Feb 23, 2023
To	Mar 31, 2023
Days	37

Time Zone	
	America/Chicago

Device	Device Group	Zone	Zone Type	First Arrival	Last Arrival	Duration	Incident Count
Van 50	Vehicle, Gasoline Petrol, Drive Austin & Gray	Customer Zone	Customer Zone	Mar 24, 2023 7:14:20 AM	Mar 24, 2023 7:14:20 AM	0:13:14	1
Van 50	Vehicle, Gasoline Petrol, Drive Ensemble/HCC METRORail	Customer Zone	Customer Zone	Mar 14, 2023 6:55:30 PM	Mar 17, 2023 9:35:26 AM	0:11:07	2
Van 50	Vehicle, Gasoline Petrol, Drive Milam & Webster	Customer Zone	Customer Zone	Mar 17, 2023 8:42:25 AM	Mar 26, 2023 9:07:17 AM	1:00:45	8
Van 50	Vehicle, Gasoline Petrol, Drive La Branch & Alabama	Customer Zone	Customer Zone	Mar 03, 2023 8:28:15 AM	Mar 09, 2023 8:19:31 AM	0:51:09	2
Ford F250	Vehicle, Gasoline Petrol, Austin & Gray	Customer Zone	Customer Zone	Mar 16, 2023 4:07:39 PM	Mar 22, 2023 12:45:31 PM	7:40:48	7
Ford F250	Vehicle, Gasoline Petrol, Ensemble/HCC METRORail	Customer Zone	Customer Zone	Mar 28, 2023 11:57:23 AM	Mar 28, 2023 11:57:23 AM	0:06:57	1
Ford F250	Vehicle, Gasoline Petrol, Milam & Webster	Customer Zone	Customer Zone	Mar 16, 2023 5:09:16 PM	Mar 31, 2023 2:32:24 PM	4:24:34	9
Ford F250	Vehicle, Gasoline Petrol, La Branch & Alabama	Customer Zone	Customer Zone	Mar 25, 2023 8:58:22 AM	Mar 28, 2023 8:24:28 AM	1:02:48	3
Van 78	Vehicle, Gasoline Petrol, Drive Austin & Gray	Customer Zone	Customer Zone	Mar 15, 2023 1:50:24 PM	Mar 25, 2023 4:21:54 PM	3:04:14	6
Van 78	Vehicle, Gasoline Petrol, Drive Ensemble/HCC METRORail	Customer Zone	Customer Zone	Mar 10, 2023 4:43:57 PM	Mar 14, 2023 6:34:19 PM	1:50:00	3
Van 78	Vehicle, Gasoline Petrol, Drive Milam & Webster	Customer Zone	Customer Zone	Mar 15, 2023 6:54:44 PM	Mar 29, 2023 10:49:16 AM	1:53:24	10
Van 78	Vehicle, Gasoline Petrol, Drive La Branch & Alabama	Customer Zone	Customer Zone	Feb 24, 2023 7:30:01 PM	Mar 21, 2023 11:27:43 AM	0:33:47	4

Station Checkouts Quarter 2, 2023

Station	April	May	June
Milam & Webster	24	58	101
Ensemble HCC	54	36	30
Austin & Gray	58	30	38
La Branch & Alabama	56	50	35

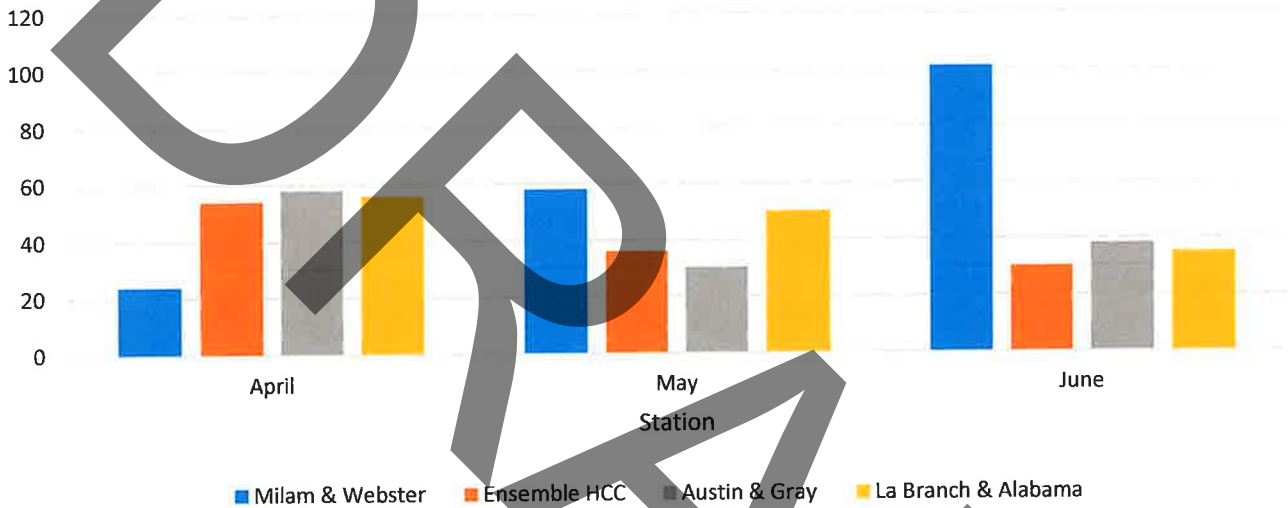
Total

192

174

204

Station Checkouts by Month



Zone Visit Summary

TSR_HoustonBicycle

July 17, 2023

	Date
From	Apr 01, 2023
To	Jun 30, 2023
Days	91

Time Zone
America/Chicago

Vehicle	Zone	Driver	Total Duration	Total Incidents
Van 50	Austin & Gray		1:19	10
	Ensemble/HCC METRORail		0:45	7
	Milam & Webster		2:15	19
	La Branch & Alabama		1:29	10
Van 50 Total			5:49	46
Ford F250	Austin & Gray		1:01	3
	Ensemble/HCC METRORail		0:23	2
	Milam & Webster		2:45	6
	La Branch & Alabama		0:14	2
Ford F250 Total			4:24	13
Van 78	Austin & Gray		1:36	10
	Ensemble/HCC METRORail		0:18	3
	Milam & Webster		2:29	25
	La Branch & Alabama		1:02	6
Van 78 Total			5:27	44
Grand Total			15:41	103

Zone Visit Summary

TSR_HoustonBicycle

July 17, 2023

From	Date
Apr 01, 2023	
To	Jun 30, 2023
Days	91

Time Zone	America/Chicago

Device	Device Group	Driver	Zone	Zone Type	First Arrival	Last Arrival	Duration	Incident Count
Van 50	Vehicle, Gasoline Petrol, DriverActivity	0 Austin & Gray	Customer Zone	Customer Zone	May 10, 2023 6:49:08 AM	Jun 29, 2023 8:41:47 PM	1:19:32	10
Van 50	Vehicle, Gasoline Petrol, DriverActivity	0 Ensemble/HCC METRORail	Customer Zone	Customer Zone	May 10, 2023 7:31:10 PM	Jun 24, 2023 3:58:11 PM	0:45:03	7
Van 50	Vehicle, Gasoline Petrol, DriverActivity	0 Milam & Webster	Customer Zone	Customer Zone	May 11, 2023 8:16:12 AM	Jun 26, 2023 7:42:51 PM	2:15:21	19
Van 50	Vehicle, Gasoline Petrol, DriverActivity	0 La Branch & Alabama	Customer Zone	Customer Zone	May 11, 2023 7:04:57 AM	Jun 24, 2023 8:51:15 PM	1:29:45	10
Ford F250	Vehicle, Gasoline Petrol	0 Austin & Gray	Customer Zone	Customer Zone	Apr 10, 2023 2:28:52 PM	Apr 21, 2023 8:22:29 AM	1:01:39	3
Ford F250	Vehicle, Gasoline Petrol	0 Ensemble/HCC METRORail	Customer Zone	Customer Zone	May 26, 2023 10:09:24 AM	Jun 09, 2023 10:12:03 AM	0:23:30	2
Ford F250	Vehicle, Gasoline Petrol	0 Milam & Webster	Customer Zone	Customer Zone	Apr 04, 2023 2:08:47 PM	Jun 12, 2023 12:13:29 PM	2:45:04	6
Ford F250	Vehicle, Gasoline Petrol	0 La Branch & Alabama	Customer Zone	Customer Zone	Apr 19, 2023 11:26:06 AM	May 25, 2023 10:18:58 AM	0:14:26	2
Van 78	Vehicle, Gasoline Petrol, DriverActivity	0 Austin & Gray	Customer Zone	Customer Zone	Apr 08, 2023 9:27:10 AM	May 31, 2023 12:32:03 PM	1:36:14	10
Van 78	Vehicle, Gasoline Petrol, DriverActivity	0 Ensemble/HCC METRORail	Customer Zone	Customer Zone	Apr 06, 2023 3:37:04 PM	Apr 19, 2023 5:02:47 PM	0:18:58	3
Van 78	Vehicle, Gasoline Petrol, DriverActivity	0 Milam & Webster	Customer Zone	Customer Zone	Apr 01, 2023 12:48:50 PM	May 29, 2023 7:12:43 AM	2:29:53	25
Van 78	Vehicle, Gasoline Petrol, DriverActivity	0 La Branch & Alabama	Customer Zone	Customer Zone	Apr 04, 2023 11:03:23 AM	May 30, 2023 10:44:19 AM	1:02:07	6



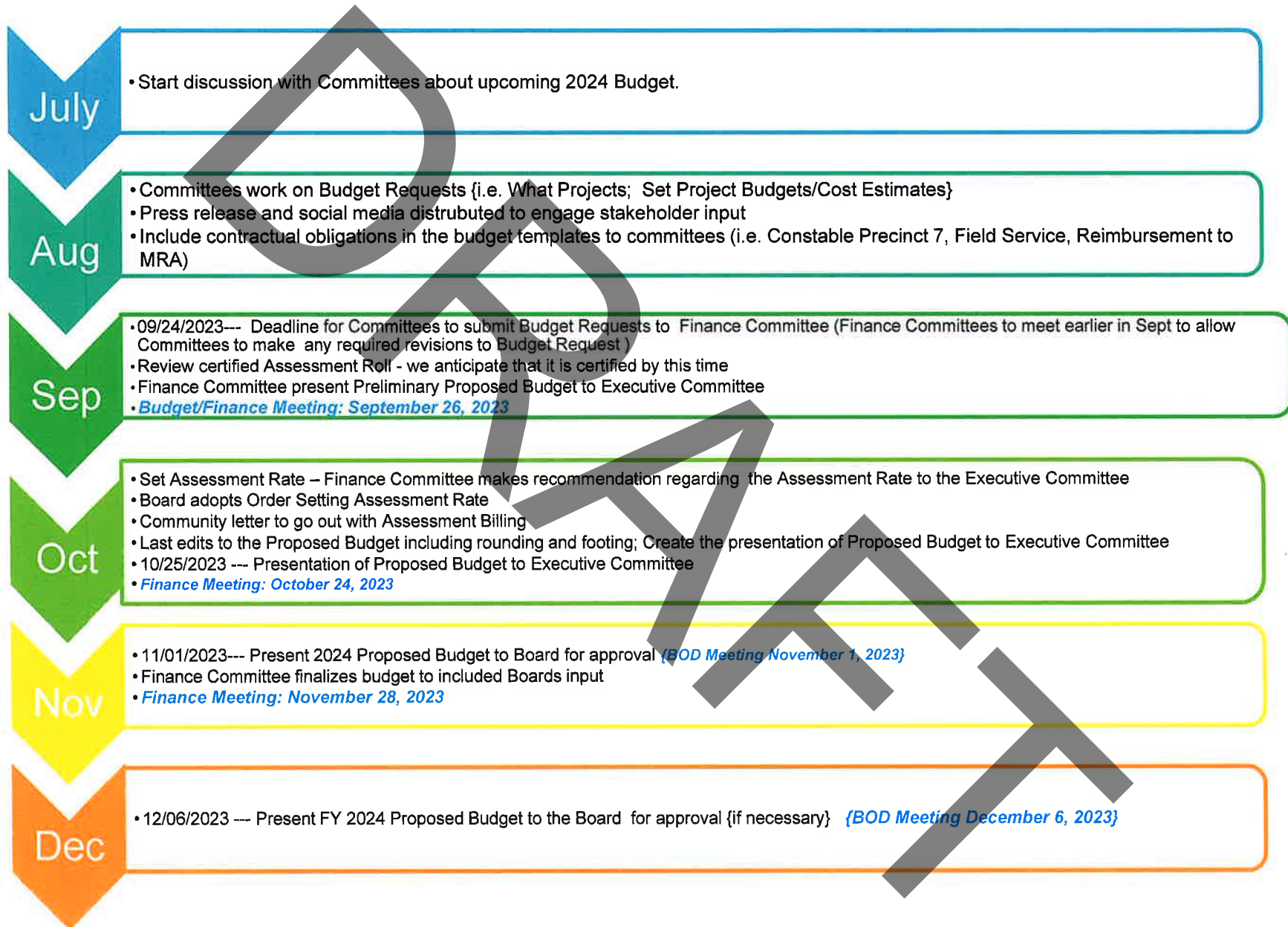
July 20, 2023

**MIDTOWN MANAGEMENT DISTRICT
SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN TIMELINE
Plan Effect 2025-2034 (For Discussion Purposes Only)**

DATE	ACTIVITY
June 2022	Service and Improvement Plan and Assessment Plan planning session.
August 2022	Service and Improvement Plan and Assessment Plan planning session.
November 2022	Service and Improvement Plan and Assessment Plan planning session.
May 2023	Service and Improvement Plan and Assessment Plan planning session. Finalize planning session dates. Request approval of focus group sessions. The following Focus Groups will attend the upcoming committee meetings are: FOCUS Groups - All Meetings are at 11:00a.m. September 11, 2023 - Bar/ Restaurant owners September 12, 2023 – Commercial /Residential property owners September 13, 2023 –Residents/Apartment managers/Developers September 14, 2023 – Cultural Arts organizations/Artists/Arts businesses September 15, 2023 – Technology groups
June 2023	Anticipated publishing of Midtown Buzz Spring/Summer issue. Update website tab for Service and Improvement Plan and Assessment Plan.
August 2023	Anticipate publishing of 10-year Management District Impact Report. Service and Improvement Plan and Assessment meeting.
September 2023	Review website content.
October 2023	Review annual letter to stakeholders.
November 2023	Draft petitions for stakeholders.

Established by Chrystal Robinson- Davis – Operations Supervisor – Midtown Management District

Timeline for 2024 Budget Planning *{For discussion purposes only}*





July 20, 2023

**MIDTOWN MANAGEMENT DISTRICT
SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN TIMELINE
Plan Effect 2025-2034 (For Discussion Purposes Only)**

January 2024	Develop a FAQ section on the website tab.
March 2024	Complete draft for petition.
April 2024	Anticipated sending of petitions to stakeholders.
May 2024	Receive and validate petitions.
June 2024	Hold meeting with Midtown Management District Board of Directors to accept petitions requesting service and improvements. Anticipated setting of a public hearing to consider testimony and receive evidence on the Service and Improvement Plan and Assessment Plan. Appoint hearing examiners for public hearing.
July 2024	Prepare for public hearing.
August 2024	Public Hearing.
September 2024	Hold meeting of Board of Directors after public hearing. Receive testimony regarding the Service and Improvement Plan and Assessment Plan. Develop a FAQ that consists of the following: Adopt an Order approving the Service and Assessment Plan. Authorize the assessor/collector to send out assessment bills.
October 2024	Assessment bills mailed by Assessor- Collector. Include letter from Board of Directors.
January 2025	Annual Assessments are due.

Established by Chrystal Robinson- Davis – Operations Supervisor – Midtown Management District