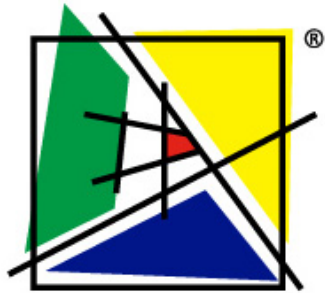


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**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
September 6, 2023**

(For Board Members Only)



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CONSENT AGENDA



**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, September 6, 2023 at 11:00 a.m.** in the **1st Floor Conference Room located at 410 Pierce Street, Houston TX 77002**, inside the boundaries of the District, **open to the public**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments***
3. Consent Agenda
 - a. Approve Minutes for the August 2, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of July 2023.
 - c. Approve Payment of Invoices for August 2023.
 - d. Approve Equi-Tax Report for August 2023.
4. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Service & Maintenance. **Christopher Johnston, Chair**
 - b. 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. **Desmond Bertrand-Pitts, Chair**
 - e. Finance **Kelly A. Young, Chair**
 - f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62

- g. Public Safety **Jeanette Criglar, Chair**
- i. Interlocal Agreement with Harris County for law enforcement services for the period from October 1, 2023, through September 30, 2024.
- h. Service and Improvement Plan. **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
- i. Executive Committee **Darcy Lefsrud, Chair**

5. Report on Capital Projects of the Midtown Redevelopment Authority

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

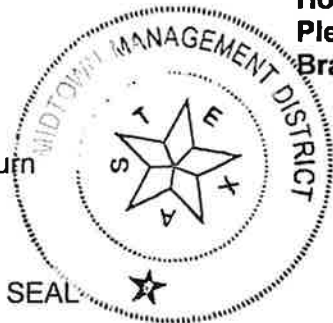
- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

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

7. Announcements

Next meeting date **Wednesday, October 4, 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

8. Adjourn



Darcy John Lefsrud
Darcy John Lefsrud, Chair
 Midtown Management District Board of Director

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

NOTE: We have begun the FY 2024 Budget Process at the committee level. We encourage all constituents to come and participate in this extremely important process for Midtown. We value your input.

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.



MINUTES

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING**

August 2, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, August 2, 2023, at 6:00 p.m. in the **1st Floor conference room of the Midtown Management District’s offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

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

All of the above were present except Directors LeVasseur, Douglas, Goldstein, Arguijo, Johnston, Mohite, and Washington.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, and Chrystal Robinson-Davis; CPA Consultant Melissa Morton (via video conference), Peggy Foreman of Burney and Foreman, Clinton Turner, President of Super Neighborhood #62, Jennifer Gribble of South Main Baptist Church, Brad Sullivan of Lord of the Streets, Karlus Allen of New Power Chiropractic and Midtown residents Luke Romero and Scott Harbors.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

Mrs. Robinson-Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

There were no public comments made.

3. CONSENT AGENDA

- A. **APPROVE MINUTES FOR THE JULY 12, 2023, BOARD MEETING.**
- B. **APPROVE FINANCIAL REPORTS FOR THE MONTH OF JUNE 2023.**
- C. **APPROVE PAYMENT OF INVOICES FOR JULY 2023.**
- D. **APPROVE EQUI-TAX REPORT FOR JULY 2023.**

Ms. Alvarado presented the various items on the consent agenda. Director Young made a motion to approve the consent agenda as presented. The motion was seconded by Director Criglar and carried by majority vote.

4. RECEIVE DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 2ND QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2023.

Ms. Melissa Morton presented the quarterly investment report for the period ending June 30, 2023. She stated that the average yield on all accounts for the 2nd Quarter was 1.6667% and that the amount of interest earned for the quarter was \$46,603.00. She stated that Midtown's investment portfolio is in compliance with the District's Investment Policy and the investment provisions of the Public Funds Investment Act. Director Siddiqui made a motion to accept the 2nd Quarter investment report as presented. The motion was seconded by Director Betrand-Pitts and carried by majority vote.

5. 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 Llamas presented the Service and Maintenance Committee report on behalf of Director Johnston. There were no action items. He reported that the Midtown Park Conservancy Field Service Team is temporarily working with SMC in planting and cleaning debris within the District. Director Llamas stated that the maintenance team is working to address some of the issues raised by speakers during public comments at the July Board meeting. He also reported that there were some current problems with the irrigation system at Holman and Main Street and the maintenance team is working to make the necessary repairs to the irrigation system equipment. Finally, Director Llamas reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, August 21, 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 Midtown Parking Benefit District (Midtown PBD) Advisory Committee. He reported that the District received a second check in the amount of \$156,000 representing a portion of revenues from certain parking meters within the Midtown PBD for the period from July 1, 2022 to June 30, 2023. He stated that the Advisory Committee approved 2 projects for recommendation to ParkHouston for approval. The first project was to expend \$7500.00 to pay the service and maintenance costs for four previously suspended Bike Share stations located in Midtown for a 3-month period beginning September 1, 2023. The second project was to fund a proposal from HPD South Central Division, to spend \$29,840.00 to fund the Midtown Loud Noise Overtime program, which would pay for HPD officers to work overtime during peak periods to increase presence and focus on responding to calls and addressing violations the City's sound ordinance in Midtown. Director Llamas advised the Board that the Advisory Committee is evaluating several other projects and invited Board members to submit ideas for projects that would benefit the Midtown community. He stated that the next PBD Advisory Committee meeting is scheduled for Thursday, October 12, 2023, at 3:00 p.m. and will be open to the public.

Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, August 21, 2023, at 4:00 p.m.

C. 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 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, 21,196 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, August 15, 2023, at 3:00 p.m.

D. 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 reported that the application has been launched for participation in the 2023 Mistletoe Market event to be held in Baldwin Park in December 2023. Ms. Alvarado announced that the Committee is also working on the Call for Creatives for the Hispanic Heritage Sign Wrap and Artist Talk. She announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, August 15, 2023, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Director Young presented the Finance Committee report. There were no action items. She announced that the Committee will resume having monthly meetings as it works on the FY 2024 Budget. She stated that the Staff will be working with each of the Committee Chairs on their budget requests. Director Young also reminded each Committee Chair to review their 2023 projects, budget, and expenditures to ensure that they are on target for project completion by the end of the year. Director Young announced that the next Finance Committee meeting will be held on Tuesday, August 29, 2023, at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Clinton Turner and Jennifer Gribble were introduced as the newly elected President and President-Elect of Super Neighborhood #62. Mr. Turner stated that he was looking forward to working with the District.

G. Public Safety Committee – Jeanette Criglar, Chair

Director Criglar presented the Public Safety Committee report. There were no action items. Director Criglar stated that various law enforcement agencies reported that they have observed an increase in the unsheltered population in Midtown and that they continue working to manage the impact on the Midtown community.

Jamie Giraldo reported on various public safety activities including the decommissioning of homeless encampments at Spur 527, Milam and Alabama, Richmond and Main and on Blodgett Street. He stated that 19 people were provided housing and 10 structures were removed. He reported on his activities in July, including multiple inspections conducted throughout the District and actions taken, meetings with various property and business owners regarding public safety issues, attending meeting with the SEARCH Outreach Team, the bi-annual luncheon with law enforcement agencies in Midtown, planning for National Night Out and Coffee with a Cop to be held on October 3rd and 4th.

Mr. Giraldo reported that an additional SEAL officer has been temporarily engaged to assist with persons sleeping on and otherwise blocking the sidewalks in Midtown in violation of the City ordinance regarding same

Director Criglar announced that the next Public Safety Committee meeting will be held on Tuesday, August 15, 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. 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 announced that the focus groups meetings 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 activity reports. He thanked everyone for their work on behalf of Midtown and announced that the next Executive Committee meeting is scheduled for August 30, 2023, at 10:00 a.m.

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

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

Caroline Street – The Design team is gathering pricing from contractors to perform work in pilot test areas that are experiencing ponding along the curb; Upcoming work includes cathodic protection system testing.

Brazos Street – The MRA Staff are awaiting a response from the City of Houston to the project design concepts submitted during the initial Design Concept Review meeting. MRA Staff anticipates that the next follow-up meeting will address the next action steps for public engagement regarding the project.

PARTNER PROJECTS

Safe Street Survey - MRA Staff and consultants are continuing to work to finalize the Safe Street Survey report which is anticipated to be complete in the next few weeks. Once completed, a full presentation will be made to the MRA Board of Directors.

Parks and Public Spaces Master Plan –MRA is working with the Mayor’s Office of Special Events and to review limiting traffic on Main Street between McGowen and Anita. If approved, a temporary closure of the street may take place. 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 Mayor’s Office of Special Events.

Gray Street Buffer designs –MRA has updated the procurement documents based on the feedback received from various contractors following the initial solicitation and plans to re-advertise for bids in August 2023.

Urban Forestry Plan - MRA has partnered with the Urban Planning Committee for the Urban Forestry Plan. The priority pruning and fertilization plan has to be approved by the City of Houston Forestry Department. MRA has submitted the Urban Forestry Plan to the City of Houston and is awaiting feedback.

Mill and Overlay of Streets – The City of Houston has started the Mill and Overlay project on Dennis Street. The following streets or portions thereof have been identified for inclusion in the mill and

overlay project: Additional streets will Berry, Dennis, Stuart, Anita, Francis, Hadley, Mellhenny, and Rosalie. Work will continue through September 2023.

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).

There was no Executive Session.

8. ANNOUNCEMENTS

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, September 6, 2023, at 11:00 a.m.**

There were no other announcements.

9. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan
Secretary

Date

Midtown Management District
Balance Sheet Prev Year Comparison
As of July 31, 2023

	Jul 31, 23	Jul 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings Operating Funds	3,747,819.80	3,240,957.28	506,862.52	15.6%
Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,759,242.50	3,252,379.98	506,862.52	15.6%
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	3,837,201.73	3,398,742.86	438,458.87	12.9%
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	3,874,160.73	3,436,155.86	438,004.87	12.8%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable Accounts Payable	185,404.02	309,619.27	-124,215.25	-40.1%
Total Accounts Payable	185,404.02	309,619.27	-124,215.25	-40.1%
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	70,152.20	57,235.51	12,916.69	22.6%
Total Other Current Liabilities	136,736.61	284,672.70	-147,936.09	-52.0%
Total Current Liabilities	322,140.63	594,291.97	-272,151.34	-45.8%
Total Liabilities	322,140.63	594,291.97	-272,151.34	-45.8%
Equity				
Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	1,650,168.41	1,329,292.68	320,875.73	24.1%
Total Equity	3,552,020.10	2,841,863.89	710,156.21	25.0%
TOTAL LIABILITIES & EQUITY	3,874,160.73	3,436,155.86	438,004.87	12.8%

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

Accrual Basis

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Int Income	91,605.43	34,620.00	56,985.43	264.6%
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	3,203,875.44	3,493,100.00	-289,224.56	91.7%
Total Income	3,406,057.87	3,807,142.00	-401,084.13	89.5%
Gross Profit	3,406,057.87	3,807,142.00	-401,084.13	89.5%
Net Ordinary Income	3,406,057.87	3,807,142.00	-401,084.13	89.5%
Net Income	3,406,057.87	3,807,142.00	-401,084.13	89.5%

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

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	TOTAL
Ordinary Income/Expense								
Income								
Int Income	9,205.16	9,443.99	10,713.87	13,528.01	17,178.20	15,896.54	15,639.66	91,605.43
Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	0.00	110,577.00
Revenue - Assessments	<u>2,482,032.68</u>	<u>690,004.13</u>	<u>142,074.50</u>	<u>-111,574.54</u>	<u>-8,835.38</u>	<u>-4,446.77</u>	<u>14,620.82</u>	<u>3,203,875.44</u>
Total Income	<u>2,491,237.84</u>	<u>805,400.12</u>	<u>154,538.37</u>	<u>-98,146.53</u>	<u>11,317.82</u>	<u>11,449.77</u>	<u>30,260.48</u>	<u>3,406,057.87</u>
Gross Profit	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,260.48	3,406,057.87
Expense								
Cultural Arts & Entertainment	124.44	19,236.20	2,590.03	59,329.64	14,970.51	22,668.86	31,089.19	150,008.87
District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,845.04	34,614.75	7,073.73	143,721.62
Marketing & Economic Developmen	2,500.00	4,067.45	1,735.49	11,476.18	9,820.85	3,642.40	20,085.84	53,328.21
Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	343.75	390.55
Reserve Funds	0.00	0.00	0.00	0.00	1,022.10	2,190.52	0.00	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	136,200.03	551,080.75
Service & Maintenance	563,466.23	30,358.18	67,983.48	45,467.56	36,294.64	38,071.05	29,788.20	811,429.34
Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	12,200.00	38,192.50
Total Expense	<u>661,399.68</u>	<u>173,692.97</u>	<u>161,156.48</u>	<u>197,099.45</u>	<u>152,164.51</u>	<u>169,070.63</u>	<u>236,780.74</u>	<u>1,751,364.46</u>
Net Ordinary Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-206,520.26	1,654,693.41
Other Income/Expense								
Other Income								
Other Incomes	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-4,525.00
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-4,525.00</u>	<u>-4,525.00</u>
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-4,525.00
Net Income	<u>1,829,838.16</u>	<u>631,707.15</u>	<u>-6,618.11</u>	<u>-295,245.98</u>	<u>-140,846.69</u>	<u>-157,620.86</u>	<u>-211,045.26</u>	<u>1,650,168.41</u>

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**Midtown Management District
Service & Maintenance Use of Funds**

Accrual Basis

January through July 2023

	Jan - Jul 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	1,996.26	2,079.00	-82.74	96.0%
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	35,372.85	112,485.00	-77,112.15	31.4%
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	5,928.75	10,080.00	-4,151.25	58.8%
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	2,807.00	4,884.00	-2,077.00	57.5%
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	221,002.60	501,564.00	-280,561.40	44.1%
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	28,400.00	56,965.00	-28,565.00	49.9%
Total Service & Maintenance	811,429.34	1,253,924.00	-442,494.66	64.7%
Total Expense	811,429.34	1,253,924.00	-442,494.66	64.7%
Net Ordinary Income	-811,429.34	-1,253,924.00	442,494.66	64.7%
Net Income	-811,429.34	-1,253,924.00	442,494.66	64.7%

**Midtown Management District
Urban Planning Use of Funds
January through July 2023**

Accrual Basis

	Jan - Jul 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	12,200.00	24,594.00	-12,394.00	49.6%
Total Urban Planning	38,192.50	199,793.00	-161,600.50	19.1%
Total Expense	38,192.50	199,793.00	-161,600.50	19.1%
Net Ordinary Income	-38,192.50	-199,793.00	161,600.50	19.1%
Net Income	-38,192.50	-199,793.00	161,600.50	19.1%

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

Accrual Basis

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Parking Benefits District				
Parking Benefits District	390.55	275,000.00	-274,609.45	0.1%
Total Parking Benefits District	390.55	275,000.00	-274,609.45	0.1%
Total Expense	390.55	275,000.00	-274,609.45	0.1%
Net Ordinary Income	-390.55	-275,000.00	274,609.45	0.1%
Net Income	-390.55	-275,000.00	274,609.45	0.1%

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

Accrual Basis

	Jan - Jul 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	3,120.00	5,000.00	-1,880.00	62.4%
Marketing & Economic Developmen	1,004.16	10,000.00	-8,995.84	10.0%
Media, Advertising & Promotion				
Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
Media, Advertising, & Promotion	19,409.02	30,000.00	-10,590.98	64.7%
Total Media, Advertising & Promotion	19,409.02	35,000.00	-15,590.98	55.5%
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	14,200.00	28,990.00	-14,790.00	49.0%
Web-site Update & Maint.	2,546.27	3,500.00	-953.73	72.8%
Total Marketing & Economic Developmen	53,328.21	133,290.00	-79,961.79	40.0%
Total Expense	53,328.21	133,290.00	-79,961.79	40.0%
Net Ordinary Income	-53,328.21	-133,290.00	79,961.79	40.0%
Net Income	-53,328.21	-133,290.00	79,961.79	40.0%

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

Accrual Basis

	Jan - Jul 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	12,513.91	11,500.00	1,013.91	108.8%
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	33,082.61	48,000.00	-14,917.39	68.9%
Staffing	27,100.00	55,505.00	-28,405.00	48.8%
Total Cultural Arts & Entertainment	<u>150,008.87</u>	<u>422,675.00</u>	<u>-272,666.13</u>	<u>35.5%</u>
Total Expense	<u>150,008.87</u>	<u>422,675.00</u>	<u>-272,666.13</u>	<u>35.5%</u>
Net Ordinary Income	<u>-150,008.87</u>	<u>-422,675.00</u>	<u>272,666.13</u>	<u>35.5%</u>
Net Income	<u>-150,008.87</u>	<u>-422,675.00</u>	<u>272,666.13</u>	<u>35.5%</u>

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

Accrual Basis

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
Other Incomes				
Houston Endowment Grant Carry-	-4,525.00	135,000.00	-139,525.00	-3.4%
Reserves Funds	0.00	134,687.00	-134,687.00	0.0%
Total Other Incomes	-4,525.00	269,687.00	-274,212.00	-1.7%
Total Other Income	-4,525.00	269,687.00	-274,212.00	-1.7%
Net Other Income	-4,525.00	269,687.00	-274,212.00	-1.7%
Net Income	-4,525.00	269,687.00	-274,212.00	-1.7%

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**Midtown Management District
Security & Public Safety Use of Funds**

January through July 2023

Accrual Basis

	Jan - Jul 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	258,706.00	450,864.00	-192,158.00	57.4%
HPD Homeless Outreach Team	0.00	66,780.00	-66,780.00	0.0%
S.E.A.L. Security Program	155,032.50	282,180.00	-127,147.50	54.9%
SEARCH {Homeless Services}	42,557.70	128,789.00	-86,231.30	33.0%
Total Enhancement Public Safety	456,296.20	928,613.00	-472,316.80	49.1%
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	1,300.57	2,400.00	-1,099.43	54.2%
Staffing	64,900.00	129,858.00	-64,958.00	50.0%
Street Lighting - Electricity	26,250.00	75,000.00	-48,750.00	35.0%
Street Outage Survey	1,275.00	3,000.00	-1,725.00	42.5%
Total Security and Public Safety	551,080.75	1,173,871.00	-622,790.25	46.9%
Total Expense	551,080.75	1,173,871.00	-622,790.25	46.9%
Net Ordinary Income	-551,080.75	-1,173,871.00	622,790.25	46.9%
Net Income	-551,080.75	-1,173,871.00	622,790.25	46.9%

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

Accrual Basis

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
District Administration				
Accounting & Auditing Expense	14,900.00	16,200.00	-1,300.00	92.0%
Administration Expense	8,858.00	281,880.00	-273,022.00	3.1%
Assessment Collection Costs				
Collection Costs	35,094.97	60,000.00	-24,905.03	58.5%
Returned Checks	0.00	0.00	0.00	0.0%
Total Assessment Collection Costs	35,094.97	60,000.00	-24,905.03	58.5%
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%
Consultation	1,125.00			
General Operating/Admin. Exp.				
Bank Service Charge	1,518.15	6,516.00	-4,997.85	23.3%
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.	5,847.98	26,336.00	-20,488.02	22.2%
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				
Public Hearing Service Plan	48,131.25	112,500.00	-64,368.75	42.8%
Public Information Request	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	143,721.62	618,276.00	-474,554.38	23.2%
Total Expense	143,721.62	618,276.00	-474,554.38	23.2%
Net Ordinary Income	-143,721.62	-618,276.00	474,554.38	23.2%
Net Income	-143,721.62	-618,276.00	474,554.38	23.2%

**Midtown Management District
Check Detail**

As of August 31, 2023

Type	Date	Num	Name	Memo	Amount
Operating Funds					
Wells Fargo Checking Acct					
Bill Pmt -Check	08/02/2023	9695	Carr, Riggs & Ingram CPAs and ...	FY2022 FINANCIAL AUDIT: Billing for financial statement audit of Midtown Management Di...	-2,900.00
Bill Pmt -Check	08/02/2023	9696	Cultural Launch	Prepare & Submit Bloomberg Public Art Challenge Finalist Application	-2,925.00
Bill Pmt -Check	08/02/2023	9697	East End Management District	Graffiti Abatement	-680.00
Bill Pmt -Check	08/02/2023	9698	THE SPHERES MUSIC, LLC	Photography & Digital Art Design - Bloomberg Project	-1,600.00
Bill Pmt -Check	08/10/2023	9699	LIMB DESIGN, INC.	(MIDH 001 23 Midtown Arts Hosting Transfer) Web Maintenance	-950.00
Bill Pmt -Check	08/10/2023	9700	Lovett Agency	Application for Appointment as Texas Notary Public	-120.00
Bill Pmt -Check	08/10/2023	9701	Michelle Ashton	Communication Consultant: Execute communication task 07.22 - 8.04.2023	-465.00
Bill Pmt -Check	08/24/2023	9702	Michelle Ashton	Communication Consultant: Execute communication task 8.5 - 8.18.2023	-405.00
Bill Pmt -Check	08/24/2023	9703	Sam's Club	771 5 09 0290624410	-50.00
Bill Pmt -Check	08/24/2023	9704	Jaime Giraldo	Reimbursements: Supplies, Mileage, Meetings, Reports & Site Visits 07.18.23 - 07.31.23	-140.29
Total Wells Fargo Checking Acct					<u>-10,235.29</u>
Total Operating Funds					<u>-10,235.29</u>
TOTAL					<u>-10,235.29</u>

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
August 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	\$3,312,024.39	\$3,195,686.92	\$116,337.47	96%
2021	0.1181	\$3,034,303.47	\$3,019,366.88	\$14,936.59	99%
2020	0.1181	\$2,818,399.94	\$2,810,084.96	\$8,314.98	99%
2019	0.1181	\$2,584,597.36	\$2,579,691.74	\$4,905.62	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	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2022 Assessment Collected	-24,946.15	2,635,833.07
2021 Assessment Collected	-3,239.66	-11,274.92
2020 Assessment Collected	3,715.09	28.74
2019 Assessment Collected	159.88	2,444.81
2018 Assessment Collected	0.00	2,516.01
2017 Assessment Collected	0.00	405.38
2016 Assessment Collected	0.00	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	3,740.95	29,912.33
Overpayments	1,520.35	18,607.09
Estimated Payment	0.00	0.00
CAD Corrections	0.00	1,071.48
CAD Lawsuit Corrections	37,597.12	173,514.27
Collection Fees	3,391.65	11,542.20
Total Revenue	21,939.23	2,864,770.85
Overpayments & CAD Refunds Presented	40,592.57	180,367.66
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	2,576,733,006		
ASSESSED VALUE FOR 2022	2,804,423,378	UNCERTIFIED	0

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
August 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
HADLEY MIDTOWN APARTMENTS LLC	81 134 760 001 0001	2022	36,709.36
*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
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2022	2,565.10
** ANTWINE LINDA	81 013 086 000 0009	2009 - 2022	2,563.99
MEHTA MAHEK	81 127 887 000 0048	2015 - 2022	2,435.82

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

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

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
August 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	2,579,691.74	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,810,084.96	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,366.88	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,195,686.92	
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

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
MIDTOWN MANAGEMENT DISTRICT
September 6, 2023

Amounts shown are 2022 base assessment amounts and do not include penalty and interest unless otherwise indicated. Total assessments collected for the quarter are \$20,536.97.

Top ten delinquent accounts:

Hadley Midtown Apartments LLC \$36,709.36, 2310 Main St 215 – 1347600010001
The 2022 taxes became delinquent on 7/1/2023. They had a CAD suit which was settled. Our initial demand letter was sent; we are trying to reach the owner.

2009 CPT Community Owner LLC \$33,567.01, 301 St Joseph Pky 379 – 1274570010001
The 2022 taxes became delinquent on 6/1/2023. They had a CAD suit which was settled in March 2023. We will send our initial demand letter to the mailing address and try to reach the owner.

Jay H. Cohen 2013-2022 assessments \$5,688.72, Lot on Stuart St – 0191900000006
We intervened in a suit filed by Harris County; we will monitor the case.

Richard Galvan 2018-2022 assessments \$5,153.80, 2935 Main St – 0191480000006
Suit filed; a hearing date will be set when the defendants have been served. The owners and an heir are being served by publication we will ask the court to appoint an attorney ad litem to represent them.

Dorris Robinson 2016-2022 assessments \$3,439.05, 1520 Isabella St – 0342590000004
She has an over-65 deferral.

Minnie F. Criado 2012-2018 & 2020-2022 assessments \$3,285.17, 120 Oak Pl – 1205320000006
She has an over-65 deferral.

THLH Investments Inc. 2020-2021 assessments \$3,062.48, 2707 Milam St – 0060590000001
Suit filed. The account has been **paid in full**.

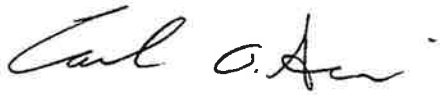
Romanuel L Washington Jr 2000-2014 assessments \$2,884.42, 3300 Crawford St – 0191820020004
He has an over-65 deferral.

Nathan & Magnolia H Blocker 2007-2022 assessments \$2,565.10, 2016 Main St 1716 - 1145880170016
They have an over-65 deferral.

Linda Antwine 2009-2022 assessments \$2,563.99, 1508 Isabella St – 0130860000009
She has an over-65 deferral.

Report frequency: Quarterly
Date of last report: June 7, 2023

If you have any questions, please feel free to contact me.

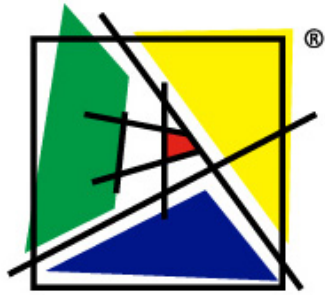


Carl O. Sandin



Email: csandin@pbfcm.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

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midtown
H O U S T O N

CONTRACT

**INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES
BETWEEN HARRIS COUNTY AND
MIDTOWN MANAGEMENT DISTRICT**

THIS AGREEMENT is made and entered into by and between **HARRIS COUNTY, TEXAS** hereinafter referred to as the “County,” acting by and through its governing body, the Harris County Commissioners Court, and the **MIDTOWN MANAGEMENT DISTRICT** (the “District”) acting by and through its governing body.

RECITALS:

This Agreement is made pursuant to chapter 791 of the Texas Government Code, which authorizes contracts between counties and local governments for the performance of governmental functions and services; and

The District desires to obtain the services of the Harris County Constable Precinct 7 (the “Constable”) to provide law enforcement services within District’s geographical area as further defined in Exhibit “A”.

NOW THEREFORE, the County and the District, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

TERMS:

**I.
TERM**

1.1 The services to be performed under this Agreement shall begin on October 1, 2023, and end on September 30, 2024. This Agreement can be terminated sooner in accordance with the provisions of Section IV.

**II.
SERVICES**

2.1 The County agrees to authorize the Constable to provide 5 officer(s) to devote eighty percent (80%) of their working time to provide law enforcement services related to the District’s geographical area (the “area”), as further defined in Exhibit “A”, attached hereto and made a part hereof. “Law enforcement services” include, but are not limited to, patrolling, preparing reports, appearing in court, investigating crimes, arresting persons, and transporting suspects.

2.2 As used herein, the phrase “working time” is defined as follows: the usual or normal hours that the Constable’s officers are required to work in any calendar month, and does not include any extra or overtime work. The consideration for the law enforcement services provided herein includes a share of the costs to the County for such times when officers are not available. Vacation and sick leave are earned through County service, and funeral leave is a benefit available to County employees. Therefore, “working

time” shall not include vacation, sick leave, funeral leave or other county-benefit leave, and it is not anticipated that the Constable will authorize substitute officers to work within the area when the regularly assigned officers are not available.

2.3 The Constable shall retain control and supervision of the officers performing services under this agreement to the same extent as he does other officers. The District understands and agrees that this Agreement is not intended, nor shall it be construed, to obligate the Constable to assign officers to devote any portion of their working time to the area, including but not limited to circumstances like officer funerals and natural disasters.

2.4 As the Constable retains control and supervision of the officers and services, the District may not, based on late payment or non-payment by one of its members to the District of funds for District operations, or the law enforcement services of the Constable, limit or deny access of such members to the services of the Constable. All members shall be provided the same telephone numbers and electronic access means to contact the Constable.

III.
CONSIDERATION FOR SERVICES

3.1 The District agrees to pay the County the sum of \$465,600.00 for 5 officer(s) for a total sum of FOUR HUNDRED SIXTY FIVE THOUSAND, SIX HUNDRED AND NO/100 DOLLARS (\$465,600.00) to be used by the County for the purpose of paying eighty percent (80%) of the full-time equivalent cost to the County for supplying the law enforcement services, including salaries, benefits, vacation, sick leave, and any additional expenses the County may incur in providing the services under this Agreement. Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

The District agrees to make payments on the total sum in installments, which are due and payable, without demand, on the following dates in the amounts set forth next to the dates:

September 20, 2023	\$38,800.00
October 20, 2023	\$38,800.00
November 20, 2023	\$38,800.00
December 20, 2023	\$38,800.00
January 20, 2024	\$38,800.00
February 20, 2024	\$38,800.00
March 20, 2024	\$38,800.00
April 20, 2024	\$38,800.00
May 20, 2024	\$38,800.00
June 20, 2024	\$38,800.00
July 20, 2024	\$38,800.00
August 20, 2024	\$38,800.00

The monthly installments are due and payable before 10:00 a.m. at the office of the County Treasurer, Dept. 101, P.O. Box 4354, Houston, TX 77210-4354. If the County provides the option, payment may be made by same time and date by electronic means to an account designated by the County.

Regarding the first payment due on September 20, 2023, the first payment is due on the latter of September 20, 2023 or five (5) days after the District receives a fully executed copy of this Agreement from the County.

IV. DEFAULT AND TERMINATION

4.1 The District understands and agrees that if the County does not receive the monthly payments within thirty (30) days of the date due, the County is authorized to terminate this Agreement without further notice. The County's failure to make demand for payments due is not a waiver of the District's obligation to make timely payment.

4.2 If the District defaults in the payment of any obligation hereunder, the District is liable to the County for an interest assessment of one percent (1%) on the unpaid amount. Interest shall thereafter compound monthly at one percent (1%) on unpaid amounts and interest assessments from the date of default until paid. This interest is in addition to any monies due for law enforcement services rendered hereunder. Interest on all past due amounts shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, charged, or received under law. Any interest in excess of that maximum amount shall be refunded. The District is also liable for attorney's fees and costs should the matter have to go to litigation for collection.

4.3 If the District is dissatisfied in any way with the performance of the County, the Constable or the officers under this Agreement, the District's sole remedy is termination under Section 4.4.

4.4 Either party may terminate this Agreement prior to the expiration of the term set forth in this Agreement, with or without cause, upon thirty (30) days prior written notice to the other party. The County will submit an invoice to the District showing the amounts due for the month in which termination occurs. The District agrees to pay the final invoice within ten (10) days of receipt.

4.5 If this Agreement is terminated at any time other than at the end of a contract month, the monthly installment or payment for such contract month will be prorated, less any unpaid amounts and interest under Paragraph 4.2.

4.6 In the event the Constable informs Commissioners Court and the District in writing that due to position vacancy or elimination occurring on or after October 1, 2023, the Constable cannot or will not provide 5 officer(s) to devote eighty percent (80%) of their working time to provide law enforcement services related to the District's geographical area, and provided that the District has prepaid its sum and further provided that such notice

from the Constable identifies that such vacancy or elimination was of a position that served or facilitated service to the District, the District shall receive a refund equal to the number of days between the date of the Constable's notice and a subsequent meeting of Commissioners Court at which Commissioners Court amends or terminates the Agreement.

V.
NOTICE

5.1 Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the parties at the following addresses:

To the County: Harris County
Harris County Administration Building
1001 Preston, Suite 610
Houston, Texas 77002
Attention: Clerk, Commissioners Court

with a copy to: Constable May Walker
Harris County Constable
5290 Griggs Road
Houston, Texas 77021

To the District: Midtown Management District
410 Pierce Street Ste.355
Houston, Texas 77002
Attention: Willie H. Coleman, Chairman of the Board

5.2 Either party may designate a different address by giving the other party ten days' written notice.

VI.
MERGER

6.1 The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

VII.
MISCELLANEOUS

7.1 This instrument contains the entire Agreement between the parties relating to the rights granted and the obligations assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties.

7.2 Unless otherwise consented to and approved by Commissioners Court, agreement modifications that increase funding, personnel positions or geographical area can only be approved on a quarterly basis, and the effective date must coincide with the beginning of a pay period. Agreement modifications that decrease funding, personnel positions or geographical area may be approved at a regularly scheduled meeting of Commissioners Court, and the effective date must coincide with the end of a pay period, unless otherwise agreed to by the parties.

7.3 This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

7.4 This Agreement is not in effect until it has been signed by the District and it has received the approval by the Harris County Commissioners Court and the Constable.

DRAFT

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE
County Attorney

HARRIS COUNTY

By *Kevin G. Markowski*
Kevin G. Markowski
Assistant County Attorney
C.A. File No. 23GEN2224

By _____
LINA HIDALGO
County Judge

Date Signed: _____

APPROVED:

May Walker
MAY WALKER
Harris County Constable Precinct 7

ATTEST:

MIDTOWN MANAGEMENT DISTRICT
(District)

By _____
Name: _____
Secretary

By _____
Title: _____

Date Signed: _____

APPROVED AS TO FORM:

By _____
Attorney

DRAFT

ORDER OF COMMISSIONERS COURT
AUTHORIZING AGREEMENT WITH MIDTOWN MANAGEMENT DISTRICT

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the City of Houston, Texas, on _____, with all members present except _____.

A quorum was present. Among other business, the following was transacted:

ORDER AUTHORIZING INTERLOCAL AGREEMENT
WITH MIDTOWN MANAGEMENT DISTRICT
FOR LAW ENFORCEMENT SERVICES

Commissioner _____ introduced an order and moved that Commissioners Court adopt the order. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Hidalgo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Ellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Garcia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Ramsey, P.E.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Briones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order adopted follows:

IT IS ORDERED that:

1. The Harris County Judge is authorized to execute on behalf of Harris County an Interlocal Agreement, for a total Agreement sum of \$465,600.00, with MIDTOWN MANAGEMENT DISTRICT for law enforcement services on a fee basis. The Interlocal Agreement is incorporated by reference and made a part of this order for all intents and purposes as though set out in full word for word.

2. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purposes of this order.



August 30, 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	<p>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:</p> <p>Bar & Restaurant owners September 20, 2023, 11:00am-12:30pm or September 27, 2023 2:00pm-3:30pm</p> <p>Resident & Property owners September 20, 2023, 2:00pm-3:30pm</p> <p>Technology & Business Owners September 22, 2023, 11:00am-12:30pm</p> <p>Cultural Arts & Community Agencies September 27, 2023, 11:00am-12:30pm</p> <p>Commercial Real Estate & Developers September 27, 2023, 2:00pm-3:30pm</p>
August 2023	Published Midtown Buzz Spring/Summer issue.

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



August 30, 2023

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

- August 2023** Anticipate publishing of 10-year Management District Impact Report. Service and Improvement Plan and Assessment meeting.
- September 2023** Review and add website content to the Service and Improvement Plan website tab which includes a FAQ section.
- October 2023** Include annual letter to stakeholders on the back of the assessment billing.
- November 2023** Draft petitions for stakeholders.

******Proposed Timeline******

- 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. Set public hearing date to consider testimony and receive evidence on the proposed Service and Improvement Plan and Assessment Plan 2025-2034. Appoint hearing examiners for public hearing.
- July 2024** Prepare for public hearing.
- September 2024** Public Hearing.

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



August 30, 2023

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

- | | |
|---------------------|---|
| October 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 a thank you letter from Board of Directors. |
| January 2025 | Annual Assessments are due. |



Bar & Restaurant Owners

Wednesday, September 20, 2023 | 11a - 12:30p

OR

Wednesday, September 27 | 2p - 3:30p

Midtown Management District Offices
1st Floor Conference Room
410 Pierce Street, Houston 77002

RSVP ONLY

Contact operations@hfordmomentum.com for additional questions about the listening session.



Technology & Business Owners

Friday, September 22 | 11a - 12:30p

Midtown Management District Offices
1st Floor Conference Room
410 Pierce Street, Houston 77002

RSVP ONLY

Contact operations@hfordmomentum.com for additional questions about the listening session.



Residents & Property Owners

Wednesday, September 20, 2023 | 2p - 3:30p

Midtown Management District Offices
1st Floor Conference Room
410 Pierce Street, Houston 77002

RSVP ONLY

Contact operations@hfordmomentum.com for additional questions about the listening session.



Cultural Arts & Community Agencies

Wednesday, September 27 | 11a - 12:30p

Midtown Management District Offices
1st Floor Conference Room
410 Pierce Street, Houston 77002

RSVP ONLY

Contact operations@hfordmomentum.com for additional questions about the listening session.



MIDTOWN MANAGEMENT DISTRICT

We're reimagining Midtown Management District's next 10 Year Plan. Please send a representative to one of our 5 listening sessions so that we can best identify how to continue to support you and the community through 2035.

Reimagine Midtown: Restaurant + Bar Owner Focus Group ▶

The Midtown Management District (MMD) is preparing to design, approve and implement it's next 10 Year Service Plan. We'd like to understand the needs and desires of...

Reimagine Midtown: Residential & Homeowner Focus Group ▶

The Midtown Management District (MMD) is preparing to design, approve and implement it's next 10 Year Service Plan. We'd like to understand the needs and desires of...

Reimagine Midtown: Cultural Arts & Community Agencies ▶

The Midtown Management District (MMD) is preparing to design, approve and implement it's next 10 Year Service Plan. We'd like to understand the needs and desires of...

Commercial Property, Developers & Restaurant Owners ▶

The Midtown Management District (MMD) is preparing to design, approve and implement it's next 10 Year Service Plan. We'd like to understand the needs and desires of...

Reimagine Midtown: Technology & Business Owners ▶

The Midtown Management District (MMD) is preparing to design, approve and implement it's next 10 Year Service Plan. We'd like to understand the needs and desires of...

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