



midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
November 1, 2023**

(For Board Members Only)

**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, November 1, 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 October 4, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of September 2023.
 - c. Approve Payment of Invoices for October 2023.
 - d. Approve Equi-Tax Report for October 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 Planning 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**

- 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.

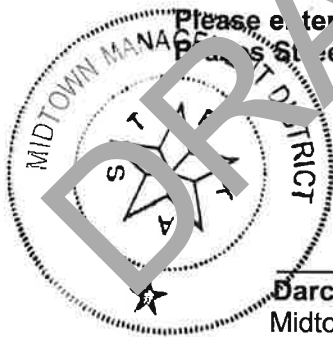
7. Announcements

Next meeting date

Wednesday, December 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
Pearson Street

8. Adjourn



Darcy John Lefsrud/ca

SEAL

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.

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**

October 4, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, October 4, 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	Vacant	Pos. 12	Muddassir Siddiqi, Ed.D.
Pos. 4	James Llama	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrión	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Douglas and Siddiqi.

In addition, present at the meeting, Katina Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Kandi Schramm, David Thomas, Amaris Salinas, Jaime Giraldo, Mechelle Phillips, Marlon Marshall, and Chrystal Robinson-Davis; CPA Consultant Melissa Morton (via video conference), Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell, LLP, Ashely Small of Medley, Inc., Jeri Brooks of One World Strong, Mya Ford of Ford Momentum (via video conference), Katina Baldwin of Coalition for the Homeless and Clinton Turner and Jennifer Gribble of Super Neighborhood #62.

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

Ms. Katina Baldwin of the Coalition of the Homeless introduced herself and invited the Board to attend a Coalition for the Homeless corporate mixer. The event will occur at Brenner's Steakhouse on November 16, 2023, from 6:00 p.m. to 8:00 p.m. She stated a formal invitation will come forth via email to the staff after the board meeting.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE SEPTEMBER 6, 2023, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF AUGUST 2023.**
- C. APPROVE PAYMENT OF INVOICES FOR SEPTEMBER 2023.**
- D. APPROVE EQUI-TAX REPORT FOR SEPTEMBER 2023.**
- E. APPROVE THE AMENDED EQUI-TAX REPORT FOR AUGUST 2023**
- F. RATIFY LETTER OF SUPPORT FOR THE NEIGHBORHOOD ACCESS AND EQUITY CAPITAL GRANT APPLICATION**

Ms. Alvarado presented the various items on the Consent Agenda. She stated that the District's Assessor/Collector, Equi-Tax, reported to the staff that during a review, it came to their attention that one of the entries on the District's Assessment Collection Report for August 2023 was incorrect. Specifically, the number showing the year-to-date 2021 Assessment Collected as (\$11,274.92) on the original report was incorrect and has been changed on the "Corrected Report" to (\$11,204.78). A copy of the corrected report is in the Board Packet.

Director Haney made a motion to approve the consent agenda as presented. The motion was seconded by Director Tyler-Dillard and carried by a majority vote.

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING AND ORDER SETTING THE RATE OF ASSESSMENT FOR YEAR NINE OF THE SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN (2015-2024).

Director Young stated that the current assessment rate is \$0.1181 per \$100 of assessed valuation. She stated that based on the preliminary budget, the Finance Committee was recommending that the rate of assessment for year Nine (9) of the Service and Improvement Plan and Assessment Plan

remain the same. Peggy Foreman presented the Order Setting the Rate of Assessment. Director Criglar made the motion to approve the assessment rate of 0.1181. The motion was seconded by Director Segrich. Following all discussion, the motion carried unanimously.

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 Johnston presented the Service and Maintenance Committee report. There were no action items. He reported that the Midtown Field Services Team has continued their regular schedule of landscape maintenance, trash and debris removal, along with bi-weekly power washing in the public right of ways within the District. He further reported that the Midtown Maintenance Team is working on additional repairs to the irrigation system and the dome lights in Baldwin Park. Director Johnston also reported that the MRA has been in conversation with Center Point regarding lighting in the District. Center Point is updating data and mapping existing lights and plans for locations where lighting could be added. Also, CenterPoint is working with manufacturers and anticipates that within the next 30-45 days it will install pilot luminaires to test and observe lighting differences. Director Johnston announced that he asked representatives of the Midtown Super Neighborhood #62 to advise the District of particular locations where pilot luminaires could be installed. He stated that the Committee is waiting to receive feedback from the City of Houston regarding the proposed Urban Forestry Management Plan for Baldwin Park. Director Johnston also reported that the Committee is working to finalize its budget requests for projects for FY 2024. Finally, Director Johnston reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, October 16, 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. The Letter of Support included in the board packet and approved as item “F”. He reported that the Committee also received a report regarding the status of procurement of an on-call contractor to assist with the completion of several pending projects. Director Llamas reminded the Board that the next Urban Planning Committee meeting is scheduled for Monday, October 16, 2023, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Director Llamas reminded the Board that the Midtown Parking Benefit District Advisory Committee is charged with recommending projects to be funded with a portion of parking meter revenues generated within the District in accordance with the provisions of a city ordinance and an interlocal agreement between Midtown Management District and the City of Houston. The Advisory Committee met on Thursday, September 14, 2023, to discuss implementation of a the previously

recommended and approved Loud Noise Overtime Initiative by the South-Central Division of the Houston Police Department (HPD). Commander Caroleta Johnson and other representatives of HPD, South Central Division answered questions regarding operations and reporting under the Loud Noise Overtime Initiative. The Advisory Committee also received a report from Midtown Redevelopment Authority's consultants regarding pending capital projects and potential opportunities to fund certain portions of the projects. Director Llamas stated that the Advisory Committee is gathering information regarding several other potential projects being considered for funding. He invited board members and others to submit any and all project ideas for future consideration by the Advisory Committee. The next Advisory Committee meeting is scheduled for Thursday, October 12, 2023 at 3:00 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 that the Staff is currently drafting a letter regarding District activities for inclusion with the annual assessment billing statement to be mailed to Midtown property owners in October/November 2023. Director Tyler-Dillard also reported that the 10-Year Impact Report is anticipated to be completed in March 2024.

Ms. Ashley Small of Medley, Inc., reported on the social media numbers and media placements and impact for August 2023. She stated that there were 8 media placements and a media reach of approximately 2 million viewers/readers with a total publicity value of \$31,000. She stated that the top media placements were ATG News and Travel Pulse. She also gave a brief explanation of how the publicity value of media placements was determined.

Finally, Director Tyler-Dillard announced that the next Marketing & Economic Development Committee meeting is scheduled for Tuesday, October 17, 2023, at 3:00 p.m.

D. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He reported that the application deadline for vendors to participate in the 2023 Mistletoe Market event was October 2, 2023 and that of the 35 applicants, 32 vendors were accepted for participation in the event. He stated that the Committee is still waiting for the announcement of recipients of the Bloomberg Public Art Challenge grant. Director Bertrand-Pitts reminded the Board that the Hispanic Heritage Month Midtown Sign Wrap was installed on Thursday, September 7, 2023, and will be on display at Bagby Park until Monday, October 23, 2023. Finally, he announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, October 17, 2023, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Ms. Melissa Morton presented the financial reports on behalf of Director Young for August 2023. She summarized the written financial reports and the Equi-Tax assessment and collections report for August 2023. Director Young stated that the Committee and Staff

continue to work with the various committees on the budget requests for FY 2024. Finally, Director Young announced that the next Finance Committee meeting will be on Tuesday, October 24, 2023, at 11:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that Super Neighborhood #62 resumed its monthly meetings on September 14, 2023. The meetings will be held at South Main Baptist Church. There was general discussion regarding various neighborhood issues. He stated that the next meeting is on October 12, 2023, at 6:30 p.m. and that certain City Council members have been invited to attend a forum on issues affecting the Midtown community.

G. Public Safety Committee – Jeanette Criglar, Chair

Mr. Jamie Giraldo presented the Public Safety Committee report on behalf of Director Criglar. There were no action items. He announced that National Night Out and Coffee With a Cop were canceled due to the inclement weather. He reported that he was able to get refunds or credits on most of the food and equipment ordered for the event, however, food ordered from one vendor which could not be cancelled was being sent to the police and fire stations in the area as a thank you to Midtown's first responders. Mr. Giraldo shared information regarding various public safety efforts throughout the District. He stated that using the services of an additional SEAL Security officer to help address excessive loitering on sidewalks had made an observable difference in certain locations in the District. Mr. Giraldo announced that the HPD Noise Ordinance Overtime initiative is expected to start operations within the next 30 days.

Director Criglar stated that she has observed noticeable improvements in the noise levels at certain bars/clubs. Additionally, the number of people occupying the sidewalks seems to have decreased and fewer resident complaints are being lodged at the monthly Public Safety Committee meetings. She said the Committee and staff are looking at ways to highlight and thank those bars/clubs/restaurants that are being good neighbors and abiding by the sound ordinance requirements in an effort to improve quality of life in Midtown.

Director Criglar announced that the next Public Safety Committee meeting is on Tuesday, October 17, 2023, at 11:30 a.m.

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

Jeri Brooks of One World Strong Strategy Group reported that she and Maya Ford of Ford Momentum are currently working on drafting a survey for the community. The questions that inform the survey are based on the feedback received from the recently held Focus Groups. She stated that the Focus Groups were relatively well attended, and that good feedback was

provided. Ms. Alvarado reported that a QR Code that links to the survey will be included with the annual assessment billing being sent to all Midtown property owners. She asked that the QR Code for the survey not be shared publicly or on social media, since this survey is designed specifically for Midtown property owners and stakeholders who have a vested financial interest in the continued success of the community. Ms. Brooks announced that the Midtown community survey will be available beginning Friday, October 6, 2023, and continue through Saturday, November 11, 2023. The data from the survey will be aggregated by the end of December 2023, and the Board can determine when and how it will be made available for the public.

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.

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

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

Caroline Street – The Design team is awaiting a response from the City of Houston on review of pilot areas identified to implement proposed corrections to punch list items not addressed by the TxDOT contractor. The City of Houston has approved and accepted the cathodic protection system for the new water line.

Brazos Street – The Design team is continuing to work on plans for public engagement regarding the project. An online survey is being crafted and is targeted to occur in October 2023.

Brazos Street Bridge Landscape Improvements – Contractors are targeting mobilization for construction during the week of October 16, 2023. The project will enhance the landscaped area at the Bagby and Elgin intersection into the green space adjacent to the Brazos Bridge facing Bagby Street. The scope of work includes tree planting, shrub and groundcover planting, site cleanup, irrigation, traffic control, and reinstallation of existing signage.

PARTNER PROJECTS

Safe Street and Roads for All – Projects are moving forward through the Design Concept Review process with the City of Houston.

Parks and Public Spaces Master Plan – A planning meeting was held with the Mayor’s Office of Special Events to discuss a proposed temporary installation project near Midtown Park incorporating some of the recommendations from the approved plan. METRO requested additional information regarding the proposed Main Street closures.

Gray Street Buffer designs – An on-call pavement marking and maintenance services re-advertisement is scheduled for first advertisement on October 6, 2023. Proposals for the project are due on October 24, 2024.

Urban Forestry Plan – The plan is awaiting review and approval from the City of Houston Forestry Department on the proposed priority pruning and the fertilization plan. Pending City approval, work will be performed and documented in the final version of the plan.

Mill and Overlay of Streets – The City of Houston has completed the mill and overlay segment of the Capital Mill and Overlay project and is working on striping to complete the project.

North Houston Highway Improvement Project – The Design Team presented conceptual designs for the Caroline/Wheeler Deck Park to the MRA Board. The TxDOT project schedule requires a decision by December 2023 for additional infrastructure to be included in the final project design, therefore, TxDOT is requesting a commitment from MRA regarding financial participation relating to the Caroline/Wheeler Deck Park project.

7. WITH RESPECT TO THE FOREGOING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARD TO THE FOLLOWING AS APPROPRIATE AND NECESSARY

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

The Board convened in a closed Executive Session at 12:10 p.m. The Board ended the closed Executive Session at 12:44 p.m.

8. ANNOUNCEMENTS

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, November 1, 2023, at 6:00 p.m.**

There were no other announcements.

9. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan
Secretary

Date

DRAFT

Midtown Management District
Balance Sheet Prev Year Comparison
As of September 30, 2023

	<u>Sep 30, 23</u>	<u>Sep 30, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	3,749,936.08	2,994,893.91	755,042.17	25.2%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,761,358.78	3,006,316.61	755,042.17	25.1%
Accounts Receivable				
120000 · Assessments Receivable	73,475.48	19,509.06	53,966.42	276.6%
123001 · AR Current	4,483.75	4,483.75	0.00	0.0%
Total Accounts Receivable	77,959.23	23,992.81	53,966.42	224.9%
Total Current Assets	3,839,318.01	3,030,309.42	809,008.59	26.7%
Other Assets				
130501 · 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	<u>3,876,277.01</u>	<u>3,067,722.42</u>	<u>808,554.59</u>	<u>26.4%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	402,667.75	245,774.84	156,892.91	63.8%
Total Accounts Payable	402,667.75	245,774.84	156,892.91	63.8%
Other Current Liabilities				
203001 · Other Misc Liabilities	70,152.20	57,235.51	12,916.69	22.6%
205000 · Deferred Assessment Revenues	43,776.30	-7,373.02	51,149.32	693.7%
206000 · Accrued liability	11,385.41	58,791.57	-47,406.16	-80.6%
207000 · Bal due to MRA from FTA Reimburse	11,422.70	11,322.95	99.75	0.9%
Total Other Current Liabilities	136,736.61	119,977.01	16,759.60	14.0%
Total Current Liabilities	539,404.36	365,751.85	173,652.51	47.5%
Total Liabilities	539,404.36	365,751.85	173,652.51	47.5%
Equity				
390000 · Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	1,435,020.96	1,189,399.36	245,621.60	20.7%
Total Equity	3,336,872.65	2,701,970.57	634,902.08	23.5%
TOTAL LIABILITIES & EQUITY	<u>3,876,277.01</u>	<u>3,067,722.42</u>	<u>808,554.59</u>	<u>26.4%</u>

Midtown Management District
Sources of Funds
January through September 2023

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments				
400079 · FY22 Assessment Revenue	3,157,416.90	3,354,838.00	-197,421.10	94.1%
400080 · FY21 Assessment Revenue	1,591.32	60,000.00	-58,408.68	2.7%
400081 · FY20 Assessment Revenue	4,051.02	19,956.00	-15,904.98	20.3%
400082 · FY19 Assessment Revenue	2,519.30	11,800.00	-9,280.70	21.4%
400083 · FY18 Assessment Revenue	2,351.55	6,800.00	-4,448.45	34.6%
400084 · FY17 Assessment Revenue	240.92	2,800.00	-2,559.08	8.6%
400085 · FY16 Assessment Revenue	0.00	1,200.00	-1,200.00	0.0%
400086 · FY15 Assessment Revenue	0.00	900.00	-900.00	0.0%
400087 · FY14 Assessment Revenue	0.00	600.00	-600.00	0.0%
400088 · FY13 Assessment Revenue	0.00	216.00	-216.00	0.0%
400089 · FY12 Assessment Revenue	0.00	108.00	-108.00	0.0%
400090 · FY11 Assessment Revenue	0.00	104.00	-104.00	0.0%
400091 · FY10 Assessment Revenue	0.00	90.00	-90.00	0.0%
400092 · FY09 Assessment Revenue	0.00	96.00	-96.00	0.0%
400093 · FY08 Assessment Revenue	0.00	96.00	-96.00	0.0%
400500 · Penalties & Interest	24,458.41	30,000.00	-5,541.59	81.5%
402400 · Over Payments	16,682.01	14,200.00	2,482.01	117.5%
402500 · Refunds/Assessment Adjustments	-151,384.82	-92,004.00	-59,380.82	164.5%
402511 · CAD Correctons	1,071.48	900.00	171.48	119.1%
402512 · CAD Lawsuit Corrections	94,061.37	66,000.00	28,061.37	142.5%
402600 · Assessment Collection Costs	6,753.96	14,400.00	-7,646.04	46.9%
400000 · Revenue - Assessments - Other	56,307.18	0.00	56,307.18	100.0%
Total 400000 · Revenue - Assessments	3,216,120.60	3,493,100.00	-276,979.40	92.1%
403000 · Other Income				
403100 · Booth and Events Fees	3,950.00	3,400.00	550.00	116.2%
403105 · Application Fees	1,000.00	775.00	225.00	129.0%
403120 · Parking Benefit District	2,108.00	275,000.00	-12,892.00	95.3%
Total 403000 · Other Income	7,058.00	279,175.00	-12,117.00	95.7%
404000 · Int Income	122,566.75	34,620.00	87,946.75	354.0%
406000 · Interest on CD	61.64	247.00	-185.36	25.0%
Total Income	3,605,806.99	3,807,142.00	-201,335.01	94.7%
Gross Profit	3,605,806.99	3,807,142.00	-201,335.01	94.7%
Net Ordinary Income	3,605,806.99	3,807,142.00	-201,335.01	94.7%
Net Income	3,605,806.99	3,807,142.00	-201,335.01	94.7%

No assurance is provided on these financial statements

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

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	TOTAL
Ordinary Income/Expense										
Income										
400000 · Revenue - Assessments	2,482,032.68	690,004.13	142,074.50	-111,574.54	-8,835.38	-4,446.77	14,620.82	5,394.29	6,850.87	3,216,120.60
403000 · Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	0.00	156,481.00	0.00	267,058.00
404000 · Int Income	9,205.16	9,443.99	10,713.87	13,528.01	17,178.20	15,896.54	15,651.90	15,740.85	15,208.23	122,566.75
406000 · Interest on CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.64	61.64
Total Income	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,272.72	177,616.14	22,120.74	3,605,806.99
Gross Profit	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,272.72	177,616.14	22,120.74	3,605,806.99
Expense										
500000 · Security and Public Safety	74,805.70	73,014.63	75,529.92	67,112.85	64,771.37	59,646.25	146,509.69	88,761.35	115,301.40	765,453.16
600000 · Marketing & Economic Developmen	2,500.00	4,067.45	1,735.49	11,476.18	9,820.85	3,642.40	20,085.84	13,411.34	15,137.78	81,877.33
605000 · Membership fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00
700000 · Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	12,200.00	0.00	11,123.77	49,316.27
710000 · Cultural Arts & Entertainment	124.44	19,236.20	2,590.03	59,329.64	14,970.51	22,668.86	31,089.19	3,075.00	36,483.48	189,567.35
720000 · Service & Maintenance	563,466.23	30,358.18	67,983.48	45,467.56	36,294.64	38,071.05	62,498.20	48,966.16	66,779.75	959,885.25
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	343.75	0.00	0.00	390.55
800000 · District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,845.04	34,614.75	14,312.63	329,990.94	-109,421.87	371,529.59
801100 · Other Expense Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	820.00	820.00
981000 · Reserve Funds	0.00	0.00	0.00	0.00	1,022.10	2,190.52	0.00	0.00	0.00	3,212.62
Total Expense	661,399.68	173,692.97	161,156.48	197,099.45	152,164.51	169,070.63	287,039.30	484,254.79	136,224.31	2,422,102.12
Net Ordinary Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-256,766.58	-306,638.65	-114,103.57	1,183,704.87
Other Income/Expense										
Other Income										
801050 · Other Incomes	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	-4,635.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	-4,635.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	-4,635.00
Net Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-261,291.58	-306,748.65	-114,103.57	1,179,069.87

DRAFT

Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through September 2023

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722000 · Midtown Parks				
722006 · Elgin Streets				
7220064 · Irrigation repairs	10,710.00			
Total 722006 · Elgin Streets	10,710.00			
Total 722000 · Midtown Parks	10,710.00			
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	2,389.12	4,410.00	-2,020.88	54.2%
722052 · Electric	2,645.33	2,079.00	566.33	127.2%
722053 · Path Gravel	0.00	18,000.00	-18,000.00	0.0%
722054 · Irrigation repair	4,495.00	5,000.00	-505.00	89.9%
722055 · Landscape Repairs	14,452.70	30,000.00	-15,547.30	48.2%
722056 · Baldwin/Glover Landscape Contra	15,390.00	27,996.00	-12,606.00	55.0%
722057 · Park Lighting	8,860.00	10,000.00	-1,140.00	88.6%
722058 · Dog Park Maintenance	0.00	5,000.00	-5,000.00	0.0%
722059 · Fountains	0.00	10,000.00	-10,000.00	0.0%
722060 · Baldwin/Glover Maintenance	0.00	0.00	0.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	48,232.15	12,485.00	-64,252.85	42.9%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	279,000.00	372,000.00	-93,000.00	75.0%
Total 725001 · Field Service TEAM	279,000.00	372,000.00	-93,000.00	75.0%
725002 · Graffiti	7,280.75	10,080.00	-2,791.25	72.3%
725003 · Supplies	0.00	600.00	-600.00	0.0%
725004 · Storage	3,609.00	4,884.00	-1,275.00	73.9%
725005 · Seasonal Planting PROW	0.00	20,000.00	-20,000.00	0.0%
725007 · Tree Maintenance	22,000.00	65,000.00	-42,856.69	34.1%
725008 · Landscaping/Tree Planting	2,475.00	20,000.00	-17,525.00	12.4%
725009 · Pet Bags	1,619.76	5,000.00	-3,380.24	32.4%
725015 · Maintenance Expenses	28.78	4,000.00	-3,971.22	0.7%
Total 725000 · Midtown Field Service Prog	316,164.60	501,564.00	-185,399.40	63.0%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	254.36	6,000.00	-5,745.64	4.2%
726003 · Dark Blocks Programs	0.00	6,000.00	-6,000.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,000.00	-20,000.00	0.0%
726005 · Pocket Prairies Project	0.00	20,000.00	-20,000.00	0.0%
726010 · SeeClickFix	7,172.53	11,683.00	-4,510.47	61.4%
726100 · Legacy Maintenance	328,374.00	328,374.00	0.00	100.0%
726200 · District New Improvement Prgs	190,853.00	190,853.00	0.00	100.0%
Total 726000 · Service Maintenance - Other	526,653.89	582,910.00	-56,256.11	90.3%
728000 · Staffing	58,124.61	56,965.00	1,159.61	102.0%
Total 720000 · Service & Maintenance	959,885.25	1,253,924.00	-294,038.75	76.6%
Total Expense	959,885.25	1,253,924.00	-294,038.75	76.6%
Net Ordinary Income	-959,885.25	-1,253,924.00	294,038.75	76.6%
Net Income	-959,885.25	-1,253,924.00	294,038.75	76.6%

No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
701010 · Bike Racks	250.00	78,699.00	-78,449.00	0.3%
701031 · B-Cycle Station	24,862.50	25,000.00	-137.50	99.5%
702010 · Special Projects				
702025 · Bike Rides	0.00	1,500.00	-1,500.00	0.0%
702027 · Pederstrain Intersection Enhanc	0.00	30,000.00	-30,000.00	0.0%
702028 · Bike Lane Enhancements	0.00	10,000.00	-10,000.00	0.0%
Total 702010 · Special Projects	0.00	41,500.00	-41,500.00	0.0%
702500 · Planning Studies	880.00	30,000.00	-29,120.00	2.9%
706700 · Staffing	23,323.77	24,594.00	-1,270.23	94.8%
Total 700000 · Urban Planning	49,316.27	199,793.00	-150,476.73	24.7%
Total Expense	49,316.27	199,793.00	-150,476.73	24.7%
Net Ordinary Income	-49,316.27	-199,793.00	150,476.73	24.7%
Net Income	-49,316.27	99,793.00	150,476.73	24.7%

DRAFT

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

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	390.55	275,000.00	-274,609.45	0.1%
Total 730000 · Parking Benefits District	<u>390.55</u>	<u>275,000.00</u>	<u>-274,609.45</u>	<u>0.1%</u>
Total Expense	<u>390.55</u>	<u>275,000.00</u>	<u>-274,609.45</u>	<u>0.1%</u>
Net Ordinary Income	<u>-390.55</u>	<u>-275,000.00</u>	<u>274,609.45</u>	<u>0.1%</u>
Net Income	<u>-390.55</u>	<u>-275,000.00</u>	<u>274,609.45</u>	<u>0.1%</u>

DRAFT

**Midtown Management District
Marketing & Economic Dev Use of Funds**

Accrual Basis

January through September 2023

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601003 · Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
601007 · Media, Advertising, & Promotion	24,315.70	30,000.00	-5,684.30	81.1%
Total 601000 · Media, Advertising & Promotion	24,315.70	35,000.00	-10,684.30	69.5%
602000 · Web-site Update & Maint.	2,546.27	3,500.00	-953.73	72.8%
603004 · Resident/Stake Holder Foc Cmmu	449.80	14,000.00	-13,550.20	3.2%
603005 · Midtown Newspaper	2,800.00	10,000.00	-7,200.00	28.0%
607000 · Midtown eNews	419.96	1,800.00	-1,380.04	23.3%
609003 · Cultural Arts Guide	18,973.00	20,000.00	-1,027.00	94.9%
609500 · Marketing & Economic Developmen	1,634.16	10,000.00	-8,365.84	16.3%
609510 · Professional Development	89.00	5,000.00	-4,911.00	1.8%
609520 · Marketing - Communications	4,155.00	5,000.00	-845.00	83.1%
609700 · Staffing	26,494.44	28,990.00	-2,495.56	91.4%
Total 600000 · Marketing & Economic Developmen	81,877.33	133,290.00	-51,412.67	61.4%
Total Expense	81,877.33	133,290.00	-51,412.67	61.4%
Net Ordinary Income	-81,877.33	-133,290.00	51,412.67	61.4%
Net Income	-81,877.33	-133,290.00	51,412.67	61.4%

DRAFT

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

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	6,435.00	68,670.00	-62,235.00	9.4%
710103 · Midtown Mural Project	1,800.00	30,000.00	-28,200.00	6.0%
710106 · Art in the Park	69,985.20	52,000.00	17,985.20	134.6%
710107 · Mistletoe Market	3,627.15	49,000.00	-45,372.85	7.4%
710108 · Special Events in Bagby Park	42,629.04	48,000.00	-5,370.96	88.8%
710110 · Parks Programming	0.00	25,000.00	-25,000.00	0.0%
710113 · Cultural Arts - Communications	15,508.91	11,500.00	4,008.91	134.9%
710114 · MidtownHOU Arts Micro Grants	0.00	40,000.00	-40,000.00	0.0%
710115 · Mini-Performing Arts Festival	1,465.00	30,000.00	-28,535.00	4.9%
710116 · Professional Development	0.00	2,500.00	-2,500.00	0.0%
710117 · Membership	0.00	2,500.00	-2,500.00	0.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	48,117.05	55,505.00	-7,387.95	86.7%
Total 710000 · Cultural Arts & Entertainment	189,567.35	22,675.00	-233,107.65	44.8%
Total Expense	189,567.35	22,675.00	-233,107.65	44.8%
Net Ordinary Income	-189,567.35	-422,175.00	233,107.65	44.8%
Net Income	-189,567.35	-422,675.00	233,107.65	44.8%

DRAFT

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

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	26,250.00	75,000.00	-48,750.00	35.0%
502000 · Enhancement Public Safety				
502003 · Public Safety Light Program	2,344.28			
502011 · Harris County Precinct 7	334,464.00	450,864.00	-116,400.00	74.2%
502012 · S.E.A.L. Security Program	211,400.00	282,180.00	-70,780.00	74.9%
50214 · SEARCH {Homeless Services}	70,977.41	128,789.00	-57,811.59	55.1%
50215 · HPD Homeless Outreach Team	0.00	66,780.00	-66,780.00	0.0%
502000 · Enhancement Public Safety - Other	1,900.00			
Total 502000 · Enhancement Public Safety	621,085.69	928,613.00	-307,527.31	66.9%
504000 · Security Coordinator	1,685.65	2,400.00	-714.35	70.2%
507000 · Street Outage Survey	1,700.00	3,000.00	-1,300.00	56.7%
508000 · Public Safety Light Program	0.00	15,000.00	-15,000.00	0.0%
509000 · National Night Out	4,041.34	8,000.00	-3,958.66	50.5%
509001 · Coffee with a Cop	1,100.00	2,000.00	-900.00	55.0%
509500 · Public Safety Parks Program	1,508.98	2,000.00	-491.02	75.4%
509555 · Public Safety Communications	0.00	3,000.00	-3,000.00	0.0%
509560 · Professional Development	350.00	5,000.00	-4,650.00	7.0%
509700 · Staffing	106,981.50	129,858.00	-22,876.50	82.4%
500000 · Security and Public Safety - Other	750.00			
Total 500000 · Security and Public Safety	765,453.16	1,173,871.00	-408,417.84	65.2%
Total Expense	765,453.16	1,173,871.00	-408,417.84	65.2%
Net Ordinary Income	408,417.84	-1,173,871.00	408,417.84	65.2%
Net Income	-765,453.16	-1,173,871.00	408,417.84	65.2%

DRAFT

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

Accrual Basis

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	50,606.25	112,500.00	-61,893.75	45.0%
802040 · Public Hearing Service Plan	24,571.75	75,000.00	-50,428.25	32.8%
802042 · Public Information Request	0.00	10,000.00	-10,000.00	0.0%
802060 · Consultation	0.00			
803000 · Accounting & Auditing Expense	14,900.00	16,200.00	-1,300.00	92.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	4,000.00	-405.00	89.9%
804004 · General Liability	7,691.00	10,000.00	-2,309.00	76.9%
804005 · Insurance - other	3,698.00	2,860.00	838.00	129.3%
Total 804000 · Insurance Expense	14,984.00	16,860.00	-1,876.00	88.9%
805000 · Assessment Collection Costs				
805120 · Collection Costs	42,702.74	60,000.00	-17,297.26	71.2%
805130 · Returned Checks	0.00	0.00	0.00	0.0%
Total 805000 · Assessment Collection Costs	42,702.74	60,000.00	-17,297.26	71.2%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	1,798.67	516.00	-4,717.33	27.6%
806005 · Gen. Operating/Admin. Expenses	2,245.21	15,000.00	-13,254.79	14.5%
806006 · District Cell Phone & Tablets	2,204.62	4,320.00	-2,115.38	51.0%
Total 806000 · General Operating/Admin. Exp.	6,248.50	26,336.00	-20,087.50	23.7%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	14,367.42	19,500.00	-5,132.58	73.7%
Total 807000 · Board Meeting & Misc. Exp.	14,367.42	19,500.00	-5,132.58	73.7%
809000 · Administration Expense	03,140.93	281,880.00	-78,731.07	72.1%
800000 · District Administration - Other	0.00			
Total 800000 · District Administration	371,529.59	618,276.00	-246,746.41	60.1%
Total Expense	371,529.59	618,276.00	-246,746.41	60.1%
Net Ordinary Income	-371,529.59	-618,276.00	246,746.41	60.1%
Net Income	-371,529.59	-618,276.00	246,746.41	60.1%

No assurance is provided on these financial statements

Midtown Management District

Check Detail Report

As of October 30, 2023

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
106010 · Wells Fargo Checking Acct					
Bill Pmt -Ch...	10/11/2023	9802	DJ MAV HOLDINGS	Sound TECH/QSC Touchmix mixer/Shure Wireless Mic -National Night Out	-1,030.00
Bill Pmt -Ch...	10/11/2023	9803	Harris County Treasurer	Constable Services for October 2023	-38,800.00
Bill Pmt -Ch...	10/11/2023	9804	Jaime Giraldo	Reimbursemet	-404.06
Bill Pmt -Ch...	10/11/2023	9805	Jodye Beard-Brown		-40.00
Bill Pmt -Ch...	10/17/2023	9806	Michelle Ashton	Communcation Consultant: Execute communication task 09.30 - 10.13.2023	-435.00
Bill Pmt -Ch...	10/24/2023	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}	-440.03
Bill Pmt -Ch...	10/30/2023	9807	Bryan J. Ross	Cultural Arts Delivery for Music Fest	-100.00
Bill Pmt -Ch...	10/30/2023	9808	East End Management District	Graffiti Abatement	-680.00
Bill Pmt -Ch...	10/30/2023	9809	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- November 2023	-2,837.56
Bill Pmt -Ch...	10/30/2023	9810	FordMomentum LLC	SEP 2023 - Communications planning and strategy for MMD 10 year Service a...	-15,250.00
Bill Pmt -Ch...	10/30/2023	9811	Goode Technology Group, Inc.	TECH work --- MMD Focus Group	-1,207.50
Bill Pmt -Ch...	10/30/2023	9812	Harris County Treasurer	Constable Services for November 2023	-38,800.00
Bill Pmt -Ch...	10/30/2023	9813	Houston Bike Share'	Quarterly Service & Maintenance fee for 4 Bike Stations (September - October...	-5,000.00
Bill Pmt -Ch...	10/30/2023	9814	Houston Police Department	Loud Noise Initiave	-29,840.00
Bill Pmt -Ch...	10/30/2023	9815	Jaime Giraldo	Reimbursement	-154.51
Bill Pmt -Ch...	10/30/2023	9816	Kwik Kopy	Printing	-334.00
Bill Pmt -Ch...	10/30/2023	9817	Medley Incorporated	Sept 1-30, 2023 Retainer: General Marketing, Social Media Services, Commu...	-8,004.77
Bill Pmt -Ch...	10/30/2023	9818	THE SPHERES MUSIC, LLC	Music rights	-3,400.00
Bill Pmt -Ch...	10/30/2023	9819	Harris County Treasurer	Constable Services for December 2023	-38,800.00
Bill Pmt -Ch...	10/30/2023	9820	Perdue, Brandon, Fielder, Co...	Tax collections	-5,010.89
Bill Pmt -Ch...	10/30/2023	9821	SEAL Security Solutions LLC	September 1-30, 2023 - Commissioned Security Officers with Vehicle and Occ...	-28,087.50
Total 106010 · Wells Fargo Checking Acct					-218,655.82
Total 10000 · Operating Funds					-218,655.82
TOTAL					-218,655.82

DRAFT

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
October 2023
BILLING AND COLLECTION SUMMARY
FISCAL YEAR END
01/01/2023 TO 12/31/2023

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,460,244.78	\$25,254.46	\$3,434,990.32	1%
2022	0.1181	\$3,274,706.23	\$3,204,164.90	\$70,541.33	98%
2021	0.1181	\$3,032,387.22	\$3,018,646.78	\$13,740.44	99%
2020	0.1181	\$2,818,399.94	\$2,810,225.71	\$8,174.23	99%
2019	0.1181	\$2,584,597.36	\$2,579,697.25	\$4,900.11	99%
2018	0.1181	\$2,381,416.63	\$2,377,244.28	\$4,172.35	99%
2017	0.1181	\$2,306,555.49	\$2,303,258.72	\$3,296.77	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	\$472,787.77	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	25,254.46	2,631,892.94
2022 Assessment Collected	37,672.57	26,431.70
2021 Assessment Collected	-824.29	-660.31
2020 Assessment Collected	5.51	2,450.32
2019 Assessment Collected	5.51	2,521.52
2018 Assessment Collected	5.51	410.89
2017 Assessment Collected	13.37	183.76
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	6,313.28	37,683.73
Overpayments	241.17	18,863.14
Estimated Payment	317.39	478.66
CAD Corrections	0.00	1,263.94
CAD Lawsuit Corrections	3,571.05	212,556.22
Collection Fees	9,352.50	22,513.94
Total Revenue	81,928.03	2,956,590.45
Overpayments & CAD Refunds Presented	35,334.36	240,769.63
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2019	2,183,315,800		
ASSESSED VALUE FOR 2020	2,418,172,004		
ASSESSED VALUE FOR 2021	2,575,110,440		
ASSESSED VALUE FOR 2022	2,772,824,597		
ASSESSED VALUE FOR 2023	2,929,927,806	UNCERTIFIED	85,995,110

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 October 2023

2023 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
3300 Main Project Owner LP	Multi-Family Units	170,156,363	200,954.66
William Marsh Rice University	Real, Commercial	124,270,164	146,763.06
Post Midtown Square LP	Multi-Family Units	120,133,359	141,877.50
Caydon Houston Property LP	Multi-Family Units	117,462,672	138,723.42
2800 Main LLC	Multi-Family Units	80,205,546	94,722.75
VR Calais Holdings Limited Partners	Multi-Family Units	79,205,174	93,541.31
Pearl Rosemont LLC	Multi-Family Units	75,554,397	89,229.74
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	68,742,161	81,184.49
Mid-Main Properties LP	Multi-Family Units	66,958,802	79,078.35
Camden Property Trust	Multi-Family Units	62,721,892	74,074.55

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	81 034 159 000 0001	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 120 512 000 0006	2012 - 2022	3,285.17
**WASHINGTON ROMANUEL L JR	81 019 181 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2022	2,565.10
**ANTWINE LINDA	81 013 066 000 0009	2009 - 2022	2,563.99
MEHTA MAHEK	81 127 887 000 0048	2015 - 2022	2,435.82
HONEY LETHA M ESTATE OF	81 019 176 000 0009	2017 - 2022	2,311.27

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

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

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
October 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	2,303,258.72	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,377,244.28	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,579,697.25	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,810,225.71	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,018,646.78	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,204,164.90	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	25,254.46	
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

2023 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	125	20% (State Maximum)	97,824,623
Over 65	18	15,000	2,820,000
Disability	9	15,000	135,000
Disabled Veteran	17	Per Statute	3,553,217
Over 65 Detached Single Family	31	Totally Exempt	8,107,750



MEMORANDUM

October 25, 2023

From: Kelly A. Young; Treasurer
Chair, Midtown Management District Finance Committee

To: The Committee Chairs of the Midtown Management District Board of Directors

Re: Project Suggestions

The Finance Committee is seeking from each committee suggestions for larger scale projects to be completed within the next 12 months. These are projects that committees may have been wanting to accomplish but because of their scale the committee would have to forego ongoing annual projects to have the funding to complete them in an annual budget cycle. These projects are specialty in nature and not a part of a committee's normal annual budget.

The suggestions must fall in line with the Goals and Objectives of the current Service and Improvement Plan and Assessment Plan. For your convenience here is [the link](#) to the Plan.

Staff will assist you in documenting committee suggestions. These suggestions will follow the normal Board protocol.

Here is the timeline to receive the committee's project suggestions.

November 28th -The responsibility of the **Finance Committee** is to verify that the Board has the funding in place.

November 29th – The responsibility of the **Executive Committee** is to verify that projects meet the Service and Improvement Plan Goals and Objectives, that they are viable and in keeping with the nature of our community aesthetic. The Executive Committee will determine if committee project suggestions are recommended to the Board of Directors as an action item.

December 6th – The **Board of Directors** is responsible for reviewing, discussing, and taking necessary action on recommended projects.



HueMan:Shelter – a public art effort designed to intentionally disrupt perceptions of homelessness by employing artists and individuals who are experiencing homelessness to work together to create visual stories from their lived experiences. It introduces a critical new creative layer to Houston’s multi-layered approach to the complex civic issue of homelessness and will result in the activation of nine sites for public artworks along the Milam Street corridor in Midtown, Houston.

Description - Through this project, we will create a series of new public art objects including art at five METRO Bus Shelters, large-scale murals, and two multi-media, sculptural projects underpasses which will be activated through projection mapping. A series of events at the underpass will bring together artists, unsheltered individuals, and the broader community.

Public artworks designed by local artists with people experiencing homelessness will be installed via vinyl application at METRO Bus Shelters.

Large scale mural wall at 3200 Travis with frontage on Milam at Elgin.

Three-dimensional sculpture and projection mapping at underpasses. Locations include Milam at Pierce, and Milam at 3954 SW Freeway Access Road.

Milam at Pierce will be the site of the kick-off event. Milam at 3954 SW Freeway Access Road will be the site of the closing multi-media event activation, both will be free and open to the community.

The objective - This project was created to disrupt perceptions of homelessness in two specific communities: 1) individuals currently experiencing homelessness and 2) the public. Engagement with each community requires a different approach.

- Individuals currently experiencing homelessness would access the project after learning about it through word-of-mouth and active outreach through the Coalition for the Homeless’ coordination with its more than 40 project partners through The Way Home program. These partners work together every day to make homelessness rare, brief, and nonrecurring in Houston and include Midtown’s Homeless Outreach Team and Career and Recovery Resources.
- The community would learn about the project through digital media, a dedicated web page, social media, newsletters, blogs, and signage at public art installation sites which will include QR codes linking to webpage, maps /brochures on METRO busses and at METRO bus shelters, City of Houston and the Mayor’s Office of Cultural Affairs, City Council Members, Midtown, Coalition for the Homeless, Fresh Arts, Houston Arts Alliance, Career and Recovery Resources newsletters. The

public would register to attend public events via eventbrite. All programs will be free and open to the public.

Timeline – October/November 2023: Artist RFPs drafted by Midtown and MOCA and reviewed with project partners.

November/December 2023 - Artist RFP marketed via Midtown, Fresh Arts, Glasstire, Houston Arts Alliance, City of Houston, the Mayor’s office of Cultural Affairs, City Council Members, Coalition for the Homeless, Career and Recovery Resources newsletters and social media.

January - February 2024: artists selected by a panel for METRO bus shelters, muralist for the wall, 2 multimedia artists for column sculpture and projection mapping are selected and contracted.

Project team: Theresa Escobedo; Program Manager, Civic Art for City of Houston Mayor’s Office of Cultural Affairs (MOCA), HueMan:Shelter Project Manager

Cynthia Alvarado; Founding Director of Midtown Cultural Arts District, Director of Operations and Strategic Planning for Midtown Management District HueMan:Shelter Project Director

Marc Eichenbaum; Special Assistant to the Mayor for Homeless Initiatives (MOHI) at The City of Houston, Advisor

Kelly Young; CEO at Career and Recovery Resources (CRR) / UP Rise Enterprise Work crew / employment lead

Sara Martinez; Vice President of Communications & Development at Coalition for the Homeless, Evaluation Lead Coordinator

Sydney Scardin; Vice President of Marketing at METRO, Bus shelter art fabrication/ Installation

Angela Carranza; Executive Director at Fresh Arts, Oversee management of artist calls

Jaime Giraldo; Director of Public Safety, Midtown Homeless Outreach Team Coordinator Midtown Homeless Outreach Team (HPD HOT and SEARCH)

Ashley Small
CEO at Medley
Marketing and PR project lead

Marci Dallas
CEO Cultural Launch
Grant writing lead



MISTLETOE MARKET 2023



SAVE THE DATE

DRAFT

Event Dates: **Friday, December 8th**

5 pm – 10 pm

Saturday, December 9th

10 am – 4 pm



BALDWIN PARK

1701 Elgin St.





midtown
HOUSTON

October 24, 2023

Mr. Amar Mohite
2007 Brimberry Street
Houston, Texas 77018

Dear Amar,

On behalf of all the members of the Midtown Management District Board of Directors, we would like to thank you for your years of service and dedication to our Board. Your contributions of ideas, energy, and enthusiasm have been invaluable. The achievements of the Service and Maintenance Committee and Urban Planning are due in large part to your leadership, hard work and commitment to quality. The innovative ideas and valuable leadership inputs that you have brought to the Midtown Management District have immensely benefited the stakeholders. Although you are leaving the Board, your hard work and contribution will never be forgotten. Again, I thank you for being a valuable asset to MMD and also, we wish you good luck in your future endeavors.

Regards,

DocuSigned by:

Darcy Lefsrud

Chair;
Board of Directors
Midtown Management District

Cc; Matt Thibodeaux
Executive Director
Midtown Management District

DRAFT



midtown
HOUSTON

October 24, 2023

Mr. Charles Washington
SHAPE Community Center
3903 Almeda Road
Houston, Texas 77004

Dear Charles,

On behalf of all the members of the Midtown Management District Board of Directors, we would like to thank you for your years of service and dedication to our Board. Your contributions of ideas, energy, and enthusiasm have been invaluable. The achievements of the Cultural Arts and Entertainment Committee are due in large part to your leadership, hard work and commitment to quality. The innovative ideas and valuable leadership inputs that you have brought to the Midtown Management District have immensely benefited the stakeholders. Although you are leaving the Board, your hard work and contribution will never be forgotten. Again, I thank you for being a valuable asset to MMD and also we wish you good luck in your future endeavors.

Regards,

DocuSigned by:

Chair Darcy Lefsrud

Chair;
Board of Directors
Midtown Management District

Cc; Matt Thibodeaux
Executive Director
Midtown Management District

DRAFT