

midtown
H O U S T O N

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**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
October 4, 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, October 4, 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 September 6, 2023, Board Meeting.
 - b. Approve Financial Report 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.
4. Review, discuss and take necessary action regarding an Order Setting the Rate of Assessment for Year Nine of the Service and Improvement Plan and Assessment Plan (2015-2024).
5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Service & Maintenance. **Christopher Johnston, Chair**
 - b. Urban Planning **James Llamas, Chair**
 - i. Midtown Parking Benefit District Advisory Committee
 - c. Marketing and Economic Development **Debbie Tyler-Dillard, Chair**
 - d. Cultural Arts & Entertainment. **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**

6. Report on Capital Projects of the Midtown Redevelopment Authority

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

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

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

8. Announcements

Next meeting date

Wednesday, November 1, 2023, at 6:00 p.m.
410 Pierce Street, 1st Floor Conference Room
Houston TX 77002
Please enter through the door on Pierce Street near
Brazos Street



9. 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 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**

September 6, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, September 6, 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	Maddassir Siddiqi, Ed.D.
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. DeVassett	Pos. 14	Christopher Johnston
Pos. 6	Maggie McGrich	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 Llamas, Criglar, Young, Bertrand-Pitts, and Arguijo.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Kandi Schramm, David Thomas, Amaris Salinas, Willie Larry, Jaime Giraldo, Antonio Muñoz, 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., Officer Keith Dhooper of the Houston Police Department Hot Team 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

Officer Keith Dhooper of the Houston Police Department (HPD) Homeless Outreach Team addressed the Board and gave a brief report on the work of the HPD HOT in Midtown. Officer Dhooper provided some statistics reflecting the work of the HPD HOT in Midtown since inception of the project in November 2022 – specifically, the HOT Team carried out 45 transports, issued 185 homeless identification cards, housed 2 homeless citizens, placed in shelter 23 homeless citizens, and sent 33 clients to the Diversion Center. He also reported 891 contacts were made, 346 new investigations conducted, and 276 citations were issued. Several Board members thanked Officer Dhooper and the entire HPD HOT for their work.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE AUGUST 2, 2023, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JULY 2023.**
- C. APPROVE PAYMENT OF INVOICES FOR AUGUST 2023.**
- D. APPROVE EQUI-TAX REPORT FOR AUGUST 2023.**

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

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. There were no action items. He reported that the Midtown Field Service Team is currently working with SMC Landscaping to continue planting and cleaning debris within the District. Director Johnston stated that the water leak reported in Baldwin Park was repaired and that the Staff/Field Service Team will investigate and work to repair the leaks in Glover Park. He also reported that there were some current issues with the irrigation systems District-wide and the maintenance team is working to identify problems and make the necessary repairs to the equipment. Director Johnston reported that the sidewalk paver repairs are ongoing throughout the District and likely will take another year to be completed due to the Tuam Waterline project construction. He stated that two Good Neighbor letters regarding sidewalk repairs were sent to CVS on Gray Street, and the Kirby Mansion and that repairs were made in both locations. Director Johnston encouraged residents to provide information about sidewalks in front of businesses that are in need of repair through the See-Click-Fix app or via email to the Midtown Management District staff.

Director Johnston stated that the Staff will reach out to CenterPoint Energy to determine the scope of work for additional lighting as identified through the Dark Blocks project. He also reported that a proposal will be presented to the Midtown to the Parking Benefit District Advisory Committee

for potential funding of additional lighting. Director Johnston also reported that the Service and Maintenance Committee is exploring seasonal planting before the Mistletoe Market event as well as other landscaping in Baldwin Park. Finally, Director Johnston reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, September 18, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair,

Director Johnston presented the Urban Planning committee report on behalf of Director Llamas. There were no action items. He reported that Design Workshop re-advertised the Gray Street Buffer Designs in August 2023 and that the project will be presented to the Midtown Redevelopment Authority (MRA) Board for consideration in October 2023. He also reported that there were two Safe Streets and Roads for All projects approved by the MRA Board. He also reported that the MRA Parks and Public Space Plan was approved by the MRA Board and that certain projects under the plan were moving forward. Director Johnston reminded the Board that the next Urban Planning Committee meeting will be held on Monday, September 18, 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 July which included 16 media placements and a media reach of 3,214,977 with a total publicity value of \$374,938. The top media placements were Houston Chronicle, D-Mars, Culture Map, AP News, and Style Magazine. She reported that engagements and impressions continued to show strong results in July due to a solid mix of programmatic posts and the popularity of highlighting new and local businesses in the Midtown District. She stated that based on feedback received, audiences showed enthusiasm for the call for vendors for the Mistletoe Market event. The number of followers increased by 283. The digital outcomes across all platforms for July 2023 were 8,083 reached, 561 engagements and 96 link clicks.

Director Tyler-Dillard shared the latest issue of the Midtown Buzz with the Board and provided updates regarding 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, September 19, 2023, at 3:00 p.m.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report. There were no action items. Ms. Alvarado reported that the application for vendors has been launched for participation in the 2023 Mistletoe Market event to be held in Baldwin Park in December 2023 and there were 25 applicants to date. She also reported that the Elgin Urns Project is moving forward. The Project Manager, UP Art Studio is mapping out where the urns are located in the District. She announced that Sabastian Gomez de la Torre, was the artist selected for the Hispanic Heritage Sign Wrap, and that the wrap will be installed on Thursday, September 7, 2023, followed by an Artist Talk on Monday, September 11, 2023. Ms. Alvarado announced that the next Cultural Arts & Entertainment Committee meeting will be held on Tuesday, September 19, 2023, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Melissa Morton presented the financial reports for the month of July 2023. She also stated that the Staff will be working with each of the Committee Chairs on their budget requests for FY 2024. It was announced that the next Finance Committee meeting will be held on Tuesday, September 26, 2023, at 10:00 a.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that Super Neighborhood #62 will resume its monthly meetings in September 2023. The meetings will be held on at South Main Baptist Church. He also reported that the group’s monthly social hangouts were still being held in Baldwin Park.

G. Public Safety Committee – Jeanette Criglar, Chair

Director of Public Safety Jamie Giraldo presented the Public Safety Committee report. There were no action items. Mr. Giraldo reported on various public safety efforts throughout the District, including outreach to certain Midtown businesses regarding public safety issues and to advise of the various resources available in Midtown to support public safety. He stated that the District will continue the services of an additional SEAL Security officer to help address excessive loitering on sidewalks. He further reported on other activities including participation in the bi-annual luncheon with law enforcement agencies in Midtown planned for National Night Out and Coffee with a Cop to be held on October 3rd and 4th respectively.

i. Interlocal Agreement with Harris County for law enforcement services for the period from October 1, 2023, through September 30, 2024.

Mr. Giraldo reported that the current Interlocal Agreement between the Midtown Management District and Harris County Precinct 7 will expire on September 30, 2023. He stated that the cost of the current staffing of 5 officers increased by \$22,100. (up from \$443,500 for the current year to \$465,600 for the upcoming year) representing a 4.98% increase. If approved by the Board, the new Interlocal Agreement will be in effect from October 1, 2023, and will end on September 30, 2024.

Director Johnston made a motion to approve the Interlocal Agreement with Harris County for Law Enforcement Services. The motion was seconded by Director Siddiqi. Following all discussion, the motion passed unanimously.

Director Douglas asked that the monthly report from Precinct 7 Constables provided to the Public Safety Committee be made available to all members of the Board each month. Mr. Giraldo stated that he believes the reports are available on the Precinct 7 website but would make sure that they are provided to Board members.

Mr. Giraldo announced that the next Public Safety Committee meeting will be held on Tuesday, September 19, 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 consultants are coordinating the focus group meetings. She also reported that the invitations for the focus groups were sent on August 15, 2023, by outside consultants and participants were able to select a focus group and register their attendance for the event. Mrs. Davis announced that participants will receive instructions and reminders of the focus groups and that the information obtained will be shared at future Board meetings.

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 September 27, 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 meeting with the City of Houston to review pilot areas that are experiencing ponding along the curb; Upcoming work includes cathodic protection system testing.

Brazos Street – The Design team is working on plans for an initial public engagement effort. The initial effort will include an online survey component and is targeted to occur in October 2023.

Brazos Street Bridge Landscape Improvements – The MRA Board approved the award of construction contract. This is a partnership project with City Councilmember Abbie Kamin and Courland Place Association. The office of Councilmember Kamin provided \$25,000 toward the project. Courland Place Association will provide \$20,000 for the project. The project will enhance the landscaped area at Bagby and Kamin intersection in 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. Construction is set to begin in October 2023.

PARTNER PROJECTS

Safe Street and Roads for All – A presentation was provided by consultants to the MRA Board. Pierce and McGowen Streets have received grant funding for the project. The MRA Board approved funding to move projects forward to the Design Concept Review process with the City of Houston.

Parks and Public Spaces Master Plan – There is a planning meeting with the Mayor's Office of Special Events on proposed temporary installation project near Midtown Park incorporating some of the recommendations from the approved plan.

Gray Street Buffer designs –Consultants are targeting re-advertisement later in September 2023 for contractor procurement.

Urban Forestry Plan – The plan is awaiting approval from the City of Houston Forestry Department on proposed priority pruning and the fertilization plan. Work will be performed and documented in the final version of the plan once it is approved by the City of Houston.

Mill and Overlay of Streets – The City of Houston is near completion of the Mill and Overlay project. The project is estimated to be completed by September 15, 2023. The project includes portions of Berry Street, Dennis Street, Drew Street, Stuart Street, Anita Street, Francis Street, Hadley Street, McIlhenny Street, and Rosalie Street.

5. 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.

6. ANNOUNCEMENTS

NEXT MEETING DATE

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

There were no other announcements.

7. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan
Secretary

Date

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

	Aug 31, 23	Aug 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Operating Funds	3,864,319.02	3,122,284.97	742,034.05	23.8%
Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,875,741.72	3,133,707.67	742,034.05	23.7%
Accounts Receivable				
AR Current	4,483.75	4,483.75	0.00	0.0%
Assessments Receivable	73,475.48	142,425.37	-68,949.89	-48.4%
Total Accounts Receivable	77,959.23	146,909.12	-68,949.89	-46.9%
Total Current Assets	3,953,700.95	3,280,616.79	673,084.16	20.5%
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	3,990,659.95	3,318,029.79	672,630.16	20.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	261,882.47	329,352.87	-67,470.40	-20.5%
Total Accounts Payable	261,882.47	329,352.87	-67,470.40	-20.5%
Other Current Liabilities				
Accrued liability	11,385.50	100,388.00	-89,002.59	-88.7%
Bal due to MRA from FTA Reimbur	1,427.00	1,322.95	99.75	0.9%
Deferred Assessment Revenue	4,775.30	115,726.24	-71,949.94	-62.2%
Other Misc Liabilities	70,052.20	57,235.51	12,916.69	22.6%
Total Other Current Liabilities	136,735.61	284,672.70	-147,936.09	-52.0%
Total Current Liabilities	398,619.08	614,025.57	-215,406.49	-35.1%
Total Liabilities	398,619.08	614,025.57	-215,406.49	-35.1%
Equity				
Fund Balance Roll Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	1,690,189.18	1,191,433.01	498,756.17	41.9%
Total Equity	3,592,040.87	2,704,004.22	888,036.65	32.8%
TOTAL LIABILITIES & EQUITY	3,990,659.95	3,318,029.79	672,630.16	20.3%

No assurance is provided on these financial statements

Midtown Management District
Sources of Funds
January through August 2023

Accrual Basis

	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Int Income	107,343.03	34,620.00	72,723.03	310.1%
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	262,108.00	275,000.00	-12,892.00	95.3%
Total Other Income	267,058.00	279,175.00	-12,117.00	95.7%
Revenue - Assessments	3,209,269.73	3,493,100.00	-283,830.27	91.9%
Total Income	3,583,670.76	3,807,142.00	-223,471.24	94.1%
Gross Profit	3,583,670.76	3,807,142.00	-223,471.24	94.1%
Net Ordinary Income	3,583,670.76	3,807,142.00	-223,471.24	94.1%
Net Income	3,583,670.76	3,807,142.00	-223,471.24	94.1%

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No assurance is provided on these financial statements

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

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 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	15,737.60	107,343.03
Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	0.00	156,481.00	267,058.00
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	3,209,269.73
Total Income	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,260.48	177,612.89	3,583,670.76
Gross Profit	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,260.48	177,612.89	3,583,670.76
Expense									
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	153,083.87
District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,845.04	34,614.75	14,312.63	20,713.71	171,674.23
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	66,739.55
Membership fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	343.75	0.00	390.55
Reserve Funds	0.00	0.00	0.00	0.00	1,022.10	2,190.52	0.00	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	146,509.69	42,717.35	604,107.76
Service & Maintenance	563,466.23	30,358.18	67,983.48	45,467.56	36,294.64	38,071.05	62,498.20	7,256.16	851,395.50
Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	12,200.00	0.00	38,192.50
Total Expense	661,399.68	173,692.97	161,156.48	197,099.45	157,714.51	169,070.63	287,039.30	87,223.56	1,888,846.58
Net Ordinary Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	0,846.69	-157,620.86	-256,778.82	90,389.33	1,694,824.18
Other Income/Expense									
Other Income									
Other Incomes	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	-4,635.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	-4,635.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	-4,635.00
Net Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-261,303.82	90,279.33	1,690,189.18

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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Service & Maintenance				
Baldwin/Glover Park Maintenance				
Baldwin/Glover Landscape Contra	13,680.00	27,996.00	-14,316.00	48.9%
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	2,303.87	2,079.00	224.87	110.8%
Fountains	0.00	10,000.00	-10,000.00	0.0%
Irrigation repair	2,000.00	5,000.00	-3,000.00	40.0%
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	1,961.44	4,410.00	-2,448.56	44.5%
Total Baldwin/Glover Park Maintenance	43,258.01	112,485.00	-69,226.99	38.5%
Midtown Field Service Prog				
Field Service TEAM				
Field Service TEAM	217,000.00	372,000.00	-155,000.00	58.3%
Total Field Service TEAM	217,000.00	372,000.00	-155,000.00	58.3%
Graffiti	6,608.75	10,080.00	-3,471.25	65.6%
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	3,208.00	4,884.00	-1,676.00	65.7%
Supplies	0.00	600.00	-600.00	0.0%
Tree Maintenance	2,141.11	5,000.00	-42,856.69	34.1%
Total Midtown Field Service Prog	250,083.61	501,564.00	-248,480.40	50.5%
Service Maintenance - Other				
Art in the Park/Partnership	254.16	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	851,395.50	1,253,924.00	-402,528.50	67.9%
Total Expense	851,395.50	1,253,924.00	-402,528.50	67.9%
Net Ordinary Income	-851,395.50	-1,253,924.00	402,528.50	67.9%
Net Income	-851,395.50	-1,253,924.00	402,528.50	67.9%

No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 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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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 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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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Marketing & Economic Developmen				
Cultural Arts Guide	18,973.00	20,000.00	-1,027.00	94.9%
Marketing - Communications	3,765.00	5,000.00	-1,235.00	75.3%
Marketing & Economic Developmen	1,634.16	10,000.00	-8,365.84	16.3%
Media, Advertising & Promotion				
Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
Media, Advertising, & Promotion	21,862.36	30,000.00	-8,137.64	72.9%
Total Media, Advertising & Promotion	21,862.36	35,000.00	-13,137.64	62.5%
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	66,739.55	133,290.00	-66,550.45	50.1%
Total Expense	66,739.55	133,290.00	-66,550.45	50.1%
Net Ordinary Income	-66,739.55	133,290.00	66,550.45	50.1%
Net Income	-66,739.55	-133,290.00	66,550.45	50.1%

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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 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	14,138.91	11,500.00	2,638.91	122.9%
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	1,200.00	30,000.00	-28,800.00	4.0%
MidtownHOU Arts Micro Grants	0.00	40,000.00	-40,000.00	0.0%
Mini-Performing Arts Festival	1,465.00	30,000.00	-28,535.00	4.9%
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	33,332.61	48,000.00	-14,667.39	69.4%
Staffing	27,100.00	55,500.00	-28,405.00	48.8%
Total Cultural Arts & Entertainment	153,083.87	422,675.00	-269,591.13	36.2%
Total Expense	153,083.87	422,675.00	-269,591.13	36.2%
Net Ordinary Income	-153,083.87	-422,675.00	269,591.13	36.2%
Net Income	-153,083.87	-422,675.00	269,591.13	36.2%

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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
Other Incomes				
Houston Endowment Grant Carry-	-4,635.00	135,000.00	-139,635.00	-3.4%
Reserves Funds	0.00	134,687.00	-134,687.00	0.0%
Total Other Incomes	-4,635.00	269,687.00	-274,322.00	-1.7%
Total Other Income	-4,635.00	269,687.00	-274,322.00	-1.7%
Net Other Income	-4,635.00	269,687.00	-274,322.00	-1.7%
Net Income	-4,635.00	269,687.00	-274,322.00	-1.7%

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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
Security and Public Safety				
Coffee with a Cop	750.00	2,000.00	-1,250.00	37.5%
Enhancement Public Safety				
Harris County Precinct 7	295,664.00	450,864.00	-155,200.00	65.6%
HPD Homeless Outreach Team	0.00	66,780.00	-66,780.00	0.0%
Public Safety Light Program	2,107.28			
S.E.A.L. Security Program	155,032.50	282,180.00	-127,147.50	54.9%
SEARCH (Homeless Services)	52,867.36	128,789.00	-75,921.64	41.0%
Total Enhancement Public Safety	505,671.14	928,613.00	-422,941.86	54.5%
National Night Out	2,060.00	8,000.00	-5,940.00	25.8%
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	1,392.64	2,400.00	-1,007.36	58.0%
Staffing	64,900.00	129,850.00	-64,950.00	50.0%
Street Lighting - Electricity	26,250.00	75,000.00	-48,750.00	35.0%
Street Outage Survey	1,275.00	2,000.00	-725.00	42.5%
Security and Public Safety - Other	750.00			
Total Security and Public Safety	604,107.76	1,173,871.00	-569,763.24	51.5%
Total Expense	604,107.76	1,173,871.00	-569,763.24	51.5%
Net Ordinary Income	-604,107.76	1,173,871.00	569,763.24	51.5%
Net Income	-604,107.76	1,173,871.00	569,763.24	51.5%

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No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 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	39,865.18	60,000.00	-20,134.82	66.4%
Returned Checks	0.00	0.00	0.00	0.0%
Total Assessment Collection Costs	39,865.18	60,000.00	-20,134.82	66.4%
Board Meeting & Misc. Exp.				
Board/Committee Mtgs/Misc Exp	13,868.67	19,500.00	-5,631.33	71.1%
Total Board Meeting & Misc. Exp.	13,868.67	19,500.00	-5,631.33	71.1%
Consultation	9,000.00			
General Operating/Admin. Exp.				
Bank Service Charge	1,655.55	6,516.00	-4,860.45	25.4%
District Cell Phone & Tablets	2,204.62	4,320.00	-2,115.38	51.0%
Gen. Operating/Admin. Expenses	2,245.21	15,500.00	-13,254.79	14.5%
Total General Operating/Admin. Exp.	6,105.38	26,336.00	-20,230.62	23.2%
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	49,111.25	72,500.00	-62,718.75	44.3%
Public Information Request	14,317.75	75,000.00	-60,688.25	19.1%
Total District Administration	171,674.23	618,276.00	-446,601.77	27.8%
Total Expense	171,674.23	618,276.00	-446,601.77	27.8%
Net Ordinary Income	-171,674.23	-618,276.00	446,601.77	27.8%
Net Income	-171,674.23	-618,276.00	446,601.77	27.8%

No assurance is provided on these financial statements

**Midtown Management District
Check Detail**

As of October 2, 2023

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
106010 - Wells Fargo Checking Acct					
Check	09/01/2023	9787	RED INTEREST INC	Property Tax Overage 81 019 039 000 0010	-1,520.35
Bill Pmt -Check	09/06/2023	9705	BRACEWELL LLP	051911.000001 For Service Throught JULY 31, 2023 General Counsel	-1,650.00
Bill Pmt -Check	09/06/2023	9706	Bryan J. Ross	Distribution	-350.00
Bill Pmt -Check	09/06/2023	9707	DJ MAV HOLDINGS	Sound TECH/QSC Touchmix mixer/Shure Wireless Mic -National Night Out	-2,060.00
Bill Pmt -Check	09/06/2023	9708	East End Management District	Graffiti Abatement	-680.00
Bill Pmt -Check	09/06/2023	9709	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- SEPTEMBER 2023	-2,837.56
Bill Pmt -Check	09/06/2023	9710	FordMomentum LLC	Comm Planning	-7,875.00
Bill Pmt -Check	09/06/2023	9711	Gelato Constantino, LLC	National Night Out 10.03.23	-500.00
Bill Pmt -Check	09/06/2023	9712	James Coney Island	2023 National Night Out 10/03/2023 FOOD & CATERING FEES	-1,239.30
Bill Pmt -Check	09/06/2023	9713	Medley Incorporated	August 1-31, 2023 Retainer: General Marketing, Social Media Services, Communications	-3,683.34
Bill Pmt -Check	09/06/2023	9714	Metropolitan Landscape Management...	Landscape Maint.	-4,570.00
Bill Pmt -Check	09/06/2023	9715	Michelle Ashton	Communcation Consultant: Execute communication task 8.19 - 9.01.2023	-420.00
Bill Pmt -Check	09/06/2023	9716	Minor Design Group, Inc.	Design Production	-13,393.00
Bill Pmt -Check	09/06/2023	9717	One World Strategy Group LLC	Service & Improvement Plan	-3,956.25
Bill Pmt -Check	09/06/2023	9718	OSO promotions Inc.	Safety Lights	-2,107.28
Bill Pmt -Check	09/06/2023	9719	Perdue, Brandon, Fielder, Collins & M...	Tax Collections	-1,932.65
Bill Pmt -Check	09/06/2023	9720	SEAL Security Solutions LLC	July 1-31, 2023 - Commissioned Security Officers with Vehicle and Occassional K-9	-26,022.50
Bill Pmt -Check	09/06/2023	9721	SEARCH Homeless Services	Monthly Contribution/Reimburseables expenses to support Program (July 2023)	-10,309.66
Bill Pmt -Check	09/06/2023	9722	Sebastian Gomez de la Torre	Hispanic Heritage Month - Midtown - Sign Wrap Design 2023 Bagby Park	-1,200.00
Bill Pmt -Check	09/06/2023	9723	smc Logistics, LLC	Field Maintenance Services in Midtown - JULY 2023	-31,000.00
Bill Pmt -Check	09/06/2023	9724	THE BAKER'S MAN LLC	VOID: Meal for Board Meeting 09.06.2023	0.00
Bill Pmt -Check	09/06/2023	9725	THE SPHERES MUSIC, LLC	Photography - National Night Out	-3,000.00
Bill Pmt -Check	09/06/2023	9726	THE BAKER'S MAN LLC	2023 National Night Out: Event Food	-622.97
Bill Pmt -Check	09/13/2023	9727	Exquisite Details By Raquel	Backdrop Rental/Linens/Lines/Delivery, Set Up & Pick Up - HPD Luncheon	-1,900.00
Bill Pmt -Check	09/13/2023	9728	Gainsborough Waste & Texas Outho...		-348.37
Bill Pmt -Check	09/13/2023	9729	Goode Technology Group, Inc.	TECH work --- MMD Board Meeting 09/13/23	-281.25
Bill Pmt -Check	09/13/2023	9730	Jaime Giraldo		-92.07
Bill Pmt -Check	09/13/2023	9731	JV Tamales	VOID:	0.00
Bill Pmt -Check	09/13/2023	9732	LIMB DESIGN, INC.	[MIDH 001 23 Midtown Arts Hostin (transfer) Job Maintenance	-630.00
Bill Pmt -Check	09/13/2023	9733	Minor Design Group, Inc.		-1,010.00
Bill Pmt -Check	09/13/2023	9734	Morning Star Prairie Plants		-200.00
Bill Pmt -Check	09/13/2023	9735	The Executive Chef	Law Enforcement Luncheon - Deposit	-400.00
Bill Pmt -Check	09/29/2023	9736	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- OCTOBER 2023	-2,837.56
Bill Pmt -Check	09/29/2023	9737	Jaime Giraldo	Reimbursement	-258.95
Bill Pmt -Check	09/29/2023	9738	One World Strategy Group LLC		-7,912.50
Bill Pmt -Check	09/29/2023	9739	The Executive Chef	Law Enforcement Luncheon - Deposit	-400.00
Bill Pmt -Check	09/29/2023	9740	XTICKERS DESIGNS	VINYL GRAPHICS; Midtown Workers Face Wrap (Full Color Digital Printing & Graphic Rem...	-5,825.00
Check	10/02/2023	9741	TEXAS SFI PARTNERSHIP 65 LTD ...	2900 SMITH ST 81 013 250 000 0001 TAX YEAR: 2022	-1,160.82
Check	10/02/2023	9742	2808 Caroline LLC	2808 Caroline St 81 019 085 000 0012 TAX YEAR: 2022	-485.69
Check	10/02/2023	9743	AIM Marketing Services LLC	2220 ...	-440.79
Check	10/02/2023	9744	Group 1 Realty Inc.	NOTICE OF CHANGE IN TAX LIABILITY	-3,856.90
Check	10/02/2023	9745	CTV INVESTMENTS LLC	2621 Main St 81 019 000 000 0000 TAX YEAR: 2022	-67.17
Check	10/02/2023	9746	3201 LOUISIANA LLC	NOTICE OF CHANGE IN TAX LIABILITY	-9,183.94
Check	10/02/2023	9747	5C Plazas at Midtown LLC	NOTICE OF CHANGE IN TAX LIABILITY	-1,559.10
Check	10/02/2023	9748	WILLIAM MARSH RICE UNIVERSITY	4201 Main Street 81 050 279 001 0001 TAX YEAR: 2022	-1,167.48
Check	10/02/2023	9749	Downtown Houston Dialysis Ce...	4107 Crawford St 81 124 663 001 0001 TAX YEAR: 2022	-213.66
Check	10/02/2023	9750	PEARL RESIDENCES AT MIDTOWN...	NOTICE OF CHANGE IN TAX LIABILITY	-16,803.23
Check	10/02/2023	9751	CAROLINE STREET REALTY INC.	NOTICE OF CHANGE IN TAX LIABILITY	-961.40
Check	10/02/2023	9752	BAN 2800 LLC	3000 San Jacinto St 81 019 089 000 0003	-941.12
Check	10/02/2023	9753	SAN JACINTO APARTMENTS LLC	3137 81 013 072 000 0001 TAX YEAR: 2020	-193.90
Check	10/02/2023	9754	Leen Salam Inc	3402 San Jacinto St 81 019 191 000 0004 TAX YEAR: 2021	-162.38
Check	10/02/2023	9755	VWBD LP	1616 McGowen St 81 019 073 000 0001 TAX YEAR: 2022	-659.92
Check	10/02/2023	9756	2515 CAROLINE LLC	1120 Dennis St 81 019 090 000 0003 TAX YEAR: 2022	-118.38
Check	10/02/2023	9757	ND INTERESTS LLC	1803 McGowen St 81 019 017 000 0003 TAX YEAR: 2022	-111.23
Check	10/02/2023	9758	4400 San Jacinto LLC	1400 San Jacinto St 81 025 001 021 0002 TAX YEAR: 2022	-98.94
Check	10/02/2023	9759	LOBUK JOHN J & MARY S	228 McGowen St 81 019 088 000 0016 TAX YEAR: 2022	-109.93
Check	10/02/2023	9760	Phong C & Muoi	3801 Main Street 81 022 067 000 0013 TAX YEAR: 2022	-66.55
Check	10/02/2023	9761	Nanea Tava	4211 Caroline St 81 022 053 000 0005 TAX YEAR: 2022	-75.67
Check	10/02/2023	9762	GRAETZ PROPERTIES LL	3319 Louisiana St 81 137 849 001 0001 TAX YEAR: 2022	-152.60
Check	10/02/2023	9763	15 21 JAPAN REALTY LTD	4715 Main Street 81 025 018 001 0006 TAX YEAR: 2022	-234.04
Check	10/02/2023	9764	3600 San Jacinto LTD	3600 San Jacinto St 81 025 026 000 0013 TAX YEAR: 2022	-61.62
Check	10/02/2023	9765	Dennis Austin LLC	2505 Austin St 81 019 028 000 0007 TAX YEAR: 2022	-82.66
Check	10/02/2023	9766	LLR Management Inc	1317 McGowen St 81 019 032 000 0008 TAX YEAR: 2022	-81.10
Check	10/02/2023	9767	4001 S MAIN LLC	81 139 870 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4001 Main St Year: 2022	-935.82
Check	10/02/2023	9768	Bassak Investments LLC	81 138 096 001 0001 PROPERTY TAX OVERAGE PAYMENT: 1214 Elgin Street Year: ...	-213.45
Check	10/02/2023	9769	CAROLINE STREET REALTY INC.	PROPERTY TAX OVERAGE PAYMENT	-731.14
Check	10/02/2023	9770	Central Bank	81 130 054 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2217 Milam Street Year:...	-664.76
Check	10/02/2023	9771	Boniuk Interests Ltd.	81 025 025 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3720 San Jacinto Street ...	-854.69
Check	10/02/2023	9772	VR CALAIS HOLDINGS LIMITED PA...	81 123 415 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3210 Louisiana Street 35...	-4,527.73
Check	10/02/2023	9773	Smith St. Office LLC	81 015 237 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2101 Smith St Year: 2022	-183.67
Check	10/02/2023	9774	CPT Community Owner LLC	81 130 694 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2700 Travis St Year: 2022	-4,416.65
Check	10/02/2023	9775	Camden Property Trust	81 021 257 000 0001 PROPERTY TAX OVERAGE PAYMENT: 702 Hadley St 315 Year: ...	-6,456.35
Check	10/02/2023	9776	2800 MAIN LLC	81 134 493 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2727 Travis St 315 Year: ...	-4,717.97
Check	10/02/2023	9777	2515 CAROLINE LTD'	81 019 086 000 0001 PROPERTY TAX OVERAGE PAYMENT: Caroline St Year: 2022	-206.68
Check	10/02/2023	9778	BAGBY 3208 AUSTIN LLC	81 019 187 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3208 Austin St Year: 2022	-219.42
Check	10/02/2023	9779	2314 BRAZOS LLC	81 033 008 000 0007 PROPERTY TAX OVERAGE PAYMENT: 2314 Brazos St Year: 2022	-181.10
Check	10/02/2023	9780	Wu Victor J	PROPERTY TAX OVERAGE PAYMENT: 4107 Austin St Year: 2022 & 2021	-192.46
Check	10/02/2023	9781	WILLIAM MARSH RICE UNIVERSITY'	PROPERTY TAX OVERAGE PAYMENT:	-445.66
Check	10/02/2023	9782	NTW LLC	81 015 238 000 0003 PROPERTY TAX OVERAGE PAYMENT: 2123 Louisiana St Year: ...	-105.88
Check	10/02/2023	9783	WB Trading & Brokering Inc	81 135 014 001 0001 PROPERTY TAX OVERAGE PAYMENT: 81-MMD	-14.18
Total 106010 - Wells Fargo Checking Acct					-207,165.39
Total 10000 - Operating Funds					-207,165.39
TOTAL					-207,165.39

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

September 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	\$3,277,297.74	\$3,166,492.33	\$110,805.41	97%
2021	0.1181	\$3,033,366.76	\$3,019,471.07	\$13,895.69	99%
2020	0.1181	\$2,818,399.94	\$2,810,220.20	\$8,179.74	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	\$472,787.57	\$72.16	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2022 Assessment Collected	-29,194.59	2,606,638.48
2021 Assessment Collected	34.05	-11,240.87
2020 Assessment Collected	135.24	163.98
2019 Assessment Collected	0.00	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	1,458.12	31,370.45
Overpayments	14.88	18,621.97
Estimated Payment	161.27	161.27
CAD Corrections	192.46	1,263.94
CAD Lawsuit Corrections	35,470.90	208,985.17
Collection Fees	1,619.24	13,161.44
Total Revenue	9,891.57	2,874,662.42

Overpayments & CAD Refunds Presented	25,067.61	205,435.27
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	2,575,939,856		
ASSESSED VALUE FOR 2022	2,775,018,931	UNCERTIFIED	0

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 September 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
HADLEY MIDTOWN APARTMENTS LLC	81 134 760 001 0001	2022	36,709.36
*2009 CPT COMMUNITY OWNER LLC	81 127 457 001 0000	2022	33,567.01
***COHEN JAY H	81 019 980 000 0006	2013 - 2022	5,688.72
***GALVAN RICHARD R	81 019 980 000 0006	2018 - 2022	5,153.80
**ROBINSON DORRIS	81 034 230 000 0004	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 020 532 000 0006	2012 - 2022	3,285.17
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 011 588 0017 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%	97%
October	99%	97%	99%	
November	99%	98%	99%	
December	99%	98%	99%	

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
September 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	2,810,220.20	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,471.07	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,166,492.33	
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	25,706,035.35		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2022 EXEMPTIONS

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

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 9/8/2023**

Jur 953

Summary

For Tax Years 2005-2023, for the period of June 2009 through September 8, 2023

Settled

8,923,690,310	Original value of Settled accounts as of 9/8/2023
1,323	Number of Settled accounts as of 9/8/2023
858,452,767	Reduction in value of Settled accounts
9.62%	Average % reduction in value of Settled accounts

Unsettled

6,026,295,918	Original value of Unsettled accounts as of 9/8/2023
316	Number of Unsettled accounts as of 9/8/2023

0.118 Tax rate per \$100 valuation

\$684,625	Estimated reduction in assessment on	316	Unsettled accounts,
	based on	9.62%	average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
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Tax Year 2014

Unsettled											
Tax Year 2014	122-650-001-0001	MRI Midtown Ltd	17,877,930	\$21,113.84	2019-74139						
Tax Year 2014	Total	Unsettled Accounts, original value	17,877,930								
Tax Year 2014	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2015

Unsettled											
Tax Year 2015	122-650-001-0001	MRI Midtown Ltd	20,000,000	\$23,620.00	2019-74139						
Tax Year 2015	Total	Unsettled Accounts, original value	20,000,000								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2018

Settled											
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900	\$131,800.00	2018-72123	11/16/2022	2,593,000	\$69.56	2.22%	11/28/2022	12/30/2022
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680	\$21,210.00	2018-73360						
			5,406,729				10,198,359				
Unsettled											
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	20,473,150	\$24,178.50	2019-74139						
Tax Year 2018	Total	Unsettled Accounts, original value	20,473,150								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2019

Settled											
Tax Year 2019	019-089-000-0003	BAP 2800 LLC	1,709,000	\$2,018.33	2019-72952	7/7/2023	1,500,000	\$246.83	12.23%	7/20/2023	9/1/2023
Tax Year 2019	002-178-000-0001	AJM Marketing Services LLC	2,056,371	\$2,428.57	2019-73610	7/7/2023	1,922,500	\$158.10	6.51%	7/20/2023	9/1/2023
			631,740,797				577,878,407				
			7								
Unsettled											
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546						
Tax Year 2019	122-650-002-0001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546						
Tax Year 2019	139-870-001-0001	4001 Main LP	3,115,440	\$3,679.33	2019-72499						
Tax Year 2019	Total	Unsettled Accounts, original value	26,457,508								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	3								

Tax Year 2020

Settled											
Tax Year 2020	138-723-001-0001	Pearl Residences at Midtown Owner LLC	55,046,420	\$65,009.82	2020-53255	7/7/2023	48,930,000	\$7,223.49	11.11%	7/20/2023	9/1/2023

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	19,700,636	\$23,266.45	2020-53255	7/7/2023	20,970,000	Amount Due	0.00%	NA	
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,616	\$3,303.98	2020-58727	7/7/2023	2,650,000	\$174.33	5.28%	7/20/2023	9/1/2023
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994	\$1,162.10	2020-58727	7/7/2023	925,000	\$69.68	6.00%	7/20/2023	9/1/2023
Tax Year 2020	019-089-000-0003	BAP 2800 LLC	1,767,485	\$2,087.40	2020-76050	7/7/2023	1,550,000	\$256.85	12.30%	7/20/2023	9/1/2023
Tax Year 2020	013-072-000-0001	San Jacinto Apartments LLC	1,464,183	\$1,729.20	2020-78049	7/7/2023	1,300,000	\$193.90	11.21%	7/20/2023	9/1/2023
Tax Year 2020	033-011-000-0008	2416 Brazos LLC	1,175,385	\$1,388.13	2020-73571						
Tax Year 2020	139-324-001-0001	2416 Brazos LLC	3,525,000	\$4,163.02	2020-73571						
			1,241,753,075				1,113,458,991				
			13								

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**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Unsettled											
Tax Year 2020	122-650-001-0001	MRI Midtown Ltd	24,500,000	\$28,934.50	2020-53212						
Tax Year 2020	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212						
Tax Year 2020	120-017-001-0008	Kozadinos Interest Ltd	3,001,314	\$3,544.55	2020-57407						
Tax Year 2020	Total	Unsettled Accounts, original value	30,268,586								
Tax Year 2020	Total	Unsettled Accounts, number of accounts	3								

Tax Year 2021

Settled											
Tax Year 2021	125-831-001-0001	Midtown Scouts Square Property LP	4,481,554	\$5,292.72	2021-57386	5/24/2023	4,481,554	\$0.00	0.00%	na	na
Tax Year 2021	138-723-001-0001	Pearl Residences at Midtown Owner LLC	58,161,550	\$68,688.79	2021-57443	7/7/2023	50,050,000	\$9,579.74	13.95%	7/20/2023	9/1/2023
Tax Year 2021	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	21,095,089	\$24,913.30	2021-57643	7/7/2023	21,450,000	Amount Due	0.00%	NA	N
Tax Year 2021	002-178-000-0001	Aim Marketing Services LLC	2,639,369	\$3,117.09	2021-64026	7/7/2023	2,400,000	\$282.69	9.07%	7/20/2023	9/1/2023
Tax Year 2021	137-285-001-0001	Caroline St Realty Inc	3,335,536	\$3,939.27	2021-64071	8/4/2023	2,850,000	\$573.42	14.56%	8/21/2023	9/28/2023
Tax Year 2021	137-285-001-0002	Caroline St Realty Inc	1,133,544	\$1,362.27	2021-64071	8/4/2023	1,000,000	\$157.72	11.78%	8/21/2023	9/28/2023
Tax Year 2021	013-241-000-0012	3300 Smith Street LLC	1,231,195	\$1,454.04	2021-74477	7/7/2023	1,060,000	\$202.18	13.90%	Received	7/27/2023
Tax Year 2021	013-242-000-0003	3300 Smith Street LLC	2,520,439	\$2,766.64	2021-74477	7/7/2023	2,180,000	\$402.06	13.51%	Received	7/27/2023
Tax Year 2021	037-029-000-0001	3300 Smith Street LLC	534,643	\$631.17	2021-74477	7/7/2023	460,000	\$88.15	13.96%	Received	7/27/2023
Tax Year 2021	019-191-000-0004	Leen Salam Inc	1,225,367	\$1,296.88	2021-80086	7/7/2023	895,000	\$162.38	13.32%	7/20/2023	9/1/2023
Tax Year 2021	013-260-001-0001	3201 Louisiana LLC	1,129,508	\$24,953.95	2021-44064	8/4/2023	17,750,000	\$3,991.20	15.99%	Received	9/1/2023
Tax Year 2021	025-025-000-0001	Boniuk Interests LTD	3,473,701	\$4,102.37	2021-58351	8/4/2023	2,750,000	\$854.69	20.83%	8/21/2023	9/28/2023
Tax Year 2021	026-007-000-0005	Mary Griffith Wallace Trust ET AL	879,900	\$1,039.17	2021-65822	9/25/2023	750,000	\$153.42	14.76%		
Tax Year 2021	022-051-000-0008	Bermac Arts LLC	1,477,658	\$2,922.31	2021-66644	9/25/2023	2,190,000	\$335.92	11.50%		
Tax Year 2021	139-026-001-0001	4600 Mainstreet Holdings LP	1,129,811	\$2,009.84	2021-70329	9/25/2023	1,400,000	\$356.44	17.73%		
Tax Year 2021	139-324-001-0001	2416 Brazos LLC	4,392,876	\$5,187.90	2021-67087						
Tax Year 2021	013-072-000-0001	San Jacinto Apts LLC	1,963,711	\$2,319.17	2021-68146						
Tax Year 2021	033-011-000-0008	2416 Brazos LLC	1,222,878	\$1,444.22	2021-78569						
			1,392,626.16				1,259,881.523				
			191								

Unsettled											
Tax Year 2021	022-056-000-0003	Smith Harry Leonard	1,540,000	\$1,454.99	2021-48293						
Tax Year 2021	022-056-000-0013	Smith Harry Leonard	164,750	\$155.66	2021-48293						
Tax Year 2021	019-037-000-0009	2300 Fannin Ltd	3,421,606	\$4,040.92	2021-51496						
Tax Year 2021	019-040-000-0001	2300 Fannin Ltd	1,428,836	\$1,687.46	2021-51496						
Tax Year 2021	019-040-000-0003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496						
Tax Year 2021	122-650-001-0001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800						
Tax Year 2021	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800						
Tax Year 2021	013-077-000-0011	WWBD LP	1,911,096	\$2,257.00	2021-68378						
Tax Year 2021	033-008-000-0009	Macey Louis & Trustee	1,298,370	\$1,533.37	2021-70960						
Tax Year 2021	Total	Unsettled Accounts, original value	1,473,594,003								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	20								

Tax Year 2022

Settled

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	120-815-001-0001	Athletic Ventures Inc	3,472,412	\$4,100.92	101-22-004160	5/5/2023	3,150,000	\$380.77	9.28%	5/24/2023	6/1/2023
Tax Year 2022	124-949-001-0008	Nis Investments Incorporated	281,900	\$332.92	101-22-005839	5/5/2023	225,000	\$67.20	20.19%	5/24/2023	6/1/2023
Tax Year 2022	019-017-000-0003	ND Interests LLC	408,958	\$482.98	101-22-005844	8/4/2023	377,273	\$37.42	7.75%	25.25(b)	9/1/2023
Tax Year 2022	006-060-000-0001	CTV Investments LLC	506,876	\$568.62	101-22-007365	8/1/2023	450,000	\$67.17	11.81%	25.25(b)	9/1/2023
Tax Year 2022	013-241-000-0012	Attayi Family LP	1,234,155	\$1,457.54	2021-74477	7/7/2023	1,120,000	\$134.82	9.25%	Received	7/27/2023
Tax Year 2022	013-242-000-0003	3300 Smith Street LLC	2,425,178	\$2,864.14	2021-74477	7/7/2023	2,180,000	\$289.56	10.11%	Received	7/27/2023
Tax Year 2022	037-029-000-0001	3300 Smith Street LLC	535,694	\$632.65	2021-74477	7/7/2023	500,000	\$42.15	6.66%	Received	7/27/2023
Tax Year 2022	126-647-001-0001	Brooklyn McGowen LLC	5,650,202	\$6,672.89	2022-41001	7/7/2023	4,995,269	\$773.48	11.59%	Received	7/27/2023
Tax Year 2022	128-274-001-0001	TAG TBD LLC	4,791,973	\$5,659.32	2022-41020				0.00%		
Tax Year 2022	033-256-005-0001	Excelisor Land Co Inc	800,000	No Change	2022-47530	7/7/2023	800,000	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0002	Excelisor Land Co Inc	440,000	No Change	2022-47530	7/7/2023	440,000	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0005	Excelisor Land Co Inc	1,115,338	No Change	2022-47530	7/7/2023	1,115,338	\$0.00	0.00%	NA	NA
Tax Year 2022	033-256-005-0015	Excelisor Land Co Inc	1,646,930	\$1,945.02	2022-47530	7/7/2023	1,575,000	\$84.94	4.37%	Received	7/27/2023
Tax Year 2022	002-138-000-0013	Shepherd W M	335,166	\$395.83	2022-47754	7/7/2023	331,386	\$4.46	1.13%	7/20/2023	9/1/2023
Tax Year 2022	002-139-000-0001	Cars DB4 LP	1,138,766	\$1,344.88	2022-47754	7/7/2023	990,000	\$175.69	13.06%	7/20/2023	9/1/2023
Tax Year 2022	002-139-000-0011	Cars DB4 LP	361,505	\$426.94	2022-47754	7/7/2023	315,000	\$54.92	12.86%	7/20/2023	9/1/2023
Tax Year 2022	002-156-000-0001	Duke Street Partners LTD	3,540,320	\$4,212.12	2022-47754	7/7/2023	3,050,000	\$579.07	13.85%	7/20/2023	9/1/2023
Tax Year 2022	002-156-000-0007	Thomas Clayton O	1,338,069	\$1,580.26	2022-47754	7/7/2023	1,160,000	\$210.30	13.31%	7/30/2023	9/1/2023
Tax Year 2022	002-175-000-0006	Cars DB4 LP	921,088	\$1,087.80	2022-47754	7/7/2023	915,000	\$7.18	0.66%	7/20/2023	9/1/2023
Tax Year 2022	002-175-000-0008	Group 1 Realty INC	330,775	\$390.61	2022-47754	7/7/2023	325,000	\$6.83	1.75%	7/20/2023	9/1/2023
Tax Year 2022	002-175-000-0016	Group 1 Realty INC	720,000	\$864.00	2022-47754	7/7/2023	645,000	\$118.10	13.42%	7/20/2023	9/1/2023
Tax Year 2022	002-175-000-0017	Group 1 Realty INC	231,543	\$277.85	2022-47754	7/7/2023	227,500	\$4.77	1.74%	7/20/2023	9/1/2023
Tax Year 2022	002-176-000-0001	Golconda Venture	2,675,926	\$3,160.11	2022-47754	7/7/2023	2,577,755	\$115.94	3.67%	7/20/2023	9/1/2023
Tax Year 2022	122-419-001-0001	Group 1 Realty INC	4,062,500	\$4,797.81	2022-47754	7/7/2023	3,775,839	\$338.54	7.06%	7/20/2023	9/1/2023
Tax Year 2022	129-701-001-0001	Cars DB4 LP	1,738,274	\$2,085.72	2022-47754	7/7/2023	1,708,285	\$36.24	1.76%	7/20/2023	9/1/2023
Tax Year 2022	130-390-001-0001	Group 1 Realty INC	3,000,360	\$4,477.60	2022-47754	7/7/2023	3,300,000	\$580.30	12.96%	7/20/2023	9/1/2023
Tax Year 2022	130-390-002-0001	Group 1 Realty INC	2,060,154	\$2,439.42	2022-47754	7/7/2023	2,054,235	\$13.37	0.55%	7/20/2023	9/1/2023
Tax Year 2022	135-082-001-0001	Group 1 Realty INC	3,097,300	\$3,658.15	2022-47754	7/7/2023	2,675,000	\$498.97	13.64%	7/20/2023	9/1/2023
Tax Year 2022	135-699-001-0001	Ellis Carolyn Rosenstock	891,760	\$8,139.17	2022-47754	7/7/2023	5,950,000	\$1,112.22	13.67%	7/20/2023	9/1/2023
Tax Year 2022	019-147-000-0003	First Interstate BK TX N A	87,191	No Change	2022-47958	7/7/2023	887,191	\$0.00	0.00%	NA	NA
Tax Year 2022	128-778-001-0001	VTT Polaris Properties LLC	46,434	\$4,070.24	2022-47958	7/7/2023	2,996,089	\$531.86	13.07%	Received	7/27/2023
Tax Year 2022	015-233-000-0002	Post Midtown Square LP	1,100,334	\$100,503.49	2022-51429	7/7/2023	77,037,500	\$9,522.20	9.47%	Received	7/27/2023
Tax Year 2022	131-008-001-0001	Post Midtown Square LP	34,203,055	\$40,393.81	2022-51429	7/7/2023	30,962,500	\$3,827.10	9.47%	Received	7/27/2023
Tax Year 2022	013-238-000-0001	Texas SFI Partnership 65 LTD ETAL	6,982,912	\$8,246.82	2022-52331	7/7/2023	6,000,000	\$1,160.82	14.08%	7/20/2023	9/1/2023
Tax Year 2022	013-259-000-0003	Levan Real Estate LP	4,995,727	\$5,899.95	2022-55795				0.00%		
Tax Year 2022	124-387-001-0001	Vivo LTD & Keenan LTD	6,196,273	\$7,317.80	2022-56540	7/7/2023	6,050,000	\$172.75	2.36%	Received	7/27/2023
Tax Year 2022	019-073-000-0001	WWBD LP	4,584,312	\$5,414.07	2022-61740	7/7/2023	4,025,525	\$659.92	12.19%	7/20/2023	9/1/2023
Tax Year 2022	019-089-000-0003	Bap 2800 LLC	2,020,398	\$2,386.09	2022-63996	7/7/2023	1,650,000	\$437.44	18.33%	7/20/2023	9/1/2023
Tax Year 2022	137-285-001-0001	Caroline St Realty Inc	3,451,000	\$4,075.63	2022-64850	7/7/2023	2,950,000	\$591.68	14.52%	7/20/2023	9/1/2023
Tax Year 2022	137-285-001-0002	Caroline St Realty Inc	1,131,441	\$1,336.23	2022-64850	7/7/2023	1,025,000	\$125.71	9.41%	7/20/2023	9/1/2023
Tax Year 2022	019-090-000-0003	2515 Caroline LTD	975,239	\$1,151.76	2022-78036	7/7/2023	875,000	\$118.38	10.28%	7/20/2023	9/1/2023
Tax Year 2022	019-085-000-0012	2808 Caroline LLC	4,911,255	\$5,800.19	2022-55588	7/7/2023	4,500,000	\$485.69	8.37%	7/20/2023	9/1/2023
Tax Year 2022	025-001-021-0002	4400 San Jacinto LLC	1,543,515	\$1,822.89	101-22-005396	8/4/2023	1,459,740	\$98.94	5.43%	25.25(b)	9/1/2023
Tax Year 2022	019-017-000-0004	ND Interests LLC	406,250	\$479.78	101-22-005586	8/4/2023	343,750	\$73.81	15.38%	25.25(b)	9/1/2023
Tax Year 2022	019-088-000-0016	Lobue John J & Marys	693,079	\$818.53	101-22-005715	8/4/2023	600,000	\$109.93	13.43%	25.25(b)	9/1/2023
Tax Year 2022	022-067-000-0013	Phan Dao C & Muoi	1,034,977	\$1,222.31	101-22-005802	8/4/2023	960,000	\$88.55	7.24%	25.25(b)	9/1/2023
Tax Year 2022	022-053-000-0005	Nanes Plaza LLC	814,073	\$691.42	101-22-005869	8/4/2023	750,000	\$75.67	10.94%	25.25(b)	9/1/2023

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	137-849-001-0001	Graeter Properties LLC	1,354,209	\$1,599.32	101-22-005886	8/4/2023	1,225,000	\$152.60	9.54%	25.25(b)	9/1/2023
Tax Year 2022	025-018-000-0006	15 21 Japhet Realty LTD	1,348,168	\$1,592.19	101-22-006736	8/4/2023	1,150,000	\$234.04	14.70%	25.25(b)	9/1/2023
Tax Year 2022	025-026-000-0013	3600 San Jacinto LTD	1,102,177	\$1,301.67	101-22-006761	8/4/2023	1,050,000	\$61.62	4.73%	25.25(b)	9/1/2023
Tax Year 2022	019-028-000-0007	Dennis Austin LLC	445,000	\$525.54	101-22-006866	8/4/2023	375,000	\$82.66	15.73%	25.25(b)	9/1/2023
Tax Year 2022	019-032-000-0008	LLR Management Inc	818,878	\$967.09	101-22-007119	8/4/2023	750,200	\$81.10	8.39%	25.25(b)	9/1/2023
Tax Year 2022	123-415-000-0001	VR Calais Holdings Limited Partnership	70,333,810	\$83,064.23	2022-47087	8/4/2023	66,500,000	\$4,527.73	5.45%	8/21/2023	9/28/2023
Tax Year 2022	013-260-001-0001	3201 Louisiana LLC	22,146,901	\$26,155.49	2022-4748	8/4/2023	17,750,000	\$5,192.74	19.85%	Received	9/1/2023
Tax Year 2022	013-252-000-0001	Plazas Midtown LTD	13,350	No Change	2022-4748	8/4/2023	13,350	\$0.00	0.00%	Received	NA
Tax Year 2022	033-019-000-0002	Plaza at Midtown LTD	5,289,582	\$6,247.00	2022-47495	8/4/2023	4,500,000	\$932.50	14.93%	Received	9/1/2023
Tax Year 2022	120-271-001-0001	The plazas Midtown II LTD	4,017,214	\$4,744.33	2022-47495	8/4/2023	3,486,650	\$626.60	13.21%	Received	9/1/2023
Tax Year 2022	150-279-001-0001	William Marsh Rice University	67,688,555	\$79,940.18	2022-48565	8/4/2023	66,700,000	\$1,167.48	1.46%	Received	9/1/2023
Tax Year 2022	139-870-001-0001	4001 Main LP	5,192,400	\$6,132.22	2022-48780	8/4/2023	4,400,000	\$935.82	15.26%	Received	9/28/2023
Tax Year 2022	002-160-000-0001	William Marsh Rice University	3,270,833	\$3,862.85	2022-48781	9/25/2023	2,996,686	\$323.76	8.38%	Received	9/28/2023
Tax Year 2022	002-160-000-0003	William Marsh Rice University	642,328	\$758.59	2022-48781	9/25/2023	588,491	\$63.58	8.38%	Received	9/28/2023
Tax Year 2022	002-160-000-0021	William Marsh Rice University	589,208	\$695.85	2022-48781	9/25/2023	539,823	\$58.32	8.38%	Received	9/28/2023
Tax Year 2022	015-237-000-0001	Smith St Office LLC	2,930,527	\$3,460.95	2022-51631	8/4/2023	2,775,000	\$183.67	5.31%	8/21/2023	9/28/2023
Tax Year 2022	130-694-001-0001	CPT Community Owner LLC	47,239,757	\$56,398.55	2022-54707	8/4/2023	43,500,000	\$4,416.65	7.92%	8/21/2023	9/28/2023
Tax Year 2022	021-257-000-0001	Camden Property Trust	58,966,850	\$70,042.21	2022-54706	8/4/2023	53,500,000	\$6,456.35	9.27%	8/21/2023	9/28/2023
Tax Year 2022	130-054-001-0001	Central Bank	5,846,077	\$7,042.21	2022-55180	8/4/2023	5,283,201	\$664.76	9.63%	8/21/2023	9/28/2023
Tax Year 2022	134-930-000-0001	2800 Main LLC	79,744,893	\$94,837.71	2022-56173	8/4/2023	75,750,000	\$4,717.97	5.01%	8/21/2023	9/28/2023
Tax Year 2022	124-663-001-0001	Davita Rent Dept	1,675,000	\$2,332.53	2022-63779	8/4/2023	1,775,000	\$213.66	9.25%	Received	9/1/2023
Tax Year 2022	019-086-000-0001	2515 Caroline LTD	1,458,239	\$1,866.88	2022-64851	8/4/2023	1,400,000	\$206.68	11.11%	8/21/2023	9/28/2023
Tax Year 2022	138-096-001-0001	Bassak Investments LLC	1,458,239	\$1,722.39	2022-66693	8/4/2023	1,277,500	\$216.45	12.57%	8/21/2023	9/28/2023
Tax Year 2022	019-187-000-0003	Bagby 3208 Austin LLC	1,285,792	\$1,518.52	2022-66864	8/4/2023	1,100,000	\$219.42	14.45%	8/21/2023	9/28/2023
Tax Year 2022	033-008-000-0007	2314 Brazos LLC	1,489,208	\$1,790.20	2022-79044	8/4/2023	995,000	\$181.10	13.35%	8/21/2023	9/28/2023
Tax Year 2022	019-143-000-0001	Cynthia Properties LP	1,234,367	\$1,234.58	101-22-003823				0.00%		
Tax Year 2022	019-077-000-0003	Current Owner	52,000	\$622.39	101-22-006701				0.00%		
Tax Year 2022	013-241-000-0009	Bee Line Corporation	796,000	\$940.11	101-22-007530				0.00%		
Tax Year 2022	138-633-001-0001	Caydon Houston Property LP	1,064,865	\$1,672.87	2022-46171	9/25/2023	115,000,000	\$31,472.31	18.81%		
Tax Year 2022	015-238-000-0003	Hinds Webster LTD	2,217,899	\$3,332.53	2022-55587	9/25/2023	2,732,132	\$105.88	3.18%	Received	9/28/2023
Tax Year 2022	125-193-001-0001	E & I Investments Inc	37,101	\$2,169.62	2022-61999	9/25/2023	1,625,000	\$250.50	11.55%		
Tax Year 2022	124-682-001-0001	Opal Arrow LLC	4,709,013	\$5,561.34	2022-62747	9/25/2023	4,025,000	\$807.82	14.53%		
Tax Year 2022	124-682-001-0002	Opal Arrow LLC	748,524	\$884.01	2022-62747	9/25/2023	748,524	\$0.00	0.00%		
Tax Year 2022	022-051-000-0008	Bermac Arts LLC	2,659,471	\$3,140.84	2022-64374	9/25/2023	2,250,000	\$483.59	15.40%		
Tax Year 2022	022-051-000-0013	Bermac Arts LLC	529,424	\$625.25	2022-64374	9/25/2023	481,000	\$57.19	9.15%		
Tax Year 2022	026-007-000-0005	Mary Griffith Wallace Trust ET AL	881,875	\$1,041.49	2022-66250	9/25/2023	785,000	\$114.41	10.99%		
Tax Year 2022	139-026-001-0001	4600 Main Street Housing LP	1,691,151	\$1,997.25	2022-69348	9/25/2023	1,400,000	\$343.85	17.22%		
Tax Year 2022	120-017-001-0008	Kozadinos Interest LTD	2,822,696	\$3,333.60	2022-73584	9/25/2023	2,462,500	\$425.39	12.76%		
Tax Year 2022	019-143-000-0005	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%		
Tax Year 2022	019-143-000-0013	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%		
Tax Year 2022	022-070-000-0003	Sabbaghi Gholamali	958,456	\$1,131.94	2022-80572	9/25/2023	875,000	\$98.56	8.71%		
Tax Year 2022	002-152-000-0009	1701 Webster LTD	2,273,258	\$2,684.72	101-22-003776						
Tax Year 2022	120-435-001-0001	Car spa Midtown I LP	4,599,749	\$5,432.30	101-22-005066						
Tax Year 2022	019-135-000-0001	Attayi Family LP	1,767,704	\$2,087.66	101-22-005271						
Tax Year 2022	121-005-001-0005	410 Hadley LLC	396,500	\$468.27	101-22-007485						
Tax Year 2022	120-655-001-0001	Wichita Enterprises Inc	2,202,506	\$2,601.16	2022-48929						
Tax Year 2022	013-259-000-0003	Levan Real Estate LP	4,995,727	\$5,899.95	2022-55795						

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	019-139-000-0005	Boniuk Interests LTD	1,672,492	\$1,975.21	2022-57005						
Tax Year 2022	033-011-000-0008	2416 Brazos LLC	1,264,643	\$1,493.54	2022-78933						
Tax Year 2022	139-324-001-0001	2416 Brazos LLC	4,402,578	\$5,199.44	2022-79075						
			1,382,129,384				1,236,485,312				

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Unsettled											
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	144-534-001-0001	Travis Partners Capital LLC	1,000,000	\$1,181.00	101-22-00552						
Tax Year 2022	022-056-000-0003	Smith Harry Leonard	1,694,000	\$1,600.49	2021-48283						
Tax Year 2022	022-056-000-0013	Smith Harry Leonard	181,225	\$171.22	2021-48293						
Tax Year 2022	019-190-000-0006	Cohen Jay H	926,400		2022-27072						
Tax Year 2022	002-263-002-0001	H Midtown LP	44,788,659	\$52,895.41	2022-48037						
Tax Year 2022	019-037-000-0009	2300 Fannin LTD	3,428,969	\$4,049.61	2022-50897						
Tax Year 2022	019-040-000-0001	2300 Fannin LTD	1,446,779	\$1,708.65	2022-50897						
Tax Year 2022	019-040-000-0003	2300 Fannin LTD	2,212,122	\$2,612.52	2022-50897						
Tax Year 2022	019-224-000-0001	Houston Community College System	5,152,753	\$6,085.40	2022-50936						
Tax Year 2022	025-025-000-0009	TV Prop LLC	317,374	\$374.82	2022-50936						
Tax Year 2022	025-028-000-0004	Ben Wah Prop LLC	872,258	\$1,044.14	2022-50936						
Tax Year 2022	015-238-000-0002	2100 Milam LLC	1,139,338	\$1,345.56	2022-51005						
Tax Year 2022	013-270-001-0001	2900 Milam Partners LTD	41,869,626	\$4,448.03	2022-51506						
Tax Year 2022	122-650-001-0001	MRI Midtown LTD	23,360,816	\$27,929.11	2022-51509						
Tax Year 2022	122-650-002-0001	Carolyn F Jackson Family Partnership LTD	3,270,000	\$3,900.02	2022-51509						
Tax Year 2022	138-723-001-0001	Pearl Residences at Midtown Owner LLC	2,090,720	\$72,030.84	2022-51519						
Tax Year 2022	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	2,261,729	\$26,711.11	2022-51519						
Tax Year 2022	013-270-004-0001	Pearl Midtown LTD	30,060,187	\$35,501.07	2022-51520						
Tax Year 2022	121-765-001-0001	Randalls Properties Inc	1,007,000	\$1,190.20	2022-52629						
Tax Year 2022	126-220-001-0001	Basile Houston LLC	8,000,744	\$8,064.75	2022-56578						
Tax Year 2022	125-831-001-0001	Midtown Scouts Square Property LP	4,445,027	\$5,250.29	2022-57493						
Tax Year 2022	019-143-000-0007	3100 Fannin Realty LTD	771,000		2022-60167						
Tax Year 2022	019-144-000-0005	3100 Fannin Purchase Company LP	1,179,845	\$1,393.40	2022-60167						
Tax Year 2022	019-146-000-0014	3100 Fannin Realty LTD	24,805	\$5,579.99	2022-60167						
Tax Year 2022	002-178-000-0001	Aim Marketing Services LLC	81,804	\$3,167.21	2022-61482						
Tax Year 2022	133-136-001-0001	Travis Street Plaza LP	1,997,229	\$7,082.73	2022-62537						
Tax Year 2022	019-035-000-0001	2505 Fannin LTD	642,120	\$758.34	2022-64843						
Tax Year 2022	019-035-000-0005	2505 Fannin LTD	1,147,500	\$1,355.20	2022-64843						
Tax Year 2022	019-035-000-0006	2505 Fannin LTD	4,390,293	\$5,184.94	2022-64843						
Tax Year 2022	013-072-000-0001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419						
Tax Year 2022	128-274-001-0001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874						
Tax Year 2022	006-061-000-0001	Copesetic Holdings LTD	2,128,005	\$2,513.17	2022-66252						
Tax Year 2022	025-010-000-0001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386						
Tax Year 2022	002-153-000-0001	Latif and Company LLC Etal	10,807,587	\$5,962.63	2022-67508						
Tax Year 2022	019-090-000-0005	TND Investments LLC Inc	1,348,470		2022-68385						
Tax Year 2022	019-033-000-0004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202						
Tax Year 2022	033-008-000-0009	Macey Louis & Trustee	1,314,458	\$1,552.37	2022-73045						
Tax Year 2022	019-191-000-0004	Leen Salam Inc	1,046,964	\$1,236.46	2022-73796						
Tax Year 2022	013-077-000-0011	WWBD LP	2,128,185	\$2,513.39	2022-80631						
Tax Year 2022	013-076-012-0011	Current Owner	256,000	\$302.34	2022-01543						
Tax Year 2022	Total	Unsettled Accounts, original value	3,043,067,406								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 9/8/2023**

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	Total	Unsettled Accounts, number of accounts	168								

Tax Year 2023

Settled											
Tax Year 2023											
			0				0				
			1								
Unsettled											
Tax Year 2023											
Tax Year 2023											
Tax Year 2023											
Tax Year 2023	Total	Unsettled Accounts, original value	0								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	3								

Cumulative

Settled											
Cumulative	Grand Total	Settled Accounts, original value	8,923,690,310				8,065,237,543				
Cumulative	Grand Total	Settled Accounts, number of accounts									
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	26,295,918								
Cumulative	Grand Total	Unsettled Accounts, number of accounts									

Color Legend

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

Abbreviations

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

MIDTOWN 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	\$3,019,437.02	\$14,866.45	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	\$472,787.77	\$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	-3,169.52	-11,204.78
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	22,009.37	2,864,840.99
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

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 NUMBER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
HADLEY MIDTOWN APARTMENTS LLC	81 134 760 001 0 001	2022	36,709.36
*2009 CPT COMMUNITY OWNER LLC	81 127 457 001 000	2022	33,567.01
***COHEN JAY H	81 019 990 000 0006	2013 - 2022	5,688.72
**GALVAN RICHARD R	81 019 98 000 0 006	2018 - 2022	5,153.80
**ROBINSON DORRIS	81 034 23 000 0004	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 20 532 000 0006	2012 - 2022	3,285.17
**WASHINGTON ROMANUEL L JR	81 119 182 02 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 111 588 017 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

ASSESSMENT 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	3,019,437.02	
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	25,706,035.31		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



September 18, 2023

The Honorable Pete Buttigieg
U.S. Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Dear Secretary Buttigieg:

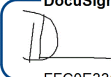
On behalf of the Midtown Management District Board of Directors we are writing in support of the City of Houston's Reconnecting Communities and Neighborhoods: Neighborhood Access and Equity (RCN NAE) capital construction grant application submitted for the North Houston Highway Improvement Project (NHHIP).

Midtown, Houston is one of many communities where transportation facility improvements like pedestrian bridges and cap parks could take place through the NHHIP project. If built, these improvements will enhance the lives of our community members through connection and continuity across major highways, creation of greenspace, and other mitigation against the urban heat island effect that adds an extra two to five degrees to temperatures experienced on any given day; but we must first fund construction of the infrastructure to a standard that allows for future development of these components. Providing capital construction funding for our state transportation agency, the Texas Department of Transportation (TxDOT), to create the foundation for future pedestrian realm improvements like bridges and cap parks across major highways is a vital step in the process of ensuring that transportation infrastructure in Houston serves everyone, regardless of how they travel.

The RCN NAE: NHHIP grant will support the joint efforts of the City of Houston and TxDOT to address the barriers posed by high-speed, dangerous highways, allow us to engage community members and stakeholders, and will lessen the financial burden for creating greenspace placed on communities impacted by freeway expansion. This proposed collection of pedestrian and greenspace amenities that span across major highways presents a once-in-a-generation opportunity for the City of Houston to reclaim public space for use by pedestrians in a safe, accessible, and inspiring way. These facility improvements serve the spirit of the Voluntary Resolution Agreement signed by FHWA and TxDOT on March 3, 2023, which reinforces the commitment by TxDOT to provide for mitigation of impacts of the highway expansion through preservation and creation of parks, open space, trails, pedestrian, and bicycle facilities, among other improvements.

Funding this grant award will demonstrate a commitment to enhancing connectivity in communities that have long dealt with the impacts of highways as a barrier. Safe, multimodal accessibility increases access to economic opportunities, generates newfound recreational opportunities, and ensures that Houston is a city that prioritizes equity in public investments. My office, the City of Houston, and their strategic partner and facility owner, TxDOT, appreciate your consideration of this grant and look forward to a greener, more equitable transportation system.

With regards,

DocuSigned by:

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Darcy J. Lefsrud

Chair

Midtown Management District

Board of Directors

DRAFT

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES ON THE MIDTOWN MANAGEMENT DISTRICT'S ASSESSMENT ROLL FOR YEAR NINE OF THE DISTRICT'S SERVICE AND IMPROVEMENT AND ASSESSMENT PLAN

WHEREAS, the Midtown Management District (the "District") is governed by the provisions of Chapter 3809, Special District Local Laws Code, and Chapter 375, Texas Local Government Code, as amended (collectively, the "Governing Laws"); and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board") held a public hearing (the "Hearing") on December 2, 2015 on the advisability of the District providing services and improvement projects (the "Projects") described in the 2015-2024 Service and Improvement Plan and Assessment Plan (the "Service Plan"), the nature and costs of the Projects, the area and property to be benefited by the Projects; the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on December 9, 2015, adopted an order (the "Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year One of the Service Plan, provided that in no year may the rate be more than \$0.15 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year Nine of the Service Plan for all properties on the District's assessment roll.

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

Section 1. Assessment Rate for Year Nine. The rate of assessment for Year Nine of the Service Plan for all properties shown on the assessment roll is set at \$0.1181 per \$100 of assessed valuation.

Section 2. Method of Assessment. The District hereby assesses the properties shown on the District's Assessment Roll on the basis of the 2023 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District.

Section 3. Due Date. The ninth installment of the District's assessment shall be due and payable prior to February 1, 2024. Any assessment not paid by February 1, 2024 will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of

assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Order are hereby confirmed and ratified.

Section 5. Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents relating to the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality.

Section 6. Ratification of Prior Action. All action not inconsistent with this Order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

Section 7. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 8. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office or on the District's website, and at a place convenient to the public in the administrative offices of the District, inside the District's boundaries, for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signatures continue on next page]

PASSED, APPROVED AND ADOPTED this 4th day of October, 2023.

Darcy John Lefsrud
Chair, Board of Directors
MIDTOWN MANAGEMENT DISTRICT

ATTEST:

Marylene Chan
Secretary, Board of Directors
MIDTOWN MANAGEMENT DISTRICT

(SEAL)

DRAFT

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of the Midtown Management District convened in regular session on October 4, 2023, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

- | | |
|------------------------|----------------------|
| Darcy John Lefsrud | Daniel Arguijo |
| Gloria Haney | Debbie Tyler-Dillard |
| Amar Mohite | Muddassir Siddiqi |
| James Llamas | Marylene C... |
| Ryan M. LeVasseur | Christopher Johnston |
| Vacant | Jeanette M. Criglar |
| Desmond Bertrand-Pitts | Kelly A. Young |
| Vacant | Charles Washington |
| J. Allen Douglas | |

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

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES ON THE MIDTOWN MANAGEMENT DISTRICT'S ASSESSMENT ROLL FOR YEAR NINE OF THE DISTRICT'S SERVICE AND IMPROVEMENT AND ASSESSMENT PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried by the following vote:

AYES: _____
NOES: _____
ABSTENTIONS: _____

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for

adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

DRAFT

SIGNED AND SEALED on the 4th day of October, 2023.

Secretary, Board of Directors

(SEAL)

DRAFT