



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
June 5, 2024**

(For Advisory Committee Members Only)

MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

Combined Service and Maintenance Committee & Urban Planning Committee meeting is every 3rd Monday at 4:00 p.m.

- January 15, 2024 February 19, 2024
- March 18, 2024 April 15, 2024
- May 20, 2024 June 17, 2024
- July 15, 2024 August 19, 2024
- September 16, 2024 October 21, 2024
- November 18, 2024 December 16, 2024

Public Safety Committee meetings are every 3rd Tuesday at 11:30 p.m.

- January 16, 2024 February 18, 2024
- March 17, 2024 April 16, 2024
- May 21, 2024 June 18, 2024
- July 16, 2024 August 20, 2024
- September 17, 2024 October 15, 2024
- November 19, 2024 December 16, 2024

Combined Cultural Arts and Entertainment Committee & Marketing and Economic Development Committee meeting is every 3rd Tuesday at 3:00 p.m.

- January 16, 2024 February 18, 2024
- March 17, 2024 April 16, 2024
- May 21, 2024 June 18, 2024
- July 16, 2024 August 20, 2024
- September 17, 2024 October 15, 2024
- November 19, 2024

Finance Committee meetings are the 4th Tuesday of every month from January - April and every other month from May – December at 1:00 p.m. *

- January 23, 2024 February 22, 2024
- March 26, 2024 April 23, 2024
- May 28, 2024 July 30, 2024
- September 24, 2024 November 2024 TBA

Parking Benefit District Advisory Committee meetings are quarterly on the 2nd Thursday at 3:00 p.m. *

- March 7, 2024 May 9, 2024
- September 19, 2024 December 12, 2024
- March 13, 2025 June 12, 2025
- September 11, 2025

*** The meeting dates and time for all committee meetings may change. However, updated information will be made available on the Midtown website as soon as the changes are made. ***



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 the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, June 5, 2024, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWIyNTQtNzBIYWY4YWZjYWlX%40thread.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 210 376 077 789 **Passcode:** 5e3ari

Or Call in 1-872-256-8243 **Phone conference ID** 714 510 792#

The Board of Directors of the Midtown Management District will (i) consider, present, and discuss orders, resolutions, or motions; (ii) adopt, approve, and ratify such orders, resolutions, or motions; and (iii) take other actions as may be necessary, convenient, or desirable, with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments***
3. Consent Agenda
 - a. Approve Minutes for the May 1, 2024, Board Meeting.
 - b. Approve Financial Report for the Month of April 2024.
 - c. Approve Payment of Invoices for May 2024.
 - d. Approve Equi-Tax Report for May 2024.
4. Review, discuss and take necessary action regarding the 1st Quarter Investment Report for the period ending March 30, 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. **Maggie Segrich, Chair**
 - i. Midtown Parking Benefit District Advisory Committee
 - c. Marketing and Economic Development **Debbie Tyler-Dillard, Chair**
 - i. Website Redesign
 - 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. Nominating **Gloria Haney, Chair**
 - i. Service and Improvement Plan **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - j. Executive Committee **Jeanette Criglar, Chair**
6. Report on Capital Improvement 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. Presentation: Texas Department of Transportation – North Houston Highway Improvement Project
9. Announcements

Next meeting date

***** Please Note the date**

Wednesday, July 10, 2024, at 11:00 a.m.

**410 Pierce Street, 1st Floor Conference Room
Houston TX 77002**

*Please enter through the door on Pierce Street near
Brazos Street*

10. Adjourn



Darcy Lefsrud/ca

Darcy Lefsrud, Chair

Midtown Management District Board of Directors

*****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.**

Meeting information including the agenda and a draft Board Packet can be found on our website at the following [LINK](#)

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**

May 1, 2024

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, May 1, 2024, at 6:00 p.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Rebbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	James Llama	Pos. 13	Marylene Chan
Pos. 5	Ryan M. Levesque	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrich	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		

Director Chan attended via video conference.

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

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Jaime Giraldo, Chrystal Davis, Kandi Schramm (via video conference); Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small, Ashley Segura (via video conference), and Ivy Batista (via video conference) of Medley, Inc.;

Lynda Guidry and Giselle Martinez (via video conference) of the Midtown Super Neighborhood #62; Kay Walton (via video conference); Midtown residents: Ed Reybitz, Clinton Turner, and Ericka Garcia of Camden Property Trust.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

Chrystal Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

There were no public comments.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE APRIL 3, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF MARCH 2024**
- C. APPROVE PAYMENT OF INVOICES FOR APRIL 2024**
- D. APPROVE EQUI-TAX REPORT FOR APRIL 2024**

Cynthia Alvarado presented the various items on the consent agenda. Director Criglar made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston and carried by unanimous 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 provided updates regarding maintenance projects completed by the Field Services Team. He further reported that the Midtown staff met with Nikki Agwuenu, Chief Executive Officer of Career and Recovery Resources, Inc. to learn more about the UpRise program, which is a program that provides debris removal services to management districts in the City of Houston.

Director Johnston also reported that a Good Neighbor letter was sent to the owner of 2902 Caroline Street concerning the graffiti on the building. Chrystal Davis informed the Board that the graffiti was removed in March 2024 but unfortunately has reappeared. She

reported that a second Good Neighbor letter was sent to the property owner regarding the graffiti in April 2024.

Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 20, 2024 at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director Llamas provided the Urban Planning Committee report. There were no action items. He reported the progress of the current projects and next steps to be taken regarding the maintenance of street safety improvements and bike improvements in the District. Chair Lefsrud announced the appointment of Director Segrich as Chair of the Urban Planning Committee.

Director Llamas announced that the next Urban Planning Committee meeting will be held on Monday, May 20, 2024, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Director Llamas encouraged interested Board and community members to attend the next MPBD Advisory Committee meeting on Thursday, May 9, 2024 at 3:00 p.m.

Chair Lefsrud announced the appointment of Director Segrich to serve as Chair of the MPBD Advisory Committee.

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 reminded the Board that the Midtown Staff is working with Medley, Inc. to plan the editorial content for the Spring-Summer issue of the Midtown Buzz, which is scheduled for publication in May 2024. She also reported that the RFP for redesign of the Midtown website has been issued and is awaiting responses. She further stated that the evaluation team will conduct interviews with representatives of the highest scoring potential design firms on June 5, 2024.

Ashley Small of Medley, Inc. presented the social media numbers for March 2024. She stated that there was a total of 4 media placements and that the total media reach was approximately 521,196 viewers, listeners, and readers with a total media value of approximately \$15,354.

Ms. Small reported that Midtown gained 222 new followers on its various social media channels, with 14,356 engagements (likes, clicks, and shares) in March. She stated that the content that received the most engagements included articles regarding the Houston Fire Museum, which received The Good Brick Award, the renovation of The Fish Sushi, and the newly painted planters which are a part of the Bloom with Midtown project.

Director Tyler–Dillard announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, May 21, 2024 at 3:00 p.m.

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

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He reported that an estimated 3,000 visitors attended the 2024 Midtown Art In the Park event held at the Midtown Park Plaza on Saturday, April 20, 2024. He reminded the Board that the event featured 30 artists, art classes, a line dancing class, a game area, food trucks, and other activities. He also stated that the Midtown staff continues to participate in team meetings regarding the HueMan:Shelter project being funded by the Bloomberg Public Art Challenge Grant. Director Bertrand-Pitts also announced that Midtown will host a Juneteenth Artist Talk on June 6, 2024 from 11:00 a.m. to 1:00 p.m., at the Eldorado Ballroom located at 2310 Elgin Street, Houston, Texas 77004. Lastly, Director Bertrand-Pitts stated that the new sign wrap representing Juneteenth will be installed at Biggs Park in June 2024.

Director Bertrand-Pitts announced that the next Cultural Arts and Entertainment Committee meeting will be held on Tuesday, May 21, 2024, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Director Young presented the report for the Finance Committee.

i. Budget Procedures and Timeline

Director Young announced that the Finance Committee will report at the June 2024 Board meeting regarding any updates or changes to the Timeline. She stated that the budget process will move forward in July 2024 with each committee considering and evaluating its projects and activities and identifying budget requests for the next fiscal year.

ii. The Letter of Engagement with Carr, Riggs, & Ingram CPA and Advisors, LLC for Fiscal Year 2024 Audit

Ms. Morton summarized the terms contained in the Master Services Agreement and the proposed Engagement Letter with Carr, Riggs, & Ingram CPA and Advisors LLC for audits for fiscal years 2023 and 2024. She stated that the fees were \$16,500.00 for the FY 2023 audit and \$17,300.00 for the FY 2024 audit, and that work on the FY 2023 audit will begin once the Engagement Letter is approved by the Board.

Director Llamas made a motion to approve the Engagement Letter with Carr, Riggs, & Ingram CPA and Advisors LLC for the audits for fiscal years 2023 and 2024. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

Director Young announced that the next Finance Committee meeting is scheduled for Tuesday, May 28, 2024 at 1:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that the Super Neighborhood #62 meeting was held on April 11, 2024 at South Main Baptist Church and that one of the topics discussed was the Reimagine Midtown Charette. He announced that Spencer Gutierrez, Deputy Director with the office of Congresswoman Lizzie Fletcher is scheduled to speak at the upcoming Super Neighborhood #62 meeting on Thursday, May 9, 2024, at 6:30 p.m. at the South Main Baptist Church.

G. Public Safety Committee – Jeanette Criglar, Chair

Director Criglar provided an update to the Board regarding the activities of the Committee. She reported that community members are reporting that they are seeing an increase in law enforcement presence in the District. She again acknowledged the efforts of the various law enforcement agencies along with those of SEAL Security and the SEARCH Homeless Outreach Team. Director Criglar reminded everyone to attend the Public Safety Committee meetings and provide suggestions and recommendations for public safety improvements in Midtown.

Jamie Giraldo reported on public safety activities over the past month and pending efforts to improve public safety in Midtown. He stated that the foot patrols in certain parts of Midtown are being well received by the community. He also reported that the permits to install the license plate reader cameras are being reviewed by the City of Houston and that

Flock will begin installation of the cameras as soon as the permits are issued. Mr. Giraldo further stated that he is working with Sgt. Chad Wall, DRT officer with the Houston Police Department Central Patrol Division, on an action plan for a Directed Enforcement Initiative. He further stated that the initiative proposal will focus on the area that is west of Louisiana street and inside the Midtown boundaries. He also reported that he continues to do drive by inspections throughout Midtown and meetings with the various law enforcement agencies regarding safety issues.

The next Public Safety Committee meeting will be held on Tuesday, May 21, 2024 at 11:30 a.m.

H. Nominating Committee - Gloria Haney, Chair

Director Haney gave the report of the Nominating Committee. She thanked Director Goldstein and Chair Lefsrud for participating in the meeting to review officer nominations and make recommendations of persons to fill the Board Officer positions. She reported stated that the Committee reviewed the nomination forms and considered a number of factors including the qualifications and level of participation of the nominees.

i. Board Officer Elections

Director Haney stated that the Nominating Committee was recommending the following slate of persons to serve as Board Officers:

- Board Chair - Jeannette Criglar
- Vice Chair - Margie Segrich
- Treasurer - Kelly Young
- Secretary - Desmond Bertrand-Pitts
- Assistant Secretary - Christopher Johnston

Director Haney asked if there were any additional nominations from the floor. She stated that Board members can self-nominate if he/she would like to be considered for an officer position. There were no additional nominations. Director Goldstein made a motion to accept the slate of nominees as recommended by the Nominating Committee. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

Director Haney and the Board congratulated the new officers and stated that their new 2-year term will begin on June 1, 2024.

ii. Recommendations of Candidates to fill positions #1, #9, and #13 on the Board of Directors

Director Haney thanked Directors Segrich and Criglar and MMD past Board Chair, Eileen Morris, for participating in the candidate interview process. She reported that the Committee received 5 resumes and interviewed each of the candidates. She reported that the Committee considered the needs of the Board along with other factors and is making the following recommendations to fill the positions listed below:

- Position 1 – Edmund “Ed” Reybitz – Midtown residential property owner
- Position 9 – Ericka Garcia – Agent for Camden Property Trust
- Position 13 –Clinton Turner – Midtown residential property owner

Each of the positions listed are for currently expired terms and will be submitted to the City of Houston Boards and Commissions for consideration and approval to fill a 4-year term beginning on June 1, 2024.

A motion to approve the submission of a recommendation of the above-named individuals for appointment by the Mayor and City Council was made by Director Criglar. The motion was seconded by Director Segrich and was carried by unanimous vote.

Peggy Foreman advised the Board that the persons currently serving in Positions 1, 9, and 13 will continue to serve until they are replaced by the City.

Director Haney stated that the Committee will continue working to fill the remaining Board vacancies.

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

i. Report Regarding the Reimagine Midtown Charette

Director Young reminded guests that in September 2023, Midtown hosted a series of listening sessions to gather data for the 10-Year Service Improvement Plan and Assessment Plan (2025-2034). She further reminded the Board that following the listening sessions, Midtown staff and consultants completed a community-wide survey and 2 Reimagine Midtown Charettes. She stated that the Committee has received valuable feedback from the community. Director Young also stated that the Midtown staff is working with consultants to coordinate the last Reimagine Midtown Charette which is open to everyone in Midtown. She invited any Board

members who were not able to attend either of the two previous Charettes, to attend the last Charette scheduled for Monday, May 20, 2024 from 1:00 p.m. to 3:00 p.m. at MATCH, located at 3400 Main Street, Houston, Texas 77002. The information regarding the final Charette will be placed on the Midtown website and collateral media is being updated and distributed as soon as possible.

Ms. Alvarado reported that the Midtown staff is currently working on a draft of the proposed Service and Improvement Plan which will ultimately include the proposed projects, goals, or programs that stakeholders have shared with staff and Board members at the Reimagine Midtown Charette and other community engagements.

J. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud announced the resignation of Director Siddiqi effective as of May 1, 2024. He stated that the Nominating Committee will continue to search for potential candidates to fill the remaining vacant positions.

Chair Lefsrud stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports.

He thanked Director Llamas for his service to the Board and wished him well.

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

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

Brazos Street – MRA staff met with the City of Houston Mayor’s Office of Economic Development Public Works in April 2024 concerning projects that are on temporary hold. MRA staff will soon meet with the City’s Design Concept Report Committee to resubmit the design concept of the Brazos Street project.

Brazos Street Bridge Landscape Improvements – The contractor has completed the installation of the landscaping at the Spur 527 bridge exit and Brazos Street. A completion inspection of the landscaping installation will occur within the next 30 days. Once the inspection is completed, the project will be transferred to the Midtown Service and Maintenance Team for maintenance and upkeep.

Sidewalk Assessment – The consultant team is expected to finalize the sidewalk assessment by May 30, 2024. Outcomes of the report will be utilized to prioritize sidewalk improvement projects in the District. The improvements will begin later this year.

PARTNER PROJECTS

Gray Street Buffer Designs –MRA has received approval of the design plans for the Gray Street Buffer Designs projects from the City of Houston. The procurement process with the team of three prequalified consultants will begin later in May 2024. A presentation will be provided to the Service and Maintenance Committee at the June 2024 meeting. A recommendation to the Board will be presented shortly after the Committee meeting.

Urban Forestry Plan – MRA is waiting for the final report from the contractors. The final report is expected to be made available at the May 2024 Service and Maintenance Committee meeting.

CenterPoint Lighting Assessment Survey – MRA will be meeting with the City of Houston’s streetlighting team to produce a plan to phase in the projects more efficiently. The meeting is expected to occur later in May 2024.

Speed Feedback Sign Survey – Consultants have completed the recommendation for the Speed Feedback Sign Survey project. A presentation will be made available at the next MPBD Advisory Committee meeting.

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

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

There was no Executive Session.

7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, June 5, 2024, at 11:00 a.m.**

8. ADJOURN

The Board thanked Director Llamas for his service as Chair of the Urban Planning Committee, Midtown Parking Benefit District Committee, and as Vice Chair of the Midtown Management District Board of Directors.

Desmond Bertrand-Pitts, Secretary

Date: _____

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Midtown Management District
Balance Sheet Prev Year Comparison
As of April 30, 2024

	Apr 30, 24	Apr 30, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,807,990.15	4,373,079.77	434,910.38	10.0%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,819,412.85	4,384,502.47	434,910.38	9.9%
Accounts Receivable				
120000 · Assessments Receivable	140,635.48	222,403.90	-81,768.42	-36.8%
123001 · AR Current	75,930.24	4,483.75	71,446.49	1,593.5%
Total Accounts Receivable	216,565.72	226,887.65	-10,321.93	-4.6%
Other Current Assets				
130500 · Prepaid Expense	9,113.57	-1,434.51	10,548.08	735.3%
Total Other Current Assets	9,113.57	-1,434.51	10,548.08	735.3%
Total Current Assets	5,045,092.14	4,609,955.61	435,136.53	9.4%
Other Assets				
130501 · Other Misc Assets	36,959.00	36,959.00	0.00	0.0%
Total Other Assets	36,959.00	36,959.00	0.00	0.0%
TOTAL ASSETS	5,082,051.14	4,646,914.61	435,136.53	9.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	647,175.44	257,681.73	389,493.71	151.2%
Total Accounts Payable	647,175.44	257,681.73	389,493.71	151.2%
Other Current Liabilities				
203001 · Other Misc Liabilities	-0.20	-0.20	0.00	0.0%
205000 · Deferred Assessment Revenues	169,908.53	251,753.72	-81,845.19	-32.5%
206000 · Accrued liability	98,423.61	76,443.77	21,979.84	28.8%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	279,754.64	339,619.99	-59,865.35	-17.6%
Total Current Liabilities	926,930.08	597,301.72	329,628.36	55.2%
Total Liabilities	926,930.08	597,301.72	329,628.36	55.2%
Equity				
390000 · Fund Balance Roll-Forward	2,422,783.93	2,074,997.89	347,786.04	16.8%
Net Income	1,732,337.13	1,974,615.00	-242,277.87	-12.3%
Total Equity	4,155,121.06	4,049,612.89	105,508.17	2.6%
TOTAL LIABILITIES & EQUITY	5,082,051.14	4,646,914.61	435,136.53	9.4%

Midtown Management District
Profit & Loss
January through April 2024

	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
Ordinary Income/Expense					
Income					
400000 · Revenue - Assessments	2,414,614.43	525,735.09	48,999.30	12,686.97	3,002,035.79
403000 · Other Income	0.00	866.17	2,475.40	1,956.74	5,298.31
404000 · Int Income	13,289.78	19,942.70	22,557.87	19,948.29	75,738.64
406000 · Interest on CD	12.23	0.00	61.49	0.00	73.72
Total Income	<u>2,427,916.44</u>	<u>546,543.96</u>	<u>74,094.06</u>	<u>34,592.00</u>	<u>3,083,146.46</u>
Gross Profit	2,427,916.44	546,543.96	74,094.06	34,592.00	3,083,146.46
Expense					
500000 · Security and Public Safety	222,109.29	72,140.95	109,486.37	83,496.69	487,233.30
600000 · Marketing & Economic Developmen	13,773.84	4,380.84	13,039.87	3,937.84	35,132.39
700000 · Urban Planning	0.00	0.00	7,847.60	0.00	7,847.60
710000 · Cultural Arts & Entertainment	18,392.72	33,249.04	44,102.63	49,854.74	145,599.13
720000 · Service & Maintenance	34,845.84	35,125.67	51,231.88	127,331.13	248,534.52
730000 · Parking Benefits District	13,262.50	53,115.00	7,500.00	200.00	74,637.50
800000 · District Administration	16,001.57	34,152.00	100,650.23	36,967.04	187,771.44
981000 · Reserve Funds	0.00	0.00	0.00	3.48	3.48
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	83,750.00	299.97	164,049.97
Total Expense	<u>348,385.72</u>	<u>269,724.10</u>	<u>417,608.58</u>	<u>302,090.89</u>	<u>1,350,809.33</u>
Net Ordinary Income	<u>2,079,530.72</u>	<u>263,819.86</u>	<u>-343,514.52</u>	<u>-267,498.89</u>	<u>1,732,337.13</u>
Net Income	<u><u>2,079,530.72</u></u>	<u><u>263,819.86</u></u>	<u><u>-343,514.52</u></u>	<u><u>-267,498.89</u></u>	<u><u>1,732,337.13</u></u>

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Midtown Management District
Sources of Funds
January through April 2024

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	3,002,035.79	3,365,142.00	-363,106.21	89.2%
400102 · Grant Revenue	0.00	150,000.00	-150,000.00	0.0%
403000 · Other Income				
403100 · Booth and Events Fees	5,298.31	5,000.00	298.31	106.0%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	0.00	275,000.00	-275,000.00	0.0%
Total 403000 · Other Income	5,298.31	281,000.00	-275,701.69	1.9%
404000 · Int Income	75,738.64	120,000.00	-44,261.36	63.1%
406000 · Interest on CD	73.72	125.00	-51.28	59.0%
Total Income	3,083,146.46	3,916,267.00	-833,120.54	78.7%
Gross Profit	3,083,146.46	3,916,267.00	-833,120.54	78.7%
Net Ordinary Income	3,083,146.46	3,916,267.00	-833,120.54	78.7%
Net Income	3,083,146.46	3,916,267.00	-833,120.54	78.7%

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Midtown Management District Security & Public Safety Use of Funds

Accrual Basis

January through April 2024

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	50,000.00	-50,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	155,200.00	473,407.00	-318,207.00	32.8%
502012 · S.E.A.L. Security Program	120,170.30	372,980.00	-252,809.70	32.2%
502014 · SEARCH {Homeless Services}	24,283.62	65,300.00	-41,016.38	37.2%
502015 · HPD Homeless Outreach Team	70,000.00	70,000.00	0.00	100.0%
502016 · Directed Enforcement	75,000.00	63,500.00	11,500.00	118.1%
Total 502000 · Enhancement Public Safety	444,653.92	1,045,187.00	-600,533.08	42.5%
504000 · Security Coordinator	1,085.25	2,500.00	-1,414.75	43.4%
507000 · Street Outage Survey	467.50	3,000.00	-2,532.50	15.6%
508000 · Public Safety Light Program	5,766.19	15,000.00	-9,233.81	38.4%
509000 · National Night Out	0.00	8,500.00	-8,500.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	250.00	3,000.00	-2,750.00	8.3%
509560 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
509700 · Staffing	34,860.44	153,059.00	-118,198.56	22.8%
500000 · Security and Public Safety - Other	150.00	0.00	150.00	100.0%
Total 500000 · Security and Public Safety	487,233.30	1,293,246.00	-806,012.70	37.7%
Total Expense	487,233.30	1,293,246.00	-806,012.70	37.7%
Net Ordinary Income	-487,233.30	-1,293,246.00	806,012.70	37.7%
Net Income	-487,233.30	-1,293,246.00	806,012.70	37.7%

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

Accrual Basis

January through April 2024

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	14,033.36	33,000.00	-18,966.64	42.5%
Total 601000 · Media, Advertising & Promotion	14,033.36	33,000.00	-18,966.64	42.5%
603004 · Resident/.Stake Holder Foc Cmmu	79.50	15,000.00	-14,920.50	0.5%
603005 · Midtown Newspaper	10,183.00	33,400.00	-23,217.00	30.5%
607000 · Midtown eNews	0.00	1,800.00	-1,800.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609500 · Marketing & Economic Developmen	0.00	3,000.00	-3,000.00	0.0%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	1,920.00	10,000.00	-8,080.00	19.2%
609700 · Staffing	8,916.53	36,806.00	-27,889.47	24.2%
Total 600000 · Marketing & Economic Developmen	35,132.39	142,706.00	-107,573.61	24.6%
Total Expense	35,132.39	142,706.00	-107,573.61	24.6%
Net Ordinary Income	-35,132.39	-142,706.00	107,573.61	24.6%
Net Income	-35,132.39	-142,706.00	107,573.61	24.6%

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**Midtown Management District
Urban Planning Use of Funds
January through April 2024**

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
702010 · Special Projects				
702025 · Bike Rides	0.00	1,000.00	-1,000.00	0.0%
702030 · Street Safety & Public Realm En	0.00	95,000.00	-95,000.00	0.0%
Total 702010 · Special Projects	0.00	96,000.00	-96,000.00	0.0%
702500 · Planning Studies	0.00	30,000.00	-30,000.00	0.0%
706700 · Staffing	7,847.60	32,965.00	-25,117.40	23.8%
Total 700000 · Urban Planning	7,847.60	158,965.00	-151,117.40	4.9%
Total Expense	7,847.60	158,965.00	-151,117.40	4.9%
Net Ordinary Income	-7,847.60	-158,965.00	151,117.40	4.9%
Net Income	-7,847.60	-158,965.00	151,117.40	4.9%

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**Midtown Management District
Cultural Arts & Ent. Use of Funds
January through April 2024**

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	6,900.00	15,000.00	-8,100.00	46.0%
710103 · Midtown Mural Project	3,550.00	7,500.00	-3,950.00	47.3%
710106 · Art in the Park	58,281.10	70,000.00	-11,718.90	83.3%
710107 · Mistletoe Market	0.00	70,000.00	-70,000.00	0.0%
710108 · Special Events in Bagby Park	19,904.96	58,000.00	-38,095.04	34.3%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	13,193.97	12,000.00	1,193.97	109.9%
710114 · MidtownHOU Arts Micro Grants	0.00	35,000.00	-35,000.00	0.0%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	2,500.00	2,500.00	0.00	100.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710119 · Black Heritage Month Event	20,889.93	20,000.00	889.93	104.4%
710700 · Staffing	15,908.45	64,261.00	-48,352.55	24.8%
710000 · Cultural Arts & Entertainment - Other	4,470.72			
Total 710000 · Cultural Arts & Entertainment	145,599.13	397,261.00	-251,661.87	36.7%
Total Expense	145,599.13	397,261.00	-251,661.87	36.7%
Net Ordinary Income	-145,599.13	-397,261.00	251,661.87	36.7%
Net Income	-145,599.13	-397,261.00	251,661.87	36.7%

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Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through April 2024

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	0.00	9,000.00	-9,000.00	0.0%
722052 · Electric	1,580.10	3,700.00	-2,119.90	42.7%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	0.00	6,113.00	-6,113.00	0.0%
722055 · Landscape Repairs	0.00	30,600.00	-30,600.00	0.0%
722056 · Baldwin/Glover Landscape Contra	6,840.00	20,520.00	-13,680.00	33.3%
722057 · Park Lighting	0.00	12,049.00	-12,049.00	0.0%
722058 · Dog Park Maintenance	0.00	5,100.00	-5,100.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	8,420.10	110,442.00	-102,021.90	7.6%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	124,000.00	372,000.00	-248,000.00	33.3%
Total 725001 · Field Service TEAM	124,000.00	372,000.00	-248,000.00	33.3%
725002 · Graffiti	2,173.28	12,000.00	-9,826.72	18.1%
725003 · Supplies	0.00	612.00	-612.00	0.0%
725004 · Storage	2,540.00	5,400.00	-2,860.00	47.0%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	0.00	66,300.00	-66,300.00	0.0%
725008 · Landscaping/Tree Planting	0.00	20,400.00	-20,400.00	0.0%
725009 · Pet Bags	0.00	5,100.00	-5,100.00	0.0%
725015 · Maintenance Expenses	7,000.00	4,080.00	-3,320.00	18.6%
Total 725000 · Midtown Field Service Prog	129,713.28	506,292.00	-376,818.72	25.6%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,120.00	-6,120.00	0.0%
726003 · Dark Blocks Programs	0.00	6,120.00	-6,120.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,400.00	-20,400.00	0.0%
726005 · Pocket Prairies Project	0.00	20,400.00	-20,400.00	0.0%
726010 · SeeClickFix	0.00	11,480.00	-11,480.00	0.0%
726100 · Legacy Maintenance	93,000.00	382,966.00	-289,966.00	24.3%
726200 · District New Improvement Prgs	0.00	135,003.00	-135,003.00	0.0%
726300 · Legacy & New Improv Contingency	0.00	75,000.00	-75,000.00	0.0%
Total 726000 · Service Maintenance - Other	93,000.00	657,489.00	-564,489.00	14.1%
728000 · Staffing	17,641.14	161,665.00	-144,023.86	10.9%
Total 720000 · Service & Maintenance	248,534.52	1,435,888.00	-1,187,353.48	17.3%
Total Expense	248,534.52	1,435,888.00	-1,187,353.48	17.3%
Net Ordinary Income	-248,534.52	-1,435,888.00	1,187,353.48	17.3%
Net Income	-248,534.52	-1,435,888.00	1,187,353.48	17.3%

**Midtown Management District
Parking Benefits Use of Funds
January through April 2024**

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	74,637.50	275,000.00	-200,362.50	27.1%
Total 730000 · Parking Benefits District	74,637.50	275,000.00	-200,362.50	27.1%
Total Expense	74,637.50	275,000.00	-200,362.50	27.1%
Net Ordinary Income	-74,637.50	-275,000.00	200,362.50	27.1%
Net Income	-74,637.50	-275,000.00	200,362.50	27.1%

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**Midtown Management District
District Administration Use of Funds
January through April 2024**

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	58,492.50	112,500.00	-54,007.50	52.0%
802040 · Public Hearing Service Plan	44,792.73	175,000.00	-130,207.27	25.6%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	17,000.00	-17,000.00	0.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	6,000.00	-6,000.00	0.0%
804004 · General Liability	0.00	10,000.00	-10,000.00	0.0%
804005 · Insurance - other	0.00	5,000.00	-5,000.00	0.0%
Total 804000 · Insurance Expense	0.00	21,000.00	-21,000.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	20,013.20	60,000.00	-39,986.80	33.4%
Total 805000 · Assessment Collection Costs	20,013.20	60,000.00	-39,986.80	33.4%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	594.90	5,000.00	-4,405.10	11.9%
806005 · Gen. Operating/Admin. Expenses	109.56	10,000.00	-9,890.44	1.1%
806006 · District Cell Phone & Tablets	0.00	3,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	704.46	9,320.00	-18,615.54	3.6%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	1,138.75	19,500.00	-18,361.25	5.8%
Total 807000 · Board Meeting & Misc. Exp.	1,138.75	19,500.00	-18,361.25	5.8%
809000 · Administration Expense	62,699.80	345,000.00	-282,370.20	18.2%
Total 800000 · District Administration	187,771.44	774,320.00	-586,548.56	24.2%
Total Expense	187,771.44	774,320.00	-586,548.56	24.2%
Net Ordinary Income	-187,771.44	-774,320.00	586,548.56	24.2%
Net Income	-187,771.44	-774,320.00	586,548.56	24.2%

Midtown Management District Special Projects Use of Funds

January through April 2024

Accrual Basis

	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	0.00	227,000.00	-227,000.00	0.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	83,750.00	160,000.00	-76,250.00	52.3%
Total 991100 · Security & Public Safety	163,750.00	467,000.00	-303,250.00	35.1%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	299.97	75,000.00	-74,700.03	0.4%
Total 991200 · Marketing and Economic Dev	299.97	75,000.00	-74,700.03	0.4%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	0.00	165,000.00	-165,000.00	0.0%
Total 991300 · Urban Planning	0.00	165,000.00	-165,000.00	0.0%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	260,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	0.00	750,000.00	-750,000.00	0.0%
Total 991500 · Service & Maintenance	0.00	750,000.00	-750,000.00	0.0%
Total 991000 · Special Projects - Board Apprvd	164,049.97	1,717,000.00	-1,552,950.03	9.6%
Total Expense	164,049.97	1,717,000.00	-1,552,950.03	9.6%
Net Ordinary Income	-164,049.97	-1,717,000.00	1,552,950.03	9.6%
Net Income	-164,049.97	-1,717,000.00	1,552,950.03	9.6%

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**Midtown Management District
Check Detail Report**

As of May 25, 2024

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
106010 - Wells Fargo Checking Acct 3339					
Bill Pmt -Check	04/30/2024	10147	Michelle Ashton	Communcation Consultant: Execute communication task 04.13.2024 - 04.26.2024	-450.00
Bill Pmt -Check	04/30/2024	10148	Blanca Martinez	Traffic Control Invoice 04.20.2024	-550.00
Bill Pmt -Check	04/30/2024	10149	Casa Creative		-12,600.00
Bill Pmt -Check	04/30/2024	10150	Cultural Launch	Bloomberg Public Art Challenge April 2024	-3,320.00
Bill Pmt -Check	04/30/2024	10151	Cynthia Alvarado	Reimbursements - April 2024	-762.26
Bill Pmt -Check	04/30/2024	10152	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- May 2024	-2,955.03
Bill Pmt -Check	04/30/2024	10153	Jaime Giraldo	April 2024	-710.08
Bill Pmt -Check	04/30/2024	10154	Jalisa Hurst	Mileage Reumbursement - Feb 2024	-25.86
Bill Pmt -Check	04/30/2024	10155	Kynetta Moore	Art in the Park - Picnic Table Decor and Tape - April 2024	-167.22
Bill Pmt -Check	04/30/2024	10156	Medley Incorporated	April 2024 Retainer: General Marketing, Social Media Services, Communications	-4,615.68
Bill Pmt -Check	04/30/2024	10157	Minor Design Group, Inc.	Design: Art in the Park April 2024	-1,230.00
Bill Pmt -Check	04/30/2024	10158	Pop Shop Houston, LLC	Art in the Pak April 2024	-3,000.00
Bill Pmt -Check	04/30/2024	10159	SEAL Security Solutions LLC		-2,533.40
Bill Pmt -Check	04/30/2024	10160	SEARCH Homeless Services		-12,007.48
Bill Pmt -Check	04/30/2024	10161	smc Logistics, LLC	Field Maintenance Services in Midtown - March 2024	-31,000.00
Bill Pmt -Check	04/30/2024	10162	Urban Paths Houston, LLC	Art in the Park April 2024	-3,500.00
Bill Pmt -Check	04/30/2024	10163	SEAL Security Solutions LLC	March 1- 31, 2024 - Commissioned Security Officers with Vehicle and Occasional K-9	-29,290.45
Bill Pmt -Check	04/30/2024	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST (Baldwin Park) APR 2024	-302.86
Bill Pmt -Check	04/30/2024	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST (Glover Park) APR 24	-63.63
Check	05/01/2024	10164	Downtown Houston Dialysis Center LP	81 124 663 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2207 CRAWFORD ST ...	-288.62
Check	05/01/2024	10165	Sherman Way Midtown LLC et al'	81 119 259 001 0003 PROPERTY TAX OVERAGE PAYMENT: 2 OAK CT 243 Year: 2...	-5,643.05
Check	05/01/2024	10166	WONG DERAN YUWEI & TIANBENG	81 135 727 001 0002 PROPERTY TAX OVERAGE PAYMENT: 3216 CRAWFORD ST ...	-19.95
Check	05/01/2024	10167	Central Bank	81 130 054 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2217 MILAM ST Year: ...	-725.09
Check	05/01/2024	10168	3902 AUSTIN LLC	81 013 080 000 0004 PROPERTY TAX OVERAGE PAYMENT: 3902 AUSTIN ST Year: ...	-149.73
Check	05/01/2024	10169	GRAETER PROPERTIES L.L.C.	81 137 849 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3319 LOUISIANA ST Y...	-158.30
Check	05/01/2024	10170	Nova Terranova LLC	81 122 491 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4817 MAIN ST Year: 2...	-561.87
Check	05/01/2024	10171	4400 San Jacinto LLC	81 025 001 021 0002 PROPERTY TAX OVERAGE PAYMENT: 4400 SAN JACINTO S...	-62.59
Check	05/01/2024	10172	2505 FANNIN LTD	PROPERTY TAX OVERAGE PAYMENT:	-1,145.47
Check	05/01/2024	10173	SAN JACINTO APARTMENTS LLC	PROPERTY TAX OVERAGE PAYMENT:	-422.90
Check	05/01/2024	10174	VIENGIAC CORPORATION	81 019 145 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2901 FANNIN ST: YEA...	-189.26
Check	05/01/2024	10175	4600 MAIN STREET HOUSING LP	81 139 026 001 0001 PROPERTY TAX OVERAGE PAYMENT: MAIN ST Year: 2023	-293.04
Check	05/01/2024	10176	BAP 2800 LLC	81 019 089 000 0003 PROPERTY TAX OVERAGE PAYMENT: 2800 SAN JACINTO S...	-411.86
Check	05/01/2024	10177	CURTIS ISSAC & JUANITA	81 019 182 002 0007 PROPERTY TAX OVERAGE PAYMENT: JAGUAR 2024040400...	-294.95
Bill Pmt -Check	05/01/2024	10178	Harris County Treasurer	INV #PS05202391 Constable Services for JUNE 2024	-38,800.00
Bill Pmt -Check	05/01/2024	10179	Midtown Parks Conservancy'	Pass Through - Metro Reimbursement (Joint Management Maintenance Agreement	-46,000.00
Bill Pmt -Check	05/01/2024	10180	Midtown Redevelopment Authority	Operating Expense Reimbursement FY2024 2nd Qtr	-154,567.59
Bill Pmt -Check	05/01/2024	10181	Midtown Parks Conservancy'	Jan - March 2024 Reimbursement for Field Services Team for Legacy and New Impr	-93,000.00
Bill Pmt -Check	05/07/2024	10182	FordMomentum LLC	APRIL 24 - Communications planning and strategy for MMD 10 year Service and Impro...	-5,175.00
Bill Pmt -Check	05/07/2024	10183	Annie Russell	Art in the Park - San Jacinto	-31.83
Bill Pmt -Check	05/07/2024	10184	East End Management District	Graphic Abatement 04.09.24 & 04.26.24	-746.64
Bill Pmt -Check	05/07/2024	10185	Jaime Giraldo	April 2024	-84.42
Bill Pmt -Check	05/07/2024	10186	Metropolitan Landscape Management	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --APRIL SERVICES 2024	-1,710.00
Bill Pmt -Check	05/07/2024	10187	Burney & Foreman		-24,000.00
Bill Pmt -Check	05/07/2024	10188	Judi Messina	Art Car - Mobile Exhibit - April 20, 2024	-300.00
Bill Pmt -Check	05/07/2024	10189	Houston Bike Share	Quarterly Service & Maintenance March, April, May 2024	-7,500.00
Bill Pmt -Check	05/07/2024	10190	Houston Bike Share	Quarterly Service & Maintenance January & February 2024	-5,000.00
Bill Pmt -Check	05/15/2024	10191	Medley Incorporated	December, 2023 Retainer: General Marketing, Social Media Services, Communications	-12,033.34
Bill Pmt -Check	05/15/2024	10192	BRACEWELL LLP		-17,660.00
Bill Pmt -Check	05/15/2024	10193	Burney & Foreman		-12,000.00
Bill Pmt -Check	05/15/2024	10194	FordMomentum LLC	MAR 24 - Communications planning and strategy for MMD 10 year Service and Improve...	-10,414.73
Bill Pmt -Check	05/15/2024	10195	Kwik Kopy	5 x 7 Postcards/ Banner Stand May 2024	-719.00
Bill Pmt -Check	05/15/2024	10196	Lauren Luna Art	18 x 24 Painting April 2024	-850.00
Bill Pmt -Check	05/15/2024	10197	Michelle Ashton	Communcation Consultant: Execute communication task 04.27.2024 - 05.10.2024	-480.00
Bill Pmt -Check	05/15/2024	10198	Midtown Parks Conservancy'	MMD Park Programming Reimbursement -Bagby Park	-25,000.00
Bill Pmt -Check	05/15/2024	10199	Midtown Redevelopment Authority		-10,887.19
Bill Pmt -Check	05/15/2024	10200	smc Logistics, LLC	Field Maintenance Services in Midtown - April 2024	-31,000.00
Bill Pmt -Check	05/15/2024	10201	XTICKERS DESIGNS		-7,815.00
Bill Pmt -Check	05/15/2024	10202	BRACEWELL LLP	051911.000001 For Service Throught April 30, 2024 General Counsel	-15,520.00
Bill Pmt -Check	05/15/2024	10203	Midtown Parks Conservancy'		-18,783.57
Total 106010 - Wells Fargo Checking Acct 3339					-659,528.94
Total 10000 - Operating Funds					-659,528.94
TOTAL					-659,528.94

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

May 2024

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2024 TO 12/31/2024

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,523,918.35	\$3,386,056.19	\$137,862.16	96%
2022	0.1181	\$3,208,380.96	\$3,192,095.88	\$16,285.08	99%
2021	0.1181	\$3,029,764.79	\$3,021,228.05	\$8,536.74	99%
2020	0.1181	\$2,811,309.44	\$2,806,318.32	\$4,991.12	99%
2019	0.1181	\$2,581,831.38	\$2,578,356.77	\$3,474.61	99%
2018	0.1181	\$2,381,416.63	\$2,378,486.06	\$2,930.57	99%
2017	0.1181	\$2,306,555.49	\$2,303,578.90	\$2,976.59	99%
2016	0.1181	\$2,217,803.36	\$2,216,014.33	\$1,789.03	99%
2015	0.1181	\$1,980,324.33	\$1,978,871.72	\$1,452.61	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	18,245.48	3,036,269.46
2022 Assessment Collected	365.72	-9,370.08
2021 Assessment Collected	0.00	1,345.86
2020 Assessment Collected	0.00	-4,190.99
2019 Assessment Collected	0.00	-2,278.32
2018 Assessment Collected	0.00	320.18
2017 Assessment Collected	0.00	320.18
2016 Assessment Collected	0.00	311.85
2015 Assessment Collected	0.00	311.85
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	2,113.75	15,426.19
Overpayments	335.29	17,210.01
Estimated Payment	0.00	0.00
CAD Corrections	0.00	63.33
CAD Lawsuit Corrections	1,302.85	52,599.84
Collection Fees	92.89	4,975.31
Total Revenue	22,455.98	3,113,314.67
Overpayments & CAD Refunds Presented	21,644.71	71,956.11
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2019	2,180,973,734	
ASSESSED VALUE FOR 2020	2,412,168,193	
ASSESSED VALUE FOR 2021	2,572,889,924	
ASSESSED VALUE FOR 2022	2,716,664,330	
ASSESSED VALUE FOR 2023	2,983,842,770	UNCERTIFIED 0

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 May 2024

2023 TOP TEN ASSESSMENT PAYERS

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

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	81 135 584 00 0001	2023	14,713.85
4001 FANNIN NO 1A LTD	81 121 112 00 0001	2023	13,959.37
COURTLANDT TOWER II LTD	81 135 486 002 0001	2023	12,558.07
***COHEN JAY H	81 019 90 00 0003	2013 - 2023	6,782.80
MIDTOWN SCOUTS SQUARE PROP LP	81 125 83 1 00 0001	2023	6,058.28
MCGOWEN BRAZOS VENTURE LTD	81 033 034 001 0001	2023	4,634.77
MHI LANDHOLDINGS LLC	81 114 288 001 0001	2023	4,178.81
MCDONALDS CORP 042 / 0253	81 120 106 000 0001	2023	4,154.80
**ROBINSON DORRIS	81 134 259 000 0004	2016 - 2023	4,087.24
CRIADO MINNIE F	81 120 532 000 0006	2012 - 2023	3,717.71

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2020	2021	2022	2023
January	70%	53%	66%	65%
February	91%	89%	93%	94%
March	92%	93%	94%	95%
April	94%	94%	97%	96%
May	94%	94%	96%	96%
June	94%	97%	96%	
July	95%	97%	96%	
August	95%	97%	96%	
September	97%	98%	97%	
October	97%	99%	98%	
November	98%	99%	99%	
December	98%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
May 2024**

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	1,978,871.72	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,014.33	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,578.90	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,486.06	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,356.77	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,318.32	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,021,228.05	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,192,095.88	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,386,056.19	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2023 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	353	20% (State Maximum)	97,824,623
Over 65	182	15,000	2,820,000
Disability	9	15,000	135,000
Disabled Veteran	17	Per Statute	3,553,217
Over 65 Detached Single Family	31	Totally Exempt	8,107,750

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/05/2024**

Jur 953

Summary

For Tax Years 2005-2024, for the period of June 2009 through April 05, 2024

Settled

9,718,693,360	Original value of Settled accounts as of 04/05/2024
1,653	Number of Settled accounts as of 04/05/2024
1,233,960,054	Reduction in value of Settled accounts
12.70%	Average % reduction in value of Settled accounts

Unsettled

2,129,118,905	Original value of Unsettled accounts as of 04/05/2024
145	Number of Unsettled accounts as of 04/05/2024

0.1181 Tax rate per \$100 valuation

\$319,259	Estimated reduction in assessment on	145	Unsettled accounts,
	based on	12.70%	average

Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2014											
Settled											
Tax Year 2014	1200170010008	Kozadinos Interest Ltd	2,152,163	\$2,541.70	2014-67626	10/4/2018	1,850,000	\$356.85	14.04%	10/16/2018	10/29/2018
Tax Year 2014	1226500010001	MRI Midtown Ltd	17,877,930	\$21,113.84	2019-74139				0.00%		
			501,314,730				437,926,568				
			68								
Tax Year 2015											
Settled											
Tax Year 2015	0130760120011	Cweren G & J	175,100	\$206.79	2015-70305	5/24/2021	140,000	\$41.45	20.04%	5/26/2021	6/28/2021
Tax Year 2015	1226500010001	MRI Midtown Ltd	20,000,000	\$23,620.00	2019-74139				0.00%		
			477,058,556				403,664,341				
			72								
Tax Year 2018											
Settled											
Tax Year 2018	1145880010001	2016 Main Owners Association Inc	610,680	\$72.21	2018-73360	11/30/2023	610,680	\$0.00	0.00%	NA	NA
Tax Year 2018	1226500010001	MRI Midtown Ltd	20,473,639	\$24,178.00	2019-74139				0.00%		
			725,791,150				647,781,065				
Tax Year 2019											
Settled											
Tax Year 2019	1226500010001	MRI Midtown Ltd	2,470,159	\$24,178.50	2019-66546	4/5/2024	18,400,000	\$2,448.40	10.13%	4/22/2024	5/29/2024
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			89								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2020											
Settled											
Tax Year 2020	1226500010001	MRI Midtown Ltd	24,500,000	\$28,934.50	2020-53212	4/5/2024	19,375,000	\$6,052.62	20.92%	4/22/2024	5/29/2024
Tax Year 2020	1226500020001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212	4/5/2024	2,625,000	\$168.03	5.14%	4/22/2024	5/29/2024
			1,272,021,661				1,142,613,991				
			119								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024**

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 2021

Settled

Tax Year 2021	0190370000009	2300 Fannin Ltd	3,421,606	\$4,040.92	2021-51496	2/2/2024	3,383,000	\$45.60	1.13%	2/8/2024	3/1/2024
Tax Year 2021	0190400000001	2300 Fannin Ltd	1,428,836	\$1,687.46	2021-51496	2/2/2024	1,150,000	\$329.31	19.52%	2/8/2024	3/1/2024
Tax Year 2021	0190400000003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496	2/2/2024	1,150,000	\$1,217.05	47.26%	2/8/2024	3/1/2024
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800				0.00%		
Tax Year 2021	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800				0.00%		
			1,436,355,030				1,276,786,723				
			201								

Tax Year 2022

Settled

Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-42620	4/5/2024	4,100,000	\$817.22	14.44%	NA	5/29/2024
Tax Year 2022	0190370000009	2300 Fannin LTD	3,428,969	\$2,349.61	2022-50897	1/12/2024	3,383,000	\$54.29	1.34%	2/8/2024	3/1/2024
Tax Year 2022	0190400000001	2300 Fannin LTD	1,446,779	\$1,708.31	2022-50897	1/12/2024	1,185,000	\$309.17	18.09%	2/8/2024	3/1/2024
Tax Year 2022	0190400000003	2300 Fannin LTD	2,212,122	\$2,122.57	2022-50897	1/12/2024	1,185,000	\$1,213.04	46.43%	2/8/2024	3/1/2024
Tax Year 2022	1387230010001	Pearl Residences at Midtown Owner LLC	60,990,720	\$72,000.04	2022-51519	2/2/2024	51,100,000	\$11,680.94	16.22%	2/8/2024	3/1/2024
Tax Year 2022	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,617,229	\$26,711.54	2022-51519	2/2/2024	21,900,000	\$847.64	3.17%	2/8/2024	3/1/2024
Tax Year 2022	1262200010001	Basile Houston LLC	6,827,744	\$8,064.15	2022-56578	2/2/2024	6,675,000	\$181.57	2.25%	Received	3/1/2024
Tax Year 2022	1258310010001	Midtown Scouts Square Property LP	4,445,217	\$5,230.29	2022-57493				0.00%		
Tax Year 2022	0191430000007	3100 Fannin Realty LTD	771,575	\$0.00	2022-60167	1/12/2024	771,575	\$0.00	0.00%	NA	NA
Tax Year 2022	0191440000005	3100 Fannin Purchase Company LLC	1,172,045	\$1,393.40	2022-60167	1/12/2024	990,000	\$224.21	16.09%	Received	3/1/2024
Tax Year 2022	0191460000014	3100 Fannin Realty LTD	4,724,815	\$5,579.99	2022-60167	1/12/2024	3,850,000	\$1,033.14	18.52%	Received	3/1/2024
Tax Year 2022	0190350000001	2505 Fannin LTD	642,110	\$758.34	2022-64843	3/1/2024	530,000	\$132.41	17.46%	3/20/2024	4/24/2024
Tax Year 2022	0190350000005	2505 Fannin LTD	1,147,800	\$1,355.20	2022-64843	3/1/2024	880,000	\$315.92	23.31%	3/20/2024	4/24/2024
Tax Year 2022	0190350000006	2505 Fannin LTD	4,000,293	\$5,184.94	2022-64843	3/1/2024	3,800,000	\$697.14	13.45%	3/20/2024	4/24/2024
Tax Year 2022	0130720000001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419	3/1/2024	1,865,000	\$191.97	8.02%	3/20/2024	4/24/2024
Tax Year 2022	1226500010001	MRI Midtown LTD	23,360,816	\$27,589.12	2022-51509	4/5/2024	20,500,000	\$3,378.62	12.25%	4/22/2024	5/29/2024
Tax Year 2022	1226500020001	Carolyn F Jackson Family Partnership LTD	3,317,542	\$3,918.02	2022-51509	4/5/2024	2,950,000	\$434.07	11.08%	4/22/2024	5/29/2024
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386	4/5/2024	4,100,000	\$817.32	15.65%	Paid Correct	NA
			1,562,877,573				1,394,504,749				
			177								

Unsettled

Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-27072				#DIV/0!		
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,895.41	2022-48037				0.00%		
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$49,448.03	2022-51506				0.00%		
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,182	\$35,501.07	2022-51520				0.00%		
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$3,167.21	2022-61482				0.00%		
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$7,082.73	2022-62537				0.00%		
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385				0.00%		
Tax Year 2022	0190330000004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202				0.00%		
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	133,961,182								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024**

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	Total	Unsettled Accounts, number of accounts	10								

Tax Year 2023

Settled

Tax Year 2023	015238000001	Boyd Linda C	1,346,627	\$1,590.37	2023-53377	1/12/2024	1,100,100	\$291.15	18.31%	2/2/2024	3/1/2024
Tax Year 2023	1386370010001	Atma At McGowen LLC	1,624,935	\$0.00	101-23-002853	1/12/2024	1,540,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0190170000004	ND Interests LLC	406,250	\$479.78	101-23-004084	1/12/2024	375,000	\$36.90	7.69%	25.25(b)	3/1/2024
Tax Year 2023	0021420000003	We 66 Midtown LLC	1,653,505	\$0.00	101-23-004370	1/12/2024	1,575,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0190850000012	2808 Caroline LLC	4,885,456	\$5,769.72	101-23-005375	1/12/2024	4,550,000	\$396.17	6.87%	25.25(b)	3/1/2024
Tax Year 2023	0152370000001	Smith St Office LLC	3,283,161	\$3,424.90	101-23-005385	1/12/2024	2,900,000	\$0.00	0.00%	25.25(b)	N/A
Tax Year 2023	0250280000005	Alabama Center LLC	2,252,322	\$2,659.99	101-23-005390	1/12/2024	2,148,500	\$122.61	4.61%	25.25(b)	3/1/2024
Tax Year 2023	0250230000005	401 Richmond LLC	1,430,510	\$1,689.43	101-23-004899	1/12/2024	1,285,000	\$171.85	10.17%	25.25(b)	3/1/2024
Tax Year 2023	1387260030013	Nguyen Vincent	368,500	\$435.20	101-23-005975	1/12/2024	350,000	\$21.85	5.02%	25.25(b)	3/1/2024
Tax Year 2023	0190370000009	2300 Fannin Ltd	3,414,402	\$4,032.44	2023-53892	1/12/2024	3,383,000	\$37.09	0.92%	2/2/2024	3/1/2024
Tax Year 2023	0190400000001	2300 Fannin Ltd	1,458,241	\$1,722.18	2023-53892	1/12/2024	1,225,000	\$275.46	15.99%	2/2/2024	3/1/2024
Tax Year 2023	0190400000003	2300 Fannin Ltd	2,281,194	\$2,694.09	2023-53892	1/12/2024	1,225,000	\$1,247.37	46.30%	2/2/2024	3/1/2024
Tax Year 2023	0220560000003	Smith Harry Leonard	1,863,400	\$0.00	101-23-005107				#DIV/0!	25.25(b)	
Tax Year 2023	0021700000009	1701 Webster Ltd	2,200,528	\$2,098.87	101-23-005349	2/2/2024	1,900,000	\$354.92	13.66%	25.25(b)	3/1/2024
Tax Year 2023	0021520000014	1701 Webster Ltd	1,701,947	\$2,098.87	101-23-005365	2/2/2024	1,525,000	\$208.98	10.40%	25.25(b)	3/1/2024
Tax Year 2023	0021510000007	Webster-Chenevert Ltd	3,262,533	\$2,791.16	101-23-005366	2/2/2024	2,300,000	\$73.86	2.65%	25.25(b)	3/1/2024
Tax Year 2023	0250010210014	4411 Fannin LLC	376,685	\$437.83	101-23-005594	2/2/2024	348,880	\$25.75	5.88%	25.25(b)	3/1/2024
Tax Year 2023	1192590010003	Sherman Way Midtown Property LLC Et Al	47,978,006	\$5,072.25	2023-42150	3/1/2024	43,200,000	\$5,643.05	9.96%	3/20/2024	4/24/2024
Tax Year 2023	1390260010001	4600 Main Street Housting LP	1,598,125	\$2,005.49	2023-49900	3/1/2024	1,450,000	\$293.04	14.61%	3/20/2024	4/24/2024
Tax Year 2023	1300540010001	Central Bank	5,966,965	\$7,043.44	2023-54378	3/1/2024	5,350,000	\$725.09	10.29%	3/20/2024	4/24/2024
Tax Year 2023	1357270010002	Wong Deran Yuwei & Tianbeng	586,119	\$553.76	2023-56138	3/1/2024	565,000	\$19.95	3.60%	3/20/2024	4/24/2024
Tax Year 2023	0190890000003	Bap 2800 LLC	2,048,711	\$2,419.56	2023-57459	3/1/2024	1,700,000	\$411.86	17.02%	3/20/2024	4/24/2024
Tax Year 2023	0130720000001	San Jacinto Apartments LLC	2,145,206	\$2,533.88	2023-60016	3/1/2024	1,950,000	\$230.93	9.11%	3/20/2024	4/24/2024
Tax Year 2023	0191450000009	Viengiac Corporation	1,022,251	\$1,163.58	2023-74433	3/1/2024	825,000	\$189.26	16.27%	3/20/2024	4/24/2024
Tax Year 2023	0130800000004	3902 Austin LLC	498,778	\$589.06	101-23-005560	3/1/2024	372,000	\$149.73	25.42%	25.25(b)	4/24/2024
Tax Year 2023	1378490010001	Graeter Properties LLC	1,384,038	\$1,634.55	101-23-006341	3/1/2024	1,250,000	\$158.30	9.68%	25.25(b)	4/24/2024
Tax Year 2023	1224910010001	Nova Terranova LLC	1,875,760	\$2,215.27	101-23-006565	3/1/2024	1,400,000	\$561.87	25.36%	25.25(b)	4/24/2024
Tax Year 2023	0250010210002	4400 San Jacinto LLC	1,525,155	\$1,801.21	101-23-006568	3/1/2024	1,472,155	\$62.59	3.47%	25.25(b)	4/24/2024
Tax Year 2023	1282740010001	Tag TBD LLC	4,796,789	\$5,665.01	2023-41982	4/5/2024	4,300,000	\$586.71	10.36%	4/22/2024	5/29/2024
Tax Year 2023	0190860000001	2515 Caroline LTD	1,575,000	\$1,860.08	2023-48584	4/5/2024	1,450,000	\$147.63	7.94%	4/22/2024	5/29/2024
Tax Year 2023	1226500010001	MRI Midtown LTD	26,294,658	\$31,053.99	2023-51843	4/5/2024	22,375,000	\$4,629.11	14.91%	4/22/2024	5/29/2024
Tax Year 2023	1226500020001	Carolyn F Jackson Family Partnership	3,476,095	\$4,105.27	2023-51843	4/5/2024	2,975,000	\$591.79	14.42%	4/22/2024	5/29/2024
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,279,616	\$3,873.23	2023-56015				0.00%	Received	
Tax Year 2023	0021600000003	William Marsh Rice University	727,447	\$859.11	2023-56015				0.00%	Received	
Tax Year 2023	1315810010001	Niazi Family Investments Ltd	1,542,540	\$1,821.74	2023-59645	4/5/2024	1,500,000	\$50.24	2.76%	4/22/2024	5/29/2024
Tax Year 2023	1380960010001	Bassak Investments LLC	1,522,600	\$1,798.19	2023-59799	4/5/2024	1,425,000	\$115.27	6.41%	4/22/2024	5/29/2024
Tax Year 2023	0060610000001	Copesetic Holdings Ltd	2,228,010	\$2,631.28	2023-59802	4/5/2024	2,000,000	\$269.28	10.23%	4/22/2024	5/29/2024
Tax Year 2023	1246630010001	Davita Rent Dept	2,235,400	\$2,591.57	2023-60809	4/5/2024	1,950,000	\$288.62	11.14%	Received	4/24/2024
Tax Year 2023	0250010210005	4411 Fannin LLC	714,000	\$843.23	101-23-005600	4/5/2024	630,000	\$99.20	11.76%	25.25(b)	5/29/2024
Tax Year 2023	0250320000001	H & T Investments Corp	646,624	\$763.66	101-23-008073	4/5/2024	585,000	\$72.78	9.53%	25.25(b)	5/29/2024
Tax Year 2023	0250320000006	HT Investment Corp	574,720	\$678.74	101-23-008073	4/5/2024	500,000	\$88.24	13.00%	25.25(b)	5/29/2024
Tax Year 2023	0250320000010	H & T Investments Corp	302,103	\$356.78	101-23-008073	4/5/2024	281,000	\$24.92	6.98%	25.25(b)	5/29/2024

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024**

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 2023	019135000001	Attayi Family LP	1,848,068	\$2,182.57	101-23-008529	4/5/2024	1,750,000	\$115.82	5.31%	25.25(b)	5/29/2024
Tax Year 2023	0021600000021	William Marsh Rice University	658,285	\$777.43	101-23-008591	5/10/2024	571,000	\$103.08	13.26%	25.25(b)	5/29/2024
Tax Year 2023	1249490010008	Nis Investments Incorporated	298,766	\$352.84	101-23-008896	4/5/2024	270,000	\$33.97	9.63%	25.25(b)	5/29/2024
Tax Year 2023	1202710010001	SC Plazas at Midtown LLC	3,750,000	\$4,428.75	101-23-009158	4/5/2024	3,300,000	\$531.45	12.00%	25.25(b)	5/29/2024
Tax Year 2023	0220670000013	Phan Dao C & Muoi	1,067,623	\$1,260.86	101-23-009879	4/5/2024	975,000	\$109.38	8.68%	25.25(b)	5/29/2024
Tax Year 2023	0190770000003	Optimal Beverage Inc	450,100	\$531.57	101-23-009895	4/5/2024	345,100	\$124.01	23.33%	25.25(b)	5/29/2024
Tax Year 2023	0021380000013	Shepherd W M	330,000	\$389.73	2023-54322				0.00%		
Tax Year 2023	0021390000001	Cars DB4 LP	1,155,705	\$1,364.89	2023-54322				0.00%		
Tax Year 2023	0021390000011	Cars DB4 LP	361,505	\$423.94	2023-54322				0.00%		
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,631,775	\$4,289.13	2023-54322				0.00%		
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000	\$1,577.82	2023-54322				0.00%		
Tax Year 2023	0021750000006	Cars DB4 LP	920,000	\$1,086.52	2023-54322				0.00%		
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000	\$389.73	2023-54322				0.00%		
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000	\$879.84	2023-54322				0.00%		
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500	\$272.22	2023-54322				0.00%		
Tax Year 2023	0021760000001	Golconda Venture	2,676,250	\$3,160.65	2023-54322				0.00%		
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500	\$4,797.81	2023-54322				0.00%		
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185	\$2,071.80	2023-54322				0.00%		
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850	\$4,820.28	2023-54322				0.00%		
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306	\$2,481.16	2023-54322				0.00%		
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,500	\$3,760.28	2023-54322				0.00%		
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,030	\$8,830.03	2023-54322				0.00%		
Tax Year 2023	0212570000001	Camden Property Trust	62,720,092	\$75,715.55	2023-59396				0.00%		
Tax Year 2023	1349300000001	2800 Main LLC	80,205,540	\$94,722.75	2023-59423				0.00%		
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,250,527	\$60,536.32	2023-59500				0.00%		
Tax Year 2023	0130770000011	WWBD LP	2,189,009	\$2,586.37	2023-60533				0.00%		
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,700		2023-63178				#DIV/0!		
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,353,804		2023-63213				#DIV/0!		
			44,530,924				171,767,087				
			90								

Unsettled											
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$5,531.82	101-23-007651				0.00%	25.25(b)	
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	1322990010001	Louisiana Hadley LLC	1,577,550	\$1,863.09	101-23-008799				0.00%	25.25(b)	
Tax Year 2023	0220750000010	Mazol Enterprises Inc	1,539,841	\$1,818.55	101-23-008803				0.00%	25.25(b)	
Tax Year 2023	0190320000008	LLR Management Inc	818,878	\$967.09	101-23-010270				0.00%	25.25(b)	
Tax Year 2023	0021520000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298				0.00%	25.25(b)	
Tax Year 2023	0132280000012	Bagby 3015 LLC	709,938	\$838.44	101-23-010332				0.00%	25.25(b)	
Tax Year 2023	1278870000146	Rise Condominium Development LP	448,359	\$529.51	101-23-010675				0.00%	25.25(b)	
Tax Year 2023	0132220000011	Dennis Austin LLC	654,000	\$772.37	101-23-010879				0.00%	25.25(b)	
Tax Year 2023	0190330000003	Bond Donald R	326,551	\$386.66	101-23-010892				0.00%	25.25(b)	
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%		
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504				0.00%		
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589	\$53,109.13	2023-50419				0.00%		
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644	\$8,990.53	2023-50543				0.00%		

Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024

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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 2023	019147000003	First Interstate Bk TX N A	890,411	\$1,051.58	2023-50619				0.00%		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619				0.00%		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248	\$6,801.67	2023-52281				0.00%		
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397	\$89,229.74	2023-52639				0.00%		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,075.01	2023-52649				0.00%		
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711				0.00%		
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057	\$16,681.63	2023-53143				0.00%		
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111	\$37,260.55	2023-53143				0.00%		
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,419,062	\$4,399.23	2023-53143				0.00%	Received	
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687	\$1,448.72	2023-53578				0.00%		
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207	\$5,078.54	2023-53578				0.00%		
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,156,363	\$200,954.66	2023-53622				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	79,205,174	\$93,541.31	2023-54044				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136	\$6,226.39	2023-54426				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$411.62	2023-54932				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54932				0.00%		
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300	\$1,812.75	2023-55366				0.00%		
Tax Year 2023	0060610000008	Hy Travis LLC	4,169,057	\$4,921.66	2023-55366				0.00%		
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,003	\$757.03	2023-55480				0.00%		
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,141,000	\$1,352.20	2023-55480				0.00%		
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,622	\$2,920.17	2023-55480				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,527,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,116	\$5,990.03	2023-55613				0.00%	Received	
Tax Year 2023	0132650000001	Levan Group I LP	6,450,411	\$7,617.98	2023-56613				0.00%	Received	
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,800	\$1,946.16	2023-55956				0.00%	Received	
Tax Year 2023	1502790010001	William Marsh Rice University	8,211,406	\$94,732.03	2023-56011				0.00%		
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	37,879,043	\$44,735.15	2023-57913				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	1251930010001	E & I Investments Inc	1,965,047	\$2,320.72	2023-58058				0.00%		
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282	\$1,967.88	2023-59188				0.00%		
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359	\$100,542.50	2023-60237				0.00%		
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,335.00	2023-60237				0.00%		
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634	\$7,433.96	2023-61561				0.00%		
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511	\$8,176.67	2023-61583				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,509,936	\$10,050.23	2023-62136				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	0190730000001	WWBD LP	4,936,278	\$5,829.74	2023-64328				0.00%		
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,598,677	\$4,250.04	2023-64924				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	1200170010008	Kozadinos Interest Ltd	2,847,973	\$3,363.46	2023-65163				0.00%		
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.11	2023-65463				0.00%		
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,393	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 04/05/2024**

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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 2023	019029000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65997				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951	\$2,639.48	2023-67445				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854	\$3,201.52	2023-68784				0.00%		
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500	\$1,109.55	2023-68907				0.00%		
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100				0.00%		
Tax Year 2023	137285010002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100				0.00%		
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403	\$1,585.38	2023-70902				0.00%		
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71059				0.00%		
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625	\$1,530.12	2023-71198				0.00%	Received	
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,043.69	2023-71688				0.00%		
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927	\$901.02	2023-72004				0.00%		
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417	\$548.21	2023-72004				0.00%		
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,550	\$4,567.19	2023-72264				0.00%		
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,377.92	2023-76033				0.00%		
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,927	\$901.75	2023-76130				0.00%		
Tax Year 2023	0220510000008	Bermac Arts LLC	2,765,046	\$3,265.02	2023-76163				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	875,063	\$1,052.23	2023-76538				0.00%		
Tax Year 2023	0332470040002	Parish Lucille M	763,655	\$901.87	2023-76624				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	2,208,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,800	\$917.52	2023-84233				0.00%		
Tax Year 2023	0132670000013	Dang Buu Q	537,500	\$634.90	2023-84233				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,405	\$1,266.52	2023-84738				0.00%		
Tax Year 2023	0220530000005	Nanes Plaza LLC	816,120	\$965.02	2023-84764				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,496	\$5,851.26	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$886.52	2023-85807				0.00%		
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000		2023-86028				#DIV/0!		
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	1,992,042,283								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	134								

Cumulative			
Settled			
Cumulative	Grand Total	Settled Accounts, original value	9,718,693,360
Cumulative	Grand Total	Settled Accounts, number of accounts	1,653
Unsettled			
Cumulative	Grand Total	Unsettled Accounts, original value	2,129,118,905
Cumulative	Grand Total	Unsettled Accounts, number of accounts	145

**Midtown Management District
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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
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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

DRAFT

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENTS REPORT
MIDTOWN MANAGEMENT DISTRICT
June 5,2024

Total assessments collected for the quarter are \$11,097.23.

Top ten delinquent accounts:

Suit Filed:

Account #		Property Owner and Property Address	Assessments	Base Tax
1.	0191900000006	COHEN JAY H - Lot on STUART ST We intervened in a suit filed by Harris County. A new trial date is set for 7/26/2024. Delinquent 2023 assessments are included in the suit.	2013-2022	\$5,688.72
2.	1224630010006	SUTHERLAND ERIC S - 1519 ANITA ST Suit filed; the lienholder has been served. The owner is being served by publication; an attorney ad litem will be appointed to represent him. Delinquent 2023 assessments are included in the suit.	2017-2022	\$1,894.82
3.	1278870000143	GILLESPIE JOE D – 2000 BAGBY ST unit 15403 We intervened in a suit filed by City of Houston; we will monitor the case.	2021-2022	\$1,778.02
4.	0191760000009	HONEY JAMES W - 1607 FRANCIS ST; 1607 FRANCIS ST Suit filed. Judgment was signed on 8/27/21; the judgment is final and an abstract of judgment has been filed. Another judgment letter has been sent to the owner advising that the account needs to be paid but there has been no response. The 2021-2022 taxes (base tax of \$1,923.35) are also delinquent but are not included in the suit because they were not delinquent at the time of judgment.	2017-2020	\$1,618.92

Deferrals:

Account #		Property Owner and Property Address	Assessments	Base Tax
1.	0342590000004	ROBINSON DORRIS - 1509 ISABELLA ST	2016-2022	\$3,439.05
2.	1205320000006	CRIADO MINNIE F - 120 OAK PL	2012-2018; 2020-2022	\$3,285.17
3.	0191820020004	WASHINGTON ROMANUEL L JR - 3300 CRAWFORD ST	2000-2014	\$2,884.42
4.	1145880170016	BLOCKER NATHAN & MAGNOLIA H - 2016 MAIN ST 1716	2007-2022	\$2,565.10
5.	0130860000009	ANTWINE LINDA - 1508 ISABELLA ST	2009-2022	\$2,563.99

Other Account:

Account #		Property Owner and Property Address	Assessments	Base Tax
1.	1145880220002	WALKER THOMAS E - 2016 MAIN ST 2202 Mr. Walker has a homestead and an over-65 exemption but not a deferral. The owner came into our office with copies of the tax deferral application stamped received by HCAD dated 5/7/2024.	2014-2022	\$1,788.45



midtown
HOUSTON

May 1, 2024

Board of Directors
Midtown Management District
410 Pierce, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending March 31, 2024

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 1st Quarter Fiscal Year 2024 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux
Executive Director

CC: Carr, Riggs & Ingram (CRI)



midtown
HOUSTON

May 1, 2024

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

Re: Investment Report – Quarter Ending March 31, 2024

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 1st Quarter FY2024 in my capacity as Midtown District's CPA. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average yield rate on all accounts this quarter is 1.7776%. The amount of interest earned for the quarter was \$55,864. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA
Midtown District CPA

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED MARCH 2024**

ACCOUNT NAME/FUND	MATURITY DATE	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)			INCOME YTD	ENDING BOOK VALUE	ENDING MARKET VALUE	YIELD RATE
			DEPOSITS	WITHDRAWALS	INTEREST	ASSESSMENT	OTHER				
CHASE BANK											
Chase - Checking (Operating)		11,422.70		-	-	-	-	-	11,422.70	11,422.70	
Chase - Saving		13,529.43	0.34	-	0.34			0.34	13,529.77	13,529.77	0.0100%
IBC											
IBC - Saving		6,370.77	73.72	-	73.72			73.72	6,444.49	6,444.49	0.8500%
IBC - CD	12/31/23	125,000.00	-	-				-	125,000.00	125,000.00	
EASTWEST BANK											
EastWest Bank - Money Market		85,039.08	9.54	-	9.54			9.54	85,048.62	85,048.62	0.0500%
EastWest Bank - Business Saving		1,067.08	0.14	-	0.14			0.14	1,067.22	1,067.22	0.0500%
CENTRAL BANK											
Central Bank - Money Market		61,697.50	305.03	15.00	305.03			305.03	61,987.53	61,987.53	1.9800%
WELLS FARGO											
Wells Fargo - Checking		395,382.58	3,025,859.79	3,376,369.11	2,013.73			2,013.73	44,873.26	44,873.26	1.0900%
Wells Fargo - Savings		21,948.24	59.02	0.00	59.02			59.02	22,007.26	22,007.26	1.0900%
TexSTAR Investment Pool											
TexSTAR Investment Pool	N/A	6,254.11	83.05		83.05			83.05	6,337.16	6,337.16	5.3305%
LOGIC Investment Pool											
LOGIC Investment Pool	N/A	2,126,791.45	2,653,319.50		53,319.50			53,319.50	4,780,110.95	4,780,110.95	5.5480%
TOTAL INVESTMENTS		2,854,502.94	5,679,710.13	3,376,384.11	55,864.07	0.00	0.00	55,864.07	5,157,828.96	5,157,828.96	

Monthly Digital Outcomes

Midtown Channels

769

Followers

30,890

Engagements Increased

Midtown Parks Channels

32

Followers

16

Engagements Increased

776,114

Impressions Increased

81,576

Video Views Increased

31,138

Impressions Increased

21

Video Views Increased

In April, Midtown Houston's social media channels gained over 700 followers across all platforms. We observed a 71.9% increase in total impressions particularly from content related to Art In The Park, a highlight of local businesses National Parks week content, and Movie Night. We increased the number of video posts in April by highlighting each park in Midtown to celebrate National Parks Week. The increase in video posts led to a 155.1% increase in engagements across all platforms.

Activities for the Month

- Art In The Park Marketing →
- Photography Coordination: Midtown sign wrap, Parking Meter Sign Wrap, Aerial Photos of District →
- Content capture for National Parks Week

Top Press Mentions

16

Total Number of Placements + Mentions

\$61,416

Total Media Value

935,388

Total Media Reach

→ KPRC News

→ CultureMap Houston

Eventbrite Data

- Number of Event Attendees: 1,786
- Where attendees see events:
- 24% Other
- 17% Midtown Website
- 16% Instagram
- 9% Word of Mouth

Top Neighborhoods

- Houston (1,175 people)
- Katy (47 people)
- Humble (36 people)

PR Overview

4 Total Number of Placements + Mentions

521,196
Total Media Reach

\$15,354
Total Media Value

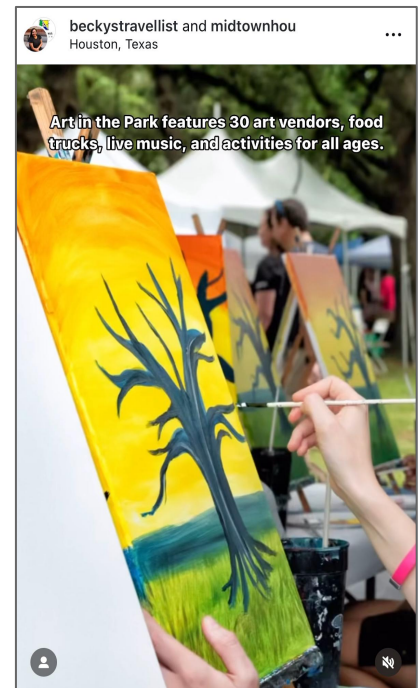
→ Houston Public Media

→ 365 Things To Do In Houston

Influencer Overview

Source	Reach	Engagements	Video Views
Lauren Washington	11,718	539	11,580
Iris Chang	10,692	917	14,464
Rebeca Salgado	9,700	961	17,275
Totals:	32,110	2,417	43,319

DRAFT



365 Things To Do In Houston

Campaign Overview

- 1 Spotlight Brief
- 2 Email Content Shares
- 1 Instagram Grid Post
- 1 Facebook Post / Mobile Feed Post
- 1 Mobile App Feed Post
- 1 Boosted Calendar / Mobile Listing

Source	Reach	Engagements
Instagram	7,252	167
FaceBook	813	6

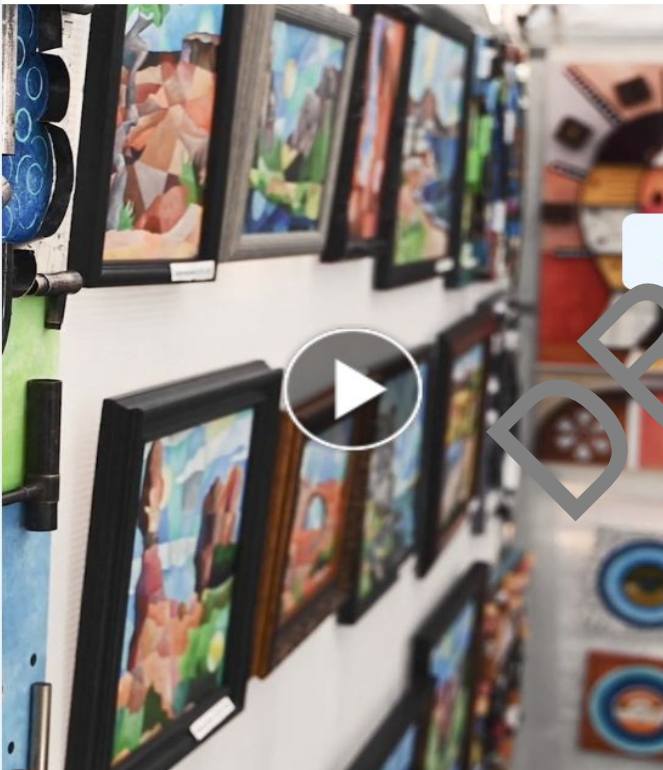
Source	Sent	Open Rate
Eblast	26,198	30.6%
Content Share 1	18,697	30.6%
Content Share 2	26,040	33.8%
Content Share 3	18,696	31.8%

Digital Ads Overview

Midtown Houston Sponsored

Jazz up your art at Midtown Houston's Art in the Park!

We will be featuring over 30 art vendors, interactive art classes, live music, and a variety of engaging activities - all in celebration of National Jazz Appreciation Month and the legendary Maestro Duke Ellington!



eventbrite.com
Art In The Park 2024

Example 1 of Sign up

Reach **97,792**

Link clicks **2,535**

Midtown Houston Sponsored

Your next family outing is calling! Join us for this year's Art In The Park and enjoy a day filled with free, family-friendly Art Jams, including Jazzy String Art, Matisse Inspired Collage, and Dot Painting.

With over 30 art vendors, live music, and food trucks, there is something for everyone!

Saturday, April 20 10am-4pm
Midtown Park Plaza




Reach **35,813**

Link clicks **815**



midtown
HOUSTON

JUNETEENTH ARTIST TALK

THE ROAD TO JUNETEENTH

WITH ARTIST **JAMES E! WALKER**



JUNE 6TH
11 AM - 1 PM



**ELDORADO
BALLROOM**

2310 Elgin Street
Houston, TX 77004

sign up here





**MIDTOWN MANAGEMENT DISTRICT
COMMITTEES**

Updated 05/2024

<p>Executive Committee Wednesday prior to Board meeting week at 10:00AM Officer terms June 1, 2024 to June 1, 2026</p>	<p>Jeanette Criglar – Chair Maggie Segrich– Vice Chair Kelly A. Young - Treasurer Desmond Bertrand-Pitts - Secretary Christopher Johnston - Assistant Secretary</p>
<p>Public Safety Committee 3rd Tuesday of each month at 11:30 AM</p>	<p>Jeanette Criglar – Chair – Vice Chair Jaime Giraldo – Director of Public Safety</p>
<p>Urban Planning Committee 3rd Monday of each month at 4:00 PM</p>	<p>Maggie Segrich – Chair – Vice Chair Christopher Johnston-MMD SN62 Liaison</p>
<p>Cultural Arts and Entertainment Committee 3rd Tuesday of each month at 3:00PM</p>	<p>Desmond Bertrand-Pitts – Chair Maggie Segrich – Vice Chair</p>
<p>Marketing Committee 3rd Wednesday of each month at 3:00PM</p>	<p>Debbie Tyler Dillard– Chair – Vice Chair</p>
<p>Service and Maintenance Committee 3rd Monday of each month at 4:00 PM</p>	<p>Christopher Johnston – Chair – Vice Chair</p>
<p>Finance and Budget Committee Tuesday prior to the Executive Committee Meeting</p>	<p>Kelly A. Young - Chair – Vice-Chair Marylene Chan</p>
<p>Nominating Committee As needed</p>	<p>Gloria Haney– Chair Marylene Chan</p>
<p>Parking Benefit District Advisory Committee Meets quarterly on the 2nd Thursday of the quartered month</p>	<p>Maggie Segrich – Chair Scarlett Yarborough Cynthia Aceves-Lewis Scott Irby</p>