



**midtown**  
H O U S T O N

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**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS  
MEETING  
October 2, 2024**

*(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 the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, October 2, 2024, at 11:00 a.m.** in the **1<sup>st</sup> 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//meetup-join/19%3ameeting\\_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d](https://teams.microsoft.com//meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%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 September 4, 2024, Board Meeting
  - b. Approve Financial Report for the Month of August 2024
  - c. Approve Payment of Invoices for September 2024
  - d. Approve Equi-Tax Report for September 2024
4. Order Setting the Rate of Assessment for Year Ten 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. . . . . **Maggie Segrich, 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. Nominating . . . . . **Gloria Haney, Chair**
    - i. Consider appointment of candidates to fill the unexpired terms for Positions 10 and 12 on the Board.
  - j. Service and Improvement Plan . . . . . **Jeanette Criglar, Co-Chair**  
**Kelly A. Young, Co-Chair**
  - k. 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. Announcements

**Proposed Service and Improvement Plan and Assessment Plan Townhall 2  
Wednesday, October 23, 2024, at 6:00 p.m.**

**Midtown Conference Center**

**410 Pierce Street, First Floor Conference Room**

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

**Houston, Texas 77002**

 **RSVP Today!** Your RSVP ensures robust meaningful conversation!

<http://bit.ly/3XJsqBr>

Next meeting date:

**Midtown Management District Board of  
Directors Wednesday, November 6, 2024, at 6:00  
p.m. 410 Pierce Street, (at Brazos) 1<sup>st</sup> Floor  
Houston TX 77002**

9. Adjourn



*Jeanette Criglar / ca*

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**Jeanette Criglar, Ph.D., 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](#)

***NOTE: We have begun the FY 2025 Budget Process at the committee level. We strongly encourage all constituents to come and participate in this extremely important annual 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 4, 2024**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, September 4, 2024, at 11:00 a.m. in the **1<sup>st</sup> 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. 11	
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Seglich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

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

In addition, present at the meeting, were Midtown Staff members Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo (via video conference), Chrystal Davis, Matt Thibodeaux, Kayler Williams, Jeremy Rocha, Kandi Schramm; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman (via video conference); Clark Lord of Bracewell, LLP; Ashley Small and Ashley Segura (who attended via video conference), of Medley, Inc.; Steve Hrnchir, General Engineering Consultant of Howard, Needles, Tammen & Bergendoff (HNTB) Corporation for the Texas Department of Transportation, Argentina James on behalf of the Texas

Department of Transportation (TX-DOT); Pam Julan of Hill Day; Jennifer Gribble, Giselle Martinez, and Lynda Guidry (who joined via video conference) of the Midtown Super Neighborhood #62; and Midtown residents: Kay Walton (via video conference), Vanessa Hall, Alicia Rideaux, and Ed Reybitz.

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

Chair Criglar 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 AUGUST 1, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JULY 2024**
- C. APPROVE PAYMENT OF INVOICES FOR AUGUST 2024**
- D. APPROVE EQUI-TAX REPORT FOR AUGUST 2024**

Ms. Alvarado presented the various items on the consent agenda. Director Lefsrud made a motion to approve the consent agenda as presented. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

**4. RATIFY THE INTERLOCAL AGREEMENT WITH HARRIS COUNTY FOR LAW ENFORCEMENT SERVICES FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025.**

Mr. Giraldo reported that the previous Interlocal Agreement for 2023 – 2024 was \$465,600.00. He further stated that the new Agreement for 2024-2025 is \$496,400.00 which is a difference of \$30,800.00 and represents a 4% increase from the prior year for the same number of deputy constables. Ms. Alvarado reminded the Board that the Interlocal Agreement had been discussed at a prior Board meeting and that the County Attorney’s office was asked to make corrections to the document prior to execution. She reported that the corrected document was executed on behalf of MMD and submitted for approval by Harris County Commissioner’s Court to prevent a lapse in services. She requested that the Board ratify the Interlocal Agreement. Director Segrich made a motion to ratify the Interlocal Agreement with Harris County for law enforcement services for the period beginning October 1, 2024 through September 30, 2025. The motion was seconded by Director Haney and carried by unanimous vote.

**5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 2<sup>ND</sup> QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2024**

Melissa Morton presented quarterly investment report for the period ending June 30, 2024. She stated that the average yield on all accounts for the 2<sup>nd</sup> Quarter was 1.7592% and that the amount of interest earned for the quarter was \$54,661.00. She further stated that the interest earned to date is \$110,525.37. Ms. Morton stated that the District's investment portfolio is in compliance with the District's Investment Policy and the investment provisions of the Texas Public Funds Investment Act. Director Goldstein made a motion to accept the 2<sup>nd</sup> Quarter investment report as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

**6. 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 various maintenance projects and He also reminded the Board that the Committee and Midtown Staff are still working on a more comprehensive disaster recovery plan for the District that will include pre-disaster planning and post disaster recovery.

He also reported on the efforts to repair the sidewalks in the District and that information has been submitted to the City for review. Director Johnston stated that cost estimates have been requested from CenterPoint for the proposed installation of new luminaires in the northeast quadrant of Midtown

Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, September 16, 2024 at 4:00 p.m.

**B. Urban Planning Committee – Maggie Segrich, Chair**

Director Segrich presented the Urban Planning Committee report. There were no action items. She announced that the re-solicitation of the Gray Street Buffer Designs Project will take place later in the year. She further stated that the Committee and Midtown Staff are continuing work on amending the current Maintenance Agreement with the City.

Director Segrich further reported that the City's Tuam Street Water Line Project is expected to reach substantial completion in the next several weeks.

Finally, Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, September 16, 2024, at 4:00 p.m.

**i. Midtown Parking Benefit District Advisory Committee**

Director Segrich reminded the Board that the Midtown Parking Benefit District Advisory Committee (MPBD Advisory Committee) meetings are held quarterly and that the next meeting is scheduled for Thursday, September 19, 2024, at 3:00 p.m.

**C. Marketing & Economic Development Committee – Debbie Tyler-Dillard, Chair**

Ashley Small of Medley, Inc. presented the social media numbers for July 2024. She stated that there were 9 total media placements and mentions for the month. She also stated the total media reach was approximately 500,574 viewers, listeners, and readers with a total media value of approximately \$44,803.00. Mrs. Small reported that Midtown gained 91 new followers on its various social media channels, with 974 engagements (likes, clicks, and shares) in July 2024. She stated that the content that received the most engagements included articles regarding the upcoming National Night Out and Coffee with A Cop events, the launch of the new Midtown website redesign and the blog post pertaining to Summer days in Midtown.

Director Tyler-Dillard reported that an additional 13,500 printed copies of the Summer issue of the Midtown Buzz were distributed within the District in August 2024. She further reported that the Committee was working on its budget requests for FY 2025.

Director Tyler-Dillard announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, September 17, 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 again reminded the Board that the District will host Mistletoe Market 2024 on Saturday, December 14, 2024 and Sunday, December 15, 2024.

Director Bertrand-Pitts reported that the HueMan: Shelter - Bloomberg Public Art Project will include 6 pieces of public art that will be installed at bus shelters, underneath the Pierce elevated, on a wall at the Hagans Law firm located on Travis Street. He announced that more information regarding the HueMan: Shelter Bloomberg Public Art Challenge Project is now available on Facebook at <https://www.facebook.com/huemanshelter>.



Director Bertrand-Pitts also stated that the Committee will participate as a sponsor of the “Big Walls, Big Dreams 2024 Festival” hosted by Elia Quiles of Up Art Studio. The amount of the sponsorship is \$15,000.00. He reminded the Board that the Big Walls Big Dreams 2024 Festival is a transformative project, curated and produced by UP Art Studio, that brings awe-inspiring mural installations to communities. He further stated that the large-scale artworks serve as beacons of inspiration and remain as permanent fixtures, brightening neighborhoods long into the future. Director Bertrand-Pitts stated that the event will be held September 14<sup>th</sup> to the 30<sup>th</sup> in celebration of National Hispanic Heritage Month. He also stated that Midtown will receive the following benefits:

- A dedicated recognition post in the BWBD 2024 social media campaign.
- A logo inclusion on the BWBD 2024 event video.
- A logo on the BWBD 2024 tour map and materials for the self-guided murals tour.

Director Bertrand-Pitts also reported that the Midtown staff are working with the other Houston area Cultural Arts Districts on the Houston Endowment Grant Project, to join together and collaborate on a project that will enhance the overall cultural arts sector for the entire city of Houston. He further stated that one of the projects will consist of creating a new 5-year Cultural Arts Plan for the Midtown District and the other project will focus on public art.

Finally, Director Bertrand-Pitts announced that the next combined Cultural Arts and Entertainment Committee and Marketing and Economic Development Committee is scheduled for Tuesday, September 17, 2024, at 3:00 p.m.

#### **E. Finance Committee – Kelly Young, Chair**

Ms. Morton presented the Finance Committee report on behalf of Director Young. There were no action items. She reminded the Board that the Committee has resumed holding monthly meetings as it works on the FY 2025 Budget. She also reminded the Board that the Midtown Staff will be working with each of the Committee Chairs on their budget requests. Ms. Morton also stated that she reminded each Committee Chair to review their 2024 projects, budgets, and expenditures to ensure that they are on target for project completion by the end of the year.

The next Finance Committee meeting is scheduled for Tuesday, September 24, 2024 at 1:00 p.m.

#### **F. Community Activity Report – Christopher Johnston, Liaison**

##### **i. Super Neighborhood #62**

Director Johnston informed the Board that the Super Neighborhood #62 (“SN #62”) had a social gathering in August 2024 at the Conservatory located at 606 Dennis Street, Suite 1, Houston, Texas 77006. He further stated that the next SN #62 meeting is scheduled for Wednesday, September 11, 2024 at 5:45 p.m. at South Main Baptist Church located at 4100 Main Street, Houston, Texas 77002.

**G. Public Safety Committee – Jeanette Criglar, Chair**

Jaime Giraldo reported on public safety activities and pending efforts to improve public safety in Midtown. He stated that 24 of the 25 Flock cameras have been installed in the District and that the remaining camera is expected to be installed by September 11, 2024. He advised the Board that a Flock camera in Midtown captured information that aided law enforcement in capturing a suspect in connection with the recent death of a Houston police officer.

Mr. Giraldo stated that funding for the Midtown Loud Noise Initiative will end on or about September 30, 2024. He further stated that a proposal for a Traffic Enforcement and Parking Enforcement Initiative which will target speeding and illegal parking in Midtown will be presented to the MPBD Advisory Committee for funding. He provided updates regarding the Bike Patrol Program which was approved for funding by the MPBD in June 2024. Mr. Giraldo stated that the Bike Patrol Program will be revamped due to potential liability issues and will be staffed by “on-duty” HPD officers.

The next Public Safety Committee meeting will be held on Tuesday, September 17, 2024 at 11:30 a.m.

**H. Nominating Committee - Gloria Haney, Chair**

Director Haney stated that there was no new information to report regarding the appointments and reappointments of Board members.

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

Ms. Alvarado announced that the District will host a Town Hall for stakeholders to have one more opportunity to provide feedback regarding the Service and Improvement Plan and Assessment Plan on Thursday, September 12, 2024 in the 1<sup>st</sup> Floor Conference Room at the Midtown Offices.

**J. Executive Committee – Jeanette Criglar, Chair**

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports. She further announced that the Executive Committee resumed in-person meetings in August and stated that other Committee Chair are considering doing so as well.

## **7. REPORT ON CAPITAL PROJECTS OF THE MIDTOWWN REDEVELOPMENT AUTHORITY (MRA)**

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

**Caroline Street** – MRA will hold a preconstruction meeting with the contractor, Elite Construction Services, in late-September 2024 regarding the Caroline Street remedial drainage improvements pilot project to address the ponding certain issues along Caroline Street. Construction is anticipated to begin in October 2024 and is expected to take approximately 60 days to complete.

**Brazos Street** – MRA Staff anticipates getting a response from the City in late in September 2024 related to proceeding with the project.

**Brazos Street Bridge Landscape Improvements** – The work was completed; however, the landscaping was damaged by Hurricane Beryl. The contractor is working to repair the damages. The project will soon be transferred to the Midtown Service and Maintenance Team for maintenance and upkeep after the repairs are made by the contractor.

**Sidewalk Assessment** – MRA has identified smaller segments of the sidewalk project that will be funded through the Urban Planning Committee's special projects budget allocated for sidewalks and curb repairs. The initial phases for the major sidewalk improvements will occur along Isabella and Truxillo Streets and is under development. The project is expected to start in 2025.

### **PARTNER PROJECTS**

**Gray Street Buffer Designs** – MRA staff and consultants are in the process of re-issuing the solicitation for a revised Scope of Services. The project will be re-bided in the 4<sup>th</sup> Quarter.

**Urban Forestry Plan** – MRA received the final report from the contractors. It will be made available for public comment viewing on the new Midtown website.

**CenterPoint Lighting Assessment Survey** – CenterPoint has installed a test luminaire in a 2<sup>nd</sup> location in the District so that the community can see how it interacts with the current luminaires. MRA Staff will be meeting with City representatives to review the proposed

installations, the magnitude of the lighting installed, and the anticipated impact on future energy costs for the District.

**8. WITH RESPECT TO THE FORGOING 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.

There was no Executive Session.

**9. PRESENTATION: TEXAS DEPARTMENT OF TRANSPORTATION – NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT**

Mr. Steve Hrnchir of Howard, Needles, Tammen & Bergendoff (HNTB) Corporation made a presentation regarding the TX-DOT North Houston Highway Improvement Project (NHHIP). He reported that the NHHIP is designed to enhance safety, create additional roadway capacity to manage congestion, incentivize transit and promote ridesharing, and improve mobility and operational efficiency on I-45 from U.S. Highway 59/I-69 to Beltway 8 North, including improvements along US 59/I-69 between I-45 and Spur 527.

He further stated that the project is divided into three segments: Segment 1 is Beltway 8 North to I-610; Segment 2 is I-610 to I-10; and Segment 3 is the Downtown Loop System: (I-45, I-10, and US 59/I-69). Mr. Hrnchir highlighted the various projects for each segment. He stated that TX-DOT is expected to begin the project in October 2024 and will take approximately 3 years to complete. He said that interested community members can find more information on the TX-DOT website or through participating in “in-person” and virtual public meetings regarding the NHHIP. Mr. Hrnchir stated that the entire NHHIP is expected to be completed in 2038.

**10. ANNOUNCEMENTS**

Ms. Alvarado encouraged attendance at the Town Hall meeting to discuss project and priorities for the next 10-year Service and Improvement Plan and Assessment Plan to be held on Wednesday, September 12, 2024 at 6:00 p.m. at the Midtown Conference Center located at 410 Pierce Street, First Floor Conference Room, Houston, Texas 77002.

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, October 2, 2024, at 11:00 a.m.**

**11. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned.

\_\_\_\_\_  
Desmond Bertrand-Pitts, Secretary

Date: \_\_\_\_\_

DRAFT

**Midtown Management District  
Balance Sheet Prev Year Comparison  
As of August 31, 2024**

	Aug 31, 24	Aug 31, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10000 · Operating Funds	4,193,850.25	3,901,703.13	292,147.12	7.5%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
<b>Total Checking/Savings</b>	4,205,272.95	3,913,125.83	292,147.12	7.5%
<b>Accounts Receivable</b>				
120000 · Assessments Receivable	140,635.48	140,635.48	0.00	0.0%
123001 · AR Current	75,930.24	4,483.75	71,446.49	1,593.5%
<b>Total Accounts Receivable</b>	216,565.72	145,119.23	71,446.49	49.2%
<b>Other Current Assets</b>				
130500 · Prepaid Expense	9,113.57	0.00	9,113.57	100.0%
<b>Total Other Current Assets</b>	9,113.57	0.00	9,113.57	100.0%
<b>Total Current Assets</b>	4,430,952.24	4,058,245.06	372,707.18	9.2%
<b>Other Assets</b>				
130501 · Other Misc Assets	36,959.00	36,959.00	0.00	0.0%
<b>Total Other Assets</b>	36,959.00	36,959.00	0.00	0.0%
<b>TOTAL ASSETS</b>	<b>4,467,911.24</b>	<b>4,095,204.06</b>	<b>372,707.18</b>	<b>9.1%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
200000 · Accounts Payable	369,798.63	690,059.92	-326,261.29	-47.3%
<b>Total Accounts Payable</b>	369,798.63	690,059.92	-326,261.29	-47.3%
<b>Other Current Liabilities</b>				
205000 · Deferred Assessment Revenue	169,908.53	169,985.30	-76.77	-0.1%
206000 · Accrued liability	-14,628.67	36,537.61	-51,166.28	-140.0%
207000 · Bal due to MRA from FTA Reim...	11,422.70	11,422.70	0.00	0.0%
<b>Total Other Current Liabilities</b>	166,702.56	217,945.61	-51,243.05	-23.5%
<b>Total Current Liabilities</b>	530,501.19	908,005.53	-377,504.34	-41.6%
<b>Total Liabilities</b>	530,501.19	908,005.53	-377,504.34	-41.6%
<b>Equity</b>				
390000 · Fund Balance Roll-Forward	2,422,783.73	2,074,997.89	347,785.84	16.8%
Net Income	1,514,626.32	1,112,200.64	402,425.68	36.2%
<b>Total Equity</b>	3,937,410.05	3,187,198.53	750,211.52	23.5%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,467,911.24</b>	<b>4,095,204.06</b>	<b>372,707.18</b>	<b>9.1%</b>

**Midtown Management District**  
**Profit & Loss**  
**January through August 2024**

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	TOTAL
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
400000 · Revenue - Assessments	2414427.01	525,735.09	48,999.30	12,686.97	18,300.27	-6,235.61	-7,759.64	-96,653.88	2909499.51
400102 · Grant Revenue	0.00	0.00	0.00	0.00	0.00	700,000.00	0.00	0.00	700,000.00
403000 · Other Income	0.00	866.17	2,475.40	1,956.74	0.00	0.00	0.00	166,218.00	171,516.31
404000 · Int Income	13,289.78	19,942.70	22,557.87	19,948.41	18,139.07	16,512.18	16,616.34	13,984.77	140,991.12
406000 · Interest on CD	12.23	0.00	61.49	0.00	0.00	61.64	0.00	0.00	135.36
<b>Total Income</b>	<u>2427729.02</u>	<u>546,543.96</u>	<u>74,094.06</u>	<u>34,592.12</u>	<u>36,439.34</u>	<u>710,338.21</u>	<u>8,856.70</u>	<u>83,548.89</u>	<u>3922142.30</u>
<b>Gross Profit</b>	2427729.02	546,543.96	74,094.06	34,592.12	36,439.34	710,338.21	8,856.70	83,548.89	3922142.30
<b>Expense</b>									
500000 · Security and Public Safety	222,109.29	72,140.95	109,486.37	3,406.69	83,347.47	123,614.44	34,529.37	72,413.37	801,137.95
600000 · Marketing & Economic Develop...	13,773.84	4,380.84	13,039.87	3,937.80	10,732.84	22,839.87	-3,701.58	8,119.45	73,122.97
700000 · Urban Planning	0.00	0.00	7,847.60	0.00	0.00	7,847.60	-7,847.60	7,847.60	15,695.20
710000 · Cultural Arts & Entertainment	18,392.72	33,249.04	44,162.63	19,884.74	2,993.63	32,197.94	-10,911.00	19,736.79	189,646.49
720000 · Service & Maintenance	34,845.84	35,125.67	51,200.88	130,569.77	43,233.93	144,135.84	59,690.87	48,062.23	546,896.03
730000 · Parking Benefits District	13,262.50	53,675.00	7,500.00	200.00	21,878.41	9,320.00	3,948.45	0.00	109,784.36
800000 · District Administration	16,001.57	34,000.00	100,650.23	36,970.52	53,927.89	117,368.68	-8,450.03	103,016.90	453,638.36
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	83,750.00	299.97	8,400.00	45,000.00	144.65	0.00	217,594.62
<b>Total Expense</b>	<u>348,385.76</u>	<u>282,044.00</u>	<u>417,608.58</u>	<u>305,359.53</u>	<u>224,514.17</u>	<u>502,324.37</u>	<u>67,403.13</u>	<u>259,196.34</u>	<u>2407515.98</u>
<b>Net Ordinary Income</b>	2079343.26	263,819.86	-343,514.52	-270,767.41	-188,074.83	208,013.84	-58,546.43	-175,647.45	1514626.32
<b>Net Income</b>	<u><u>2079343.26</u></u>	<u><u>263,819.86</u></u>	<u><u>-343,514.52</u></u>	<u><u>-270,767.41</u></u>	<u><u>-188,074.83</u></u>	<u><u>208,013.84</u></u>	<u><u>-58,546.43</u></u>	<u><u>-175,647.45</u></u>	<u><u>1514626.32</u></u>

**Midtown Management District  
Sources of Funds  
January through August 2024**

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>400000 · Revenue - Assessments</b>				
402500 · Refunds/Assessment Adjustme...	-218,219.97	0.00	-218,219.97	100.0%
402600 · Assessment Collection Costs	0.00	7,000.00	-7,000.00	0.0%
400000 · Revenue - Assessments - Other	3,127,719.48	3,358,142.00	-230,422.52	93.1%
<b>Total 400000 · Revenue - Assessments</b>	2,909,499.51	3,365,142.00	-455,642.49	86.5%
<b>400102 · Grant Revenue</b>	700,000.00	150,000.00	550,000.00	466.7%
<b>403000 · Other Income</b>				
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	166,218.00	275,000.00	-108,782.00	60.4%
<b>Total 403000 · Other Income</b>	171,516.31	281,000.00	-109,483.69	61.0%
<b>404000 · Int Income</b>	140,991.12	120,000.00	20,991.12	117.5%
<b>406000 · Interest on CD</b>	135.36	125.00	10.36	108.3%
<b>Total Income</b>	3,922,142.30	3,916,267.00	5,875.30	100.2%
<b>Gross Profit</b>	3,922,142.30	3,916,267.00	5,875.30	100.2%
<b>Net Ordinary Income</b>	3,922,142.30	3,916,267.00	5,875.30	100.2%
<b>Net Income</b>	<b>3,922,142.30</b>	<b>3,916,267.00</b>	<b>5,875.30</b>	<b>100.2%</b>

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**Midtown Management District  
Service & Maintenance Use of Funds  
January through August 2024**

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>720000 · Service &amp; Maintenance</b>				
<b>722005 · Baldwin/Glover Park Maintenance</b>				
722051 · Water	780.42	9,000.00	-8,219.58	8.7%
722052 · Electric	2,720.07	3,700.00	-979.93	73.5%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	1,960.00	6,113.00	-4,153.00	32.1%
722055 · Landscape Repairs	11,333.00	30,600.00	-19,267.00	37.0%
722056 · Baldwin/Glover Landscape Contra	13,680.00	20,520.00	-6,840.00	66.7%
722057 · Park Lighting	1,173.00	12,049.00	-10,876.00	9.7%
722058 · Dog Park Maintenance	2,490.00	5,100.00	-2,610.00	48.8%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
<b>Total 722005 · Baldwin/Glover Park Maintena...</b>	<b>34,136.49</b>	<b>110,442.00</b>	<b>-76,305.51</b>	<b>30.9%</b>
<b>725000 · Midtown Field Service Prog</b>				
<b>725001 · Field Service TEAM</b>				
Field Service TEAM	217,000.00	372,000.00	-155,000.00	58.3%
<b>Total 725001 · Field Service TEAM</b>	<b>217,000.00</b>	<b>372,000.00</b>	<b>-155,000.00</b>	<b>58.3%</b>
725002 · Graffiti	5,906.48	12,000.00	-6,093.52	49.2%
725003 · Supplies	0.00	612.00	-612.00	0.0%
725004 · Storage	4,572.00	5,400.00	-828.00	84.7%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	10,492.00	6,300.00	-55,808.00	15.8%
725008 · Landscaping/Tree Planting	8,000.00	20,400.00	-19,600.00	3.9%
725009 · Pet Bags	0.00	5,100.00	-5,100.00	0.0%
725011 · Street Curb Cleaning	90,900.00	4,080.00	-3,320.00	18.6%
725015 · Maintenance Expenses	7,000.00	4,080.00	-3,320.00	18.6%
<b>Total 725000 · Midtown Field Service Prog</b>	<b>210,430.48</b>	<b>506,292.00</b>	<b>-245,861.52</b>	<b>51.4%</b>
<b>726000 · Service Maintenance - Other</b>				
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	186,000.00	382,966.00	-196,966.00	48.6%
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%
<b>Total 726000 · Service Maintenance - Other</b>	<b>186,000.00</b>	<b>657,489.00</b>	<b>-471,489.00</b>	<b>28.3%</b>
<b>728000 · Staffing</b>	<b>66,329.06</b>	<b>161,665.00</b>	<b>-95,335.94</b>	<b>41.0%</b>
<b>Total 720000 · Service &amp; Maintenance</b>	<b>546,896.03</b>	<b>1,435,888.00</b>	<b>-888,991.97</b>	<b>38.1%</b>
<b>Total Expense</b>	<b>546,896.03</b>	<b>1,435,888.00</b>	<b>-888,991.97</b>	<b>38.1%</b>
<b>Net Ordinary Income</b>	<b>-546,896.03</b>	<b>-1,435,888.00</b>	<b>888,991.97</b>	<b>38.1%</b>
<b>Net Income</b>	<b>-546,896.03</b>	<b>-1,435,888.00</b>	<b>888,991.97</b>	<b>38.1%</b>

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

Accrual Basis

	Jan - Aug 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...	0.00	95,000.00	-95,000.00	0.0%
<b>Total 702010 · Special Projects</b>	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	15,695.20	32,965.00	-17,269.80	47.6%
<b>Total 700000 · Urban Planning</b>	15,695.20	158,965.00	-143,269.80	9.9%
<b>Total Expense</b>	15,695.20	158,965.00	-143,269.80	9.9%
<b>Net Ordinary Income</b>	-15,695.20	-158,965.00	143,269.80	9.9%
<b>Net Income</b>	<b>-15,695.20</b>	<b>-158,965.00</b>	<b>143,269.80</b>	<b>9.9%</b>

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

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>730000 · Parking Benefits District</b>				
<b>730001 · Parking Benefits District</b>	109,784.36	275,000.00	-165,215.64	39.9%
<b>Total 730000 · Parking Benefits Dist...</b>	109,784.36	275,000.00	-165,215.64	39.9%
<b>Total Expense</b>	109,784.36	275,000.00	-165,215.64	39.9%
<b>Net Ordinary Income</b>	-109,784.36	-275,000.00	165,215.64	39.9%
<b>Net Income</b>	<b>-109,784.36</b>	<b>-275,000.00</b>	<b>165,215.64</b>	<b>39.9%</b>

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

Accrual Basis

January through August 2024

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	20,989.99	33,000.00	-12,010.01	63.6%
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	20,989.99	33,000.00	-12,010.01	63.6%
602000 · Web-site Update & Maint.	4,083.08	0.00	4,083.08	100.0%
603004 · Resident/Stake Holder Foc Cmmu	1,320.42	15,000.00	-13,679.58	8.8%
603005 · Midtown Newspaper	26,716.00	33,400.00	-6,684.00	80.0%
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	135.00	3,000.00	-2,865.00	4.5%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	2,842.50	10,000.00	-7,157.50	28.4%
609700 · Staffing	17,035.98	36,806.00	-19,770.02	46.3%
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	73,122.97	142,706.00	-69,583.03	51.2%
<b>Total Expense</b>	73,122.97	142,706.00	-69,583.03	51.2%
<b>Net Ordinary Income</b>	-73,122.97	-142,706.00	69,583.03	51.2%
<b>Net Income</b>	<b>-73,122.97</b>	<b>-142,706.00</b>	<b>69,583.03</b>	<b>51.2%</b>

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

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	6,900.00	15,000.00	-8,100.00	46.0%
710103 · Midtown Mural Project	4,750.00	7,500.00	-2,750.00	63.3%
710106 · Art in the Park	61,485.45	70,000.00	-8,514.55	87.8%
710107 · Mistletoe Market	0.00	70,000.00	-70,000.00	0.0%
710108 · Special Events in Bagby Park	33,009.96	58,000.00	-24,990.04	56.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	19,974.09	12,000.00	7,974.09	166.5%
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	24,288.23	20,000.00	4,288.23	121.4%
710700 · Staffing	32,045.24	64,261.00	-32,215.76	49.9%
710000 · Cultural Arts & Entertainment - ...	4,693.52			
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>189,646.49</b>	<b>397,261.00</b>	<b>-207,614.51</b>	<b>47.7%</b>
<b>Total Expense</b>	<b>189,646.49</b>	<b>397,261.00</b>	<b>-207,614.51</b>	<b>47.7%</b>
<b>Net Ordinary Income</b>	<b>-189,646.49</b>	<b>397,261.00</b>	<b>207,614.51</b>	<b>47.7%</b>
<b>Net Income</b>	<b>-189,646.49</b>	<b>-397,261.00</b>	<b>207,614.51</b>	<b>47.7%</b>

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

Accrual Basis

January through August 2024

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>500000 · Security and Public Safety</b>				
501000 · Street Lighting - Electricity	0.00	50,000.00	-50,000.00	0.0%
<b>502000 · Enhancement Public Safety</b>				
502011 · Harris County Precinct 7	271,600.00	473,407.00	-201,807.00	57.4%
502012 · S.E.A.L. Security Program	243,060.65	372,980.00	-129,919.35	65.2%
502014 · SEARCH {Homeless Services}	48,387.50	65,300.00	-16,912.50	74.1%
502015 · HPD Homeless Outreach Team	75,350.00	70,000.00	5,350.00	107.6%
502016 · Directed Enforcement	75,000.00	63,500.00	11,500.00	118.1%
<b>Total 502000 · Enhancement Public Safety</b>	713,398.15	1,045,187.00	-331,788.85	68.3%
504000 · Security Coordinator	1,708.59	2,500.00	-791.41	68.3%
507000 · Street Outage Survey	1,870.00	3,000.00	-1,130.00	62.3%
508000 · Public Safety Light Program	9,366.19	15,000.00	-5,633.81	62.4%
509000 · National Night Out	8,200.00	8,500.00	-300.00	96.5%
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	1,689.99	3,000.00	-1,310.01	56.3%
509560 · Professional Development	834.11	5,000.00	-4,165.89	16.7%
509700 · Staffing	64,070.92	153,059.00	-88,988.08	41.9%
<b>Total 500000 · Security and Public Safety</b>	801,137.95	1,293,246.00	-492,108.05	61.9%
<b>Total Expense</b>	801,137.95	1,293,246.00	-492,108.05	61.9%
<b>Net Ordinary Income</b>	-801,137.95	-1,293,246.00	492,108.05	61.9%
<b>Net Income</b>	<b>-801,137.95</b>	<b>-1,293,246.00</b>	<b>492,108.05</b>	<b>61.9%</b>

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**Midtown Management District  
Special Projects Use of Funds  
January through August 2024**

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>991000 · Special Projects - Board Apprvd</b>				
<b>991100 · Security &amp; Public Safety</b>				
991110 · Spec. Proj - Direct Enforcement	0.00	227,000.00	-227,000.00	0.0%
991120 · Spec. Proj - HPD Hot Supplem...	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%
<b>Total 991100 · Security &amp; Public Safety</b>	163,750.00	467,000.00	-303,250.00	35.1%
<b>991200 · Marketing and Economic Dev</b>				
991210 · Spec. Proj - New Website	53,844.62	75,000.00	-21,155.38	71.8%
<b>Total 991200 · Marketing and Economic ...</b>	53,844.62	75,000.00	-21,155.38	71.8%
<b>991300 · Urban Planning</b>				
991310 · Spec. Proj - Sidewalks & Curbs	0.00	165,000.00	-165,000.00	0.0%
<b>Total 991300 · Urban Planning</b>	0.00	165,000.00	-165,000.00	0.0%
<b>991400 · Cultural Arts &amp; Ent</b>				
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%
<b>Total 991400 · Cultural Arts &amp; Ent</b>	0.00	260,000.00	-260,000.00	0.0%
<b>991500 · Service &amp; Maintenance</b>				
991510 · Spec. Proj - Legacy Repair Heav	0.00	750,000.00	-750,000.00	0.0%
<b>Total 991500 · Service &amp; Maintenance</b>	0.00	750,000.00	-750,000.00	0.0%
<b>Total 991000 · Special Projects - Board Ap...</b>	217,594.62	1,717,000.00	-1,499,405.38	12.7%
<b>Total Expense</b>	217,594.62	1,717,000.00	-1,499,405.38	12.7%
<b>Net Ordinary Income</b>	-217,594.62	-1,717,000.00	1,499,405.38	12.7%
<b>Net Income</b>	-217,594.62	-1,717,000.00	1,499,405.38	12.7%

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

Accrual Basis

	Jan - Aug 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>800000 · District Administration</b>				
802000 · Legal Counsel	108,343.65	112,500.00	-4,156.35	96.3%
802040 · Public Hearing Service Plan	94,464.86	175,000.00	-80,535.14	54.0%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
802060 · Consultation	0.00	9,000.00	-9,000.00	0.0%
803000 · Accounting & Auditing Expense	16,593.81	17,000.00	-406.19	97.6%
<b>804000 · Insurance Expense</b>				
804003 · Director's & Officers Insurance	3,595.00	6,000.00	-2,405.00	59.9%
804004 · General Liability	8,240.00	10,000.00	-1,760.00	82.4%
804005 · Insurance - other	3,871.00	5,000.00	-1,129.00	77.4%
<b>Total 804000 · Insurance Expense</b>	15,706.00	21,000.00	-5,294.00	74.8%
<b>805000 · Assessment Collection Costs</b>				
805120 · Collection Costs	34,750.81	60,000.00	-25,249.19	57.9%
<b>Total 805000 · Assessment Collection Co...</b>	34,750.81	60,000.00	-25,249.19	57.9%
<b>806000 · General Operating/Admin. Exp.</b>				
806004 · Bank Service Charge	1,362.75	5,000.00	-3,637.25	27.3%
806005 · Gen. Operating/Admin. Expens...	113.04	10,000.00	-9,886.96	1.1%
806006 · District Cell Phone & Tablets	777.88	4,320.00	-3,542.12	18.0%
<b>Total 806000 · General Operating/Admin. ...</b>	2,253.67	19,320.00	-17,066.33	11.7%
<b>807000 · Board Meeting &amp; Misc. Exp.</b>				
807001 · Board/Committee Mtgs/Misc Exp	5,290.47	19,500.00	-14,209.53	27.1%
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	5,290.47	19,500.00	-14,209.53	27.1%
<b>809000 · Administration Expense</b>	176,235.69	345,000.00	-168,764.91	51.1%
<b>Total 800000 · District Administration</b>	453,638.36	783,320.00	-329,681.64	57.9%
<b>Total Expense</b>	453,638.36	783,320.00	-329,681.64	57.9%
<b>Net Ordinary Income</b>	-453,638.36	-783,320.00	329,681.64	57.9%
<b>Net Income</b>	<b>-453,638.36</b>	<b>-783,320.00</b>	<b>329,681.64</b>	<b>57.9%</b>



Midtown Management District

Check Detail Report

As of September 27, 2024

Type	Date	Num	Name	Memo	Amount
<b>10000 · Operating Funds</b>					
<b>106010 · Wells Fargo Checking Acct 3339</b>					
Check	09/03/2024	10378	Crawford Condominiums LP	81 137 082 001 0001 TAX YEAR: 2017	-801.92
Check	09/03/2024	10379	TND INVESTMENTS LLC INC	81 019 090 000 0005 2715 FANNIN STREET TAX YEAR: 2020 & 2021	-319.13
Check	09/03/2024	10380	GAYTAN RAFAEL	81 122 511 001 0003 PROPERTY TAX OVERAGE PAYMENT	-5.20
Check	09/03/2024	10381	Edward Jones	81 130 097 000 0023 PROPERTY TAX OVERAGE PAYMENT	-19.95
Check	09/03/2024	10382	Lereta LLC DbA Accumatch	PROPERTY TAX OVERAGE PAYMENT 81 019 180 006 0005	-408.44
Check	09/03/2024	10383	Rice RE Holdings III	81 025 023 000 0009 411 RICHMOND AVENUE : TAX YEAR 2022	-303.93
Check	09/03/2024	10384	FIRST INTERSTATE BK TX ...	81 128 132 001 0001 2613 AUSTIN ST : TAX YEAR 2021	-171.67
Check	09/03/2024	10385	FIRST INTERSTATE BK TX ...	81 019 147 000 0003 FANNIN ST : TAX YEAR 2021	-38.89
Check	09/03/2024	10386	4600 MAIN STREET HOUSIN...	81 139 026 001 0001 MAIN STREET YEAR: 2019	-208.81
Check	09/03/2024	10387	MID-MAIN PROPERTIES LP ...	3550 MAIN ST 81 135 584 001 0001 TAX YEAR: 2022	-9,584.98
Check	09/03/2024	10388	2300 FANNIN LTD	81 019 037 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2300 FANNI...	-404.73
Check	09/03/2024	10389	RED INTEREST INC	Property Tax Overage 81 019 039 000 0010	-1,520.35
Check	09/03/2024	10390	The Cole Law Firm PLLC ATT...	81 019 187 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3208 Austin ...	-219.42
Check	09/03/2024	10391	ND INTERESTS LLC	1803 McGowen St 81 019 017 000 0003 TAX YEAR: 2022 & 2503 Cheneve...	-111.23
Check	09/03/2024	10392	Mary K. Gaumer	1228 McGowen St 81 019 088 000 0016 TAX YEAR: 2022	-109.93
Check	09/03/2024	10393	WB Trading & Brokering Inc	81 135 014 001 0001 PROPERTY TAX OVERAGE PAYMENT: 81-MMD	-14.18
Bill Pmt -Che...	09/04/2024	10394	BRACEWELL LLP		-15,418.75
Bill Pmt -Che...	09/04/2024	10395	East End Management District	Graffiti Abatement 07.10.24 & 07.25.24	-746.64
Bill Pmt -Che...	09/04/2024	10396	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- September 2024	-2,955.03
Bill Pmt -Che...	09/04/2024	10397	Holder's Pest Solutions		-1,100.00
Bill Pmt -Che...	09/04/2024	10398	Kwik Kopy	Banner Stand Full Color September 2024	-250.00
Bill Pmt -Che...	09/04/2024	10399	Metropolitan Landscape Man...		-3,915.00
Bill Pmt -Che...	09/04/2024	10400	Midtown Parks Conservancy'	Credit card/intercompany reimbursements	-21,102.16
Bill Pmt -Che...	09/04/2024	10401	Midtown Redevelopment Auth...	Operating Expense Reimbursement 4th Qtr 2024	-163,631.00
Bill Pmt -Che...	09/04/2024	10402	Perdue, Brandon, Fielder, Col...	06/27/2024 - 07/29/2024 Professional Services rendered in the collection of ...	-2,646.41
Bill Pmt -Che...	09/04/2024	10403	smc Logistics, LLC	Tree Services: 3800 Travis Replanted downed tree, added stakes MAY 2024	-300.00
Bill Pmt -Che...	09/04/2024	10404	Urias Merino	Hispanic Heritage Month Sign Wrap - Bagby Park September 2024	-1,200.00
Bill Pmt -Che...	09/04/2024	10405	Carr, Riggs & Ingram CPAs a...	FY2023 FINANCIAL AUDIT Billing for financial statement audit of Midtown ...	-4,593.81
Bill Pmt -Che...	09/04/2024	10406	Cultural Launch	Bloomberg Public Art Challenge August 2024	-3,600.00
Bill Pmt -Che...	09/04/2024	10407	Kwik Kopy	Midtown Reimagine Town Hall Push Card August 2024	-449.00
Bill Pmt -Che...	09/04/2024	10408	Landscape Art	Straighten 2 trees at Glover Park - August 2024	-2,643.00
Bill Pmt -Che...	09/04/2024	10409	Metropolitan Landscape Man...	Hurricane Cleanup July 2024	-2,450.00
Bill Pmt -Che...	09/12/2024	10410	East End Management District	Graffiti Abatement 08.08.24 & 08.22.24	-746.64
Bill Pmt -Che...	09/12/2024	10411	FordMomentum LLC	JUNE 24 - Communications planning and strategy for MMD 10 year Service a...	-6,227.88
Bill Pmt -Che...	09/12/2024	10412	Goode Systems & Consulting...	Laptop/Monitor/Accessories/Keyboard/	-2,492.94
Bill Pmt -Che...	09/12/2024	10413	Kainer Electrical Services, Inc	Glover Park August 2024	-300.00
Bill Pmt -Che...	09/12/2024	10414	Kynetta Moore	Event Management Invoice 3 - Pymt 3- - National Night Out August 2024	-2,000.00
Bill Pmt -Che...	09/12/2024	10415	smc Logistics, LLC		-21,835.00
Bill Pmt -Che...	09/12/2024	10416	Underground Planet Art Studi...	SPONSORSHIP: "Big Walls Big Dreams 2024 "	-15,000.00
Bill Pmt -Che...	09/12/2024	10417	smc Logistics, LLC	Field Maintenance Services in Midtown - JULY 2024	-31,000.00
Bill Pmt -Che...	09/17/2024	10418	BRACEWELL LLP		-20,662.50
Bill Pmt -Che...	09/17/2024	10419	Bryan J. Ross	Distribution of Midtown Buzz & National Night Out September 2024	-250.00
Bill Pmt -Che...	09/17/2024	10420	CivicPlus, LLC	Unlimited Gov User Licenses	-10,573.75
Bill Pmt -Che...	09/17/2024	10421	Harris County Treasurer	Constable Services for 09.20.2024	-41,366.00
Bill Pmt -Che...	09/17/2024	10422	Kynetta Moore	Event Management- National Night Out August 2024	-700.00
Bill Pmt -Che...	09/17/2024	10423	Padron Design Studio LLC D...	Website Design	-25,110.00
Bill Pmt -Che...	09/17/2024	10424	SEAL Security Solutions LLC	July 1- 31, 2024 - Commissioned Security Officers with Vehicle and Occasio...	-29,030.75
Bill Pmt -Che...	09/25/2024	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} SEP 2024	-262.04
Bill Pmt -Che...	09/25/2024	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} SEP 24	-18.56
Bill Pmt -Che...	09/26/2024	10425	Daysi M. Bravo	Face Painting National Night Out - October 2024	-325.00
Bill Pmt -Che...	09/26/2024	10426	DJ MAV HOLDINGS	National Night Out 10.01.2024	-1,300.00
Bill Pmt -Che...	09/26/2024	10427	Gelato Constantino, LLC	National Night Out 10.01.24	-700.00
Bill Pmt -Che...	09/26/2024	10428	Houston Business Journal		-1,056.00
Bill Pmt -Che...	09/26/2024	10429	James Coney Island	2024 National Night Out 10/01/2024 FOOD & CATERING FEES	-1,312.00
Bill Pmt -Che...	09/26/2024	10430	Jeffrey E. Segura	National Night Out October 2024	-1,000.00
Bill Pmt -Che...	09/26/2024	10431	Kwik Kopy	Live Work Play Postcard September 2024	-129.50
Bill Pmt -Che...	09/26/2024	10432	Midtown Parks Conservancy'	July 2024 - Reimbursement for Field Services Team for Legacy and New Impr	-31,000.00
Bill Pmt -Che...	09/26/2024		Midtown Redevelopment Auth...	QuickBooks generated zero amount transaction for bill payment stub	0.00
Bill Pmt -Che...	09/26/2024	10433	PicMe Events ENT	360 Video Booth	-675.00
Bill Pmt -Che...	09/26/2024	10434	SEAL Security Solutions LLC	August 1- 31, 2024 - Commissioned Security Officers with Vehicle and Occa...	-27,342.70
Bill Pmt -Che...	09/26/2024	10435	THE BAKER'S MAN LLC	2024 National Night Out: Event Food	-800.00
Bill Pmt -Che...	09/26/2024	10436	WASHAMERICA	Clean Up for National Night Out 2024	-750.00
Bill Pmt -Che...	09/26/2024	10437	XTICKERS DESIGNS INC	Midtown Letters Face Wrap September 2024	-5,700.00
Total 106010 · Wells Fargo Checking Acct 3339					-520,909.82
Total 10000 · Operating Funds					-520,909.82
<b>TOTAL</b>					<b>-520,909.82</b>

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 September 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	\$3,353,183.01	\$3,289,487.77	\$63,695.24	98%
2022	0.1181	\$3,188,668.14	\$3,174,676.73	\$13,991.41	99%
2021	0.1181	\$3,025,203.50	\$3,017,343.12	\$7,860.38	99%
2020	0.1181	\$2,811,309.44	\$2,806,968.30	\$4,341.14	99%
2019	0.1181	\$2,581,831.38	\$2,578,658.29	\$3,173.09	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	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	-6,125.19	2,939,701.04
2022 Assessment Collected	-4,098.94	-26,789.23
2021 Assessment Collected	301.52	-2,539.07
2020 Assessment Collected	292.85	-3,541.01
2019 Assessment Collected	301.52	-1,976.80
2018 Assessment Collected	311.60	631.78
2017 Assessment Collected	333.48	860.06
2016 Assessment Collected	0.00	518.25
2015 Assessment Collected	0.00	535.97
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	2,352.03	26,715.26
Overpayments	0.00	17,326.16
Estimated Payment	184.38	184.38
CAD Corrections	0.00	63.33
CAD Lawsuit Corrections	16,174.05	231,458.44
Collection Fees	1,968.59	14,908.45
<b>Total Revenue</b>	<b>11,995.89</b>	<b>3,198,057.01</b>
Overpayments & CAD Refunds Presented	7,785.87	234,809.96
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	2,569,027,697	
ASSESSED VALUE FOR 2022	2,699,972,696	
ASSESSED VALUE FOR 2023	2,839,274,319	UNCERTIFIED 0

Prepared by Equi-Tax Inc  
 Collector For the District

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 September 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	81 135 584 001 0001	2023	14,713.85
***COHEN JAY H	81 019 190 000 0006	2013 - 2023	6,782.80
MIDTOWN SCOUTS SQUARE PROP LP	81 125 831 001 0001	2023	5,314.50
MCDONALDS CORP 042 / 0253	81 120 000 000 0001	2023	4,154.80
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2023	4,087.24
CRIADO MINNIE F	81 125 532 000 0006	2012 - 2023	3,717.71
**WASHINGTON ROMANUEL L JR	81 015 102 002 0004	2000 - 2014	2,884.42
**ANTWINE LINDA	81 013 086 000 0009	2009 - 2023	2,825.45
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	81 1274 887 000 0143	2021 - 2023	2,739.50

\*\*\*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%	97%
July	95%	97%	96%	97%
August	95%	97%	96%	98%
September	97%	98%	97%	
October	97%	99%	98%	
November	98%	99%	99%	
December	98%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
September 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	1,979,095.84	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,220.73	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,118.78	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,797.66	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,658.29	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,968.30	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,017,343.12	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,174,676.73	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,289,487.77	
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	1323	20% (State Maximum)	97,824,623
Over 65	38	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 09/06/2024**

Jur 953

**Summary**

For Tax Years 2005-2024, for the period of June 2009 through September 06, 2024

Settled

10,145,491,526	Original value of Settled accounts as of 09/06/2024
1,657	Number of Settled accounts as of 09/06/2024
1,120,451,432	Reduction in value of <b>Settled</b> accounts
<b>11.04%</b>	Average % reduction in value of <b>Settled</b> accounts

Unsettled

468,188,919	Original value of Unsettled accounts as of 09/06/2024
44	Number of Unsettled accounts as of 09/06/2024

0.1181 Tax rate per \$100 valuation

<b>\$61,065</b>	Estimated reduction in assessment on 44 Unsettled accounts, based on <b>11.04%</b> average
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**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 09/06/2024**

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
<b>Tax Year 2019</b>											
<b>Settled</b>											
Tax Year 2019	1226500010001	MRI Midtown Ltd	20,473,159	\$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				
			90								
<b>Unsettled</b>											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>3,115,440</b>								
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								

**Tax Year 2021**

<b>Settled</b>											
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800	5/10/2024	19,375,000	\$4,015.48	14.93%	6/10/2024	6/26/2024
Tax Year 2021	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,620.00	2021-51800	5/10/2024	2,625,000	\$528.10	14.56%	6/10/2024	6/26/2024
			1,436,355,030				1,298,786,723				
			201								

**Tax Year 2022**

<b>Settled</b>											
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,895.41	2022-48037	6/7/2024	40,000,000	\$5,655.41	10.69%	7/3/2024	7/29/2024
Tax Year 2022	0190330000004	Roesch Sonja	240,839	\$1,242.56	2022-70202	6/7/2024	1,125,000	\$197.38	15.88%	7/3/2024	7/29/2024
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,879,036	\$49,448.03	2022-51506	7/3/2024	35,600,000	\$7,404.43	14.97%	7/23/2024	8/27/2024
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$3,167.21	2022-61482	8/2/2024	2,450,000	\$273.76	8.64%	8/19/2024	9/26/2024
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$7,082.73	2022-62537	7/3/2024	5,100,000	\$1,059.63	14.96%	7/23/2024	8/27/2024
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,182	\$35,501.07	2022-51520	9/6/2024	25,750,000	\$5,090.32	14.34%	9/25/2024	
			1,685,070,285				1,504,529,749				
			186								

<b>Unsettled</b>											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-27072				#DIV/0!		
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%	Received	
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543				0.00%		
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>7,322,843</b>								
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>4</b>								

**Tax Year 2023**

<b>Settled</b>											
Tax Year 2023	0220560000003	Smith Harry Leonard	1,863,400	\$1,760.54	101-23-005107	6/7/2024	1,886,000	\$173.98	9.88%	25.25(b)	7/29/2024
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,279,616	\$3,873.23	2023-56015	5/10/2024	2,996,686	\$334.14	8.63%	Received	6/26/2024
Tax Year 2023	0021600000003	William Marsh Rice University	727,447	\$859.11	2023-56015	5/10/2024	619,057	\$128.00	14.90%	Received	6/26/2024

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 09/06/2024**

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	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	0021380000013	Shepherd W M	330,000	\$389.73	2023-54322	5/10/2024	330,000	\$0.00	0.00%	NA	NA
Tax Year 2023	0021390000001	Cars DB4 LP	1,155,705	\$1,364.89	2023-54322	5/10/2024	1,050,000	\$124.84	9.15%	6/10/2024	6/26/2024
Tax Year 2023	0021390000011	Cars DB4 LP	361,505	\$423.94	2023-54322	5/10/2024	325,000	\$43.12	10.17%	6/10/2024	6/26/2024
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,631,775	\$4,289.13	2023-54322	5/10/2024	3,290,000	\$403.64	9.41%	6/10/2024	6/26/2024
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000	\$1,577.82	2023-54322	5/10/2024	1,220,000	\$137.00	8.68%	6/10/2024	6/26/2024
Tax Year 2023	0021750000006	Cars DB4 LP	920,000	\$1,086.52	2023-54322	5/10/2024	915,000	\$59.00	0.54%	6/10/2024	6/26/2024
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000	\$389.73	2023-54322	5/10/2024	325,000	\$5.91	1.52%	6/10/2024	6/26/2024
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000	\$879.84	2023-54322	5/10/2024	675,000	\$82.66	9.39%	6/10/2024	6/26/2024
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500	\$272.22	2023-54322	5/10/2024	227,500	\$3.54	1.30%	6/10/2024	6/26/2024
Tax Year 2023	0021760000001	Golconda Venture	2,676,250	\$3,160.65	2023-54322	5/10/2024	2,580,000	\$113.67	3.60%	6/10/2024	6/26/2024
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500	\$4,797.81	2023-54322	5/10/2024	3,800,000	\$310.01	6.46%	6/10/2024	6/26/2024
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185	\$2,052.80	2023-54322	5/10/2024	1,710,000	\$33.29	1.62%	6/10/2024	6/26/2024
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850	\$4,720.28	2023-54322	5/10/2024	3,600,000	\$468.68	9.93%	6/10/2024	6/26/2024
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306	\$2,441.49	2023-54322	5/10/2024	2,055,000	\$14.53	0.60%	6/10/2024	6/26/2024
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,562	\$3,704.28	2023-54322	5/10/2024	2,820,000	\$373.86	10.09%	6/10/2024	6/26/2024
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,330	\$8,830.73	2023-54322	5/10/2024	6,727,500	\$885.55	10.03%	6/10/2024	6/26/2024
Tax Year 2023	0212570000001	Camden Property Trust	62,721,892	\$74,754.55	2023-59396	5/10/2024	57,500,000	\$6,167.05	8.33%	6/10/2024	6/26/2024
Tax Year 2023	1349300000001	2800 Main LLC	80,205,546	\$94,227.75	2023-59423	5/10/2024	77,000,000	\$3,785.75	4.00%	6/10/2024	6/26/2024
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,258,527	\$60,556.22	2023-59500	5/10/2024	45,000,000	\$7,391.32	12.21%	6/10/2024	6/26/2024
Tax Year 2023	0130770000011	WWBD LP	2,189,979	\$2,583.37	2023-60533	5/10/2024	1,950,000	\$283.42	10.96%	6/10/2024	6/26/2024
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,255	\$0.00	2023-63178	5/10/2024	4,500,000	Amount Due	0.00%	NA	NA
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,353,862	\$1,595.84	2023-63213	5/10/2024	1,200,000	\$181.64	11.36%	7/1/2024	7/29/2024
Tax Year 2023	1322990010001	Louisiana Hadley LLC	1,279,550	\$1,863.09	101-23-008799	5/10/2024	1,525,000	\$62.07	3.33%	25.25(b)	6/26/2024
Tax Year 2023	0220750000010	Mazol Enterprises Inc	1,539,857	\$1,818.55	101-23-008803	5/10/2024	1,500,000	\$47.05	2.59%	25.25(b)	6/26/2024
Tax Year 2023	0190320000008	LLR Management Inc	818,878	\$967.09	101-23-010270	6/7/2024	750,200	\$81.10	8.39%	25.25(b)	6/26/2024
Tax Year 2023	0132280000012	Bagby 3015 LLC	709,937	\$838.44	101-23-010332	5/10/2024	668,000	\$49.53	5.91%	25.25(b)	6/26/2024
Tax Year 2023	0132220000011	Dennis Austin LLC	671,600	\$772.37	101-23-010879	5/10/2024	550,000	\$122.82	15.90%	25.25(b)	6/26/2024
Tax Year 2023	0190330000003	Bond Donald R	326,551	\$386.66	101-23-010892	5/10/2024	325,100	\$1.72	0.44%	25.25(b)	6/26/2024
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589	\$59,640.50	2023-50419	7/3/2024	50,500,000	\$0.00	0.00%	NA	NA
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397	\$89,229.74	2023-52639	6/7/2024	66,000,000	\$11,283.74	12.65%	7/3/2024	7/29/2024
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,996	\$5,990.03	2023-55613	6/7/2024	4,400,000	\$793.63	13.25%	Received	7/29/2024
Tax Year 2023	0132650000001	Levan Group I LP	6,450,450	\$7,617.98	2023-56613	6/7/2024	6,150,000	\$354.83	4.66%	Received	7/29/2024
Tax Year 2023	1251930010001	E & I Investments Inc	1,965,447	\$2,320.72	2023-58058	6/7/2024	1,725,000	\$283.50	12.22%	7/3/2024	7/29/2024
Tax Year 2023	1200170010008	Kozadinis Interest Ltd	2,847,973	\$3,363.46	2023-65163	6/7/2024	2,550,000	\$351.91	10.46%	7/3/2024	7/29/2024
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625	\$1,530.13	2023-71198	6/7/2024	1,101,281	\$229.52	15.00%	Received	7/29/2024
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$5,531.82	101-23-007651	6/7/2024	4,469,700	\$253.10	4.58%	25.25(b)	8/27/2024
Tax Year 2023	1278870000146	Rise Codominium Development LP	448,359	\$529.51	101-23-010675	6/7/2024	375,800	\$85.69	16.18%	25.25(b)	8/27/2024
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057	\$16,681.63	2023-53143	7/3/2024	15,589,560	Amount Due	0.00%	Received	NA
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111	\$37,260.55	2023-53143	7/3/2024	33,500,000	Amount Due	0.00%	Received	NA
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,419,062	\$4,399.23	2023-53143	7/3/2024	3,700,000	\$29.53	0.67%	Received	7/29/2024
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,156,363	\$200,954.66	2023-53639	7/3/2024	110,000,000	\$71,044.66	35.35%	7/23/2024	8/27/2024
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	79,205,174	\$93,541.31	2023-54044	7/3/2024	70,000,000	\$10,871.31	11.62%	7/23/2024	8/27/2024
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300	\$1,802.56	2023-55366	7/3/2024	1,400,000	\$149.16	8.27%	7/23/2024	8/27/2024

**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 09/06/2024**

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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	0060610000008	Hy Travis LLC	4,169,058	\$4,923.66	2023-55366	7/3/2024	3,700,000	\$553.96	11.25%	7/23/2024	8/27/2024
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	37,879,043	\$44,735.15	2023-57913	7/3/2024	33,447,472	\$5,233.69	11.70%	8/7/2024	9/26/2024
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,043.69	2023-71688	7/3/2024	10,200,000	\$1,997.49	14.22%	Received	7/29/2024
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927	\$901.02	2023-72004	7/3/2024	675,000	\$103.84	11.52%	7/23/2024	8/27/2024
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417	\$504.21	2023-72004	7/3/2024	397,500	\$70.76	14.03%	7/23/2024	8/27/2024
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,550	\$4,467.19	2023-72264	7/3/2024	3,300,000	\$569.89	12.76%	7/23/2024	8/27/2024
Tax Year 2023	0220510000008	Bermac Arts LLC	2,765,046	\$3,265.52	2023-76163	7/3/2024	2,200,000	\$667.32	20.44%	7/23/2024	8/27/2024
Tax Year 2023	0021520000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298	7/3/2024	1,721,000	\$764.78	27.34%	25.25(b)	8/27/2024
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890	\$1,946.16	2023-55956	7/3/2024	1,625,000	\$27.04	1.39%	Received	8/27/2024
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359	\$100,542.50	2023-60237	8/2/2024	77,066,500	\$9,526.96	9.48%	Received	8/27/2024
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,335.00	2023-60237	8/2/2024	31,683,500	\$3,916.79	9.48%	Received	8/27/2024
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634	\$7,433.96	2023-61561	8/2/2024	6,175,000	\$141.28	1.90%	Received	8/27/2024
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511	\$8,176.67	2023-61583	8/2/2024	6,750,000	\$204.92	2.51%	Received	8/27/2024
Tax Year 2023	0190730000001	WWBD LP	4,936,278	\$5,829.74	2023-64128	8/2/2024	4,200,000	\$869.54	14.92%	8/19/2024	9/26/2024
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65994	8/2/2024	955,000	\$168.24	12.98%	8/19/2024	9/26/2024
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854	\$3,201.52	2023-68784	8/2/2024	2,450,000	\$308.07	9.62%	8/19/2024	9/26/2024
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100	8/2/2024	3,141,000	\$654.90	15.01%	8/19/2024	9/26/2024
Tax Year 2023	1372850010002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100	8/2/2024	980,000	\$198.61	14.65%	8/19/2024	9/26/2024
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,937	\$905.75	2023-76130	8/2/2024	745,000	\$25.91	2.86%	8/19/2024	9/26/2024
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644	\$8,930.35	2023-50543				0.00%		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,076.01	2023-52649	9/6/2024	29,000,000	\$3,826.01	10.05%	9/25/2024	
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,657	\$1,448.92	2023-53578	9/6/2024	950,000	\$326.77	22.56%	9/25/2024	
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,200	\$5,075.54	2023-53578	9/6/2024	3,900,000	\$472.64	9.31%	9/25/2024	
Tax Year 2023	0192240000001	Strings Prop LLC	5,000,136	\$6,226.39	2023-54426	9/6/2024	4,500,000	\$911.89	14.65%	9/25/2024	
Tax Year 2023	1502790010001	William Marsh Rice University	30,213,400	\$94,732.03	2023-56011				0.00%	Received	
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282	\$1,967.88	2023-59188	9/6/2024	1,550,000	\$137.33	6.98%	9/25/2024	
Tax Year 2023	0190220000019	PS LPT Properties Investors	509,932	\$10,050.23	2023-62136	9/6/2024	5,500,000	\$3,554.73	35.37%	9/25/2024	
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,528,677	\$4,250.04	2023-64924	9/6/2024	3,175,000	\$500.36	11.77%	9/25/2024	
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.11	2023-65463	9/6/2024	1,162,500	\$245.20	15.15%	9/25/2024	
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,393	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951	\$2,639.48	2023-67445	9/6/2024	2,020,000	\$253.86	9.62%	9/25/2024	
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500	\$1,109.55	2023-68907	9/6/2024	800,000	\$164.75	14.85%	9/25/2024	
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893				0.00%		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403	\$1,585.38	2023-70692	9/6/2024	1,157,500	\$218.37	13.77%	9/25/2024	
Tax Year 2023	1239430010001	Niaz Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
			1,286,926,267				1,017,975,443				
			153								
<b>Unsettled</b>											
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
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	0191470000003	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%		



**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 09/06/2024**

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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	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711				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	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54932				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54932				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-6518				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	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	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056				0.00%		
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,027.23	2023-76538				0.00%		
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,115.91	2023-77446				0.00%		
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$911.52	2023-84233				0.00%		
Tax Year 2023	0132670000013	Dang Buu Q	537,078	\$634.00	2023-84233				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,411	\$1,266.52	2023-84738				0.00%		
Tax Year 2023	0220530000005	Nanes Plaza LLC	4,954,412	\$965.02	2023-84764				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,412	\$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	\$908.19	2023-86028				0.00%		
Tax Year 2023	0190330000008	2515 Caroline Ltd	1,115,911	\$194.94	2023-86028				0.00%		
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>457,750,636</b>								
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>37</b>								

<b>Cumulative</b>			
<b>Settled</b>			
Cumulative	Grand Total	Settled Accounts, original value	10,145,491,526
Cumulative	Grand Total	Settled Accounts, number of accounts	1,657
<b>Unsettled</b>			
Cumulative	Grand Total	Unsettled Accounts, original value	468,188,919
Cumulative	Grand Total	Unsettled Accounts, number of accounts	44

**Color Legend**

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 09/06/2024**

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
	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

# midtown

## HOUSTON



# Town Hall II: Your Turn to Speak

midtown

OCTOBER  
23  
2024

WEDNESDAY | 6PM-8PM



OCTOBER  
**23**  
2024  
midtown  
HOUSTON

**WEDNESDAY  
6PM-8PM**

1st Floor Conference Room  
410 Pierce Street  
Houston TX 77002

## **TOWN HALL II**

Join us as the Midtown Management District addresses the public comments and edits to the draft of the 10 Year Service and Improvement Plan.

If you're interested in speaking during open comments, please let us know in your RSVP.

Visit <https://bit.ly/3XOkkb> to review what's been done so far.



Light refreshments provided.  
**RSVP TODAY by scanning  
the QR code**