



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

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS  
MEETING  
December 4, 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, December 4, 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/l/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/l/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 November 6, 2024, Board Meeting
  - b. Approve Financial Report for the Month of October 2024
  - c. Approve Payment of Invoices for November 2024
  - d. Approve Equi-Tax Report for November 2024

4. Review, discuss and take necessary action regarding the annual review of the District's Investment Policy and List Qualified Broker/Dealers
5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
  - a. Service & Maintenance . . . . . **Christopher Johnston, Chair**
    - i. Reallocate funding for Baldwin Park Lighting Program
    - ii. Graffiti abatement on private property.
    - iii. Request to allocate additional funding from reserves toward the Special Projects major repairs, replacements, and upgrades of legacy improvements.
  - b. Urban Planning. . . . . **Maggie Segrich, Chair**
    - i. Midtown Gray Street Bike Way Enhancements
  - c. Marketing and Economic Development . . . . . **Debbie Tyler-Dillard, Chair**
  - d. Cultural Arts & Entertainment. . . . . **Desmond Bertrand-Pitts, Chair**
  - e. Finance . . . . . **Kelly A. Young, Chair**
    - i. Approve Budget for FY 2025
  - f. Community Activity Report. . . . . **Christopher Johnston, Liaison**
    - i. Super Neighborhood #62
  - g. Public Safety. . . . . **Jeanette Criglar, Chair**
  - h. Service and Improvement Plan . . . . . **Jeanette Criglar, Co-Chair**  
**Kelly A. Young, Co-Chair**
  - i. Executive Committee . . . . . **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

Next meeting date: **Midtown Management District Board of Directors**  
**\*\*Wednesday, January 8, 2025, at 11:00 a.m.\*\***  
**410 Pierce Street, (at Brazos) 1<sup>st</sup> Floor**  
**Houston TX 77002**

## 9. Adjourn



*Jeanette Criglar / ca*

---

**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](#)

## 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

**November 6, 2024**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, November 6, 2024, at 6:00 p.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. 10	Vacant
Pos. 2	Gloria Haney	Pos. 11	Rebbie 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 Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Diamond 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 Lefsrud, Bertrand-Pitts, Douglas, and LeVasseur.

In addition, present at the meeting, were Midtown Staff members Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo (who joined via video conference), Chrystal Davis, Willie Larry; Melissa Morton, CPA Consultant of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small, Madison Walkes and Ashley Segura (who joined via video conference), of Medley, Inc.; Lynda Guidry (who joined via video conference) of the Midtown Super Neighborhood #62; Ericka Garcia, General Manager of

Camden Property Trust; Tenel Tayar, Managing Partner and Co-Founder of the Fifth Corner; and Midtown residents: Clinton Turner 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.**

Mr. Tenel Tayar, Managing Partner and Co-Founder of the Fifth Corner, expressed his concerns about the amount of money being allocated for public safety in the District's proposed Service and Improvement Plan and Assessment Plan for Fiscal Years 2025-2034. He stated that the preliminary draft of the plan reflects that less money will be spent for public safety over the next 10 years than was spent during the current Service and Improvement Plan. He stated that he spotted what appears to be a discrepancy in the proposed budget for public safety and asked the Board to make any needed corrections prior to the public hearing.

Chair Criglar thanked Mr. Tayar for his comments and asked the staff to follow-up with him regarding his comments.

University Park resident, Ms. Wanda Williams, shared the challenges faced by low-income homeowners in the University Park area, including high property taxes and the restrictive covenants on the homes purchased as part of the Midtown Redevelopment Authority affordable housing program. She requested reconsideration of the 20-year affordability period and restrictions that hinder the ability to sell or lease these homes. She stated that the homeowners would like to see a shorter affordability period and more engagement and support for the homebuyers in University Park.

Chair Criglar thanked Ms. Williams for coming and advised her that the Management District does not handle affordable housing matters and has no authority to assist with the issues that she raised. It was suggested that Ms. Williams engage with the Midtown Redevelopment Authority staff and board for further discussion of affordable housing issues.

**3. ADMINISTER OATH OF OFFICE FOR NEW BOARD MEMBER POSITION 10 AND 12.**

The oath of office was administered to Ericka Garcia and Edmond Reybitz to fill unexpired terms in Positions 10 and 12, respectively.

**4. APPROVE BOND, OATH AND SWORN STATEMENT FOR NEW BOARD MEMBERS APPOINTED TO POSITIONS 10 AND 12.**

Director Johnston made a motion to approve the Bond, Oath of Office, and Sworn Statement of Erica Garcia and Edmond Reybitz. The motion was seconded by Director Chan and was carried by unanimous vote.

**5. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 3<sup>rd</sup> QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2024.**

Ms. Melissa Morton, CPA, of The Morton Accounting Services presented the written investment report contained in the Board packet. She stated that the average interest rate on all accounts for the quarter ending September 30, 2024, was 1.43497%. The amount of interest earned for the 3<sup>rd</sup> quarter was \$43,110.

Director Haney made a motion to accept the investment report as presented. The motion was seconded by Director Segrich and was carried by unanimous vote.

**6. CONSENT AGENDA.**

- A. APPROVE MINUTES FOR OCTOBER 2, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF SEPTEMBER 2024**
- C. APPROVE PAYMENT OF INVOICES FOR OCTOBER 2024**
- D. APPROVE EQUI-TAX REPORT FOR OCTOBER 2024**

Ms. Alvarado presented the various items on the consent agenda.

Director Young made a motion to approve the consent agenda subject to one correction to the October 2024 Minutes, specifically, the second sentence under the heading "Sidewalk Assessment" should be changed to read in its entirety as follows: "The City has *not yet* approved proceeding with the initial phase of the project which will include major sidewalk improvements along portions of Isabella and Truxillo streets." The motion was seconded by Director Johnston and carried by unanimous vote.

**7. 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. Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, November 18, 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. Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, November 18, 2024, at 4:00 p.m.

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

Mrs. Davis provided an update on projects recommended by the Midtown Parking Benefit District (“MPBD”) Advisory Committee. Mrs. Davis reminded the Board that MPBD Advisory Committee meetings are held quarterly and that the next meeting is scheduled for Thursday, December 12, 2024, at 3:00 p.m.

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

Director Tyler-Dillard presented the Marketing and Economic Development Committee report. There were no action items. She also provided an overview of the communications report for the month of September 2024. Director Tyler-Dillard announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, November 19, 2024 at 3:00 p.m.

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

Ms. Alvarado presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items. Ms. Alvarado announced that the next combined Cultural Arts and Entertainment Committee and Marketing and Economic Development Committee is scheduled for Tuesday, November 19, 2024, at 3:00 p.m.

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

Director Young presented the Finance Committee report. There were no action items. Ms. Alvarado announced that the next Finance Committee meeting is scheduled for Tuesday, November 19, 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 (“SN #62”) met on Wednesday, October 9, 2024 at South Main Baptist Church and announced that the next SN #62 meeting is scheduled for Wednesday, November 20, 2024 at 5:45 p.m. and will also be held at South Main Baptist Church, 4100 Main Street, Houston, Texas 77002.

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

Director Garcia presented the Public Safety Committee report. She shared information on pending efforts to improve public safety in Midtown. There were no action items. Director Garcia announced that the next Public Safety Committee meeting will be held on Tuesday, November 19, 2024, at 11:30 a.m.

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

Ms. Alvarado reported that the Mayor and City Council have not yet acted on the Board’s recommendations for the appointment of new members and reappointments of certain current members to the Board.

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

### **i. Authorize Public Hearing on the Levy of Assessment.**

Clark Lord presented the Order Calling a Public Hearing on the Levy of an Assessment by the Midtown Management District and Authorizing Issuance of a Notice of Hearing and Taking other Necessary Action Relating to the Public Hearing and the Proposed Assessment.

Director Johnston made a motion to approve the Order Calling a Public Hearing on the Levy of an Assessment by the Midtown Management District and Authorizing Issuance of a Notice of Hearing and Taking other Necessary Action Relating to the Public Hearing and the Proposed Assessment. The motion was seconded by Director Segrich. Following all discussion, the motion was carried by unanimous vote.

## **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.

#### **8. REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)**

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

**Caroline Street** – The contractor mobilized and is currently working on the Remedial Drainage Pilot Project to eliminate some of the ponding in the street side parking bays between McGowen and Dennis Streets. MRA staff and consultants will assess the impact of the Remedial Drainage Pilot Project once it is completed.

**Brazos Street** – The project remains on hold pending review by City of Houston representatives. MRA staff have not received input from the City regarding moving forward with the project yet.

**Sidewalk Assessment** – The City is requiring MRA to go through the full review process to install certain sidewalk panel replacements. The estimated timeframe for this review process is 90 days to 180 days.

#### **PARTNER PROJECTS**

##### **Expansion of Maintenance Agreement with the City**

MRA staff has submitted a request to expand the Maintenance Agreement with the City to include maintenance of certain bicycle lanes, pedestrian walkways, and entry portals. The City representatives have indicated that their review is pending and that they have additional questions regarding the proposed expansion of the Maintenance Agreement.

**Gray Street Buffer Designs** – MRA received two bids that were significantly higher than the estimated cost of the project. MRA will provide a recommendation regarding the bids and suggestions on how to move forward with the project at a future Board meeting.

**CenterPoint Lighting Assessment Survey** – CenterPoint has approved 81 installations of additional lighting in the District. Once the locations of the additional lighting are finalized, the MRA staff will work with CenterPoint on scheduling to begin the 81 installations of additional lighting.

##### **Special Projects**

MRA received a bid in the amount of \$950,000.00 for the refreshing of the soft and hard streetscape improvements. The bid exceeds the special project budget of \$750,000.00 that

was approved by the MMD Board to fund the project. MRA will assess and prioritize the scope of work for the project. The Service and Maintenance Committee will explore additional sources of funds for the project and report back to the Board.

**9. 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.

**10. ANNOUNCEMENTS**

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, December 4, 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: \_\_\_\_\_

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

	Oct 31, 24	Oct 31, 23	\$ Change	% Change
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
10000 · Operating Funds	3,482,244.89	3,176,270.09	305,974.80	9.6%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,493,667.59	3,187,692.79	305,974.80	9.6%
Accounts Receivable				
120000 · Assessments Receivable	140,635.48	140,635.48	0.00	0.0%
123001 · AR Current	275,930.24	50,483.75	225,446.49	446.6%
Total Accounts Receivable	416,565.72	191,119.23	225,446.49	118.0%
Other Current Assets	9,113.57	0.00	9,113.57	100.0%
Total Current Assets	3,919,346.88	3,378,812.02	540,534.86	16.0%
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%
<b>TOTAL ASSETS</b>	<b>3,956,305.88</b>	<b>3,415,771.02</b>	<b>540,534.86</b>	<b>15.8%</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable	295,985.08	295,578.56	76,506.52	25.9%
Other Current Liabilities				
205000 · Deferred Assessment Revenues	169,985.53	169,985.30	-76.77	-0.1%
206000 · Accrued liability	-14,118.67	36,537.61	-51,166.28	-140.0%
207000 · Bal due to MRA from FTA Reimbursement	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	166,702.56	217,945.61	-51,243.05	-23.5%
Total Current Liabilities	538,787.64	513,524.17	25,263.47	4.9%
Total Liabilities	538,787.64	513,524.17	25,263.47	4.9%
Equity				
390000 · Fund Balance Roll-Forward	2,422,783.73	2,074,997.89	347,785.84	16.8%
Net Income	994,734.51	827,248.96	167,485.55	20.3%
Total Equity	3,417,518.24	2,902,246.85	515,271.39	17.8%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,956,305.88</b>	<b>3,415,771.02</b>	<b>540,534.86</b>	<b>15.8%</b>



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

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	TOTAL
<b>Ordinary Income/Expense</b>											
Income											
400000 · Revenue - Assessments	2,414,427.01	525,735.09	48,999.30	12,686.97	18,300.27	-6,235.61	-7,759.64	-96,653.88	-2,008.94	46,978.52	2,954,469.09
400102 · Grant Revenue	0.00	0.00	0.00	0.00	0.00	700,000.00	0.00	0.00	0.00	200,000.00	900,000.00
403000 · Other Income	0.00	866.17	2,475.40	1,956.74	0.00	0.00	0.00	166,218.00	0.00	0.00	171,516.31
404000 · Int Income	13,289.78	19,942.70	22,632.17	19,948.41	18,139.07	16,512.18	16,616.34	13,984.77	12,434.38	13,225.28	166,725.08
406000 · Interest on CD	12.23	0.00	61.49	0.00	0.00	61.64	0.00	0.00	0.00	0.00	135.36
<b>Total Income</b>	<b>2,427,729.02</b>	<b>546,543.96</b>	<b>74,168.36</b>	<b>34,592.12</b>	<b>36,439.34</b>	<b>710,338.21</b>	<b>8,856.70</b>	<b>83,548.89</b>	<b>10,425.44</b>	<b>260,203.80</b>	<b>4,192,845.84</b>
<b>Gross Profit</b>	<b>2,427,729.02</b>	<b>546,543.96</b>	<b>74,168.36</b>	<b>34,592.12</b>	<b>36,439.34</b>	<b>710,338.21</b>	<b>8,856.70</b>	<b>83,548.89</b>	<b>10,425.44</b>	<b>260,203.80</b>	<b>4,192,845.84</b>
Expense											
500000 · Security and Public Safety	222,109.29	72,140.95	109,486.37	83,496.69	83,340.00	88,754.00	34,529.37	144,983.81	80,141.70	59,811.35	978,801.00
600000 · Marketing & Economic Developmen	13,773.84	4,380.84	14,719.87	3,937.84	10,032.84	13,923.34	-3,701.58	17,035.98	10,996.02	3,697.41	89,496.40
700000 · Urban Planning	0.00	0.00	7,847.60	0.00	0.00	0.00	-7,847.60	15,695.20	0.00	0.00	15,695.20
710000 · Cultural Arts & Entertainment	18,392.72	30,465.74	42,396.90	49,042.38	2,859.63	16,209.49	-10,911.00	35,645.24	58,095.57	11,098.44	253,375.11
720000 · Service & Maintenance	34,845.84	35,125.67	51,231.88	130,569.77	11,233.93	126,494.70	59,690.87	65,703.37	119,495.74	72,966.32	739,358.09
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	-2,600.00	170,000.00	277,184.36
800000 · District Administration	16,001.57	34,152.60	100,675.96	1,070.52	2,061.89	354,370.32	16,199.96	-158,634.73	42,730.55	38,093.11	534,621.75
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	83,750.00	299.99	8,400.00	45,000.00	144.65	0.00	29,384.80	62,600.00	309,579.42
<b>Total Expense</b>	<b>348,385.76</b>	<b>279,940.80</b>	<b>417,608.58</b>	<b>300,516.77</b>	<b>224,514.17</b>	<b>654,151.85</b>	<b>92,053.12</b>	<b>120,428.87</b>	<b>338,244.38</b>	<b>418,266.63</b>	<b>3,198,111.33</b>
<b>Net Ordinary Income</b>	<b>2,079,343.26</b>	<b>266,603.16</b>	<b>-343,440.22</b>	<b>-265,924.65</b>	<b>-188,074.83</b>	<b>56,186.36</b>	<b>-83,196.42</b>	<b>-36,879.98</b>	<b>-327,818.94</b>	<b>-158,062.83</b>	<b>994,734.51</b>
<b>Net Income</b>	<b>2,079,343.26</b>	<b>266,603.16</b>	<b>-343,440.22</b>	<b>-265,924.65</b>	<b>-188,074.83</b>	<b>56,186.36</b>	<b>-83,196.42</b>	<b>-36,879.98</b>	<b>-327,818.94</b>	<b>-158,062.83</b>	<b>994,734.51</b>

# Midtown Management District

## Sources of Funds

Accrual Basis

January through October 2024

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
400000 · Revenue - Assessments				
402500 · Refunds/Assessment Adjustments	-240,248.60	0.00	-240,248.60	100.0%
402600 · Assessment Collection Costs	0.00	7,000.00	-7,000.00	0.0%
400000 · Revenue - Assessments - Other	3,194,717.69	3,358,142.00	-163,424.31	95.1%
<b>Total 400000 · Revenue - Assessments</b>	<b>2,954,469.09</b>	<b>3,365,142.00</b>	<b>-410,672.91</b>	<b>87.8%</b>
400102 · Grant Revenue	900,000.00	150,000.00	750,000.00	600.0%
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	166,218.00	275,000.00	-108,782.00	60.4%
<b>Total 403000 · Other Income</b>	<b>171,516.31</b>	<b>281,000.00</b>	<b>-109,483.69</b>	<b>61.0%</b>
404000 · Int Income	166,725.08	120,000.00	46,725.08	138.9%
406000 · Interest on CD	135.36	125.00	10.36	108.3%
<b>Total Income</b>	<b>4,192,845.84</b>	<b>3,916,267.00</b>	<b>276,578.84</b>	<b>107.1%</b>
<b>Gross Profit</b>	<b>4,192,845.84</b>	<b>3,916,267.00</b>	<b>276,578.84</b>	<b>107.1%</b>
<b>Net Ordinary Income</b>	<b>4,192,845.84</b>	<b>3,916,267.00</b>	<b>276,578.84</b>	<b>107.1%</b>
<b>Net Income</b>	<b>4,192,845.84</b>	<b>3,916,267.00</b>	<b>276,578.84</b>	<b>107.1%</b>

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

Accrual Basis

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	1,500.32	9,000.00	-7,499.68	16.7%
722052 · Electric	3,285.84	3,700.00	-414.16	88.8%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	4,455.00	6,113.00	-1,658.00	72.9%
722055 · Landscape Repairs	11,333.00	30,600.00	-19,267.00	37.0%
722056 · Baldwin/Glover Landscape Contra	17,100.00	20,520.00	-3,420.00	83.3%
722057 · Park Lighting	1,173.00	12,049.00	-10,876.00	9.7%
722058 · Dog Park Maintenance	2,940.00	5,100.00	-2,160.00	57.6%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	41,787.16	110,442.00	-68,654.84	37.8%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	310,000.00	372,000.00	-62,000.00	83.3%
Total 725001 · Field Service TEAM	310,000.00	372,000.00	-62,000.00	83.3%
725002 · Graffiti	6,653.12	12,000.00	-5,346.88	55.4%
725003 · Supplies	0.00	612.00	-612.00	0.0%
725004 · Storage	5,588.00	5,400.00	188.00	103.5%
725005 · Seasonal Planting PROW	0.00	400.00	-20,400.00	0.0%
725007 · Tree Maintenance	10,492.00	60,800.00	-55,808.00	15.8%
725008 · Landscaping/Tree Planting	800.00	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	32,000.00			
725015 · Maintenance Expenses	760.00	4,080.00	-3,320.00	18.6%
Total 725000 · Midtown Field Service Prog	367,143.12	506,292.00	-139,148.88	72.5%
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	1,573.75	11,480.00	-906.25	92.1%
726100 · Legacy Maintenance	248,000.00	382,966.00	-134,966.00	64.8%
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	258,573.75	657,489.00	-398,915.25	39.3%
728000 · Staffing	71,854.06	161,665.00	-89,810.94	44.4%
Total 720000 · Service & Maintenance	739,358.09	1,435,888.00	-696,529.91	51.5%
Total Expense	739,358.09	1,435,888.00	-696,529.91	51.5%
Net Ordinary Income	-739,358.09	-1,435,888.00	696,529.91	51.5%
Net Income	-739,358.09	-1,435,888.00	696,529.91	51.5%

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

Accrual Basis

	Jan - Oct 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	15,695.20	32,965.00	-17,269.80	47.6%
Total 700000 · Urban Planning	15,695.20	158,965.00	-143,269.80	9.9%
Total Expense	15,695.20	158,965.00	-143,269.80	9.9%
Net Ordinary Income	-15,695.20	-158,965.00	143,269.80	9.9%
Net Income	<b>-15,695.20</b>	<b>-158,965.00</b>	<b>143,269.80</b>	<b>9.9%</b>

DRAFT

# Midtown Management District Parking Benefits Use of Funds

Accrual Basis

January through October 2024

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	277,184.36	275,000.00	2,184.36	100.8%
Total 730000 · Parking Benefits District	277,184.36	275,000.00	2,184.36	100.8%
Total Expense	277,184.36	275,000.00	2,184.36	100.8%
Net Ordinary Income	-277,184.36	-275,000.00	-2,184.36	100.8%
Net Income	-277,184.36	-275,000.00	-2,184.36	100.8%

DRAFT

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

Accrual Basis

January through October 2024

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	32,587.97	33,000.00	-412.03	98.8%
Total 601000 · Media, Advertising & Promotion	32,587.97	33,000.00	-412.03	98.8%
602000 · Web-site Update & Maint.	5,700.73	0.00	5,700.73	100.0%
603004 · Resident/.Stake Holder Foc Cmmu	2,371.22	15,000.00	-12,628.78	15.8%
603005 · Midtown Newspaper	26,903.50	33,400.00	-6,496.50	80.5%
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	135.00	3,000.00	-2,865.00	4.5%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	4,762.00	10,000.00	-5,238.00	47.6%
609700 · Staffing	17,035.98	36,806.00	-19,770.02	46.3%
Total 600000 · Marketing & Economic Developmen	89,496.40	142,706.00	-53,209.60	62.7%
Total Expense	89,496.40	142,706.00	-53,209.60	62.7%
Net Ordinary Income	-89,496.40	-142,706.00	53,209.60	62.7%
Net Income	-89,496.40	-142,706.00	53,209.60	62.7%

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

Accrual Basis

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	15,000.00	15,000.00	0.00	100.0%
710103 · Midtown Mural Project	11,650.00	7,500.00	4,150.00	155.3%
710106 · Art in the Park	60,893.09	70,000.00	-9,106.91	87.0%
710107 · Mistletoe Market	11,064.32	70,000.00	-58,935.68	15.8%
710108 · Special Events in Bagby Park	38,831.73	58,000.00	-19,168.27	67.0%
710110 · Parks Programming	30,000.00	30,000.00	0.00	100.0%
710113 · Cultural Arts - Communications	16,082.89	12,000.00	4,082.89	134.0%
710114 · MidtownHOU Arts Micro Grants	0.00	35,000.00	-35,000.00	0.0%
710116 · Professional Development	784.62	5,000.00	-4,215.38	15.7%
710117 · Membership	2,750.00	2,500.00	250.00	110.0%
710118 · Grant Consultants	6,920.00	8,000.00	-1,080.00	86.5%
710119 · Black Heritage Month Event	26,613.23	20,000.00	6,613.23	133.1%
710700 · Staffing	32,045.24	64,261.00	-32,215.76	49.9%
710000 · Cultural Arts & Entertainment - Other	739.99			
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>253,375.11</b>	<b>397,261.00</b>	<b>-143,885.89</b>	<b>63.8%</b>
<b>Total Expense</b>	<b>253,375.11</b>	<b>397,261.00</b>	<b>-143,885.89</b>	<b>63.8%</b>
<b>Net Ordinary Income</b>	<b>-253,375.11</b>	<b>397,261.00</b>	<b>143,885.89</b>	<b>63.8%</b>
<b>Net Income</b>	<b>-253,375.11</b>	<b>397,261.00</b>	<b>143,885.89</b>	<b>63.8%</b>

**Midtown Management District**  
**Security & Public Safety Use of Funds**  
January through October 2024

Accrual Basis

	Jan - Oct 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	393,133.00	473,407.00	-80,274.00	83.0%
502012 · S.E.A.L. Security Program	269,568.60	372,980.00	-103,411.40	72.3%
502014 · SEARCH {Homeless Services}	60,520.73	65,300.00	-4,779.27	92.7%
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%
Total 502000 · Enhancement Public Safety	873,572.33	1,045,187.00	-171,614.67	83.6%
504000 · Security Coordinator	2,527.99	2,500.00	27.99	101.1%
507000 · Street Outage Survey	2,337.50	3,000.00	-662.50	77.9%
508000 · Public Safety Light Program	5,766.19	15,000.00	-9,233.81	38.4%
509000 · National Night Out	27,353.79	8,500.00	18,853.79	321.8%
509001 · Coffee with a Cop	1,552.15	2,000.00	-447.85	77.6%
509500 · Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	786.02	3,000.00	-2,213.98	26.2%
509560 · Professional Development	834.11	5,000.00	-4,165.89	16.7%
509700 · Staffing	64,070.92	123,059.00	-88,988.08	41.9%
Total 500000 · Security and Public Safety	978,801.00	1,293,246.00	-314,445.00	75.7%
Total Expense	978,801.00	1,293,246.00	-314,445.00	75.7%
Net Ordinary Income	-978,801.00	-1,293,246.00	314,445.00	75.7%
Net Income	-978,801.00	-1,293,246.00	314,445.00	75.7%



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

Accrual Basis

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	50,000.00	227,000.00	-177,000.00	22.0%
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	213,750.00	467,000.00	-253,250.00	45.8%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	94,245.42	75,000.00	19,245.42	125.7%
Total 991200 · Marketing and Economic Dev	94,245.42	75,000.00	19,245.42	125.7%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	528.00	165,000.00	-164,472.00	0.3%
Total 991300 · Urban Planning	528.00	165,000.00	-164,472.00	0.3%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	200,000.00	-200,000.00	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	400,000.00	-400,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	1,056.00	750,000.00	-748,944.00	0.1%
Total 991500 · Service & Maintenance	1,056.00	750,000.00	-748,944.00	0.1%
Total 991000 · Special Projects - Board Apprvd	309,579.42	1,717,000.00	-1,407,420.58	18.0%
Total Expense	309,579.42	1,717,000.00	-1,407,420.58	18.0%
Net Ordinary Income	-309,579.42	-1,717,000.00	1,407,420.58	18.0%
Net Income	99,579.42	-1,717,000.00	1,407,420.58	18.0%

**Midtown Management District  
District Administration Use of Funds**

Accrual Basis

January through October 2024

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
800000 · District Administration				
802000 · Legal Counsel	140,066.25	112,500.00	27,566.25	124.5%
802040 · Public Hearing Service Plan	123,091.76	175,000.00	-51,908.24	70.3%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	16,593.81	17,000.00	-406.19	97.6%
804000 · Insurance Expense				
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>	<b>15,706.00</b>	<b>21,000.00</b>	<b>-5,294.00</b>	<b>74.8%</b>
805000 · Assessment Collection Costs				
805120 · Collection Costs	49,493.62	60,000.00	-10,506.38	82.5%
<b>Total 805000 · Assessment Collection Costs</b>	<b>49,493.62</b>	<b>60,000.00</b>	<b>-10,506.38</b>	<b>82.5%</b>
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,056.27	5,000.00	-2,943.73	41.1%
806005 · Gen. Operating/Admin. Expenses	2,848.70	10,000.00	-7,151.30	28.5%
806006 · District Cell Phone & Tablets	1,006.84	4,000.00	-3,313.16	23.3%
<b>Total 806000 · General Operating/Admin. Exp.</b>	<b>5,911.81</b>	<b>19,000.00</b>	<b>-13,408.19</b>	<b>30.6%</b>
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	7,484.06	19,500.00	-12,015.94	38.4%
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	<b>7,484.06</b>	<b>19,500.00</b>	<b>-12,015.94</b>	<b>38.4%</b>
809000 · Administration Expense	176,274.40	345,000.00	-168,725.56	51.1%
<b>Total 800000 · District Administration</b>	<b>534,621.75</b>	<b>774,320.00</b>	<b>-239,698.25</b>	<b>69.0%</b>
<b>Total Expense</b>	<b>534,621.75</b>	<b>774,320.00</b>	<b>-239,698.25</b>	<b>69.0%</b>
<b>Net Ordinary Income</b>	<b>534,621.75</b>	<b>-774,320.00</b>	<b>239,698.25</b>	<b>69.0%</b>
<b>Net Income</b>	<b>534,621.75</b>	<b>-774,320.00</b>	<b>239,698.25</b>	<b>69.0%</b>

## Midtown Management District

## Check Detail Report

As of November 25, 2024

Type	Date	Num	Name	Memo	Amount
<b>10000 · Operating Funds</b>					
<b>107600 · Texas Capital Operating x 2140</b>					
Bill Pmt -Check	10/24/2024	10508	BRACEWELL LLP		-11,225.00
Bill Pmt -Check	10/24/2024	10509	James Coney Island		-1,981.00
Bill Pmt -Check	10/24/2024	10510	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {Sep 2024}}	-6,066.62
Bill Pmt -Check	10/24/2024	10511	Midtown Parks Conservancy'		-17,992.12
Bill Pmt -Check	10/31/2024	10512	City of Houston -	COH Street Function - Mistletoe Market 2024	-64.32
Bill Pmt -Check	10/31/2024	10513	East End Management District	Graffiti Abatement 09.04.24 & 09.20.24	-746.64
Bill Pmt -Check	10/31/2024	10514	Kwik Kopy	Midtown Reimagine Town Hall Push Card October 2024	-279.00
Bill Pmt -Check	10/31/2024	10515	Medley Incorporated	September 2024 Retainer: General Marketing, Social Media Services, Communications	-12,802.54
Bill Pmt -Check	10/31/2024	10516	Metropolitan Landscape Management, Inc.		-5,915.00
Bill Pmt -Check	10/31/2024	10517	Minor Design Group, Inc.	Bloomberg Map Edits and Template 2024	-110.00
Check	11/06/2024	10533	4510 S MAIN LLC	81 025 021 000 0001 PROPERTY TAX OVERAGE PAYMENT: 4510 MAIN ST : YEAR 2023	-1,723.37
Check	11/06/2024	10534	WILLIAM MARSH RICE UNIVERSITY'	81 150 279 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4201 MAIN ST : YEAR 2023	-9,700.03
Check	11/06/2024	10535	PEARL MIDTOWN LTD'		-8,916.33
Check	11/06/2024	10536	3100 FANNIN REALTY LTD'		-799.41
Check	11/06/2024	10537	STRINGS PROP LLC	81 019 224 000 0001 PROPERTY TAX OVERAGE PAYMENT: 1624 HOLMAN ST 56 ST : YEAR 2023	-911.89
Check	11/06/2024	10538	Boniuk Interests Ltd.		-637.69
Check	11/06/2024	10539	PS LPT Properties Investors'	81 019 022 000 0019 PROPERTY TAX OVERAGE PAYMENT: 2405 JACKSON ST : YEAR 2023	-3,554.73
Check	11/06/2024	10540	2416 BRAZOS LLC	81 033 011 000 0008 PROPERTY TAX OVERAGE PAYMENT: 2403 BAGBY ST : YEAR 2023	-245.20
Check	11/06/2024	10541	WICHITA ENTERPRISES INC	81 120 655 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4919 MAIN ST : YEAR 2023	-253.86
Check	11/06/2024	10542	BAP 2800 LLC	81 019 090 000 0001 PROPERTY TAX OVERAGE PAYMENT: SAN JACINTO ST : YEAR 2023	-164.75
Check	11/06/2024	10543	Macey Louis & Trustee	81 033 008 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2310 BRAZOS ST : YEAR 2023	-218.37
Check	11/06/2024	10544	AREVALO WALTER R JR.	81 125 958 001 0006 PROPERTY TAX OVERAGE PAYMENT: 1612 STUART ST : YEAR 2022, 2023	-418.67
Check	11/06/2024	10545	Michael Mancía	81 122 343 001 0004 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20241028000100003	-45.54
Check	11/06/2024	10546	TGF FLOWERS	81 022 070 000 0003 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20241028000100009	-104.70
Bill Pmt -Check	11/06/2024	10518	Burney & Foreman		-24,000.00
Bill Pmt -Check	11/06/2024	10519	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- November 2024	-2,955.03
Bill Pmt -Check	11/06/2024	10520	Harris County Treasurer	Constable Services for 11.01.2024	-41,367.00
Bill Pmt -Check	11/06/2024	10521	Houston Police Department, Central Patrol	Vagrant, Noise & Property Crime Reduction Initiative	-15,000.00
Bill Pmt -Check	11/06/2024	10522	Kwik Kopy	Midtown Reimagine Worksheets & Sign-in Sheets October 2024	-84.00
Bill Pmt -Check	11/06/2024	10523	Midtown Parks Conservancy'	September 2024 - Reimbursement for Field Services Team for Legacy and New Impr	-31,000.00
Bill Pmt -Check	11/06/2024	10524	One World Strategy Group LLC		-14,306.25
Bill Pmt -Check	11/06/2024	10525	Perdue, Brandon, Fielder, Collins & Mott	08/27/2024 - 09/26/2024 Professional Services rendered in the collection of delinquent taxes, p...	-1,968.59
Bill Pmt -Check	11/06/2024	10526	SEAL Security Solutions LLC	September 1- 30, 2024 - Constable and Security Officers with Vehicle and Occassional K-9	-26,507.95
Bill Pmt -Check	11/06/2024	10527	smc Logistics, LLC		-31,467.50
Bill Pmt -Check	11/06/2024	10528	Houston Police Department South Central	Traffic and Parking Enforcement Initiative	-30,000.00
Bill Pmt -Check	11/06/2024	10529	Houston Police Department South Central	Bike Patrol Initiative	-60,000.00
Bill Pmt -Check	11/06/2024	10530	Houston Police Department, Central Patrol	Bike Patrol Initiative	-50,000.00
Bill Pmt -Check	11/06/2024	10531	Houston Police Department South Central	Loud Noise Initiative	-15,000.00
Bill Pmt -Check	11/06/2024	10532	Houston Police Department South Central	Directed Enforcement Initiative	-50,000.00
Bill Pmt -Check	11/13/2024	10547	Jaime Giraldo	October 2024	-300.66
Bill Pmt -Check	11/13/2024	10548	Kynetta Moore		-11,000.00
Bill Pmt -Check	11/13/2024	10549	Padron Design Studio LLC DBA Padron & Co	Maintenance Contract Ongoing Retainer October 2024	-2,250.00
Bill Pmt -Check	11/13/2024	10550	THE BAKER'S MAN LLC	Coffee with a View November 2024	-200.00
Total 107600 · Texas Capital Operating x 2140					-492,283.76
Total 10000 · Operating Funds					-492,283.76
<b>TOTAL</b>					<b>-492,283.76</b>

November 2024  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR END  
01/01/2024 TO 12/31/2024

Current Month Activity

Current Month      Year to Date

Overpayments & CAD Refunds Presented	6,062.16	268,566.66
Overpayments Applied to Assessment	0.00	0.00

## 2015 - 2024

Prepared by Equi-Tax Inc  
Collector For the District

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

**2024 TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
William Marsh Rice University	Real, Commercial	143,980,795	170,041.32
Caydon Houston Property LP	Multi-Family Units	108,405,645	128,027.07
Post Midtown Square LP	Multi-Family Units	104,761,108	123,722.87
3300 Main Project Owner LP	Multi-Family Units	102,709,321	121,299.71
2009 CPT Community Owner LLC	Multi-Family Units	87,419,650	103,232.61
Pearl Rosemont LLC	Multi-Family Units	85,172,212	100,588.38
2800 Main LLC	Multi-Family Units	76,102,154	89,876.64
Mid-Main Properties LP	Multi-Family Units	71,414,208	84,340.18
VR Calais Holdings Limited Partners	Multi-Family Units	68,722,459	81,161.22
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	61,702,564	72,870.73

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	
MID-MAIN PROPERTIES LP	81 135 584 001 0001	2023	14,713.85
***COHEN JAY H	81 019 190 000 0005	2013 - 2023	6,782.80
MIDTOWN SCOUTS SQUARE PROP LP	81 125 535 001 0001	2023	5,314.50
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2023	4,087.24
CRiado MINNIE F	81 120 535 000 0006	2012 - 2023	3,717.71
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42
**ANTWINE LINDA	81 013 086 000 0009	2009 - 2023	2,825.45
**BLOCKER NATHAN & MAGNOLIA H	81 111 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	81 127 887 000 0143	2021 - 2023	2,739.50
HONEY JAMES W	81 019 176 000 0009	2017 - 2023	2710.19

\*\*\*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%	98%
October	97%	99%	98%	98%
November	98%	99%	99%	98%
December	98%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
November 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	3,017,971.51	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,175,398.06	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,279,966.22	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	135,571.25	
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

**2024 EXEMPTIONS**

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1198	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	8	15,000	120,000
Disabled Veteran	23	Per Statute	2,299,684
Over 65 Detached Single Family	29	Totally Exempt	7,679,891

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 11/01/2024**

Jur 953

**Summary**

For Tax Years 2005-2024, for the period of June 2009 through November 01, 2024

**Settled**

10,218,583,422
1,677
1,051,580,850
<b>10.29%</b>

Original value of Settled accounts as of 11/01/2024

Number of Settled accounts as of 11/01/2024

Reduction in value of **Settled** accounts

Average % reduction in value of **Settled** accounts

**Unsettled**

1,709,096,091
119

Original value of Unsettled accounts as of 11/01/2024

Number of Unsettled accounts as of 11/01/2024

0.118 Tax rate per \$100 valuation

<b>\$207,715</b>
------------------

Estimated reduction in assessment on 119 Unsettled accounts,  
based on **10.29%** average

# Midtown Management District Lawsuit and Arbitration Status Summary as of 11/01/2024

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 2019											
Settled											
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								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72000				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 2022											
Settled											
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386	11/1/2024	3,900,000	\$615.59	11.79%	11/19/2024	NA
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$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	\$3,191.81	2022-01482	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	\$35,691.07	2022-51520	9/6/2024	25,750,000	\$5,090.32	14.34%	9/25/2024	10/30/2024
							3,008,659,498				
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	226,400		2022-27072				#DIV/0!		
Tax Year 2022	1282740010001	TAG TBD LLC	1,791,973	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	148,400	\$1,722.56	2022-68385				0.00%	Received	
Tax Year 2022	0130760120011	Current Owner	22,000	\$302.34	2022-01543				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value		7,322,000							
Tax Year 2022	Total	Unsettled Accounts, number of accounts		4							
Tax Year 2023											
Settled											
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	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
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



# Midtown Management District Lawsuit and Arbitration Status Summary as of 11/01/2024

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	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	2023-6436	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	2023-62297	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	\$8,990.53	2023-70543	11/1/2024	6,050,000	\$1,845.48	20.53%	11/19/2024	
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,075.01	2023-52649	9/6/2024	29,000,000	\$3,826.01	10.05%	9/25/2024	10/30/2024
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687	\$1,448.72	2023-53578	9/6/2024	950,000	\$326.77	22.56%	9/25/2024	10/30/2024
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207	\$5,198.54	2023-53578	9/6/2024	3,900,000	\$472.64	9.31%	9/25/2024	10/30/2024
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136	\$6,226.50	2023-53426	9/6/2024	4,500,000	\$911.89	14.65%	9/25/2024	10/30/2024
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406	\$96,322.03	2023-56011	10/4/2024	72,000,000	\$9,700.03	10.24%	Received	10/30/2024
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282	\$1,977.90	2023-59188	9/6/2024	1,550,000	\$137.33	6.98%	9/25/2024	10/30/2024
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,500,000	\$10,000.00	2023-62136	9/6/2024	5,500,000	\$3,554.73	35.37%	9/25/2024	10/30/2024
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,008,677	\$4,250.04	2023-64924	9/6/2024	3,175,000	\$500.36	11.77%	9/25/2024	10/30/2024
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.50	2023-65463	9/6/2024	1,162,500	\$245.20	15.15%	9/25/2024	10/30/2024
Tax Year 2023	1393240010001	2416 Brazos LLC	1,164,390	\$1,401.15	2023-65476				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,700,000	\$2,639.48	2023-67445	9/6/2024	2,020,000	\$253.86	9.62%	9/25/2024	10/30/2024
Tax Year 2023	0190900000001	Bap 2800 LLC	930,000	\$1,109.55	2023-68907	9/6/2024	800,000	\$164.75	14.85%	9/25/2024	10/30/2024
Tax Year 2023	0220560000013	Smith Harry Leonard	199,340	\$249.43	2023-69893	10/4/2024	159,478	\$61.09	24.49%	10/24/2024	11/25/2024
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,002,403	\$1,585.38	2023-70692	9/6/2024	1,157,500	\$218.37	13.77%	9/25/2024	10/30/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,402,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,700,248	\$6,801.67	2023-52281	10/4/2024	4,300,000	\$1,723.37	25.34%	Received	10/30/2024
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	4,007,212	\$52,303.20	2023-52711	10/4/2024	39,500,000	\$5,653.70	10.81%	10/22/2024	11/25/2024
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056	10/4/2024	1,400,000	\$214.10	11.46%	10/22/2024	11/25/2024
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518	11/1/2024	450,000	\$81.51	13.30%	11/19/2024	
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033	11/1/2024	995,000	\$182.49	13.44%	11/19/2024	
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624	11/1/2024	650,000	\$134.22	14.88%	11/19/2024	
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233	11/1/2024	725,000	\$61.30	6.68%	11/19/2024	
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.90	2023-84233	11/1/2024	520,000	\$20.78	3.27%	11/19/2024	
Tax Year 2023	0220530000005	Nanes Plaza LLC	817,120	\$965.02	2023-84764	11/1/2024	700,000	\$138.32	14.33%	11/19/2024	
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000	\$908.19	2023-86028	11/1/2024	755,000	\$16.53	1.82%	11/19/2024	
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028	11/1/2024	163,000	\$2.44	1.25%	11/19/2024	
			1,344,051,896				1,146,342,921				
			165								
<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%		

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 11/01/2024**

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	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	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	2023-55523A				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	2023-64054				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	\$7,767.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.50	2023-70638				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,286.50	2023-84738				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,950,286	\$5,880.26	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	1,000,652	\$880.02	2023-85807				0.00%		
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>6,625,007</b>								
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>2</b>								

**Tax Year 2024**

**Settled**

Tax Year 2024	0250330000001	Travis Street Corner LLC	1,700,126		RBAE-000356	10/4/2024	1,650,000	NYB	0.00%		
Tax Year 2024	0220670000013	Phan Dao C & Muoi	1,000,379		RBAE-000991	10/4/2024	990,000	NYB	0.00%		
Tax Year 2024	0332470040001	Khodadadian Manouchehr	266,868		RBAE-001078	10/4/2024			#DIV/0!		
Tax Year 2024	1290830010001	Ox Midtown LLC	4,088,154		RBAE-003193	10/4/2024	3,750,000	NYB	0.00%		
Tax Year 2024	0190390000007	Ox Midtown LLC	1,062,700		RBAE-003194	10/4/2024	1,000,000	NYB	0.00%		
Tax Year 2024	0152370000001	Smith St Office LLC	2,996,867		RBAE-004658	10/4/2024	2,905,000	NYB	0.00%		
Tax Year 2024	0152370000002	Smith St Office LLC	617,465		RBAE-004658	10/4/2024			#DIV/0!		
Tax Year 2024	0081910000001	2303 MT LLC	3,756,708		RBAE-006832	10/4/2024	3,500,000	NYB	0.00%		
<b>Tax Year 2024</b>	<b>Total</b>	<b>Settled Accounts, original &amp; settled value</b>	<b>15,966,267</b>				<b>13,795,000</b>				
<b>Tax Year 2024</b>	<b>Total</b>	<b>Settled Accounts, number of accounts</b>	<b>9</b>								

**Unsettled**

Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208		2023-55523A				#DIV/0!		
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598		2024-34506				#DIV/0!		
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706		2024-47301				#DIV/0!		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212		2024-47307				#DIV/0!		
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845		2024-47361				#DIV/0!		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355		2024-47361				#DIV/0!		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459		2024-48506				#DIV/0!		

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 11/01/2024**

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 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496		2024-49617				#DIV/0!		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327		2024-49617				#DIV/0!		
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575		2024-49653				#DIV/0!		
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,315		2024-49725				#DIV/0!		
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225		2024-50320				#DIV/0!		
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,489,834		2024-50643				#DIV/0!		
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,733,831		2024-50643				#DIV/0!		
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,122,581		2024-50725				#DIV/0!		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963		2024-50725				#DIV/0!		
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	0250250000009	TV Prop LLC	342,606		2024-51000				#DIV/0!		
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806		2024-51000				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162		2024-51566				#DIV/0!		
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724		2024-51566				#DIV/0!		
Tax Year 2024	0021380000013	Shepherd W M	336,431		2024-51748				#DIV/0!		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505		2024-51748				#DIV/0!		
Tax Year 2024	0021390000011	Cars DB4 LP	361,505		2024-51748				#DIV/0!		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131		2024-51748				#DIV/0!		
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636		2024-51748				#DIV/0!		
Tax Year 2024	0021750000006	Cars DB4 LP	928,200		2024-51748				#DIV/0!		
Tax Year 2024	0021750000008	Group I Realty Inc	33,750		2024-51748				#DIV/0!		
Tax Year 2024	0021750000016	Group I Realty Inc	33,750		2024-51748				#DIV/0!		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050		2024-51748				#DIV/0!		
Tax Year 2024	0021760000001	Golconda Venture	576,261		2024-51748				#DIV/0!		
Tax Year 2024	1224190010001	Group I Realty Inc	4,572,000		2024-51748				#DIV/0!		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,001		2024-51748				#DIV/0!		
Tax Year 2024	1303900010001	Group I Realty Inc	186,750		2024-51748				#DIV/0!		
Tax Year 2024	1303900020001	Group I Realty Inc	2,059,860		2024-51748				#DIV/0!		
Tax Year 2024	1350820010001	Group I Realty Inc	3,258,910		2024-51748				#DIV/0!		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,500,007		2024-51748				#DIV/0!		
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	1,832,864		2024-51835				#DIV/0!		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135		2024-52313				#DIV/0!		
Tax Year 2024	0060600000003	Hy Travis LLC	1,526,000		2024-52610				#DIV/0!		
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,466		2024-52610				#DIV/0!		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381		2024-54180				#DIV/0!		
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302		2024-54180				#DIV/0!		
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645		2024-55049				#DIV/0!		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862		2024-55055				#DIV/0!		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402		2024-55069				#DIV/0!		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330		2024-55576				#DIV/0!		
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,057,331		2024-56416				#DIV/0!		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890		2024-57902				#DIV/0!		
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,294,676		2024-58950				#DIV/0!		
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588		2024-59035				#DIV/0!		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299		2024-59838				#DIV/0!		
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!		

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 11/01/2024**

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 2024	0021350000001	2000 Crawford Property LLC	14,000,000		2024-61227				#DIV/0!		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321		2024-61559				#DIV/0!		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875		2024-61583				#DIV/0!		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564		2024-61602				#DIV/0!		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940		2024-61637				#DIV/0!		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686		2024-61684				#DIV/0!		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61850				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812		2024-61887				#DIV/0!		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604		2024-61922				#DIV/0!		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,441,557		2024-64864				#DIV/0!		
Tax Year 2024	1349300000001	2800 Main LLC	76,102,154		2024-64966				#DIV/0!		
Tax Year 2024	0191460000007	H T Investment Corporation	2,412,000		RBAE-000353				#DIV/0!		
Tax Year 2024	1215900010010	Ozgul Merih & Ayse	590,605		RBAE-000360				#DIV/0!		
Tax Year 2024	1448440010001	Fred & Soody Sharifi Partnership Ltd	3,921,042		RBAE-000386				#DIV/0!		
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522		RBAE-0005366				#DIV/0!		
Tax Year 2024	1249490010008	NIS Investments Incorporated	302,177		RBAE-0005650				#DIV/0!		
Tax Year 2024	0190280000007	Dennis Austin LLC	513,812		RBAE-0005672				#DIV/0!		
Tax Year 2024	0132220000011	Dennis Austin LLC	660,000		RBAE-0005674				#DIV/0!		
Tax Year 2024	0190310000001	2602 Richmond LP	2,019,050		RBAE-0006602				#DIV/0!		
Tax Year 2024	0132280000003	ATH Holdings LLC	1,653,286		RBAE-0007883				#DIV/0!		
Tax Year 2024	0250010210002	4400 San Jacinto LLC	1,567,280		RBAE-0009193				#DIV/0!		
Tax Year 2024	0130800000005	Lynx Lane Terraces	1,577,579		RBAE-010172				#DIV/0!		
Tax Year 2024	0191820030013	Womack Gerald	302,500		RBAE-010266				#DIV/0!		
Tax Year 2024	1247680020003	Yates Maria	180,480		RBAE-010415				#DIV/0!		
Tax Year 2024	0250280000005	Alabama Center LLC	2,577,711		RBAE-011394				#DIV/0!		
Tax Year 2024	1385670010001	Smith Howard F III	4,303,002		RBAE-011413				#DIV/0!		
Tax Year 2024	0190850000012	2808 Caroline LLC	920,400		RBAE-011605				#DIV/0!		
Tax Year 2024	1201320010001	George Thomas	74,916		RBAE-011906				#DIV/0!		
Tax Year 2024	0152420000014	2204 Interests Ltd	3,277,998		RBAE-012016				#DIV/0!		
Tax Year 2024	0021520000009	1701 Webster Ltd	2,000,200		RBAE-012784				#DIV/0!		
Tax Year 2024	1224910010001	Nova Terranova LLC	180,000		RBAE-014195				#DIV/0!		
Tax Year 2024	1416790010001	West Ontario Management LLC	13,139,414		RBAE-014605				#DIV/0!		
Tax Year 2024	0190230000005	Conway Michael P Williams Michelle Y	978,916		RBAE-015064				#DIV/0!		
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,298,032,801</b>								
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>88</b>								

**Cumulative**

**Settled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	10,218,583,422	9,167,002,572
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	1,677	

**Unsettled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,709,096,091</b>
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>119</b>

**Midtown Management District**  
**Lawsuit and Arbitration Status Summary as of 11/01/2024**

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
----------	-----------------	------------	-------------------	----------------------	--------------	-------------------------	---------------	-------------------------	---------------------------	----------------------------	---------------------------------

**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 TAX REPORT**  
**MIDTOWN MANAEMENT DISTRICT**  
**December 4, 2024**

**Total assessments collected for the quarter are 23,548.70.**

**Top ten delinquent accounts:**

**Deferrals:**

Account #		Property Owner and Property Address	Tax Year	Base Tax
1.	0342590000004	ROBINSON DORRIS - 1520 ISABELLA ST	2016-2023	\$4,087.24
2.	1205320000006	CRIADO MINNIE F - 120 OAK PL	2012-2018& 2020-2023	\$3,717.71
3.	0191820020004	WASHINGTON ROMANUEL L JR - 3300 CRAWFORD ST	2000-2014	\$2,884.42
4.	0130860000009	ANTWINE LINDA - 1508 ISABELLA ST	2009-2023	\$2,825.45
5.	1145880170016	BLOCKER NATHAN & MAGNOLIA H - 2016 MAIN ST 716	2007-2023	\$2,776.71

**Suit Filed:**

Account #		Property Owner and Property Address	Tax Year	Base Tax
1.	0191900000006	COHEN JAY H - STUART ST We intervened in a suit filed by Harris County and is set for 12/6/24.	2013-2023	\$6,782.80

**Other Accounts:**

Account #		Property Owner and Property Address	Tax Year	Base Tax
1.	1355840010001	MID-MAIN PROPERTIES LP - 3350 MAIN ST 357 This is the balance due after a 42.08 payment was made, a CAD suit is pending, the case is set for trial in May 2025.	2023	\$14,713.85
2.	1258310010001	MIDTOWN SCOUTS SQUARE PROPERTY LP - 1910 BAGBY ST In September, we spoke to the taxpayer and he requested an emailed statement which was sent. We called him again on 11/18 and left a voice mail message; we also sent another demand letter and an emailed statement. and They own the property with no mortgage.	2023	\$5,314.50
3.	1201060000001	MCDONALDS CORP 042 / 0253 - 2017 MAIN ST <b>Paid in full.</b>	2023	\$4,154.80
4.	0130760120012 0130760120013 0130760120018	BREAKFAST KLUB, LLC - 1512 ALABAMA ST; 1518 ALABAMA ST We sent a letter to the lienholder, Relative Lending & Central Bank but there has been no response. In September, we spoke to the taxpayer and he requested a payment agreement; we offered him a 3 month installment but he said he would contact the tax office. We called him back on 11/19 and left a voice mail message; we also sent another demand letter to the mailing address and an emailed statement.	2022-2023	\$3,280.99

# Midtown Management District

410 Pierce St #355

Houston, Tx 77002

## GRAFFITI REMOVAL WAIVER

Property owner/Agent's name: \_\_\_\_\_  
(PLEASE PRINT)

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

I, the undersigned owner or authorized agent of the property identified above, hereby consent to entry upon this property for the removal or abatement of graffiti. I understand that the graffiti will be removed from the surface in the best way possible.

I hereby release and hold harmless the Midtown Management District, the graffiti abatement crew, and the officers, agents and employees of these organizations, from any liability claims, demands, causes of action or obligations whatsoever arising out of or relating to entry upon my property for the purpose of abating graffiti. I understand that this consent shall remain in effect unless and until written revocation is received by the Five Corners Management District.

Owner/Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Owner/Agent's Daytime Phone: \_\_\_\_\_ (AREA CODE)

### SPECIAL INSTRUCTIONS:

Do you want to be present on your property during graffiti abatement? ☐ yes ☐ no

Do you need to be contacted for scheduling the abatement crew's work on your property? ☐ yes ☐ no  
(NOTE: The crew must be able to freely access the property)

What surface needs to be painted? ☐ wall ☐ fence ☐ dumpster ☐ sign ☐ other: \_\_\_\_\_

Are there any special abatement instructions? (e.g. paint entire surface to a uniform height, etc.) \_\_\_\_\_

**PLEASE RETURN COMPLETED FORM TO :** East End District  
3211 Harrisburg  
Houston, Texas 77003

Ph. 713-928-9916

### FOR OFFICE USE ONLY

Date received: \_\_\_\_\_ PRIORITY: \_\_\_\_\_ Forwarded to: \_\_\_\_\_

Handled by: \_\_\_\_\_ Entered in database: \_\_\_\_\_ Date forwarded: \_\_\_\_\_

# Midtown Management District

## FOR ABATEMENT CREW

Exact address of graffiti: \_\_\_\_\_ Key Map Location ( ) Zip Code \_\_\_\_\_

Is this a public or private property? ☐ Public ☐ Private

What kind of structure is the graffiti on?

**If Public:** ☐ Freeway columns ☐ Street Sign (type: \_\_\_\_\_) ☐ Government building (name: \_\_\_\_\_)  
☐ Freeway underpass ☐ Traffic signal box (metal) ☐ Park building (park name: \_\_\_\_\_)  
☐ Freeway barricades ☐ Railroad signal box (metal) ☐ Playground equip. (park name: \_\_\_\_\_)  
☐ Street surface ☐ Bridge ☐ Other: \_\_\_\_\_

**If Private:** ☐ Residence ☐ Business (business name): \_\_\_\_\_  
(business phone/fax): \_\_\_\_\_

**Surface:** ☐ Fence ( \_\_\_\_\_ ) ☐ Wall ( \_\_\_\_\_ ) ☐ Door ( \_\_\_\_\_ ) ☐ Dumpster ☐ Sign

**Condition:** ☐ Vacant ☐ Occupied ☐ Open and accessible ☐ Secured

**Have you seen possible gang members hanging out at this location?** ☐ Yes ☐ No ☐ Don't know

**Is this location within 4 blocks of a school?** ☐ Yes (name: \_\_\_\_\_ ) ☐ No ☐ Don't know

**Is the graffiti visible from a freeway or major thoroughfare?** ☐ Yes ☐ No ☐ Don't know

**To your knowledge, has this site ever been graffiti abated before?** ☐ Yes ☐ No ☐ Don't know

**To your knowledge, has the owner signed a paint-out waiver?** ☐ Yes ☐ No ☐ Don't know

Name of person reporting graffiti: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone number: \_\_\_\_\_

### FOR OFFICE USE ONLY

Date received: \_\_\_\_\_ Date owner called: \_\_\_\_\_ PRIORITY: \_\_\_\_\_

Handled by: \_\_\_\_\_ Response: \_\_\_\_\_ Forwarded to: \_\_\_\_\_

Waiver on file: ☐ Yes ☐ No Owner abated: ☐ Yes ☐ No Date forwarded: \_\_\_\_\_

**NPT:** ☐ UNABLE TO CONTACT PROPERTY OWNER ☐ NON-COMPLIANT



Email 11-15-2024

Our process is the following:

- Survey the graffiti- determine if it's a mural or tagging
- If graffiti- get an authorized signee to sign waiver (tenant manager/property manager/owner)
- Set up our safety work zone
- Restore the surface to its original condition found to the best of our ability by means of pressure wash, wet blast, color match paint.
- We only abate the graffiti visible from street view. If property owner/tenant ask EED to abate graffiti within the property not visible to street view, Midtown Management District will advise.

We also keep the hard copy waivers, and we create a signed waiver database that we can share with you.

Cost

Currently we visit Midtown Management District twice a month, 4 hours each visit at \$93.33 per hour.

Current Yearly Total of \$8,959.68

Visits per month		Hours per month		Hourly Rate	Yearly Total
2	8	93.33	\$8,959.68		
2	12	93.33	\$12,439.52		
2	16	93.33	\$17,319.36		

Let me know if you have any further questions or concerns.

Thank you,

Erick Retana

Director of Operations  
erick@eastenddistrict.com  
eastenddistrict.com  
Office: 713-928-9916  
Fax: 713-928-2915

MIDTOWN STREETSCAPE REFRESH  
BASE BID: (HARDSCAPE)

The Base Bid assumes that the streetscape refresh areas would correspond to the lengths of Gray, McGowen and Elgin as originally reconstructed. The refresh quantities are show in two phases, Hardscape and Softscape, in the event that hardscape elements are desired to be installed before weather conditions are favorable enough for installation of plant material.

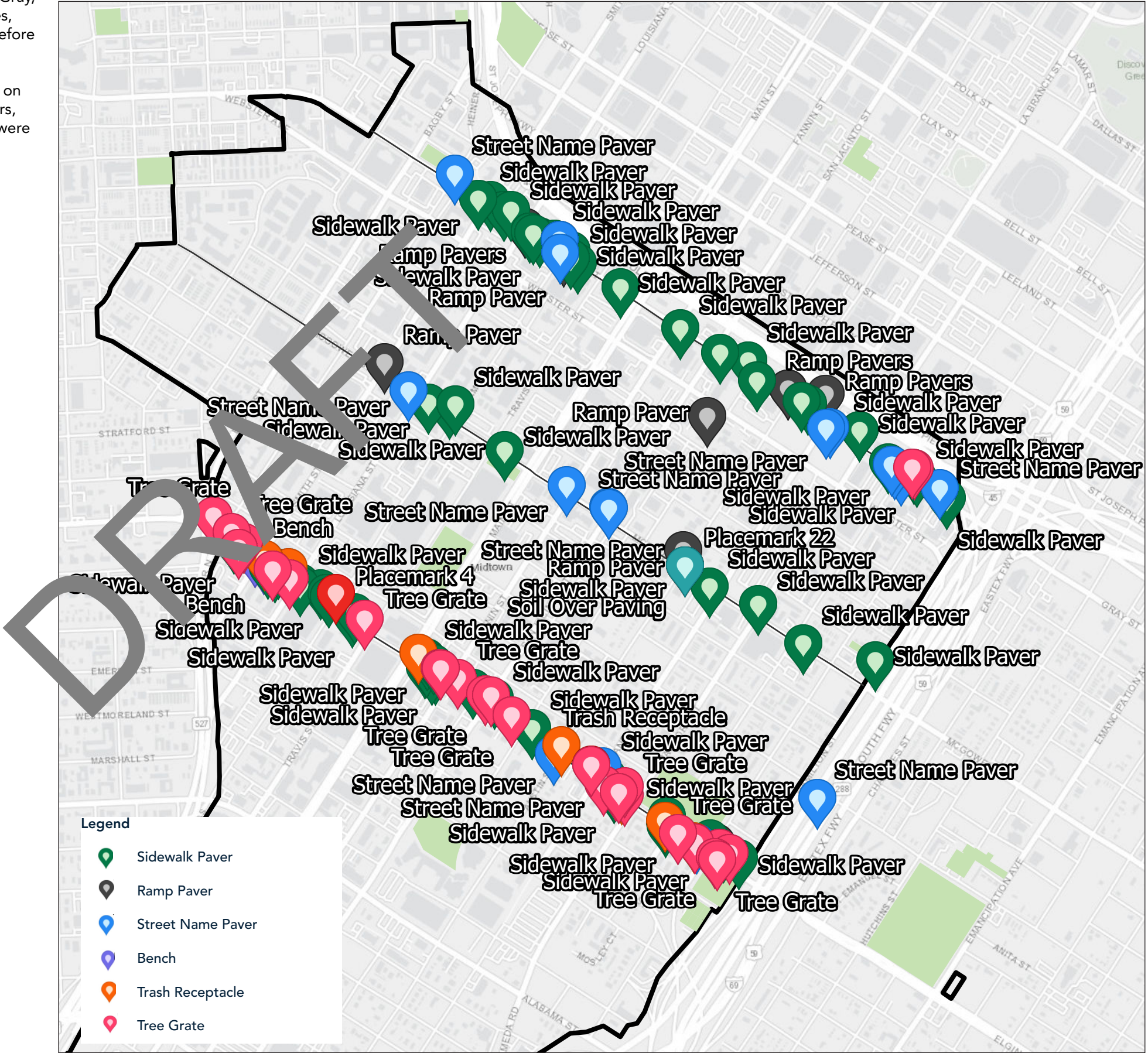
For Hardscape, Base Bid quantities include repairing/replacing the following elements based on field observation conducted in May 2024: trash receptacles, benches, tree grates, ramp pavers, sidewalk pavers, and street name pavers. On Elgin Street, quantities of deficient tree grates were captured either for a "repair allowance" cost or "replacement" cost; some only need repair/ reinstallation while others need complete replacement.

Hardscape Refresh Quantities

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Trash Receptacles	0	EA
Benches	0	EA
Tree Grates - Repair Allowance	0	EA
Tree Grates - Replacement	0	EA
Sidewalk Pavers	54	SF
Ramp Pavers	52	SF
Street Name Pavers - Tile	120	SF
Street Name Pavers - Colored Concrete Bands	250	SF
<b>McGowen Street - Base Bid</b>		
Trash Receptacles	0	EA
Benches	0	EA
Tree Grates - Repair Allowance	0	EA
Tree Grates - Replacement	0	EA
Sidewalk Pavers	52	SF
Ramp Pavers	140	SF
Street Name Pavers - Tile	120	SF
Street Name Pavers - Colored Concrete Bands	50	SF
<b>Elgin Street - Base Bid</b>		
Trash Receptacles	8	EA
Benches	2	EA
Tree Grates - Repair Allowance	23	EA
Tree Grates - Replacement	3	EA
Sidewalk Pavers	594	SF
Ramp Pavers	0	SF
Street Name Pavers - Tile	90	SF
Street Name Pavers - Colored Concrete Bands	100	SF

BASE BID

MAY 2024 HARDSCAPE REPAIR/REPLACEMENT DATA POINTS  
(GATHERED IN FIELD)





MIDTOWN STREETSCAPE REFRESH  
BASE BID (SOFTSCAPE)

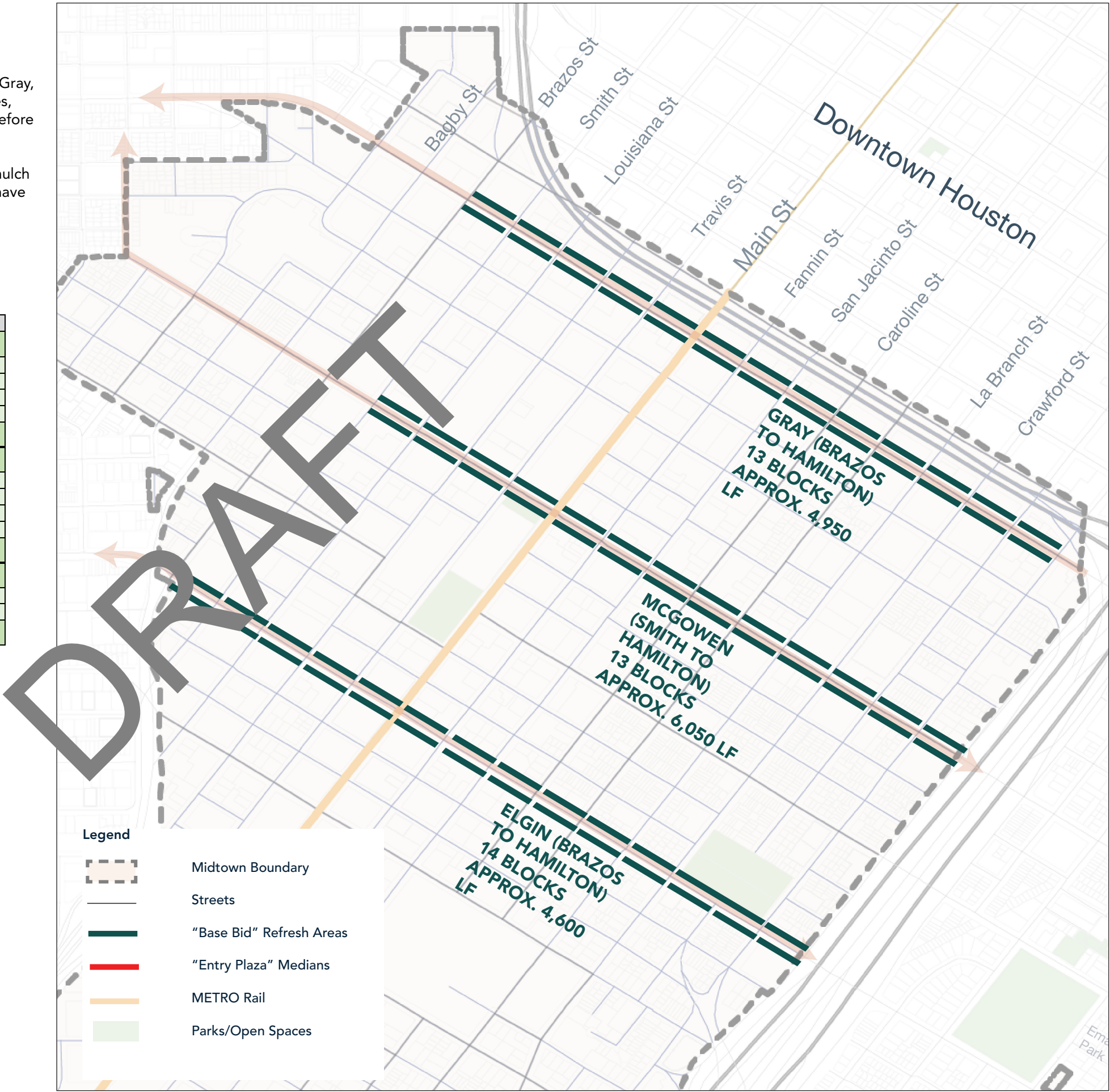
The Base Bid assumes that the streetscape refresh areas would correspond to the lengths of Gray, McGowen and Elgin as originally reconstructed. The refresh quantities are show in two phases, Hardscape and Softscape, in the event that hardscape elements are desired to be installed before weather conditions are favorable enough for installation of plant material.

For Softscape, the elements subject to refresh in the Base Bid would be areas of turf, hydromulch or ground cover as indicated in the original planting plans. Additional costs per square foot have been included in Phase II for compost, mulch and irrigation.

Softscape Refresh Quantities - Base Bid

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Turf	7,357	SF
Turf - Irrigation	7,357	SF
Ground Cover	12,303	SF
Ground Cover - Compost, Mulch and Irrigation	12,303	SF
<b>McGowen Street - Base Bid</b>		
Hydromulch	80,709	SF
Hydromulch - Irrigation	80,709	SF
Ground Cover	1,647	SF
Ground Cover - Compost, Mulch and Irrigation	1,647	SF
<b>Elgin Street - Base Bid</b>		
Ground Cover	14,619	SF
Ground Cover - Compost, Mulch and Irrigation	14,619	SF

BASE BID





MIDTOWN STREETSCAPE REFRESH  
ALTERNATE 1: PRIORITY INTERSECTIONS AND “ENTRY PLAZAS”  
FOR ADDITIONAL REFRESH IMPROVEMENTS

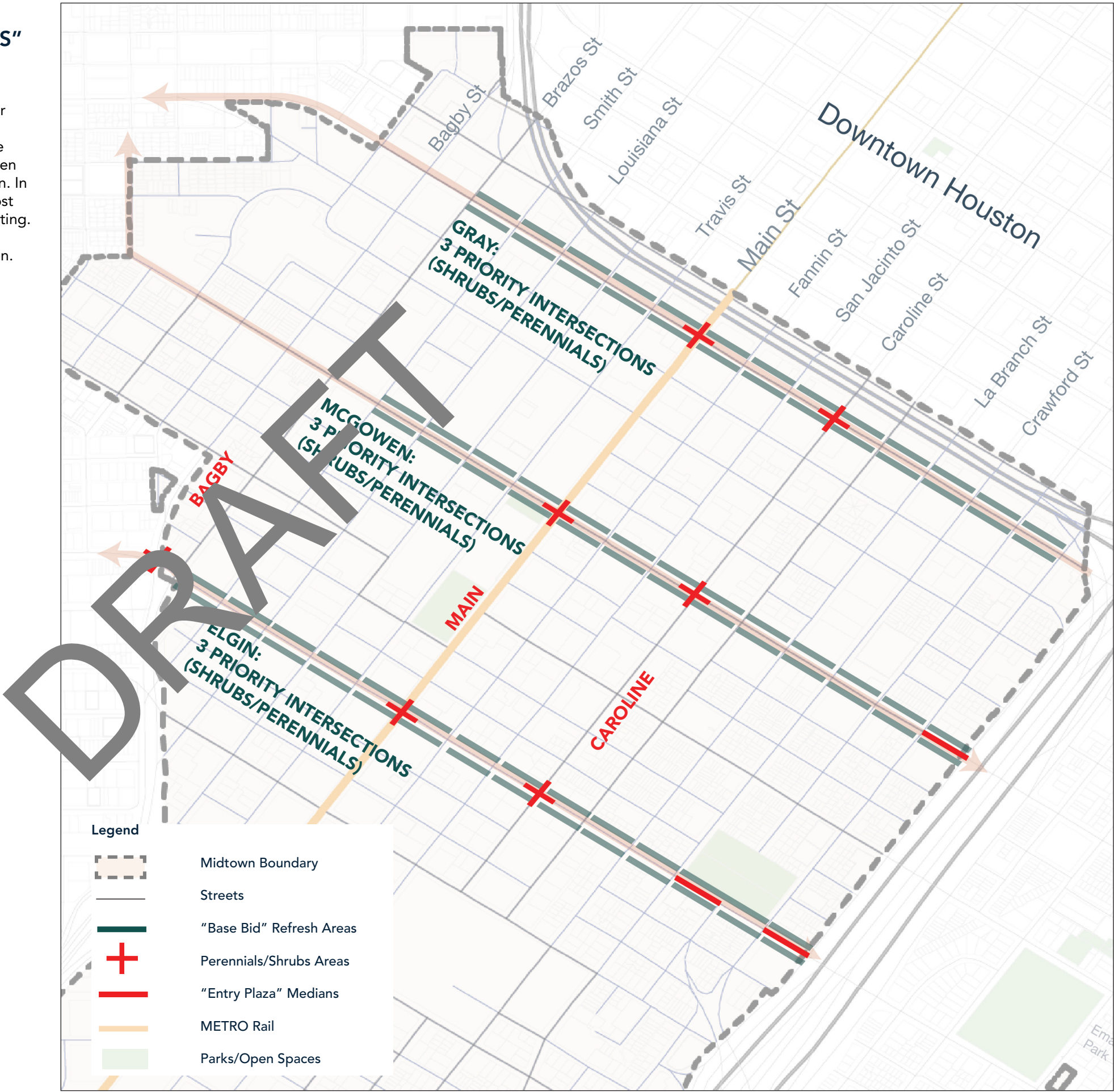
Three “priority” intersections (Bagby, Main, and Caroline) have been identified based on their being more recently reconstructed. Where these identified intersections coincide with the streetscapes to be refreshed, shrubs and perennials (plus compost, irrigation and mulch) have been costed out instead of turf or groundcover. Costs for shrubs and perennials have also been costed out at previously-installed “entry plaza” median planting areas on Elgin and McGowen. In areas where shrubs and perennials are proposed to replace turf/groundcover/hydromulch, cost deductions have been included for those previously-included elements to avoid double-counting.

An “intersection” is defined as a 100-foot extent from each corner at an indicated intersection.

Softscape Refresh Quantities - Base Bid + Alternate 1

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Turf	7,357	SF
Turf - Irrigation	7,357	SF
Ground Cover	12,303	SF
Ground Cover - Compost, Mulch and Irrigation	12,303	SF
<b>McGowen Street - Base Bid</b>		
Hydromulch	80,709	SF
Hydromulch - Irrigation	80,709	SF
Ground Cover	1,647	SF
Ground Cover - Compost, Mulch and Irrigation	1,647	SF
<b>Elgin Street - Base Bid</b>		
Ground Cover	14,619	SF
Ground Cover - Compost, Mulch and Irrigation	14,619	SF

Description	Quantity	Unit
<b>Gray Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,730	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,083	SF
Deduction - Turf Areas (converted to Shrubs, Perennials)	-647	SF
<b>McGowen Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	7,247	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-121	SF
Deduction - Hydromulch Areas (converted to Shrubs, Perennials)	-5,919	SF
<b>Elgin Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,930	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,930	SF





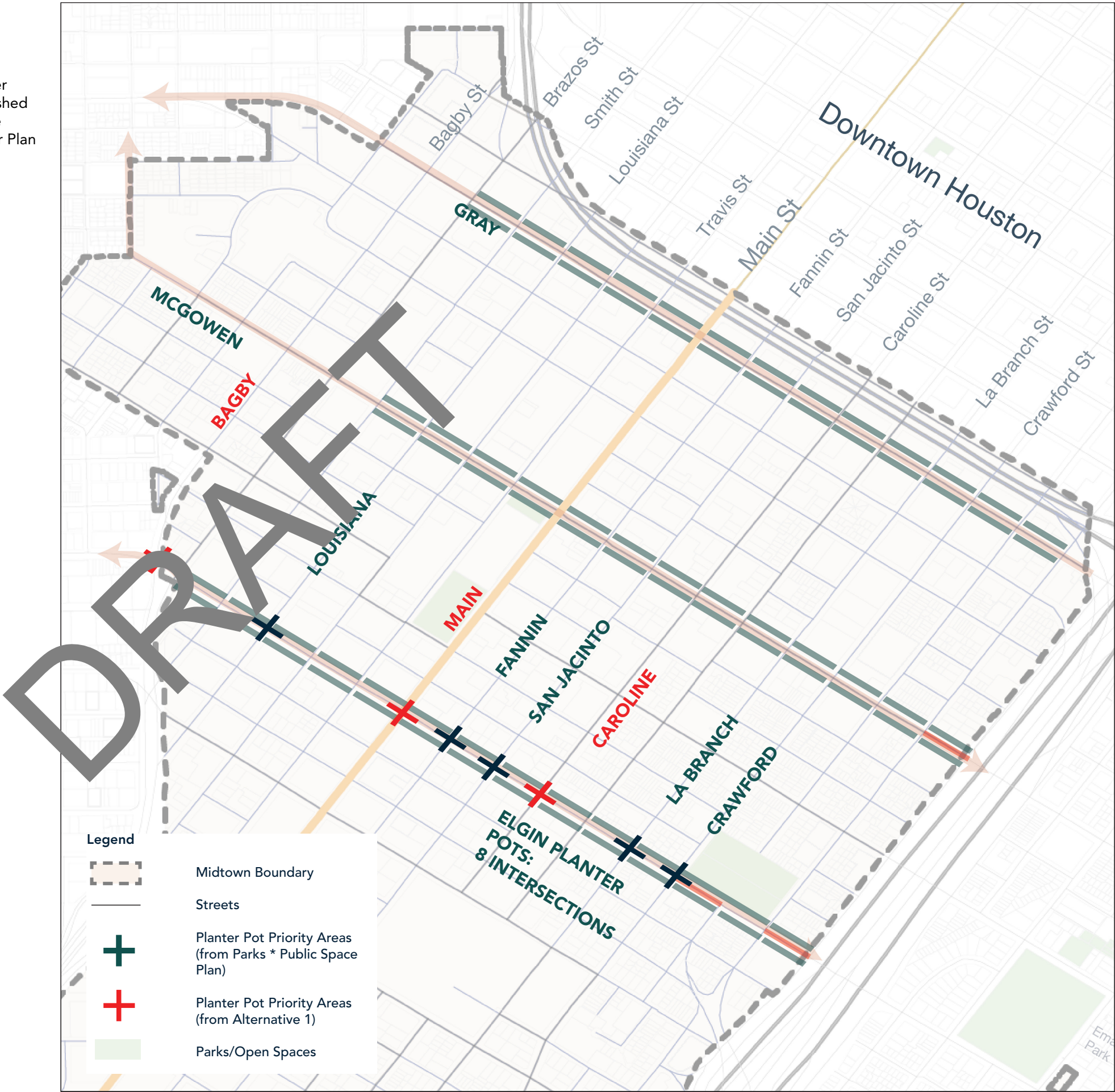
MIDTOWN STREETSCAPE REFRESH  
ALTERNATE 2: ELGIN PLANTER POTS

In addition to the Base Bid and Alternate 1, Alternative 2 is included for refreshing the planter pots along Elgin Street at select intersections. In addition to the priority intersections established in Alternative 1 (Bagby, Main and Caroline), planter pots are proposed to be refreshed at five additional intersections identified as priorities in the Midtown Parks and Public Space Master Plan (Louisiana, Fannin, San Jacinto, La Branch, and Crawford).

Softscape Refresh Quantities - Base Bid + Alternate 1 + Alternate 2

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Turf	7,357	SF
Turf - Irrigation	7,357	SF
Ground Cover	12,303	SF
Ground Cover - Compost, Mulch and Irrigation	12,303	SF
<b>McGowen Street - Base Bid</b>		
Hydromulch	80,709	SF
Hydromulch - Irrigation	80,709	SF
Ground Cover	1,647	SF
Ground Cover - Compost, Mulch and Irrigation	1,647	SF
<b>Elgin Street - Base Bid</b>		
Ground Cover	14,619	SF
Ground Cover - Compost, Mulch and Irrigation	14,619	SF

Description	Quantity	Unit
<b>Gray Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,730	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,083	SF
Deduction - Turf Areas (converted to Shrubs, Perennials)	-647	SF
<b>McGowen Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	7,247	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-121	SF
Deduction - Hydromulch Areas (converted to Shrubs, Perennials)	-5,919	SF
<b>Elgin Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,930	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,930	SF
<b>Elgin Street, Alternate 2 (Planter Pots)</b>		
Planter Pots - 1-Gallon Perennials plus Compost, Mulch and Irrigation	496	SF



MIDTOWN STREETSCAPE REFRESH  
SUMMARY

HARDSCAPE REFRESH QUANTITIES (BASE BID & ALTERNATES)

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Trash Receptacles	0	EA
Benches	0	EA
Tree Grates - Repair Allowance	0	EA
Tree Grates - Replacement	0	EA
Sidewalk Pavers	54	SF
Ramp Pavers	52	SF
Street Name Pavers - Tile	120	SF
Street Name Pavers - Colored Concrete Bands	250	SF
<b>McGowen Street - Base Bid</b>		
Trash Receptacles	0	EA
Benches	0	EA
Tree Grates - Repair Allowance	0	EA
Tree Grates - Replacement	0	EA
Sidewalk Pavers	52	SF
Ramp Pavers	140	SF
Street Name Pavers - Tile	120	SF
Street Name Pavers - Colored Concrete Bands	50	SF
<b>Elgin Street - Base Bid</b>		
Trash Receptacles	8	EA
Benches	2	EA
Tree Grates - Repair Allowance	23	EA
Tree Grates - Replacement	3	EA
Sidewalk Pavers	594	SF
Ramp Pavers	0	SF
Street Name Pavers - Tile	90	SF
Street Name Pavers - Colored Concrete Bands	100	SF

SOFTSCAPE REFRESH QUANTITIES (BASE BID & ALTERNATES)

Description	Quantity	Unit
<b>Gray Street - Base Bid</b>		
Turf	7,357	SF
Turf - Irrigation	7,357	SF
Ground Cover	12,303	SF
Ground Cover - Compost, Mulch and Irrigation	12,303	SF
<b>McGowen Street - Base Bid</b>		
Hydromulch	80,709	SF
Hydromulch - Irrigation	80,709	SF
Ground Cover	1,647	SF
Ground Cover - Compost, Mulch and Irrigation	1,647	SF
<b>Elgin Street - Base Bid</b>		
Ground Cover	14,619	SF
Ground Cover - Compost, Mulch and Irrigation	14,619	SF

Description	Quantity	Unit
<b>Gray Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,730	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,083	SF
Deduction - Turf Areas (converted to Shrubs, Perennials)	-647	SF
<b>McGowen Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	7,247	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-121	SF
Deduction - Hydromulch Areas (converted to Shrubs, Perennials)	-5,919	SF
<b>Elgin Street, Alternate 1 (Priority Intersections)</b>		
Shrubs and Perennials plus Compost, Mulch and Irrigation	1,930	SF
Deduction - Ground Cover Areas (converted to Shrubs, Perennials)	-1,930	SF
<b>Elgin Street, Alternate 2 (Planter Pots)</b>		
Planter Pots - 1-Gallon Perennials plus Compost, Mulch and Irrigation	496	SF



Bid Tab Analysis - November 13, 2024

	DESCRIPTION
	<b>Base Bid - Hardscape</b>
	<b>Gray Street</b>
1	Trash Receptacles
2	Benches
3	Tree Grate (Repair Allowance)
4	Tree Grate (Replacement)
5	Sidewalk Pavers
6	Ramp Pavers
7	Street Name Pavers (Tile)
8	Street Name Pavers (Colored Concrete)
	<b>McGowen Street</b>
9	Trash Receptacles
10	Benches
11	Tree Grate (Repair Allowance)
12	Tree Grate (Replacement)
13	Sidewalk Pavers
14	Ramp Pavers
15	Street Name Pavers (Tile)
16	Street Name Pavers (Colored Concrete)
	<b>Elgin Street</b>
17	Trash Receptacles
18	Benches
19	Tree Grate (Repair Allowance)
20	Tree Grate (Replacement)
21	Sidewalk Pavers
22	Ramp Pavers
23	Street Name Pavers (Tile)
24	Street Name Pavers (Colored Concrete)
	<b>Subtotal - Base Bid Hardscape</b>
	<b>Base Bid - Softscape</b>
	<b>Gray Street</b>
25	Turf
26	Turf (Irrigation Repair Allowance) <b>NOT NEEDED</b>
27	Ground Cover
28	Ground Cover (Compost, Mulch and Irrigation Allowance)
	<b>McGowen Street</b>
29	Hydromulch
30	Hydromulch (Irrigation Repair Allowance) <b>NOT NEEDED</b>
31	Ground Cover
32	Ground Cover (Compost, Mulch and Irrigation Allowance)
	<b>Elgin Street</b>
33	Ground Cover
34	Ground Cover (Compost, Mulch and Irrigation Allowance)
	<b>Subtotal - Base Bid Softscape</b>
	<b>Other</b>
35	Bonds & Permits (Full Project)
36	Landscape Maintenance (Full Project)
	<b>Gray Street</b>
37	Boring for Irrigation
38	Traffic Control
39	Mobilization
	<b>McGowen Street</b>
40	Traffic Control
41	Boring for Irrigation
	<b>Elgin Street</b>
42	Traffic Control
43	Boring for Irrigation
	<b>Subtotal - Other</b>
	<b>SUBTOTAL - BASE BID</b>
	<b>15% CONTINGENCY</b>
	<b>TOTAL - BASE BID</b>

Landscape Art - Before Clarification				
Unit	Unit Price	Quantity	Subtotal Cost	Notes
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
SF				Why are all of these unit prices so much higher than the ones provided for McGowen and Elgin?
	\$ 436.52	54	\$ 23,572.08	
SF				These brick paver unit prices seems high based on our initial costing.
	\$ 49.84	52	\$ 2,591.68	
SF	\$ 100.33	120	\$ 12,039.60	
SF	\$ 93.01	250	\$ 23,252.50	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
SF	\$ 191.44	52	\$ 9,954.88	These unit prices seem incredibly high.
SF	\$ 24.55	140	\$ 3,437.00	
SF	\$ 56.37	120	\$ 6,764.40	
SF	\$ 101.38	50	\$ 5,069.00	These unit prices seem incredibly high.
EA	\$ 2,612.00	8	\$ 20,896.00	
EA	\$ 2,764.00	2	\$ 5,528.00	
EA				Why was the "replacement" unit price also used for the repair allowance?
	\$ 7,022.00	23	\$ 161,506.00	
EA	\$ 7,022.00	3	\$ 21,066.00	
SF	\$ 70.95	594	\$ 42,144.30	
SF	\$ -	0	\$ -	
SF	\$ 62.95	90	\$ 5,665.50	
SF	\$ 80.46	100	\$ 8,046.00	
			\$ 356,601.94	
SF	\$ 1.32	12,303	\$ 16,239.96	
				This seems high. It lists the unit price may be for complete irrigation replacement. Also, double-counting in the original drawings and quantity in groundcover areas, not turf.
SF	\$ 7.40	12,303	\$ 91,042.20	
SF	\$ 8.82	7,357	\$ 64,888.74	
				seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.
SF	\$ 15.12	7,357	\$ 110,402.64	
SF	\$ 0.64	80,709	\$ 51,653.76	
SF	\$ 2.50	80,709	\$ 201,772.50	
SF	\$ 9.74	1,647	\$ 16,041.78	
SF	\$ 15.06	1,647	\$ 24,787.02	seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.
SF	\$ 8.63	14,619	\$ 126,161.97	
SF	\$ 14.28	14,619	\$ 208,759.32	seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.
			\$ 912,601.89	
LS	\$ 21,880.00	1	\$ 21,880.00	
Month	\$ 5,578.00	3	\$ 16,734.00	
LF	\$ 36.67	0	\$ -	
LS	\$ 3,918.00	1	\$ 3,918.00	
LS	\$ 3,138.00	1	\$ 3,138.00	
LF	\$ 2,453.00	1	\$ 2,453.00	
LS	\$ 36.67	0	\$ -	
LF	\$ 7,067.00	1	\$ 7,067.00	
LS	\$ 36.67	0	\$ -	
			\$ 55,190.00	
			\$ 1,324,393.83	
			\$ 198,659.07	
			\$ 1,523,052.90	

Landscape Art - Request to Clarify				
Unit	Unit Price	Quantity	Subtotal Cost	Notes
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
SF				
	\$ 436.52	54	\$ 23,572.08	
SF				
	\$ 49.84	52	\$ 2,591.68	
SF	\$ 100.33	120	\$ 12,039.60	
SF	\$ 93.01	250	\$ 23,252.50	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
EA	\$ -	0	\$ -	
SF	\$ 150.00	52	\$ 9,954.88	
SF	\$ 65.00	140	\$ 3,437.00	
SF	\$ 54.71	120	\$ 6,764.40	
SF	\$ 101.00	50	\$ 5,069.00	
EA	\$ -	0	\$ -	
	\$ -	0	\$ -	
EA				
	\$ 175.00	23	\$ 4,025.00	
EA	\$ 9,974.00	3	\$ 29,922.00	
SF	\$ 70.95	594	\$ 42,144.30	
SF	\$ -	0	\$ -	
SF	\$ 62.95	90	\$ 5,665.50	
SF	\$ 80.46	100	\$ 8,046.00	
			\$ 181,552.94	
SF	\$ 1.32	12,303	\$ 16,239.96	Add \$6,770 for Hand Watering
SF		0	\$ -	
SF	\$ 8.82	7,357	\$ 64,888.74	
SF	\$ 15.12	7,357	\$ 111,237.84	
SF	\$ 0.64	80,709	\$ 51,653.76	Add \$25,985 for Hand Watering
SF		0	\$ -	
SF	\$ 9.74	1,647	\$ 16,041.78	
SF	\$ 15.06	1,647	\$ 24,803.82	
SF	\$ 8.63	14,619	\$ 126,161.97	
SF	\$ 14.28	14,619	\$ 208,759.32	
			\$ 619,787.19	
LS	\$ 21,880.00		\$ -	
Month	\$ 5,578.00		\$ -	
LF	\$ 36.67		\$ -	If needed.
LS	\$ 3,918.00			
LS	\$ 3,138.00			Full Project.
LF	\$ 2,453.00		\$ -	
LS	\$ 36.67			If needed.
LF	\$ 7,067.00		\$ -	
LS	\$ 36.67			If needed.
			\$ -	
			\$ 801,340.13	
			\$ 120,201.02	
			\$ 921,541.15	

Midtown Streetscape Refresh - Request to Clarify  
Bid Tab Analysis - November 13, 2024

	DESCRIPTION
	Base Bid - Hardscape
	Gray Street
1	Trash Receptacles
2	Benches
3	Tree Grate (Repair Allowance)
4	Tree Grate (Replacement)
5	Sidewalk Pavers
6	Ramp Pavers
7	Street Name Pavers (Tile)
8	Street Name Pavers (Colored Concrete)
	McGowen Street
9	Trash Receptacles
10	Benches
11	Tree Grate (Repair Allowance)
12	Tree Grate (Replacement)
13	Sidewalk Pavers
14	Ramp Pavers
15	Street Name Pavers (Tile)
16	Street Name Pavers (Colored Concrete)
	Elgin Street
17	Trash Receptacles
18	Benches
19	Tree Grate (Repair Allowance)
20	Tree Grate (Replacement)
21	Sidewalk Pavers
22	Ramp Pavers
23	Street Name Pavers (Tile)
24	Street Name Pavers (Colored Concrete)
	Subtotal - Base Bid Hardscape
	Base Bid - Softscape
	Gray Street
25	Turf
26	Turf (Irrigation Repair Allowance) NOT NEEDED
27	Ground Cover
28	Ground Cover (Compost, Mulch and Irrigation Allowance)
	McGowen Street
29	Hydromulch
30	Hydromulch (Irrigation Repair Allowance) NOT NEEDED
31	Ground Cover
32	Ground Cover (Compost, Mulch and Irrigation Allowance)
	Elgin Street
33	Ground Cover
34	Ground Cover (Compost, Mulch and Irrigation Allowance)
	Subtotal - Base Bid Softscape
	Other
35	Bonds & Permits (Full Project)
36	Landscape Maintenance (Full Project)
	Gray Street
37	Boring for Irrigation
38	Traffic Control
39	Mobilization
	McGowen Street
40	Traffic Control
41	Boring for Irrigation
	Elgin Street
42	Traffic Control
43	Boring for Irrigation
	Subtotal - Other
	SUBTOTAL - BASE BID
	15% CONTINGENCY
	TOTAL - BASE BID

Jerdon - Before Clarification					
Unit	Unit Price	Quantity	Subtotal Cost	Notes	
EA	\$ 3,800.00	0	\$ -		
EA	\$ 3,900.00	0	\$ -		
EA	\$ 2,500.00	0	\$ -		
EA	\$ 7,050.00	0	\$ -		
SF	\$ 50.00	54	\$ 2,700.00	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 50.00	52	\$ 2,600.00	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 575.00	120	\$ 69,000.00	These unit prices seem incredibly high.	
SF	\$ 225.00	250	\$ 56,250.00	These unit prices seem incredibly high.	
EA	\$ 3,800.00	0	\$ -		
EA	\$ 3,900.00	0	\$ -		
EA	\$ 2,500.00	0	\$ -		
EA	\$ 7,050.00	0	\$ -		
SF	\$ 50.00	52	\$ 2,600.00	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 50.00	140	\$ 7,000.00	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 575.00	120	\$ 69,000.00	These unit prices seem incredibly high.	
SF	\$ 225.00	50	\$ 11,250.00	These unit prices seem incredibly high.	
EA	\$ 3,800.00	8	\$ 30,400.00		
EA	\$ 3,900.00	2	\$ 7,800.00		
EA	\$ 2,500.00	23	\$ 57,500.00		
EA	\$ 7,050.00	3	\$ 21,150.00		
SF	\$ 50.00	594	\$ 29,700.00	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 50.00	0	\$ -	These brick paver unit prices seems high based on our initial costing.	
SF	\$ 575.00	90	\$ 51,750.00	These unit prices seem incredibly high.	
SF	\$ 225.00	100	\$ 22,500.00	These unit prices seem incredibly high.	
			\$ 452,450.00		
SF	\$ 2.00	12,303	\$ 24,606.00		
SF	\$ 4.00	12,303	\$ 49,212.00	This seems high and suggests the unit price may be for complete irrigation replacement. Also, drip irrigation in the original drawings are only in groundcover areas, not turf.	
SF	\$ 9.75	7,357	\$ 71,730.75		
SF	\$ 14.50	7,357	\$ 106,676.50	seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.	
SF	\$ 0.70	80,709	\$ 56,496.30		
SF	\$ 0.60	80,709	\$ 48,425.40		
SF	\$ 9.75	1,647	\$ 16,058.25		
SF	\$ 14.50	1,647	\$ 23,881.50	seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.	
SF	\$ 10.00	14,619	\$ 146,190.00		
SF	\$ 15.80	14,619	\$ 230,980.20	seems high if just adding compost, mulch, irrigation repair-it would seem they double-counted for the plant material.	
			\$ 774,256.90		
LS	\$ -				
Month	\$ -				
LF	\$ -				
LS	\$ -				
LS	\$ -				
LF	\$ -				
LS	\$ -				
LF	\$ -				
LS	\$ -				
LF	\$ -				
LS	\$ -				
			\$ -		
			\$ 1,226,706.90		
			\$ 184,006.04		
			\$ 1,410,712.94		

Jerdon - Request to Clarify					
Unit	Unit Price	Quantity	Subtotal Cost	Notes	
EA	\$ -	0	\$ -		
EA	\$ -	0	\$ -		
EA	\$ 628.00	0	\$ -		
EA	\$ 3,150.00	0	\$ -		
SF	\$ 39.20	54	\$ 2,116.80		
SF	\$ 39.20	52	\$ 2,038.40		
SF	\$ 97.00	120	\$ 11,640.00		
SF	\$ 225.00	250	\$ 56,250.00		
EA	\$ -	0	\$ -		
EA	\$ -	0	\$ -		
EA	\$ 628.00	0	\$ -		
EA	\$ 3,150.00	0	\$ -		
SF	\$ 39.20	52	\$ 2,038.40		
SF	\$ 39.20	140	\$ 5,488.00		
SF	\$ 97.00	120	\$ 11,640.00		
SF	\$ 225.00	50	\$ 11,250.00		
EA	\$ -	8	\$ -		
EA	\$ -	2	\$ -		
EA	\$ 628.00	23	\$ 14,444.00		
EA	\$ 3,150.00	3	\$ 9,450.00		
SF	\$ 39.20	594	\$ 23,284.80		
SF	\$ -	0	\$ -		
SF	\$ 97.00	120	\$ 11,640.00		
SF	\$ 225.00	100	\$ 22,500.00		
			\$ 122,120.40		
SF	\$ 2.00	12,303	\$ 24,606.00		
SF	\$ -	0	\$ -		
SF	\$ 9.75	7,357	\$ 71,730.75		
SF	\$ 14.50	7,357	\$ 106,676.50		
SF	\$ 0.70	80,709	\$ 56,496.30		
SF	\$ 0	80,709	\$ -		
SF	\$ 9.75	1,647	\$ 16,058.25		
SF	\$ 14.50	1,647	\$ 23,881.50		
SF	\$ 10.00	14,619	\$ 146,190.00		
SF	\$ 15.80	14,619	\$ 230,980.20		
			\$ 676,619.50		
LS	\$ -				
Month	\$ -				
LF	\$ -				
LS	\$ -				
LS	\$ -				
LF	\$ -				
LS	\$ -				
LF	\$ -				
LS	\$ -				
			\$ -		
			\$ 868,739.90		
			\$ 130,310.99		
			\$ 999,050.89		