

midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
September 4, 2024**

(For Advisory Committee Members Only)



MINUTES
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING

August 7, 2024

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, August 7, 2024, at 6:00 p.m. in the **1st Floor conference room of the Midtown Management District’s offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Haney, LeVasseur, Goldstein, Douglas, Arguijo, and Johnston.

In addition, present at the meeting, were Midtown Staff members Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo (via video conference), Chrystal Davis, Kandi Schramm (via video conference); Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small and Ashley Segura (who attended via video conference), of Medley, Inc.; Jessica Ortiz of Carr Riggs Ingram; Jennifer Gribble, Giselle Martinez, and Lynda Guidry (who attended via video conference) of the Midtown Super

Neighborhood #62; Jeri Brooks (via video conference) of One World Strategy Group, Maya Ford of Ford Momentum, LLC; Ericka Garcia of Camden Property Trust; Grant Sadler of Omega Dental and Midtown residents: Ed Reybitz and Clinton Turner.

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

Grant Sadler with Omega Dental introduced himself and stated that he came to the meeting to learn more about the District.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JUNE 5, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF MAY 2024**
- C. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JUNE 2024**
- D. APPROVE PAYMENT OF INVOICES FOR JUNE 2024**
- E. APPROVE PAYMENT OF INVOICES FOR JULY 2024**
- F. APPROVE EQUI-TAX REPORT FOR JUNE 2024**
- G. APPROVE EQUI-TAX REPORT FOR JULY 2024**
- H. RATIFY AGREEMENT WITH PADRÓN & COMPANY FOR WEBSITE REDESIGN**

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

4. RATIFY RENEWAL OF INSURANCE POLICY FOR THE PERIOD BEGINNING AUGUST 1, 2024 AND ENDING JULY 31, 2025.

Cynthia Alvarado advised the Board that since there was no meeting held in July, due to the impact of Hurricane Beryl, it was necessary for Executive Director Matt Thibodeaux to act on behalf of the District to renew the District’s insurance coverage for the period beginning August 1, 2024 and ending July 31, 2025. She advised the Board of the total cost to renew the insurance coverage for the above referenced period was \$15,706.00 which was approximately 4.81% higher than the previous year. Director Young made a motion to ratify the actions taken

to renew the District's insurance coverage for the period beginning August 1, 2024 and ending July 31, 2025. The motion was seconded by Director Segrich and carried by unanimous vote.

5. DESIGNATION OF AUTHORIZED REPRESENTATIVES TO ESTABLISH BANKING RELATIONSHIPS WITH APPROVED QUALIFIED BANKS AND OTHER FINANCIAL INSTITUTIONS

Ms. Melissa Morton presented the Resolution designating authorized representatives to establish banking relationships with approved qualified banks and other financial institutions. She stated that the resolution designated and authorized Executive Director, Matt Thibodeaux, as Investment Officer and/or the District's Chief Operating Officer, Vernon E. Williams, to establish and/or terminate one or more accounts with banks and/or financial institutions from time to time. She further stated that the resolution provided that the Board Officers be notified in writing whenever a bank account is established or terminated on behalf of the District.

Director Young made a motion to approve the Resolution designating authorized representatives to establish banking relationships with approved qualified banks and other financial institutions. The motion was seconded by Director Lefsrud and was carried by unanimous vote.

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Mrs. Davis presented the Service and Maintenance Committee report on behalf of Director Johnston. There were no action items. She provided updates regarding various maintenance projects and emergency maintenance services provided by the Field Services Team following hurricane Beryl. She also reported that the Committee and Midtown Staff are in the process of reviewing the District's current Emergency Action Plan and expanding it into a more comprehensive disaster recovery plan and will seek input from the following Committees: Public Safety, Marketing, Service and Maintenance, and Finance and will address both pre-disaster planning and post disaster recovery. Jeremy Rocha advised the Board that the work done to implement some of the initial recommendations made as part of the Urban Forestry Plan helped to prevent even more damages in Baldwin Park due to Hurricane Beryl. He stated that there were additional costs incurred as a result of Hurricane Beryl and that the final numbers would be presented at a future meeting once all costs are tabulated.

Mrs. Davis announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, August 19, 2024 at 4:00 p.m.

B. Urban Planning Committee – Maggie Segrich, Chair

Director Segrich provided the Urban Planning Committee report. There were no action items. She announced that the Midtown Staff was working to revise the Scope of Services for the Gray Street Buffer Design Project and re-issue the solicitation.

She further stated that the Committee and Midtown Staff are continuing work on reviewing the current City of Houston Maintenance Agreement and identifying additional enhancements and projects for inclusion in the written request to the City to amend the Maintenance Agreement.

Director Segrich further reported that the Committee and the Midtown Staff are discussing how to reallocate funding from the Bagby & Elgin Streets curb enhancement projects to other projects such as pavement marking replacements, relocating some of the planters on Elgin Street to the various parks in Midtown, and installing [additional] bike racks in some of the Midtown parks.

Finally, Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, August 19, 2024, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

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

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

Ashley Small of Medley, Inc. presented the social media numbers for June 2024. She stated that there were 8 total media placements and mentions for the month. She also stated the total media reach was approximately 511,108 viewers, listeners, and readers with a total media value of approximately \$11,868. Mrs. Small reported that Midtown gained 379 new followers on its various social media channels, with 20,829 engagements (likes, clicks, and shares) in June. She stated that the content that received the most engagements included articles regarding the launch marketing for the Juneteenth art installation and Artist Talk, the Midtown Buzz Summer issue, the launch of the new Midtown website redesign and the blog content pertaining to office space available for lease and working in Midtown. Director Tyler-Dillard reported that 13,500 printed copies of the Summer issue of the Midtown Buzz was distributed within the District in June 2024. She further reported that Midtown Staff have begun to work on the Committee's budget for FY 2025. Director Tyler-Dillard also stated that during one of the Reimagine Midtown Focus Group sessions, there was strong support for more projects focused on economic development in the

District and elevating Midtown businesses. She announced that effective in January 1st, 2025, the a standalone Economic Development Committee will be formed to concentrate on economic development projects

i. Website Redesign

Director Tyler-Dillard reported that Midtown Staff is working closely with Padrón & Company on the redesign of the Midtown website. which is expected to launch in mid to late September 2024.

Director Tyler–Dillard announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, August 20, 2024 at 3:00 p.m.

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

Director Betrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He reminded the Board that the District will host Mistletoe Market 2024 on Saturday, December 14, 2024 and Sunday, December 15, 2024 and that the Staff and consultants are working hard to get community artists and business owners to participate in the event. Director Bertrand-Pitts further reported that the HueMan: Shelter - Bloomberg Public Art Challenge is continuing to move forward. He announced that Chandler Snipe will serve as the Program Supervisor for the project. Ms. Snipe introduced herself and shared information regarding her experience and excitement to work on the HueMan: Shelter Project. Director Bertrand-Pitts stated that the Committee was gathering information regarding a potential sponsorship of the “Big Walls, Big Dreams 2024 Festival” hosted by Elia Quiles of Up Art Studio.

i. Memorandum of Understanding between Midtown Management District and the City of Houston for the HueMan: Shelter Public Art Project.

Clark Lord shared information regarding the relationships between the Bloomberg Philanthropies, City, Midtown Redevelopment Authority (MRA) and the District relating to the HueMan: Shelter Public Art Project. He stated that re stated that there would be multiple agreements outlining and documenting the duties, responsibilities, and rights of the various parties. Chair Criglar asked the Staff to provide a flowchart outlining the role of each of the parties for the project. Mr. Lord asked the Board to authorize moving forward with all necessary agreements to facilitate implementation of the HueMan: Shelter Project Director Young made amotion to authorize moving forward with all necessary agreements to facilitate implementation of the HueMan: Shelter Project The motion was seconded by Director Bertrand-Pitts and was carried by unanimous vote.

Director Bertrand-Pitts announced that the next Cultural Arts and Entertainment Committee meeting will be held on Tuesday, August 20, 2024, at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

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

i. FY 2023 Audit Presentation by Carr Riggs Ingram

Melissa Morton reported that the FY 2023 Audit has been completed. Ms. Jessica Ortiz of Carr Riggs Ingram presented the draft of the FY 2023 Audit and stated that the District received a clean opinion and that there was no material weaknesses or unusual entries found. Ms. Ortiz walked the Board through the FY 2023 Audit Report and the Required Communications and answered questions. Director Chan asked Ms. Ortiz to consider adding additional language to Audit Note 5 to clarify the expansion of services provided to the District: Director Chan also asked Ms. Ortiz to consider adding additional explanatory language to Audit Note 4. Director Young made a motion to accept the FY 2023 Audit as presented, subject to clarifying changes to Audit Notes 4 and 5. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

Finally, Director Young announced that the next Finance Committee meeting is scheduled for Tuesday, August 27, 2024 at 1:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Mrs. Davis informed the Board that the Super Neighborhood #62 did not meet in July and stated that the next SN #62 meeting is scheduled for Wednesday, August 14, 2024 at 5:45 p.m. in the Conservatory located at 606 Dennis Street, Suite 1, Houston, Texas 77006.

G. Public Safety Committee – Jeanette Criglar, Chair

Jaime Giraldo reported on public safety activities over the past 2 months and pending efforts to improve public safety in Midtown. He stated that 21 of the 25 Flock cameras have

been installed in the District and that the remaining cameras are expected to be installed by August 30, 2024.

Mr. Giraldo reported that he is working with Sgt. Chad Wall, DRT officer with the Houston Police Department (“HPD”) Central Patrol Division regarding the Directed Enforcement Initiative. He reminded the Board that the initiative will focus on the area that is west of Louisiana street and inside the Midtown boundaries. He also announced reminded the Board that the Midtown Loud Noise Initiative will resume again in August 2024. Mr. Giraldo reminded the Board that the Midtown Loud Noise Initiative was paused due to a City-wide Initiative focusing on higher priority violent crimes which required law enforcement personnel adjustments. He provided updates regarding the Bike Patrol Program which was funded by the Midtown Parking Benefit District beginning in June 2024. Mr. Giraldo stated that the Bike Patrol Program was on hold due to administrative issues, but that it will resume in August 2024. He again thanked the Midtown Field Services Team for their hard work in addressing clean-up and removal of debris in Midtown following the recent storms.

The next Public Safety Committee meeting will be held on Tuesday, August 20, 2024 at 11:30 a.m.

i. Interlocal Agreement with Harris County for Law Enforcement Services to be provided by Precinct 7 Deputy Constables

Mr. Giraldo announced that comments to the Agreement with Harris County for law enforcement services were again sent to the Precinct 7 Constable for review and correction. He stated that the current agreement will expire on September 30, 2024 and would need to go before Commissioner’s Court for approval and that due to timing issues it may be necessary . He advised the Board that it may be necessary to ask the Board to ratify the execution of the Agreement with Harris County, at the September 2024 Board of Directors meeting in order to avoid a gap in services. Finally, Mr. Giraldo stated that while the Agreement with Harris County is not yet final, but that an estimated 5%-8% increase in cost is anticipated for law enforcement services.

H. Nominating Committee - Gloria Haney, Chair

Ms. Alvarado stated that the City has not yet taken action on the recommended Board appointments and reappointments.

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

i. Report Regarding the Reimagine Midtown Charette

Maya Ford of Ford Momentum provided a report regarding the public engagement process for the proposed 10-Year Service and Improvement Plan and Assessment Plan. Ms. Ford stated that Ford Momentum is working with One World Strategy Group to aggregate data from a series of Midtown events such as the Reimagine Midtown survey, Listening Sessions, Focus Groups and Reimagine Midtown Charrettes. She further stated that Ford Momentum and One World Strategy Group are continuing to assist the District with the public engagement process relating to the 10-year Service and Improvement Plan and Assessment Plan.

Ms. Ford presented a report showing the results of the data compiled from participating Midtown stakeholders showing the stated community priorities and needs. She stated that public safety and maintenance continues to be at the forefront of stakeholder concerns. She also announced that the District will host a Town Hall for stakeholders to have one more opportunity to provide feedback regarding the Service and Improvement Plan and Assessment Plan on August 21, 2024, at 6:00 p.m. at South Main Baptist Church.

J. Executive Committee – Jeanette Criglar, Chair

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports. She further announced that the Executive Committee and certain other Board committees would resume in person meetings at the discretion of the committee chair.

6. 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 City approved the Caroline Street remedial drainage improvement plan which is anticipated to resolve the ponding in the parking spaces along Caroline Street. MRA awarded the contract to construct the improvements to Elite Construction Services. The project is expected to start in October 2024 and take approximately 60 days to complete.

Brazos Street – MRA Staff met with the City of Houston Mayor’s Office of Economic Development Public Works on June 4, 2024 concerning projects that are on temporary hold. MRA has provided information requested by the City and is still awaiting a response from the City.

Brazos Street Bridge Landscape Improvements – The work was completed however, the landscaping was damaged by Hurricane Beryl. The contractor is working to repair the

damages. The project will soon be transferred to the Midtown Service and Maintenance Team for maintenance and upkeep after the repairs are made by the contractor.

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

PARTNER PROJECTS

Gray Street Buffer Designs – MRA staff and consultants are in the process of re-issuing the solicitation for a revised Scope of Services and will provide additional updates and recommendations at the September 2024 Board meeting.

Urban Forestry Plan – MRA received the final report from the contractors. The Service and Maintenance Committee is still reviewing the report. It will be made available for public comment viewing after the final review.

CenterPoint Lighting Assessment Survey – MRA has discussed the newly installed test luminaires with the Service and Maintenance Committee to determine which luminaire provides the best lighting option for the District.

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).

There was no Executive Session.

8. ANNOUNCEMENTS

Ms. Alvarado encouraged attendance at the Town Hall meeting on Wednesday, August 21, 2024 at 6:00 p.m. at South Main Baptist Church in the Fellowship Hall to discuss the proposed 10-year Service and Improvement Plan and Assessment Plan.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, September 4, 2024, at 11:00 a.m.**

9. ADJOURN

Desmond Bertrand-Pitts, Secretary

Date: _____

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

August 2024

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2024 TO 12/31/2024

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,364,064.97	\$3,295,612.96	\$68,452.01	98%
2022	0.1181	\$3,193,790.35	\$3,178,775.67	\$15,014.68	99%
2021	0.1181	\$3,025,221.21	\$3,017,041.60	\$8,179.61	99%
2020	0.1181	\$2,811,309.44	\$2,806,675.45	\$4,633.99	99%
2019	0.1181	\$2,581,831.38	\$2,578,356.77	\$3,474.61	99%
2018	0.1181	\$2,381,416.63	\$2,378,486.06	\$2,930.57	99%
2017	0.1181	\$2,306,555.49	\$2,303,785.30	\$2,770.19	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	-759.14	2,945,826.23
2022 Assessment Collected	-273.76	-22,690.29
2021 Assessment Collected	0.00	-2,840.59
2020 Assessment Collected	0.00	-3,833.86
2019 Assessment Collected	0.00	-2,278.32
2018 Assessment Collected	0.00	320.18
2017 Assessment Collected	0.00	526.58
2016 Assessment Collected	0.00	518.25
2015 Assessment Collected	0.00	535.97
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	4,065.16	24,363.23
Overpayments	0.00	17,326.16
Estimated Payment	0.00	0.00
CAD Corrections	0.00	63.33
CAD Lawsuit Corrections	22,653.28	215,284.39
Collection Fees	5,108.43	12,939.86
Total Revenue	30,793.97	3,186,061.12
Overpayments & CAD Refunds Presented	107,415.52	227,024.09
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2019	2,180,973,734	
ASSESSED VALUE FOR 2020	2,412,168,193	
ASSESSED VALUE FOR 2021	2,569,042,693	
ASSESSED VALUE FOR 2022	2,704,309,876	
ASSESSED VALUE FOR 2023	2,848,488,510	UNCERTIFIED 0

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 August 2024

2023 TOP TEN ASSESSMENT PAYERS

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

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	
MID-MAIN PROPERTIES LP	81 135 584 001 0001	2023	14,713.85
***COHEN JAY H	81 019 190 000 0006	2013 - 2023	6,782.80
MIDTOWN SCOUTS SQUARE PROP LP	81 125 831 001 0001	2023	5,314.50
MCDONALDS CORP 042 / 0253	81 120 106 000 0001	2023	4,154.80
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2023	4,087.24
CRIADO MINNIE F	81 120 532 000 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	81 114 588 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	81 1274 887 000 0143	2021 - 2023	2,739.50

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

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

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
August 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	2,303,785.30	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,486.06	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,356.77	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,675.45	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,017,041.60	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,178,775.67	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,295,612.96	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2023 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1323	20% (State Maximum)	97,824,623
Over 65	188	15,000	2,820,000
Disability	9	15,000	135,000
Disabled Veteran	17	Per Statute	3,553,217
Over 65 Detached Single Family	31	Totally Exempt	8,107,750

Midtown Management District
Lawsuit and Arbitration Status Summary as of 07/03/2024

Jur 953

Summary

For Tax Years 2005-2024, for the period of June 2009 through July 07, 2024

Settled

9,958,088,589	Original value of Settled accounts as of 07/03/2024
1,638	Number of Settled accounts as of 07/03/2024
1,012,513,495	Reduction in value of Settled accounts
10.17%	Average % reduction in value of Settled accounts

Unsettled

655,591,856	Original value of Unsettled accounts as of 07/03/2024
59	Number of Unsettled accounts as of 07/03/2024

0.1181 Tax rate per \$100 valuation

\$78,724	Estimated reduction in assessment on	59	Unsettled accounts,
	based on	10.17%	average

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 07/03/2024**

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 2015											
Settled											
Tax Year 2015	0130760120011	Cweren G & J	175,100	\$206.79	2015-70515	5/24/2021	140,000	\$41.45	20.04%	5/26/2021	6/28/2021
			457,058,556				403,664,341				
			71								
Tax Year 2019											
Settled											
Tax Year 2019	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546	4/5/2024	18,400,000	\$2,448.40	10.13%	4/22/2024	5/29/2024
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			89								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2020											
Settled											
Tax Year 2020	1226500010001	MRI Midtown Ltd	24,500,000	\$28,934.50	2020-53212	4/5/2024	19,375,000	\$6,052.62	20.92%	4/22/2024	5/29/2024
Tax Year 2020	1226500020001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212	4/5/2024	2,625,000	\$168.03	5.14%	4/22/2024	5/29/2024
			1,272,021,661				1,142,613,991				
			119								
Tax Year 2021											
Settled											
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800	5/10/2024	19,375,000	\$4,015.48	14.93%	6/10/2024	6/26/2024
Tax Year 2021	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800	5/10/2024	2,625,000	\$528.10	14.56%	6/10/2024	6/26/2024
			1,436,355,030				1,298,786,723				
			201								
Tax Year 2022											
Settled											
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-42620	4/5/2024	4,100,000	\$817.22	14.44%	NA	5/29/2024
Tax Year 2022	0190350000001	2505 Fannin LTD	642,120	\$758.34	2022-64843	3/1/2024	530,000	\$132.41	17.46%	3/20/2024	4/24/2024
Tax Year 2022	0190350000005	2505 Fannin LTD	1,147,500	\$1,355.20	2022-64843	3/1/2024	880,000	\$315.92	23.31%	3/20/2024	4/24/2024
Tax Year 2022	0190350000006	2505 Fannin LTD	4,390,293	\$5,184.94	2022-64843	3/1/2024	3,800,000	\$697.14	13.45%	3/20/2024	4/24/2024
Tax Year 2022	0130720000001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419	3/1/2024	1,865,000	\$191.97	8.02%	3/20/2024	4/24/2024
Tax Year 2022	1226500010001	MRI Midtown LTD	23,360,816	\$27,589.12	2022-51509	4/5/2024	20,500,000	\$3,378.62	12.25%	4/22/2024	5/29/2024
Tax Year 2022	1226500020001	Carolyn F Jackson Family Partnership LTD	3,317,542	\$3,918.02	2022-51509	4/5/2024	2,950,000	\$434.07	11.08%	4/22/2024	5/29/2024

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386	4/5/2024	4,100,000	\$817.32	15.65%	Paid Correct	NA
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,895.41	2022-48037	6/7/2024	40,000,000	\$5,655.41	10.69%	7/3/2024	7/29/2024
Tax Year 2022	0190330000004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202	6/7/2024	1,125,000	\$197.38	15.88%	7/3/2024	7/29/2024
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$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	\$3,167.21	2022-61482	8/2/2024	2,450,000	\$273.76	8.64%	8/19/2024	
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
			1,655,010,103				1,478,779,749				
			186								

Unsettled

Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-27072				#DIV/0!		
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,182	\$35,501.07	2022-51520				0.00%		
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385				0.00%	Received	
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	37,383,025								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	5								

Tax Year 2023

Settled

Tax Year 2023	0220560000003	Smith Harry Leonard	1,863,400	\$1,760.54	101-23-005107	6/7/2024	1,886,000	\$173.98	9.88%	25.25(b)	7/29/2024
Tax Year 2023	1192590010003	Sherman Way Midtown Property LLC Et Al	47,978,196	\$56,662.25	2023-42150	3/1/2024	43,200,000	\$5,643.05	9.96%	3/20/2024	4/24/2024
Tax Year 2023	1390260010001	4600 Main Street Housting LP	1,698,125	\$2,005.49	2023-49900	3/1/2024	1,450,000	\$293.04	14.61%	3/20/2024	4/24/2024
Tax Year 2023	1300540010001	Central Bank	5,963,965	\$7,043.44	2023-54378	3/1/2024	5,350,000	\$725.09	10.29%	3/20/2024	4/24/2024
Tax Year 2023	1357270010002	Wong Deran Yuwei & Tianbeng	586,109	\$553.76	2023-56138	3/1/2024	565,000	\$19.95	3.60%	3/20/2024	4/24/2024
Tax Year 2023	0190890000003	Bap 2800 LLC	2,048,741	\$2,419.56	2023-57459	3/1/2024	1,700,000	\$411.86	17.02%	3/20/2024	4/24/2024
Tax Year 2023	0130720000001	San Jacinto Apartments LLC	2,145,536	\$2,533.88	2023-60016	3/1/2024	1,950,000	\$230.93	9.11%	3/20/2024	4/24/2024
Tax Year 2023	0191450000009	Viengiac Corporation	985,251	\$1,163.58	2023-74433	3/1/2024	825,000	\$189.26	16.27%	3/20/2024	4/24/2024
Tax Year 2023	0130800000004	3902 Austin LLC	498,778	\$589.06	101-23-005560	3/1/2024	372,000	\$149.73	25.42%	25.25(b)	4/24/2024
Tax Year 2023	1378490010001	Graeter Properties LLC	1,384,038	\$1,634.55	101-23-006341	3/1/2024	1,250,000	\$158.30	9.68%	25.25(b)	4/24/2024
Tax Year 2023	1224910010001	Nova Terranova LLC	1,875,760	\$2,215.27	101-23-006565	3/1/2024	1,400,000	\$561.87	25.36%	25.25(b)	4/24/2024
Tax Year 2023	0250010210002	4400 San Jacinto LLC	1,525,155	\$1,801.21	101-23-006568	3/1/2024	1,472,155	\$62.59	3.47%	25.25(b)	4/24/2024
Tax Year 2023	1282740010001	Tag TBD LLC	4,796,789	\$5,665.01	2023-41982	4/5/2024	4,300,000	\$586.71	10.36%	4/22/2024	5/29/2024
Tax Year 2023	0190860000001	2515 Caroline LTD	1,575,000	\$1,860.08	2023-48584	4/5/2024	1,450,000	\$147.63	7.94%	4/22/2024	5/29/2024
Tax Year 2023	1226500010001	MRI Midtown LTD	26,294,658	\$31,053.99	2023-51843	4/5/2024	22,375,000	\$4,629.11	14.91%	4/22/2024	5/29/2024
Tax Year 2023	1226500020001	Carolyn F Jackson Family Partnership	3,476,095	\$4,105.27	2023-51843	4/5/2024	2,975,000	\$591.79	14.42%	4/22/2024	5/29/2024
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,279,616	\$3,873.23	2023-56015	5/10/2024	2,996,686	\$334.14	8.63%	Received	6/26/2024
Tax Year 2023	0021600000003	William Marsh Rice University	727,447	\$859.11	2023-56015	5/10/2024	619,057	\$128.00	14.90%	Received	6/26/2024
Tax Year 2023	1315810010001	Niazi Family Investments Ltd	1,542,540	\$1,821.74	2023-59645	4/5/2024	1,500,000	\$50.24	2.76%	4/22/2024	5/29/2024
Tax Year 2023	1380960010001	Bassak Investments LLC	1,522,600	\$1,798.19	2023-59799	4/5/2024	1,425,000	\$115.27	6.41%	4/22/2024	5/29/2024
Tax Year 2023	0060610000001	Copesetic Holdings Ltd	2,228,010	\$2,631.28	2023-59802	4/5/2024	2,000,000	\$269.28	10.23%	4/22/2024	5/29/2024
Tax Year 2023	1246630010001	Davita Rent Dept	2,235,400	\$2,591.57	2023-60809	4/5/2024	1,950,000	\$288.62	11.14%	Received	4/24/2024
Tax Year 2023	0250010210005	4411 Fannin LLC	714,000	\$843.23	101-23-005600	4/5/2024	630,000	\$99.20	11.76%	25.25(b)	5/29/2024
Tax Year 2023	0250320000001	H & T Investments Corp	646,624	\$763.66	101-23-008073	4/5/2024	585,000	\$72.78	9.53%	25.25(b)	5/29/2024
Tax Year 2023	0250320000006	HT Investment Corp	574,720	\$678.74	101-23-008073	4/5/2024	500,000	\$88.24	13.00%	25.25(b)	5/29/2024
Tax Year 2023	0250320000010	H & T Investments Corp	302,103	\$356.78	101-23-008073	4/5/2024	281,000	\$24.92	6.98%	25.25(b)	5/29/2024
Tax Year 2023	0191350000001	Attayi Family LP	1,848,068	\$2,182.57	101-23-008529	4/5/2024	1,750,000	\$115.82	5.31%	25.25(b)	5/29/2024

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Tax Year 2023	0021600000021	William Marsh Rice University	658,285	\$777.43	101-23-008591	5/10/2024	571,000	\$103.08	13.26%	25.25(b)	5/29/2024
Tax Year 2023	1249490010008	Nis Investments Incorporated	298,766	\$352.84	101-23-008896	4/5/2024	270,000	\$33.97	9.63%	25.25(b)	5/29/2024
Tax Year 2023	1202710010001	SC Plazas at Midtown LLC	3,750,000	\$4,428.75	101-23-009158	4/5/2024	3,300,000	\$531.45	12.00%	25.25(b)	5/29/2024
Tax Year 2023	0220670000013	Phan Dao C & Muoi	1,067,623	\$1,260.86	101-23-009879	4/5/2024	975,000	\$109.38	8.68%	25.25(b)	5/29/2024
Tax Year 2023	0190770000003	Optimal Beverage Inc	450,100	\$531.57	101-23-009895	4/5/2024	345,100	\$124.01	23.33%	25.25(b)	5/29/2024
Tax Year 2023	0021380000013	Shepherd W M	330,000	\$389.73	2023-54322	5/10/2024	330,000	\$0.00	0.00%	NA	NA
Tax Year 2023	0021390000001	Cars DB4 LP	1,155,705	\$1,364.89	2023-54322	5/10/2024	1,050,000	\$124.84	9.15%	6/10/2024	6/26/2024
Tax Year 2023	0021390000011	Cars DB4 LP	361,505	\$423.94	2023-54322	5/10/2024	325,000	\$43.12	10.17%	6/10/2024	6/26/2024
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,631,775	\$4,289.13	2023-54322	5/10/2024	3,290,000	\$403.64	9.41%	6/10/2024	6/26/2024
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000	\$1,577.82	2023-54322	5/10/2024	1,220,000	\$137.00	8.68%	6/10/2024	6/26/2024
Tax Year 2023	0021750000006	Cars DB4 LP	920,000	\$1,086.52	2023-54322	5/10/2024	915,000	\$5.90	0.54%	6/10/2024	6/26/2024
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000	\$389.73	2023-54322	5/10/2024	325,000	\$5.91	1.52%	6/10/2024	6/26/2024
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000	\$879.84	2023-54322	5/10/2024	675,000	\$82.66	9.39%	6/10/2024	6/26/2024
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500	\$272.22	2023-54322	5/10/2024	227,500	\$3.54	1.30%	6/10/2024	6/26/2024
Tax Year 2023	0021760000001	Golconda Venture	2,676,250	\$3,160.65	2023-54322	5/10/2024	2,580,000	\$113.67	3.60%	6/10/2024	6/26/2024
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500	\$4,797.81	2023-54322	5/10/2024	3,800,000	\$310.01	6.46%	6/10/2024	6/26/2024
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185	\$2,052.80	2023-54322	5/10/2024	1,710,000	\$33.29	1.62%	6/10/2024	6/26/2024
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850	\$4,720.28	2023-54322	5/10/2024	3,600,000	\$468.68	9.93%	6/10/2024	6/26/2024
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306	\$2,441.49	2023-54322	5/10/2024	2,055,000	\$14.53	0.60%	6/10/2024	6/26/2024
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,562	\$3,704.28	2023-54322	5/10/2024	2,820,000	\$373.86	10.09%	6/10/2024	6/26/2024
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,330	\$8,830.73	2023-54322	5/10/2024	6,727,500	\$885.55	10.03%	6/10/2024	6/26/2024
Tax Year 2023	0212570000001	Camden Property Trust	62,721,892	\$74,074.55	2023-59396	5/10/2024	57,500,000	\$6,167.05	8.33%	6/10/2024	6/26/2024
Tax Year 2023	1349300000001	2800 Main LLC	80,205,546	\$94,722.75	2023-59423	5/10/2024	77,000,000	\$3,785.75	4.00%	6/10/2024	6/26/2024
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,258,527	\$60,536.32	2023-59500	5/10/2024	45,000,000	\$7,391.32	12.21%	6/10/2024	6/26/2024
Tax Year 2023	0130770000011	WWBD LP	2,189,979	\$2,586.37	2023-60533	5/10/2024	1,950,000	\$283.42	10.96%	6/10/2024	6/26/2024
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,785	\$0.00	2023-63178	5/10/2024	4,500,000	Amount Due	0.00%	NA	NA
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,353,804	\$1,598.84	2023-63213	5/10/2024	1,200,000	\$181.64	11.36%	7/1/2024	7/29/2024
Tax Year 2023	1322990010001	Louisiana Hadley LLC	1,577,550	\$1,863.09	101-23-008799	5/10/2024	1,525,000	\$62.07	3.33%	25.25(b)	6/26/2024
Tax Year 2023	0220750000010	Mazol Enterprises Inc	1,539,841	\$1,818.55	101-23-008803	5/10/2024	1,500,000	\$47.05	2.59%	25.25(b)	6/26/2024
Tax Year 2023	0190320000008	LLR Management Inc	818,878	\$967.09	101-23-010270	6/7/2024	750,200	\$81.10	8.39%	25.25(b)	6/26/2024
Tax Year 2023	0132280000012	Bagby 3015 LLC	709,938	\$838.44	101-23-010332	5/10/2024	668,000	\$49.53	5.91%	25.25(b)	6/26/2024
Tax Year 2023	0132220000011	Dennis Austin LLC	654,000	\$772.37	101-23-010879	5/10/2024	550,000	\$122.82	15.90%	25.25(b)	6/26/2024
Tax Year 2023	0190330000003	Bond Donald R	326,551	\$386.66	101-23-010892	5/10/2024	325,100	\$1.72	0.44%	25.25(b)	6/26/2024
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589	\$59,640.50	2023-50419	7/3/2024	50,500,000	\$0.00	0.00%	NA	NA
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397	\$89,229.74	2023-52639	6/7/2024	66,000,000	\$11,283.74	12.65%	7/3/2024	7/29/2024
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,996	\$5,990.03	2023-55613	6/7/2024	4,400,000	\$793.63	13.25%	Received	7/29/2024
Tax Year 2023	0132650000001	Levan Group I LP	6,450,450	\$7,617.98	2023-56613	6/7/2024	6,150,000	\$354.83	4.66%	Received	7/29/2024
Tax Year 2023	1251930010001	E & I Investments Inc	1,965,047	\$2,320.72	2023-58058	6/7/2024	1,725,000	\$283.50	12.22%	7/3/2024	7/29/2024
Tax Year 2023	1200170010008	Kozadinos Interest Ltd	2,847,973	\$3,363.46	2023-65163	6/7/2024	2,550,000	\$351.91	10.46%	7/3/2024	7/29/2024
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625	\$1,530.13	2023-71198	6/7/2024	1,101,281	\$229.52	15.00%	Received	7/29/2024
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$5,531.82	101-23-007651	6/7/2024	4,469,700	\$253.10	4.58%	25.25(b)	8/27/2024
Tax Year 2023	12788700000146	Rise Condominium Development LP	448,359	\$529.51	101-23-010675	6/7/2024	375,800	\$85.69	16.18%	25.25(b)	8/27/2024
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057	\$16,681.63	2023-53143	7/3/2024	15,589,560	Amount Due	0.00%	Received	NA
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111	\$37,260.55	2023-53143	7/3/2024	33,500,000	Amount Due	0.00%	Received	NA

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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	
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,043.69	2023-71688	7/3/2024	10,200,000	\$1,997.49	14.22%	Received	7/29/2024
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927	\$901.02	2023-72004	7/3/2024	675,000	\$103.84	11.52%	7/23/2024	8/27/2024
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417	\$504.21	2023-72004	7/3/2024	397,500	\$70.76	14.03%	7/23/2024	8/27/2024
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,550	\$4,467.19	2023-72264	7/3/2024	3,300,000	\$569.89	12.76%	7/23/2024	8/27/2024
Tax Year 2023	0220510000008	Bermac Arts LLC	2,765,046	\$3,265.52	2023-76163	7/3/2024	2,200,000	\$667.32	20.44%	7/23/2024	8/27/2024
Tax Year 2023	0021520000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298	7/3/2024	1,721,000	\$764.78	27.34%	25.25(b)	8/27/2024
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890	\$1,946.16	2023-55956	7/3/2024	1,625,000	\$27.04	1.39%	Received	8/27/2024
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359	\$100,542.50	2023-60237	8/2/2024	77,066,500	\$9,526.96	9.48%	Received	8/27/2024
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,335.00	2023-60237	8/2/2024	31,683,500	\$3,916.79	9.48%	Received	8/27/2024
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634	\$7,433.96	2023-61561	8/2/2024	6,175,000	\$141.28	1.90%	Received	8/27/2024
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511	\$8,176.67	2023-61583	8/2/2024	6,750,000	\$204.92	2.51%	Received	8/27/2024
Tax Year 2023	0190730000001	WWBD LP	4,936,278	\$5,829.74	2023-64328	8/2/2024	4,200,000	\$869.54	14.92%	8/19/2024	
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65997	8/2/2024	955,000	\$168.24	12.98%	8/19/2024	
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	
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	
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	
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,937	\$905.75	2023-76130	8/2/2024	745,000	\$24.91	2.75%	8/19/2024	
			1,129,583,512				964,260,443				
			136								
Unsettled											
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504				0.00%		
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644	\$8,990.53	2023-50543				0.00%		
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411	\$1,051.58	2023-50619				0.00%		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619				0.00%		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248	\$6,801.67	2023-52281				0.00%		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,075.01	2023-52649				0.00%		
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711				0.00%		
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687	\$1,448.72	2023-53578				0.00%		
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207	\$5,078.54	2023-53578				0.00%		
Tax Year 2023	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	0192240000001	Strings Prop LLC	5,272,136	\$6,226.39	2023-54426				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54932				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54932				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406	\$94,732.03	2023-56011				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 07/03/2024**

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	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282	\$1,967.88	2023-59188				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,509,936	\$10,050.23	2023-62136				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,598,677	\$4,250.04	2023-64924				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.11	2023-65463				0.00%		
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,393	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951	\$2,639.48	2023-67445				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500	\$1,109.55	2023-68907				0.00%		
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403	\$1,585.38	2023-70692				0.00%		
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056				0.00%		
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233				0.00%		
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.90	2023-84233				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,266.52	2023-84738				0.00%		
Tax Year 2023	0220530000005	Nanes Plaza LLC	817,120	\$965.02	2023-84764				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,496	\$5,851.26	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$886.52	2023-85807				0.00%		
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000		2023-86028				#DIV/0!		
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	615,093,391								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	53								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	9,958,088,589	8,945,575,094
Cumulative	Grand Total	Settled Accounts, number of accounts	1,638	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	655,591,856
Cumulative	Grand Total	Unsettled Accounts, number of accounts	59

Midtown Management District
Lawsuit and Arbitration Status Summary as of 07/03/2024

Jur 953

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

**INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES
BETWEEN HARRIS COUNTY AND
MIDTOWN MANAGEMENT DISTRICT**

THIS AGREEMENT is made and entered into by and between **HARRIS COUNTY, TEXAS** hereinafter referred to as the “County,” acting by and through its governing body, the Harris County Commissioners Court, and the **MIDTOWN MANAGEMENT DISTRICT** (the “District”) acting by and through its governing body.

RECITALS:

This Agreement is made pursuant to chapter 791 of the Texas Government Code, which authorizes contracts between counties and local governments for the performance of governmental functions and services; and

The District desires to obtain the services of the Harris County Constable Precinct 7 (the “Constable”) to provide law enforcement services within District’s geographical area as further defined in Exhibit “A”.

NOW THEREFORE, the County and the District, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

TERMS:

I.
TERM

1.1 The services to be performed under this Agreement shall begin on October 1, 2024, and end on September 30, 2025. This Agreement can be terminated sooner in accordance with the provisions of Section IV.

II.
SERVICES

2.1 The County agrees to authorize the Constable to provide 5 officers to devote eighty percent (80%) of their working time to provide law enforcement services related to the District’s geographical area (the “area”), as further defined in Exhibit “A”, attached hereto and made a part hereof. “Law enforcement services” include, but are not limited to, patrolling, preparing reports, appearing in court, investigating crimes, arresting persons, and transporting suspects.

2.2 As used herein, the phrase “working time” is defined as follows: the usual or normal hours that the Constable’s officers are required to work in any calendar month, and does not include any extra or overtime work. The consideration for the law enforcement services provided herein includes a share of the costs to the County for such times when officers are not available. Vacation and sick leave are earned through County service, and funeral leave is a benefit available to County employees. Therefore, “working

time” shall not include vacation, sick leave, funeral leave or other county-benefit leave, and it is not anticipated that the Constable will authorize substitute officers to work within the area when the regularly assigned officers are not available.

2.3 The Constable shall retain control and supervision of the officers performing services under this agreement to the same extent as she does other officers. The District understands and agrees that this Agreement is not intended, nor shall it be construed, to obligate the Constable to assign officers to devote any portion of their working time to the area, including but not limited to circumstances like officer funerals and natural disasters.

2.4 As the Constable retains control and supervision of the officers and services, the District may not, based on late payment or non-payment by one of its members to the District of funds for District operations, or the law enforcement services of the Constable, limit or deny access of such members to the services of the Constable. All members shall be provided the same telephone numbers and electronic access means to contact the Constable.

III. CONSIDERATION FOR SERVICES

3.1 The District agrees to pay the County the sum of \$496,400.00 for 5 officers for a total sum of FOUR HUNDRED NINETY SIX THOUSAND, FOUR HUNDRED AND NO/100 DOLLARS (\$496,400.00) to be used by the County for the purpose of paying eighty percent (80%) of the full-time equivalent cost to the County for supplying the law enforcement services, including salaries, benefits, vacation, sick leave, and any additional expenses the County may incur in providing the services under this Agreement. Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

The District agrees to make payments on the total sum in installments, which are due and payable, without demand, on the following dates in the amounts set forth next to the dates:

September 20, 2024	\$41,366.00
October 20, 2024	\$41,366.00
November 20, 2024	\$41,366.00
December 20, 2024	\$41,366.00
January 20, 2025	\$41,366.00
February 20, 2025	\$41,374.00
March 20, 2025	\$41,366.00
April 20, 2025	\$41,366.00
May 20, 2025	\$41,366.00
June 20, 2025	\$41,366.00
July 20, 2025	\$41,366.00
August 20, 2025	\$41,366.00

The monthly installments are due and payable before 10:00 a.m. at the office of the County Treasurer, Dept. 101, P.O. Box 4354, Houston, TX 77210-4354. If the County provides the option, payment may be made by same time and date by electronic means to an account designated by the County.

Regarding the first payment due on September 20, 2024, the first payment is due on the latter of September 20, 2024 or five (5) days after the District receives a fully executed copy of this Agreement from the County.

IV. DEFAULT AND TERMINATION

4.1 The District understands and agrees that if the County does not receive the monthly payments within thirty (30) days of the date due, the County is authorized to terminate this Agreement without further notice. The County's failure to make demand for payments due is not a waiver of the District's obligation to make timely payment.

4.2 If the District defaults in the payment of any obligation hereunder, the District is liable to the County for an interest assessment of one percent (1%) on the unpaid amount. Interest shall thereafter compound monthly at one percent (1%) on unpaid amounts and interest assessments from the date of default until paid. This interest is in addition to any monies due for law enforcement services rendered hereunder. Interest on all past due amounts shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, charged, or received under law. Any interest in excess of that maximum amount shall be refunded. The District is also liable for attorney's fees and costs should the matter have to go to litigation for collection.

4.3 If the District is dissatisfied in any way with the performance of the County, the Constable or the officers under this Agreement, the District's sole remedy is termination under Section 4.4.

4.4 Either party may terminate this Agreement prior to the expiration of the term set forth in this Agreement, with or without cause, upon thirty (30) days prior written notice to the other party. The County will submit an invoice to the District showing the amounts due for the month in which termination occurs. The District agrees to pay the final invoice within ten (10) days of receipt.

4.5 If this Agreement is terminated at any time other than at the end of a contract month, the monthly installment or payment for such contract month will be prorated, less any unpaid amounts and interest under Paragraph 4.2.

4.6 In the event the Constable informs Commissioners Court and the District in writing that due to position vacancy or elimination occurring on or after October 1, 2024, the Constable cannot or will not provide 5 officers to devote eighty percent (80%) of their working time to provide law enforcement services related to the District's geographical area, and provided that the District has prepaid its sum and further provided that such notice

from the Constable identifies that such vacancy or elimination was of a position that served or facilitated service to the District, the District shall receive a refund equal to the number of days between the date of the Constable's notice and a subsequent meeting of Commissioners Court at which Commissioners Court amends or terminates the Agreement.

V.
NOTICE

5.1 Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the parties at the following addresses:

To the County: Harris County
Harris County Administration Building
1001 Preston, Suite 610
Houston, Texas 77002
Attention: Clerk, Commissioners Court

with a copy to: Constable May Walker
Harris County Constable
5290 Griggs Road
Houston, Texas 77021

To the District: Midtown Management District
410 Pierce Street Ste.355
Houston, Texas 77002
Attention: Willie H. Coleman, Chairman of the Board

5.2 Either party may designate a different address by giving the other party ten days' written notice.

VI.
MERGER

6.1 The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

VII.
MISCELLANEOUS

7.1 This instrument contains the entire Agreement between the parties relating to the rights granted and the obligations assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties.

7.2 Unless otherwise consented to and approved by Commissioners Court, agreement modifications that increase funding, personnel positions or geographical area can only be approved on a quarterly basis, and the effective date must coincide with the beginning of a pay period. Agreement modifications that decrease funding, personnel positions or geographical area may be approved at a regularly scheduled meeting of Commissioners Court, and the effective date must coincide with the end of a pay period, unless otherwise agreed to by the parties.

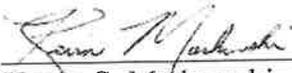
7.3 This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

7.4 This Agreement is not in effect until it has been signed by the District and it has received the approval by the Harris County Commissioners Court and the Constable.

APPROVED AS TO FORM:

CHRISTIAN D. MENEFEE
County Attorney

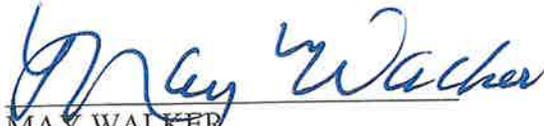
HARRIS COUNTY

By 
Kevin G. Markowski
Assistant County Attorney
C.A. File No. 24GEN1250

By _____
LINA HIDALGO
County Judge

Date Signed: _____

APPROVED:


MAY WALKER
Harris County Constable Precinct 7

ATTEST:

MIDTOWN MANAGEMENT DISTRICT
(District)

By _____
Name: _____
Secretary

By 
Title: Executive Director, Matt Thibodeaux
Date Signed: 8/12/24

APPROVED AS TO FORM:

By _____
Attorney