

Attorney Client Privilege Work Product

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING September 4, 2024

(For Advisory Committee 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, September 4, 2024, at 11:00 a.m.** in the 1st **Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance**) at **410 Pierce Street,** Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments <u>in person</u> as provided on the agenda and as permitted by the presiding officer during the meeting, or <u>may view</u> the meeting through the following link:

https://teams.microsoft.com/l/meetup-

join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBlYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-20274d48d90-2020/7dd

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.
- Receive Public Comments***
- 3. Consent Agenda
 - a. Approve Minutes for the August 7, 2024, Board Meeting
 - b. Approve Financial Report for the Month of July 2024
 - c. Approve Payment of Invoices for August 2024
 - d. Approve Equi-Tax Report for August 2024
- 4. Ratify the Interlocal Agreement with Harris County Precinct 7 for Law Enforcement Services for the period beginning October 1, 2024 through September 30, 2025.

5.	Review, discuss and take necessary action regarding the 2 nd Quarter Investment Report for the period ending June 30, 2024.
6.	Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
	a. Service & Maintenance Christopher Johnston, Chair
	b. Urban Planning
	i. Midtown Parking Benefit District Advisory Committee
	c. Marketing and Economic Development Debbie Tyler-Dillard, Chai
	d. Cultural Arts & Entertainment Desmond Bertrand-Pitts, Chair
	i. Memorandum of Understanding between Midtown Management District and the City of Houston for the HueMan:Shelter Public Art Project
	e. Finance
	f. Community Activity Report Christopher Johnston, Liaison
	i. Super Neighborhood #62
	g. Public Safety Jeanette Criglar, Chai
	h. Nominating
	i. Service and Improvement Plan Jeanette Criglar, Co-Chair Kelly A. Young, Co-Chair
	j. Executive Committee Jeanette Criglar, Chai
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.

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

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

- 8. **Presentation:** Texas Department of Transportation North Houston Highway Improvement Project
- 9. Announcements

Proposed Service and Improvement Plan and Assessment Plan Townhall Wednesday, September 12, 2024, at 6:00 p.m.
Midtown Conference Center
410 Pierce Street, First Floor Conference Room
Houston, Texas 77002

Next meeting date: Midtown Management District Board of Directors

Wednesday, September 4, 2024, at 11:00 a.m.

410 Pierce Street, (at Brazos) 1st Floor

Houston TX 77002

10. 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

NOTE: We have begun the FY 2025 Budget Process at the committee level. We strongly encourage all constituents to come and participate in this extremely important annual process for Midtown. We value your input.

MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

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 noor conference room of the Midtown Management District's offices located at 410 Pierra Street, Houston, Texas 77002, inside the boundaries of the District and the roll was called or the only 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	Desmona	Pos. 16	Kelly A. Young
	Bertrand-Pitts		
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. <u>APPROVE MINUTES FOR THE JUNE 5, 2024 TOARD MEETING</u>
- B. APPROVE FINANCIAL REPORTS FOR ME MONTH OF MAY 2024
- C. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JUNE 2024
- D. APPROVE PAYMENT OF INCOICES FOR JUNE 2024
- E. APPROVE PAYMENT C INVO CES FO JULY 2024
- F. APPROVE EQUI-TAX TPOP 11 N. 2024
- G. APPROVE EQUITAX REPORT FOR JULY 2024
- H. RATIFY AC LÉMENT 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. <u>DESIGNATION OF AUTHORIZED REPRESENTATIVES TO ESTABLISH BANKING RELATIONSHIPS</u> 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 IND POUR WILLIAM DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS A PROPRIATE.

A. Service and Maintenance Committee Christopher Johnston, Chair

Mrs. Davis presented the Service and Maintenance Committee report on behalf of Director Johns on. There viere no action items. She provided updates regarding various maintenance projects and energency maintenance services provided by the Field Services Team following hurrours 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 Micrown, and installing [additional] bike racks in some of the Midtown parks.

Finally, Director Segrich announced that the text 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 remirited 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 & Franchic Development Committee – Debbie Tyler-Dillard, Chair

Ashley Small of Mc dley, Inc. presented the social media numbers for June 2024. She stated that there were 8 to 1 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 be trand-Pitta further reported that the HueMan: Shelter - Bloomberg Public Art Challenge is continuing to move forward. He announced that Chandler Snipe will serve as the Piogram Supervisor for the project. Ms. Snipe introduced herself and shared in ormation 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 Sia 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 Betrand-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 2025 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 Foard through the FY 2023 Audit Report and the Required Communications and answered questions. Director Chan asked Ms. Ortiz to consider adding additional engage 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 1.7 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 Fiere 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 Tresday, 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 relify the execution of the Agreement with Harris County, at the September 1024 Board of Directors meeting in order to avoid a gap in services. Finally, Mr. Gira do 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 a givey 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 ROJE TS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)

Marlon Marshall made the following reports regarding the status of current Midtown Redevelopment Authority can call 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 A ENDA TEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOR OWING 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:	
	1

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

	Jul 31, 24	Jul 31, 23	\$ Change	% Change
ASSETS Current Assets Checking/Savings				
10000 · Operating Funds	3,885,308.56	3,784,745.80	100,562.76	2.7%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,896,731.26	3,796,168.50	100,562.76	2.7%
Accounts Receivable 120000 · Assessments Receivable	140,635.48	140,635.48	0.00	0.0%
123001 · AR Current	75,930.24	4,483.75	71,446.49	1,593.5%
Total Accounts Receivable	216,565.72	145,119.23	71,446.49	49.2%
Other Current Assets 120200 · Grant Receivable 130500 · Prepaid Expense	700,000.00 9,113.57	0.00	700,000.00 9,113.57	100.0% 100.0%
Total Other Current Assets	709,113.57	0.00	709,113.57	100.0%
Total Current Assets	4,822,410.55	3,941,287 73	881,122.82	22.4%
Other Assets 130501 · Other Misc Assets	36,959.00	36,959.00	0.00	0.0%
Total Other Assets	36,959.00	36,959.00	0.00	0.0%
TOTAL ASSETS	4,859,369.55	3,978,246.73	881,122.82	22.2%
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 200000 · Accounts Payable	467,444.06	266,083.40	201,360.66	75.7%
Total Accounts Payable	467,444.06	266,083.40	201,360.66	75.7%
Other Current Liabilities 205000 · Deferred Assessment Revenues	169,908.53	169,985.30	-76.77	-0.1%
206000 · Accrued liability 207000 · Bal due to MRA from F A Reimbur	205,687.15 11,422.70	36,537.61 11,422.70	169,149.54 0.00	463.0% 0.0%
Total Other Current Liabilities	387,018.38	217,945.61	169,072.77	77.6%
Total Current Liabilities	854,462.44	484,029.01	370,433.43	76.5%
Total Liabilities	854,462.44	484,029.01	370,433.43	76.5%
Equity 390000 · Fund Balance Roll-Forward Net Income	2,422,783.73 1,582,123.38	2,074,997.89 1,419,219.83	347,785.84 162,903.55	16.8% 11.5%
Total Equity	4,004,907.11	3,494,217.72	510,689.39	14.6%
TOTAL LIABILITIES & EQUITY	4,859,369.55	3,978,246.73	881,122.82	22.2%

Midtown Management District Profit & Loss

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	TOTAL
Ordinary Income/Expense 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	3,006,153.39
400102 · Grant Revenue 403000 · Other Income	0.00 0.00	0.00 866.17	0.00 2,475.40	0.00 1,956.74	0.00 0.00	700,000.00 0.00	0.00 0.00	700,000.00 5,298.31
404000 · Int Income 406000 · Interest on CD	13,289.78 12.23	19,942.70 0.00	22,557.87 61.49	19,948 41	18,139.07 0.00	16,512.18 61.64	16,616.34 0.00	127,006.35 135.36
Total Income	2,427,729.02	546,543.96	74,094.06	34,592.12	36,439.34	710,338.21	8,856.70	3,838,593.41
Gross Profit	2,427,729.02	546,543.96	74,094.06	34,592.12	36,439.34	710,338.21	8,856.70	3,838,593.41
Expense 500000 · Security and Public Safety	222,109.29	72,140.95	100,486.37	3,496.69	83,347.47	123,614.44	80,428.06	774,623.27
600000 · Marketing & Economic Developmen	13,773.84	4,380.84	13,039.87	3,937.84	10,732.84	22,839.87	5,214.95	73,920.05
700000 · Urban Planning	0.00	0.00	7,847.60	0.00	0.00	7,847.60	0.00	15,695.20
710000 · Cultural Arts & Entertainment	18,392.72	33,249.04	44,102.63	49,884.74	2,993.63	32,197.94	4,997.45	185,818.15
720000 · Service & Maintenance	34,845.84	35,125.67	51,231.88	130,569.77	43,233.93	144,135.84	50,933.23	490,076.16
730000 · Parking Benefits District	13,262,50	53,675.00	7,500.00	200.00	21,878.41	9,320.00	3,160.95	108,996.86
800000 · District Administration	16,001.57	34,152.60	00,650.23	36,970.52	53,927.89	117,368.68	30,674.23	389,745.72
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	83,750.00	299.97	8,400.00	45,000.00	144.65	217,594.62
Total Expense	348,385.76	282,724.10	417,608.58	305,359.53	224,514.17	502,324.37	175,553.52	2,256,470.03
Net Ordinary Income	2,079,343.2	263,819.86	-343,514.52	-270,767.41	-188,074.83	208,013.84	-166,696.82	1,582,123.38
Net Income	2,079,343.26	263,819.86	-343,514.52	-270,767.41	-188,074.83	208,013.84	-166,696.82	1,582,123.38

Accrual Basis

Midtown Management District Sources of Funds

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income 400000 · Revenue - Assessments				
402500 · Refunds/Assessment Adjustments 402600 · Assessment Collection Costs 400000 · Revenue - Assessments - Other	-89,271.89 0.00 3,095,425.28	0.00 7,000.00 3,358,142.00	-89,271.89 -7,000.00 -262,716.72	100.0% 0.0% 92.2%
Total 400000 · Revenue - Assessments	3,006,153.39	3,365,142.00	-358,988.61	89.3%
400102 · Grant Revenue 403000 · Other Income	700,000.00	150,000.00	550,000.00	466.7%
403100 · Booth and Events Fees 403105 · Application Fees 403120 · Parking Benefit District	5,298.31 0.00 0.00	5,000.00 1,000.00 275,000.00	298.31 -1,000.00 -275,000.00	106.0% 0.0% 0.0%
Total 403000 · Other Income	5,298.31	281,000.00	-275,701.69	1.9%
404000 · Int Income 406000 · Interest on CD	127,006.35 135.36	120,000°00 125.00	7,006.35 10.36	105.8% 108.3%
Total Income	3,838,593.41	3,916,267.00	-77,673.59	98.0%
Gross Profit	3,838,593.41	3,916,267.00	-77,673.59	98.0%
Net Ordinary Income	3,838,593.4	3,916,267.00	-77,673.59	98.0%
Net Income	3,838,593 41	3,916,267.00	-77,673.59	98.0%

Midtown Management District Security & Public Safety Use of Funds

Accrual Basis

	Jan - Jul 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	271,600.00	473,407.00	-201,807.00	57.4%
502012 S.E.A.L. Security Program	221,687.20	372,980.00	-151,292.80	59.4%
502014 · SEARCH {Homeless Services}	42,321.31	65,300.00	-22,978.69	64.8%
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	685,958.51	1,045,187.00	-359,228.49	65.6%
504000 · Security Coordinator	1,708.59	2,500.00	-791.41	68.3%
507000 · Street Outage Survey	935.00	3,000.00	-2,065.00	31.2%
508000 · Public Safety Light Program	9,366.19	15,000.00	-5,633.81	62.4%
509000 · National Night Out	5,500.00	8,500.00	-3,000.00	64.7%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	599.99	3,000.00	-2,400.01	20.0%
509560 · Professional Development	834.11	5,000.00	-4,165.89	16.7%
509700 · Staffing	69,720.88	153,059.00	-83,338.12	45.6%
Total 500000 · Security and Public Safety	774,623.27	1,293,246.0	-518,622.73	59.9%
Total Expense	774,623.27	1,293,246.00	-518,622.73	59.9%
Net Ordinary Income	-774,623.27	-1,293,246.00	518,622.73	59.9%
et Income	774,623.27	-1,293,246.00	518,622.73	59.9%

Midtown Management District Marketing & Economic Dev Use of Funds January through July 2024

Accrual Basis

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Expense 600000 · Marketing & Economic Developmen 601000 · Media, Advertising & Promotion 601007 · Media, Advertising, & Promotion	20,989.99	33,000.00	-12,010.01	63.6%
Total 601000 · Media, Advertising & Promotion	20,989.99	33,000.00	-12,010.01	63.6%
602000 · Web-site Update & Maint. 603004 · Resident/.Stake Holder Foc Cmmu 603005 · Midtown Newspaper 607000 · Midtown eNews 609003 · Cultural Arts Guide 609500 · Marketing & Economic Developmen 609510 · Professional Development 609520 · Marketing - Communications 609700 · Staffing	4,083.08 1,320.42 26,716.00 0.00 135.00 0.00 2,842.50 17,833.06	0.00 15,000.00 33,400.00 1,800.00 9,200.00 3,000.00 500.00 10,000.00 36,806.00	4,083.08 -13,679.58 -6,684.00 -1,800.00 -9,200.00 -2,865.00 -500.00 -7,157.50 -18,972.94	100.0% 8.8% 80.0% 0.0% 0.0% 4.5% 0.0% 28.4% 48.5%
Total 600000 · Marketing & Economic Developmen	73,920.05	142,706.00	-68,785.95	51.8%
Total Expense	73,920.05	142,706.00	-68,785.95	51.8%
Net Ordinary Income	-73,920.05	-142,706.00	68,785.95	51.8%
Net Income	-73,920 15	-142,706.00	68,785.95	51.8%

Accrual Basis

Midtown Management District Urban Planning Use of Funds January through July 2024

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Expense 700000 · Urban Planning 702010 · Special Projects 702025 · Bike Rides 702030 · Street Safety & Public Realm En	0.00 0.00	1,000.00 95,000.00	-1,000.00 -95,000.00	0.0% 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	-15,695.20	-158,965.00	143,269.80	9.9%

Midtown Management District Cultural Arts & Ent. Use of Funds

Accrual Basis

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	6,900.00	15,000.00	-8,100.00	46.0%
710103 · Midtown Mural Project	4,750.00	7,500.00	-2,750.00	63.3%
710106 · Art in the Park	61,485.45	70,000.00	-8,514.55	87.8%
710107 · Mistletoe Market	0.00	70,000.00	-70,000.00	0.0%
710108 · Special Events in Bagby Park	33,009.96	58,000.00	-24,990.04	56.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	16,374.09	12,000.00	4,374.09	136.5%
710114 · MidtownHOU Arts Micro Grants	0.00	35,000.00	-35,000.00	0.0%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	2,500.00	2,500.00	0.00	100.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710119 · Black Heritage Month Event	24,288.23	20,000.00	4,288.23	121.4%
710700 · Staffing	31,816.90	64.26 (.00	-32,444.10	49.5%
710000 · Cultural Arts & Entertainment - Other	4,693.52			
Total 710000 · Cultural Arts & Entertainment	185,818.15	397,261.00	-211,442.85	46.89
Total Expense	185,818.15	397,261.00	-211,442.85	46.89
Net Ordinary Income	-185,818.15	-397,261.00	211,442.85	46.89
et Income	-185,818.15	-397,261.00	211,442.85	46.89

Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	350.07	9,000.00	-8,649.93	3.9%
722052 · Electric	2,428.75	3,700.00	-1,271.25	65.6%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	1,465.00	6,113.00	-4,648.00	24.0%
722055 · Landscape Repairs	6,240.00	30,600.00	-24,360.00	20.4%
722056 · Baldwin/Glover Landscape Contra	10,260.00	20,520.00	-10,260.00	50.0%
722057 · Park Lighting	1,173.00	12,049.00	-10,876.00	9.7%
722058 · Dog Park Maintenance	1,090.00	5,100.00	-4,010.00	21.4%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	23,006.82	110,442.00	-87,435.18	20.8%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	217,000.00	372,000.00	-155,000.00	58.3%
Total 725001 · Field Service TEAM	217,000.00	372,000.00	-155,000.00	58.3%
725002 · Graffiti	4,413.20	12,000.00	-7,586.80	36.8%
725003 · Supplies	0.00	612.00	-612.00	0.0%
725004 · Storage	4,572,00	5,400.00	-828.00	84.7%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	10,492.00	66,300.00	-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%
725015 · Maintenance Expenses	760.00	4,080.00	-3,320.00	18.6%
Total 725000 · Midtown Field Service Prog	238,057.20	506,292.00	-268,254.80	47.0%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,120.00	-6,120.00	0.0%
726003 · Dark Blocks Programs	0.00	6,120.00	-6,120.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,400.00	-20,400.00	0.0%
726005 · Pocket Prairies Project	0.00	20,400.00	-20,400.00	0.0%
726010 · SeeClickFix	0.00	11,480.00	-11,480.00	0.0%
726100 · Legacy Maintenance	186,000.00	382,966.00	-196,966.00	48.6%
726200 · District New Improvement Prgs	0.00	135,003.00	-135,003.00	0.0%
726300 · Legacy & New Improv Continger cy	0.00	75,000.00	-75,000.00	0.0%
Total 726000 · Service Maintenance - Other	186,000.00	657,489.00	-471,489.00	28.3%
728000 · Staffing	43,032.14	161,665.00	-118,632.86	26.6%
Total 720000 · Service & Maintenance	490,076.16	1,435,888.00	-945,811.84	34.1
Total Expense	490,076.16	1,435,888.00	-945,811.84	34.1
Net Ordinary Income	-490,076.16	-1,435,888.00	945,811.84	34.1
et Income	-490,076.16	-1,435,888.00	945,811.84	34.1

Midtown Management District Parking Benefits Use of Funds January through July 2024

Accrual Basis

Jan - Jul 24	Budget	\$ Over Budget	% of Budget
108,996.86	275,000.00	-166,003.14	39.6%
108,996.86	275,000.00	-166,003.14	39.6%
108,996.86	275,000.00	-166,003.14	39.6%
-108,996.86	-275,000.00	166,003.14	39.6%
-108,996.86	-275,000.00	166,003.14	39.6%
	108,996.86 108,996.86 108,996.86 -108,996.86	108,996.86 275,000.00 108,996.86 275,000.00 108,996.86 275,000.00 -108,996.86 -275,000.00	108,996.86 275,000.00 -166,003.14 108,996.86 275,000.00 -166,003.14 108,996.86 275,000.00 -166,003.14 -108,996.86 -275,000.00 166,003.14



Midtown Management District District Administration Use of Funds

Accrual Basis

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	88,612.40	112,500.00	-23,887.60	78.8%
802040 · Public Hearing Service Plan	72,225.48	175,000.00	-102,774.52	41.3%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
802060 · Consultation	0.00	4,500.00	-4,500.00	0.0%
803000 · Accounting & Auditing Expense	12,000.00	17,000.00	-5,000.00	70.6%
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%
Total 804000 · Insurance Expense	15,706.00	21,000.00	-5,294.00	74.8%
805000 · Assessment Collection Costs	00 440 07	00 000 00	00.050.00	40.00/
805120 · Collection Costs	29,149.37	60,000.00	-30,850.63	48.6%
Total 805000 · Assessment Collection Costs	29,149.37	60,000.00	-30,850.63	48.6%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	1,231.42	5,000.00	-3,768.58	24.6%
806005 · Gen. Operating/Admin. Expenses	113.04	10,000.00	-9,886.96	1.1%
806006 · District Cell Phone & Tablets	777.88	4,320.00	-3,542.12	18.0%
Total 806000 · General Operating/Admin. Exp.	2,122 31	19,320.00	-17,197.66	11.0%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	5.290.47	19,500.00	-14,209.53	27.1%
Total 807000 · Board Meeting & Misc. Exp.	5,290,47	19,500.00	-14,209.53	27.1%
809000 · Administration Expense	164,689.66	345,000.00	-180,360.34	47.7%
Total 800000 · District Administration	389,745.72	778,820.00	-389,074.28	50.0%
Total Expense	38),745.72	778,820.00	-389,074.28	50.0%
Net Ordinary Income	-389,745.72	-778,820.00	389,074.28	50.0%
Net Income	-389,745.72	-778,820.00	389,074.28	50.0%

Midtown Management District Special Projects Use of Funds January through July 2024

Accrual Basis

	Jan - Jul 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety	• • •			0.00/
991110 · Spec. Proj - Direct Enforcement	0.00	227,000.00	-227,000.00	0.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	83,750.00	160,000.00	-76,250.00	52.3%
Total 991100 · Security & Public Safety	163,750.00	467,000.00	-303,250.00	35.1%
991200 · Marketing and Economic Dev	F2 044 C2	75 000 00	04.455.00	74.00/
991210 · Spec. Proj - New Website	53,844.62	75,000.00	-21,155.38	71.8%
Total 991200 · Marketing and Economic Dev	53,844.62	75,000.00	-21,155.38	71.8%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	0.00	165,000.00	-165,000.00	0.0%
Total 991300 · Urban Planning	0.00	165,000.00	-165,000.00	0.0%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	260,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	0.00	750,000.00	-750,000.00	0.0%
Total 991500 · Service & Maintenance	0.00	750,000.00	-750,000.00	0.0%
Total 991000 · Special Projects - Board Apprvd	217,594.62	1,717,000.00	-1,499,405.38	12.7%
Total Expense	217,594.62	1,717,000.00	-1,499,405.38	12.7%
Net Ordinary Income	217,594.62	-1,717,000.00	1,499,405.38	12.7%
let Income	-217,594.62	-1,717,000.00	1,499,405.38	12.7%

Midtown Management District

Check Detail Report

As of September 1, 2024

Туре	Date	Num	Name	Memo	Amoun
000 · Operating Fu					
06010 · Wells Farg					
Bill Pmt -Check		ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} JULY 2024	-350
Bill Pmt -Check		10327	Midtown Parks Conservancy'	April - June 2024 - Reimbursement for Field Services Team for Legacy and New Impr	-93,000
Bill Pmt -Check		10328	Midtown Redevelopment Authority	Operating Expense Reimbursement 3rd Qtr 2024	-160,650
Bill Pmt -Check		10329	City of Houston	2023 Enhanced Street Lighting Cost	-81,424
Bill Pmt -Check		10330	Derek Sonnler		-660
Bill Pmt -Check		10331	Jonathan A. Desrosiers	VOID:	(
Bill Pmt -Check		10332	Leevan Lewis		-880
Bill Pmt -Check		10333	Rubin White III	06.17.24 - 06.30.24	-220
	08/12/2024	10334	Jonathan A. Desrosiers		-880
	08/14/2024	10335	Harry L. Smith'	810 220 560 000003 4112 La Branch St YR: 2023	-17
	08/14/2024	10336	LEVAN REAL ESTATE LP'		-1,14
	08/14/2024	10337	SONJA ROESCH	81 019 033 000 0004 PROPERTY TAX OVERAGE PAYMENT: 2309 CAROLINE ST: YEAR 2022	-19
	08/14/2024	10338	15 21 JAPHET REALTY LTD	81 025 018 000 0006 PROPERTY TAX OVERAGE PAYMENT: 4715 MAIN ST: YEAR 2023	-22
	08/14/2024	10339	TREA SP IV HOUSTON TX LLC	81 122 191 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3011 SAN JACINTO ST: YEAR 2	-1,99
	08/14/2024	10340	McGowen Brazos Venture Ltd.	81 136 336 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2727 BRAZOS ST 24: YEAR 2023	-2
	08/14/2024	10341	The Cole Law Firm PLLC ATTN K	81 019 187 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3208 AUSTIN ST: YEAR 2023	-18
	08/14/2024	10342	H MIDTOWN LP	81 002 263 002 0001 PROPERTY TAX OVERAGE PAYMENT: 2111 AUSTIN ST 216: YEAR 2022	-5,65
	08/14/2024	10343	PEARL ROSEMONT LLC	81 136 278 001 0001 PROPERTY TAX OVERAGE PAYMENT: 102 DENNIS ST: YEAR 2023	-11,28
	08/14/2024	10344	E & I INVESTMENTS INC.	81 125 193 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2315 BAGBY ST: YEAR 2023	-28
	08/14/2024	10345	Kozadino Interest Ltd	81 120 017 001 0008 PROPERTY TAX OVERAGE PAYMENT: 4916 MAIN STREET: YEAR 2023	-35
Bill Pmt -Check		10346	Design Workshop		-8,00
Bill Pmt -Check		10347	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection: August 2024	-2,95
Bill Pmt -Check	08/14/2024	10348	FordMomentum LLC	JULY24 - Communications planning and stategy for MMD 10 year Service and Improvement Plan	-4,50
Bill Pmt -Check	08/14/2024	10349	Goode Technology Group, Inc.	TECH work MMD Board Meeting 06 09:24	-37
Bill Pmt -Check	08/14/2024	10350	Harris County Treasurer	INV #PS082024191 Constable Services to SEPTEMBER 2024	-38,80
Bill Pmt -Check	08/14/2024	10351	Kainer Electrical Services, Inc	Check Power Issue to Building, Dog Park, and Restaurant July 2024	-52
Bill Pmt -Check	08/14/2024	10352	Kynetta Moore	Event Management Invoice 2 - Pyrit 2 National Night Out July 2024	-2,50
Bill Pmt -Check	08/14/2024	10353	LIMB DESIGN, INC.	MIDH 001 23 Web Maintenant Through June 17, 2024	-1,59
Bill Pmt -Check	08/14/2024	10354	Metropolitan Landscape Managem	Monthly Maintenance Agricultural SALDWIN & GLOVER Parks JUNE SERVICES 2024	-1,71
Bill Pmt -Check	08/14/2024	10355	One World Strategy Group LLC	Service & Improvement Plan July 2024	-3,95
Bill Pmt -Check	08/14/2024	10356	Perdue, Brandon, Fielder, Collins &	04/25/2024 - 05/29/2024 Professional Services render in the collection of delinquent taxes, p	-9
Bill Pmt -Check	08/14/2024	10357	SEAL Security Solutions LLC	June 1- 30, 2024 Commissioned Socurity Officers with Vehicle and Occassional K-9	-28,04
Bill Pmt -Check		10358	SEARCH Homeless Services	Monthly Contribution, Reimburg Les expenses to support Program (Jun 2024))	-6,03
Bill Pmt -Check	08/14/2024	10359	smc Logistics, LLC		-31,46
Bill Pmt -Check	08/14/2024	10360	Walter P Moore	Project: M032305401 Mid. Speed Study Through JUNE 30, 2024	-32
Bill Pmt -Check	08/14/2024	10361	Goode Technology Group, Inc.	TECHWO1: 05.09.2024	-37
Bill Pmt -Check		ACH	City of Houston-Water Dept.	3118 JUSTIN Elizabeth GLOVER Park} AUG 2024	-43
Bill Pmt -Check		ACH	Reliant Energy	ELECT CAL bill 191 ELGIN (Baldwin Park) AUG 2024	-27
Bill Pmt -Check		ACH	Reliant Energy	ELECTRICAL BILL 3118 AUSTIN ST (Glover Park) AUG 24	-2
	08/21/2024	10362	smc Logistics, LLC	STORM CEAN OF CREW MAY 2024	-50
	08/28/2024	.0002	CAR SPA MIDTOWN I LP	81 120 435 00 0001 PROPERTY TAX OVERAGE PAYMENT: 2801 BRAZOS ST: YEAR 2023	-25
	08/28/2024		RISE CONDOMINIUM DEVELOPM	1 127 887 0 0 0146 PROPERTY TAX OVERAGE PAYMENT: 2000 BAGBY ST C: YEAR 2023	-8
	08/28/2024		1701 WEBSTER LTD"	8 002 152 00 0009 PROPERTY TAX OVERAGE PAYMENT: 2105 JACKSON ST : YEAR 2023	-76
	08/28/2024		Tehuacana Partners LTD	013 264 000 0004 PROPERTY TAX OVERAGE PAYMENT: 3200 TRAVIS ST : YEAR 2023	-56
	08/28/2024		Excelisor Land Co. In	81 033 256 00 0015 PROPERTY TAX OVERAGE PAYMENT: 5001 MAIN ST : YEAR 2023	-2
	08/28/2024		POST MIDTOWN SQUARE LP	260 GO TO THE ENTLY TO COVER OF THE WAR STORY OF THE WAY 2020	-13,44
	08/28/2024		CVS as Lessee		-34
	08/28/2024		2900 MILAM PARNTERS LTD	81 013 270 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2910 MILAM ST 196 : YEAR 2022	-7,40
	08/28/2024		TRAVIS REEL RAALP	81 133 136 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4500 TRAVIS ST 192 : YEAR 20	-1.05
			3300 AN PROJECT VIER LA		,
	08/28/2024		VP LAIS HOLDINGS TED P.	81 137 390 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3300 MAIN ST 328 : YEAR 2023 81 123 415 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3210 LOUISIANA ST 356 : YEA	-71,04 -10,87
	08/28/2024 08/28/2024		HY AVIS LLC	01 123 413 000 0001 PROPERTY TAX OVERAGE PATIVIENT, 32 10 LOUISIANA 31 330 : YEA	-10,87
				04 040 000 000 000F PROPERTY TAY OVERAGE BAYMENT, 4004 IDARELLA OT A VEAR OO	
	08/28/2024		LYNX ANE TERRACES	81 013 080 000 0005 PROPERTY TAX OVERAGE PAYMENT: 1301 ISABELLA ST 4 : YEAR 20	-10
	08/28/2024		LYNX LANG CAROLINE L	81 013 080 000 0010 PROPERTY TAX OVERAGE PAYMENT: 1305 ISABELLA ST 4 : YEAR 20	-7
Check	08/28/2024		Bermac Ans. 1 C	81 022 051 000 0008 PROPERTY TAX OVERAGE PAYMENT: 4101 SAN JACINTO ST : YEAR	-66
otal 106010 · Wells	s Fargo Chec	king Acct	3339		-599,48
al 10000 · Operatin	g Funds				-599,48

No assurance is provided on these financial statements

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

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

YEAR	RATE	TOTALLEVA T	COLLECTIONS	DECENABLE	N COLLECTED
		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	\$39.06	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	\$554,694,21	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

F	₹e	ve	n	ue	

Revenue:	Current Month	Year to Date
2023 Assessment Collected	-759.14	2,945,826.23
2022 Assessment Collect of	-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 Co	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

Prepared by Equi-Tax Inc Collector For the District

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MIDTOWN MANAGEMENT DISTRICT

ASSESSMENT COLLECTION REPORT August 2024

2023	TOP	TFN	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 A COUNTS

DDODEDTY OWNED	40001111	ASSESSMENT	
PROPERTY OWNER	ACCOUNT	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 53 001 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	8 120 532 000 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	81 114 568 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	31 1274 887 000 0143	2021 - 2023	2,739.50

^{***}Suit Filed

OLLECTION 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%	

^{**}Account Deferred

^{*} Pending HCAD Value Lawsuits

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT August 2024

ASSESSMENT PLAN PROJECTIONS

		ESTIMATED				
		ASSESSED	PROJECTED	COLLECTIONS	CUMULATIVE	10 YEAR
YEAR	RATE	VALUE	LEVY	@ 95%	COLLECTIONS	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

	And		
	NUMBER		
EXEMPTION TYPE	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

Summary	
For Tax Years 2005-2024,	for the period of June 2009 through July 07, 2024
Settled Unsettled	9,958,088,589 1,638 1,012,513,495 10.17% Original value of Settled accounts as of 07/03/2024 Reduction in value of Settled accounts Average % reduction in value of Settled accounts Original value of Unsettled accounts as of 07/03/2024 Number of Vinsettled accounts as of 07/03/2024 Number of Vinsettled accounts as of 07/03/2024
	0.11 1 To rate per \$100 valuation \$78,24 Estimated reduction in assessment on 59 Unsettled accounts, based on 10.17% average

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										
	7										
Tax Year 2019											
	_										
Settled		T									
Tax Year 2019	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546		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				
TI 44 1	٦		89								
Unsettled Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019 2499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440	33,073.33	2019-12499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, number of accounts	3,113,440			•					
Tax Teal 2017	Total	Cusetted Accounts, number of accounts									
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
Tax Year 2021]		1,272, 661	,			1,142,613,991				
	_										
Settled											
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800		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				
I			201								
TD X7 0000	7										
Tax Year 2022	j										
Settled											,
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-42620		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

\$3,918.02

2022-51509

4/5/2024

2,950,000

\$434.07

3,317,542

Carolyn F Jackson Family Partnership LTD

1226500020001

Tax Year 2022

5/29/2024

11.08% 4/22/2024

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	//3/2024	5,100,000	\$1,059.63	14.96%	7/23/2024	8/27/2024
		1,655,010,103 186				1,478,779,749					
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	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	,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

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	0021600000021	William Marsh Rice University	658,285	\$777.43	101-23-008591	5/10/2024	571,000	\$103.08	13.26%	25.25(b)	5/29/2024
Tax Year 2023	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		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		1,050,000	\$124.84	9.15%	6/10/2024	6/26/2024
Tax Year 2023	0021390000011	Cars DB4 LP	361,505	\$423.94	2023-543	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	2023-54, 22		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	202 34322		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	0021750000000	Group 1 Realty Inc	745.000	\$879.84	2023-54	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 5 4 5 2 2		227,500	\$3.54	1.30%	6/10/2024	6/26/2024
Tax Year 2023	0021760000017	Golconda Venture	2,676,250	\$3,160.65	54322		2,580,000	\$113.67	3.60%	6/10/2024	6/26/2024
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500	797.81	20 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	52,052.80	2023 322		1,710,000	\$33.29	1.62%	6/10/2024	6/26/2024
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850	720.20	2023-54	5/10/2024	3,600,000	\$468.68	9.93%	6/10/2024	6/26/2024
Tax Year 2023	1303900010001	Group 1 Realty Inc	2.067.306	\$2 41.49			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, 4.2	2025-54322		2,820,000	\$373.86	10.09%	6/10/2024	6/26/2024
Tax Year 2023	1356990010001		- / / _ / _ /		2023-54322	5/10/2024	6,727,500	\$885.55	10.03%	6/10/2024	6/26/2024
Tax Year 2023	0212570000001	Ellis Carolyn Rosenstock	7 7,32	\$8,8 \$74,07 5	2023-59396	5/10/2024	57,500,000	\$6,167.05	8.33%	6/10/2024	6/26/2024
Tax Year 2023	134930000001	Camden Property Trust 2800 Main LLC	80,205,546	\$94,722	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	51.258.5	\$94,722	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	19 19	530.3 <u>2</u>	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	9,785	\$0.00	2023-63178	5/10/2024			0.00%	NA	NA
Tax Year 2023	0191870000003	1 1 7			2023-63213	5/10/2024	, ,	Amount Due	11.36%	7/1/2024	7/29/2024
		Bagby 3208 Austin LLC	1,3. 304	\$1,598.84			1,200,000	\$181.64			
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	,539,84	\$1,818.55	101-23-008803		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		750,200	\$81.10	8.39%	25.25(b)	6/26/2024
Tax Year 2023	0132280000012	Bagby 3015 LLC	709,938	\$838.44 \$772.37	101-23-010332		668,000	\$49.53	5.91%	25.25(b)	6/26/2024
Tax Year 2023	0132220000011	Dennis Austin LLC	654,000		101-23-010879		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		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 T/2/2024	NA T/20/2024
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397	\$89,229.74	2023-52639		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		1,101,281	\$229.52	15.00%	Received	7/29/2024
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$5,531.82	101-23-007651	6/7/2024	4,469,700	\$253.10	4.58%	25.25(b)	8/27/2024
Tax Year 2023	1278870000146	Rise Codominium Development LP	448,359	\$529.51	101-23-010675	6/7/2024	375,800	\$85.69	16.18%	25.25(b)	8/27/2024
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057	\$16,681.63	2023-53143	7/3/2024		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	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	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	7/3/2/24	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	1/3/2024	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	2023-72.04	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	2023-64(2)	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	,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	
Unsettled	1		129,583,5				964,260,443				
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	117,462,670	\$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%		
1ax Year 2023	1502/90010001	WIIIIAM Marsh Rice University	80,213,406	\$94,732.03	2023-56011				0.00%		

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	2023-65 76				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 70500				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					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	\$1.1651	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%	<u> </u>	
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%	<u> </u>	
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
Cumulative	Grand Total	Settled Accounts, number of accounts	1,638
Unsettled			
Cumulative	Grand Total	Unsettled Accounts, original value	655,591,856
	Grand Total		59

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Cottled Value	Reduction in Assessment	% Reduction in Assessment	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
	Refund was not issued Reduction in
	assessment was applied to the account, and
DELQ	account still has a balance due.
	Refund was not issued Reduction in
	assessment was applied to the account, and
PAID	account is now paid in full.
NYB	Not yet billed
	Settled under Tax Code 25.25b; refund processed
25.25b	



September 4, 2024

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

Re: Investment Report - Quarter Ending June 30, 2024

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV Section 4.06 of the Investment Policy of the District, please find attached the 2nd Overter Fiscal Year 2024 Investment Report.

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

Kindest regards,

Matt Thibodeaux
Executive Director

CC: Carr, Riggs & Ingram (CRI)



September 4, 2024

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

Re: Investment Report – Quarter Ending June 30, 2 24

Dear Board of Directors:

I have prepared the Quarter westment Report for the 2nd Quarter FY2024 in my capacity as Midtown District's C.A. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.6 of the Investment Policy of the District.

The average yield rate of all accounts this quarter is 1.7592%. The amount of interest earned for the quarter was \$4,661. The report reflects the compliance of your investment portfolio with the Investment Poncies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

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

Respectfully,

Melissa Morton, CPA Midtown District CPA

CC: Carr, Riggs & Ingram (CRI)



MIDTOWN MANAGEMENT DISTRICT INVESTMENT REPORT QUARTER ENDED JUNE 2024

	MATURITY	QTR BEGINNING	TRANS	ACTIONS	INCOME (JAN - MAR)	INCOME (APR - JUN)		ENDING	
ACCOUNT NAME/FUND	DATE	BOOK/MARKET VALUE	DEPOSITS	WITHDRAWALS	INTEREST	INTEREST	INCOME YTD	BOOK/MARKET VALUE	YIELD RATE
CHASE BANK									
Chase - Checking (Operating)		11,422.70		-	-	-	-	11,422.70	
Chase - Saving		13,529.77	0.33	-	0.34	0.33	0.67	13,530.10	0.0100%
IBC									
IBC - Saving		6,444.49	74.02	<u>-</u>	73.72	74.02	147.74	6,518.51	0.8500%
IBC - CD	09/21/24	125,000.00	-				-	125,000.00	
EASTWEST BANK									
EastWest Bank - Money Market		85,048.62	9.54		9.54	9.54	19.08	85,058.16	0.0500%
EastWest Bank - Business Saving		1,067.22	0.13		0.14	0.13	0.27	1,067.35	0.0500%
CENTRAL BANK									
Central Bank - Money Market		61,987.53	306.48	15.00	305.03	306.48	611.51	62,279.01	1.9800%
WELLS FARGO									
Wells Fargo - Checking		44,873 26	1,364,800.28	1,225,915.40	2,013.73	992.41	3,006.14	183,758.14	1.0900%
Wells Fargo - Savings		22 007.26	59.17	0.00	59.02	59.17	118.19	22,066.43	1.0800%
TexSTAR Investment Pool									
TexSTAR Investment Pool	N/A	6,337.16	84.20	-	83.05	84.20	167.25	6,421.36	5.3126%
LOGIC Investment Pool									
LOGIC Investment Pool	N/A	4,780,110.95	53,135.02	1,250,000.00	53,319.50	53,135.02	106,454.52	3,583,245.97	5.4105%
TOTAL INVESTMENTS		5,157,828.96	1,418,469.17	2,475,930.40	55,864.07	54,661.30	110,525.37	4,100,367.73	

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 Harry County Constable Precinct 7 (the "Constable") to provide law enforcement services with 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 more agree as follows:

TERMS:

TERM

1.1 The services to be performed under this Agreement shall begin on October 1, 2024, and end or September 2, 2025. This Agreement can be terminated sooner in accordance with the provision 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.
- 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 does means to contact the Constable.

III. CONSIDERATION FOR SERVICES

3.1 The District agrees to pay the County are sum of \$496,400.00 for 5 officers for a total sum of FOUR HUNDRED N NEW SIX TOUSAND, FOUR HUNDRED AND NO/100 DOLLARS (\$496,400.00) be used by the County for the purpose of paying eighty percent (80%) of the foll-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 be in providing the services under this Agreement. Each party paying for the performance of governmental functions or services must make those payments from current even as 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 remusurious interest that may be contracted for, taken, charged, or received under law. Any interest in excess of that maximum amount shall be refunded. The attrict is also liable for attorney's fees and costs should the matter have to go to litigation for conlection.
- 4.3 If the District is desath, ied in any way with the performance of the County, the Constable or the office's under this Agreement, the District's sole remedy is termination under Section 4.4.
- 4.4 Eithe party now terminate this Agreement prior to the expiration of the term set forth in the 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 S .35. Houston, Texas 770

Attention:

Willie H. Coleman, Charman of the Board

5.2 Either party may design 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 thas been signed by the District and it has received the approval by the Harris County commissioners Court and the Constable.



Midtown Town Hall Meeting

SEPTEMBER

12

THURSDAY AT 6PM

midtown

HOUSTON

1st Floor Conference Room 410 Pierce Street Houston TX 77002

Light refreshments provided RSVP TODAY by scanning the QR code



midtown Houston







PLAN THE FUTURE OF THE DISTRICT

Midtown Houston is hosting a
Reimagine Midtown Town Hall meeting
to present and gather feedback on the
Proposed Service and Improvement
Plan and Assessment Plan.
We will provide businesses and residents an
opportunity to engage directly with planners
and provide valuable input.

The Reimagine Midtown Town Hall is part of our ongoing commitment to transparency and community involvement.

We encourage all residents to attend and share their perspectives.



