



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
April 3, 2024**

(For Board Members Only)



**MIDTOWN MANAGEMENT DISTRICT
NOTICE OF MEETING**

TO: THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, April 3, 2024, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com//meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thead.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

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

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

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments***
3. Consent Agenda
 - a. Approve Minutes for the March 6, 2024, Board Meeting.
 - b. Approve Financial Report for the Month of February 2024.
 - c. Approve Payment of Invoices for March 2024.
 - d. Approve Equi-Tax Report for March 2024.
4. 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 **James Llamas, Chair**
 - i. Midtown Parking Benefit District Advisory Committee
 - c. Marketing and Economic Development **Debbie Tyler-Dillard, Chair**
 - d. Cultural Arts & Entertainment. **Desmond Bertrand-Pitts, Chair**
 - e. Finance **Kelly A. Young, Chair**
 - i. Budget Procedures and Timeline
 - f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62
 - g. Public Safety. **Jeanette Criglar, Chair**
 - h. Nominating Committee **Gloria Haney, Chair**
 - i. Board Officer Nominations
 - i. Service and Improvement Plan **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - i. Report Regarding the Reimagine Midtown Charette
 - j. Executive Committee. **Darcy Lefsrud, Chair**
5. Report on Capital Projects of the Midtown Redevelopment Authority
 6. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. Personnel matters (Section 551.074, Texas Government Code).

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

7. Announcements

Next meeting date

**Wednesday, May 1, 2024, at 6:00 p.m.
410 Pierce Street, 1st Floor Conference Room
Houston TX 77002**

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

8. Adjourn



Darcy John Lefsrud/ca

Darcy John Lefsrud, Chair
Midtown Management District Board of Directors

***If you would like to make public comments, please register prior to 11:00 a.m. Registration sign in sheets for those making public comments will be picked up promptly at 11:00 a.m.

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**

March 6, 2024

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 6, 2024, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

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

All of the above were present except Directors Douglas, Arguijo, Tyler-Dillard, Siddiqi, and Young.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Kayler Williams, Amaris Salinas, Jaime Giraldo, Chrystal Davis, Willie Larry, and Jeremy Rocha; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ivis Batista and Ashley Segura of Medley, Inc.; Jennifer Gribble, President of the Midtown Super Neighborhood #62; Commander Sunny Nguyen and Sergeant Brian Alms of

Houston Police Department Central Division, and Midtown residents: Lynda Guidry and Ed Reybitz.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

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

2. RECEIVE PUBLIC COMMENTS

There were no public comments.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE FEBRAURY 7, 2024, BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2024**
- C. APPROVE PAYMENT OF INVOICES FOR FEBRUARY 2024**
- D. APPROVE EQUI-TAX REPORT FOR FEBRUARY 2024**

Chair Lefsrud presented the various items of the consent agenda. Director Criglar made a motion to approve the consent agenda as presented. The motion was seconded by Director Johnston and carried by majority vote. The vote was: 10 Yes 0 No and 1 Abstention.

4. REQUEST FOR LETTER OF SUPPORT FOR HOUSTON DOWNTOWN MANAGEMENT DISTRICT RAISE APPLICATION.

Cynthia Alvarado announced that this item was no longer needed and was being pulled from the agenda.

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance report. There were no action items. He provided updates regarding maintenance projects completed by the Field Services Team. He reported that the Midtown Staff is working on drafting a scope of services for (i) replacement of lighting in Glover Park and Baldwin Park, (ii) streetscape irrigation services, (iii) streetscape signage replacements, (iv) streetscape lighting

assessments, and (v) tree trimming around streetlights throughout the District. He also reported that the MRA staff is working with consultants to prioritize phasing and identify sidewalk projects planned by other governmental agencies.

Director Johnston reported that CenterPoint will move forward with plans to install two test luminaries in the locations suggested by Super Neighborhood #62. He also stated that CenterPoint representatives will present the updated lighting assessment at the March 2024 Service and Maintenance Committee meeting. Director Johnston also reported that the contractors have completed the initial pruning of certain large trees located in Baldwin Park and that fertilization and cabling will be completed soon. All of the tree work performed will be documented in the final version of the Urban Forestry Management Plan for Baldwin Park.

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

B. Urban Planning Committee – James Llamas, Chair

Director Llamas provided the Urban Planning Committee report. There were no action items to report.

The next Urban Planning Committee meeting will be held on Monday, March 18, 2024, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Director Llamas announced that the Midtown Parking Benefit District Advisory Committee will meet on Thursday, March 7, 2024 to discuss the status of ongoing projects including the Houston Bike Share Maintenance Agreement Extension, Midtown Loud Noise Overtime Initiative, the Artistic Meter Wrap Installation, and the Speed Feedback Signage Study. He further stated that the Advisory Committee members will discuss and consider potential new projects for funding.

He encouraged interested Board and community members to attend the next Parking Benefit District Advisory Committee meeting on Thursday, May 9, 2024 at 3:00 p.m.

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

Mrs. Davis presented the Marketing & Economic Development Committee report. There were no action items. She stated that the Midtown Staff have submitted a draft of an RFQ for the redesign of the Midtown Houston website to consultants for review and comment. Mrs. Davis also reported that the Midtown Staff is working with Medley, Inc. to plan the

editorial content for the Spring-Summer issue of the Midtown Buzz, which is scheduled for publication in May 2024.

Ivis Batista of Medley, Inc. presented the social media numbers for January 2024. She reported that the top press mentions were from Houstonia Magazine, Houston Public Media, and Amazing 102.5 FM. She also reported that Facebook had 11,225 engagements (such as likes, clicks, and shares), and 235,229 impressions (views) on the various Midtown Houston Channels.

The next Marketing and Economic Development Committee meeting will be held on Tuesday, March 19, 2024 at 3:00 p.m.

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

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items. He announced that 12 plans in the Elgin Street Planters project have been completed and that the Staff has received positive feedback from the community. He announced that Artist Nolan Mueller will be painting a mini mural near Baldwin Park between Chenevert and Highway 288 on March 8, 2024.

Director Bertrand-Pitts also reported that plans are moving forward for Midtown Art in the Park 2024 and that approximately 20-35 artists have applied to participate in the event. He stated that the event will be held at the Midtown Park Plaza located at the intersection of McGowen and Travis Streets on Saturday, April 20, 2024 from 10:00 a.m. to 4:00 p.m. The event will feature music, food trucks and dessert carts, game tables, chalk art, hopscotch, a public art installation, art classes and other surprises. He also stated that the Midtown staff continues to participate in team meetings regarding the HueMan:Shelter project being funded by the Bloomberg Public Art Challenge Grant.

The next Cultural Arts and Entertainment Committee meeting will be held on Tuesday, March 19, 2024 at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Melissa Morton presented the report for the Finance Committee on behalf of Director Young. She provided a summary of the District's financial statements and reported that approximately 94% of 2023 assessments have been collected as of the end of February 2024.

The next Finance Committee meeting is scheduled for Tuesday, March 26, 2024 at 1:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston stated that both he and Cynthia Alvarado attended the February 2024 Super Neighborhood #62 meeting. Ms. Alvarado stated that she announced that the District would be hosting a Reimagine Midtown Charette on Saturday, March 23, 2024 from 10:00 a.m. – 2:00 p.m. in the 1st floor conference room of the Midtown offices and invited everyone to come and participate in the event and share their ideas for future projects. She further reported that the District is in the process of accepting applications to fill 5 board positions and invited interested attendees to submit their resumes for consideration by the Nominating Committee.

Director Johnston announced that the next Super Neighborhood #62 meeting is scheduled for Thursday, March 14, 2024, at 6:30 p.m. at South Main Baptist Church.

G. Public Safety Committee – Jeanette Criglar, Chair

Director Criglar updated the Board on the activities of the Committee. She stated that there is an increase in community attendance at the committee meeting. She thanked the Parking Benefit District Advisory Committee for its funding of the Loud Noise Ordinance Initiative and stated that she has received feedback from her neighbors that there has been some recent improvement in the noise levels from nearby venues.

Commander Sunny Nguyen of the Houston Police Department (HPD) Central Division introduced himself to the Board. He confirmed HPD's commitment to public safety in Midtown. Commander Nguyen stated that unfortunately the public perception is that crime is increasing, however the statistical data shows that overall crime in Midtown is decreasing. Sergeant Brian Alms announced that the Midtown Loud Noise Initiative may be placed on pause due to a City-wide Initiative focusing on higher priority violent crimes requiring personnel adjustments. Jamie Giraldo provided stats showing the results of the implementation of the Loud Noise Ordinance to date. Mr. Giraldo announced that expenditure of the funds allocated for the Loud Noise Initiative will be placed on temporary hold, but that the Midtown community will benefit from the City-wide Violent Crime Initiative.

Mr. Giraldo announced that the agreement with Flock Group Inc. for installation of license plate readers had been finalized and that Flock would begin the obtaining the required permits from the City. He also reported that he hosted a meeting of Public Safety Coordinators from several other Houston area management districts to discuss ideas and share information regarding public safety.

i. Amended agreement for services with SEARCH Homeless Services Inc.

Mr. Giraldo presented the Second Amendment to the Agreement with SEARCH Homeless Services, Inc. He stated that for the period from January 1, 2024 to December 31, 2025, the number of Homeless Outreach Specialist funded by the District will decrease from two to one and the compensation for such homeless outreach services shall not exceed Sixty-Five Thousand Three Hundred Dollars (\$65,300) annually. He reminded the Board that there will still be two Homeless Outreach Specialists working in the Midtown area, however the 2nd person will be funded under an agreement between Rice Real Estate Company and SEARCH.

Director Betrand-Pitts made a motion to approve the Second Amendment to the Agreement between the District and SEARCH Homeless Services Inc. as presented. The motion was seconded by Director Segrich and carried by unanimous vote.

The next Public Safety Committee meeting will be held on Tuesday, March 19, 2024 at 11:30 a.m.

H. Nominating Committee - Gloria Haney, Chair

Director Haney reported that the committee continues to work to obtain resumes of potential board candidates. She stated that approximately 200 emails were sent out at the beginning of February announcing that the District was seeking resumes of individuals interested in serving on the board. The Staff will continue to work to encourage potential board candidates to submit resumes for consideration.

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

Ms. Alvarado reminded everyone that the Reimagine Midtown Charette will be held on Saturday, March 23, 2024 from 10:00 a.m. – 2:00 p.m. in the 1st floor conference room of the Midtown offices. She stated that the Staff is working with consultants to prepare for the event. She also stated that there will be follow-up community engagement meetings to identify and recruit ambassadors who can help share and obtain support for the proposed 10-year Service and Improvement and Assessment Plan

J. Executive Committee – Darcy Lefsrud, Chair

Chair Lefsrud stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports. He acknowledged that the Board meetings were now being “live streamed” in an effort to increase access by interested parties.

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

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

Brazos Street – The initial public engagement survey has been released and is available to complete online. The link to the survey will be publicized in the upcoming ENews and on Midtown social media platforms. The survey will be available until March 8, 2024, however it may be extended for 1-2 weeks depending on the level of response.

Brazos Street Bridge Landscape Improvements – The contractor will begin working on installation of soil and preparation of planting areas. The installation of trees and plants is scheduled to begin in early March 2024.

Sidewalk Assessment – The consultant team is working to update the final report based on feedback provided by the MRA Board.

PARTNER PROJECTS

Parks and Public Spaces Master Plan – The MRA is waiting for feedback from METRO senior leadership for direction on the next steps of the proposed project.

Gray Street Buffer Designs – The City of Houston has required resubmittal of plans including signatures from public utility companies. The estimated time to receive signatures from CenterPoint is up to 8-10 weeks.

Urban Forestry Plan – The contractor has completed the recommendations for pruning of one large tree in Baldwin Park. There is still cabling and fertilization remaining for the completion of the initial recommended tasks. The work will be documented in the final version of the plan.

CenterPoint Lighting Assessment Survey – The MRA provided locations recommended by Super Neighborhood #62 to CenterPoint Energy for the installation of two test luminaires, specifically, the 2700 block of La Branch Street and the 300 block of Bremond Street. CenterPoint Energy will present the updated street lighting assessment to the Urban Planning Committee in March 2024.

Speed Feedback Sign Survey – The consultant has collected the traffic data of the surveys. The consultant is mapping the locations and will provide their findings and recommendations in March 2024.

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

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

There was no Executive Session.

8. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, April 3, 2024, at 11:00 a.m.**

8. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan, Secretary

Date: _____

Midtown Management District
Balance Sheet Prev Year Comparison
As of February 29, 2024

	Feb 29, 24	Feb 28, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	5,216,775.89	4,645,693.08	571,082.81	12.3%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	5,228,198.59	4,657,115.78	571,082.81	12.3%
Accounts Receivable				
120000 · Assessments Receivable	73,475.48	210,324.85	-136,849.37	-65.1%
123001 · AR Current	4,833.75	4,483.75	350.00	7.8%
Total Accounts Receivable	78,309.23	214,808.60	-136,499.37	-63.5%
Other Current Assets				
130500 · Prepaid Expense	0.00	-1,434.51	1,434.51	100.0%
Total Other Current Assets	0.00	-1,434.51	1,434.51	100.0%
Total Current Assets	5,306,507.82	4,870,489.87	436,017.95	9.0%
Other Assets				
130501 · Other Misc Assets	36,959.00	36,959.00	0.00	0.0%
Total Other Assets	36,959.00	36,959.00	0.00	0.0%
TOTAL ASSETS	5,343,466.82	4,907,448.87	436,017.95	8.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	237,367.03	236,809.73	140,551.30	59.4%
Total Accounts Payable	237,367.03	236,809.73	140,551.30	59.4%
Other Current Liabilities				
203001 · Other Misc Liabilities	70,152.20	56,402.20	13,750.00	24.4%
205000 · Deferred Assessment Revenues	43,776.30	180,625.67	-136,849.37	-75.8%
206000 · Accrued liability	11,385.41	58,791.57	-47,406.16	-80.6%
207000 · Bal due to MRA from FTA Reimb	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	136,736.61	307,242.14	-170,505.53	-55.5%
Total Current Liabilities	514,097.64	544,051.87	-29,954.23	-5.5%
Total Liabilities	514,097.64	544,051.87	-29,954.23	-5.5%
Equity				
390000 · Fund Balance Roll-Forward	2,489,092.05	1,901,851.69	587,240.36	30.9%
Net Income	2,340,277.13	2,461,545.31	-121,268.18	-4.9%
Total Equity	4,829,369.18	4,363,397.00	465,972.18	10.7%
TOTAL LIABILITIES & EQUITY	5,343,466.82	4,907,448.87	436,017.95	8.9%

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

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,925,919.34	3,365,142.00	-439,222.66	86.9%
400102 · Grant Revenue	0.00	150,000.00	-150,000.00	0.0%
403000 · Other Income				
403100 · Booth and Events Fees	866.17	5,000.00	-4,133.83	17.3%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	0.00	275,000.00	-275,000.00	0.0%
Total 403000 · Other Income	866.17	281,000.00	-280,133.83	0.3%
404000 · Int Income	32,512.73	120,000.00	-87,487.27	27.1%
406000 · Interest on CD	0.00	125.00	-125.00	0.0%
Total Income	2,959,298.24	3,916,267.00	-956,968.76	75.6%
Gross Profit	2,959,298.24	3,916,267.00	-956,968.76	75.6%
Net Ordinary Income	2,959,298.24	3,916,267.00	-956,968.76	75.6%
Net Income	2,959,298.24	3,916,267.00	-956,968.76	75.6%

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Midtown Management District
Profit & Loss
January through February 2024

	Jan 24	Feb 24	TOTAL
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,400,184.25	525,735.09	2,925,919.34
403000 · Other Income	0.00	866.17	866.17
404000 · Int Income	13,289.64	19,223.09	32,512.73
Total Income	<u>2,413,473.89</u>	<u>545,824.35</u>	<u>2,959,298.24</u>
Gross Profit	2,413,473.89	545,824.35	2,959,298.24
Expense			
500000 · Security and Public Safety	221,759.29	66,137.21	287,896.50
600000 · Marketing & Economic Developmen	13,773.84	4,380.84	18,154.68
710000 · Cultural Arts & Entertainment	15,465.16	32,173.78	47,638.94
720000 · Service & Maintenance	66,097.84	4,125.67	70,223.51
730000 · Parking Benefits District	13,262.50	55,000.00	68,262.50
800000 · District Administration	18,839.63	28,005.85	46,844.98
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	80,000.00
Total Expense	<u>379,197.76</u>	<u>239,823.35</u>	<u>619,021.11</u>
Net Ordinary Income	<u>2,034,276.13</u>	<u>306,001.00</u>	<u>2,340,277.13</u>
Net Income	<u><u>2,034,276.13</u></u>	<u><u>306,001.00</u></u>	<u><u>2,340,277.13</u></u>

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Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through February 2024

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	0.00	9,000.00	-9,000.00	0.0%
722052 · Electric	840.87	3,700.00	-2,859.13	22.7%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	0.00	6,113.00	-6,113.00	0.0%
722055 · Landscape Repairs	0.00	30,600.00	-30,600.00	0.0%
722056 · Baldwin/Glover Landscape Contra	3,420.00	20,520.00	-17,100.00	16.7%
722057 · Park Lighting	0.00	12,049.00	-12,049.00	0.0%
722058 · Dog Park Maintenance	0.00	5,100.00	-5,100.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	4,260.87	110,442.00	-106,181.13	3.9%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	62,000.00	372,000.00	-310,000.00	16.7%
Total 725001 · Field Service TEAM	62,000.00	372,000.00	-310,000.00	16.7%
725002 · Graffiti	1,426.64	12,000.00	-10,573.36	11.9%
725003 · Supplies	0.00	612.00	-612.00	0.0%
725004 · Storage	1,016.00	5,400.00	-4,384.00	18.8%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	0.00	66,300.00	-66,300.00	0.0%
725008 · Landscaping/Tree Planting	0.00	20,400.00	-20,400.00	0.0%
725009 · Pet Bags	0.00	5,100.00	-5,100.00	0.0%
725015 · Maintenance Expenses	1,520.00	4,080.00	-2,560.00	37.3%
Total 725000 · Midtown Field Service Prog	64,962.64	506,292.00	-440,329.36	13.0%
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	0.00	382,966.00	-382,966.00	0.0%
726200 · District New Improvement Prgs	0.00	135,003.00	-135,003.00	0.0%
726300 · Legacy & New Improv Con	0.00	75,000.00	-75,000.00	0.0%
Total 726000 · Service Maintenance - Other	0.00	657,489.00	-657,489.00	0.0%
728000 · Staffing	0.00	161,665.00	-161,665.00	0.0%
Total 720000 · Service & Maintenance	70,223.51	1,435,888.00	-1,365,664.49	4.9%
Total Expense	70,223.51	1,435,888.00	-1,365,664.49	4.9%
Net Ordinary Income	-70,223.51	-1,435,888.00	1,365,664.49	4.9%
Net Income	-70,223.51	-1,435,888.00	1,365,664.49	4.9%

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

Accrual Basis

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

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

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	68,262.50	275,000.00	-206,737.50	24.8%
Total 730000 · Parking Benefits District	<u>68,262.50</u>	<u>275,000.00</u>	<u>-206,737.50</u>	<u>24.8%</u>
Total Expense	<u>68,262.50</u>	<u>275,000.00</u>	<u>-206,737.50</u>	<u>24.8%</u>
Net Ordinary Income	<u>-68,262.50</u>	<u>-275,000.00</u>	<u>206,737.50</u>	<u>24.8%</u>
Net Income	<u>-68,262.50</u>	<u>-275,000.00</u>	<u>206,737.50</u>	<u>24.8%</u>

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

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	6,906.68	33,000.00	-26,093.32	20.9%
Total 601000 · Media, Advertising & Promotion	6,906.68	33,000.00	-26,093.32	20.9%
603004 · Resident/.Stake Holder Foc Cmmu	0.00	15,000.00	-15,000.00	0.0%
603005 · Midtown Newspaper	10,183.00	33,400.00	-23,217.00	30.5%
607000 · Midtown eNews	0.00	1,800.00	-1,800.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609500 · Marketing & Economic Developmen	0.00	3,000.00	-3,000.00	0.0%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	1,065.00	10,000.00	-8,935.00	10.7%
609700 · Staffing	0.00	36,806.00	-36,806.00	0.0%
Total 600000 · Marketing & Economic Developmen	18,154.68	142,706.00	-124,551.32	12.7%
Total Expense	18,154.68	142,706.00	-124,551.32	12.7%
Net Ordinary Income	-18,154.68	-142,706.00	124,551.32	12.7%
Net Income	-18,154.68	-142,706.00	124,551.32	12.7%

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

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	6,900.00	15,000.00	-8,100.00	46.0%
710103 · Midtown Mural Project	3,550.00	7,500.00	-3,950.00	47.3%
710106 · Art in the Park				
710106 · Art in the Park - Other	1,500.00	70,000.00	-68,500.00	2.1%
Total 710106 · Art in the Park	1,500.00	70,000.00	-68,500.00	2.1%
710107 · Mistletoe Market				
710107 · Mistletoe Market - Other	760.00	70,000.00	-69,240.00	1.1%
Total 710107 · Mistletoe Market	760.00	70,000.00	-69,240.00	1.1%
710108 · Special Events in Bagby Park				
710108 · Special Events in Bagby Park - Other	11,529.96	58,000.00	-46,470.04	19.9%
Total 710108 · Special Events in Bagby Park	11,529.96	58,000.00	-46,470.04	19.9%
710110 · Parks Programming				
710110 · Parks Programming - Other	0.00	30,000.00	-30,000.00	0.0%
Total 710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	4,361.99	12,000.00	-7,638.01	36.3%
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	0.00	2,500.00	-2,500.00	0.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710119 · Black Heritage Month Event	2,691.99	20,000.00	-3,308.01	83.5%
710700 · Staffing	0.00	64,261.00	-64,261.00	0.0%
710000 · Cultural Arts & Entertainment - Other	2,445.00			
Total 710000 · Cultural Arts & Entertainment	17,638.94	397,261.00	-349,622.06	12.0%
Total Expense	47,638.94	397,261.00	-349,622.06	12.0%
Net Ordinary Income	-47,638.94	-397,261.00	349,622.06	12.0%
Net Income	-47,638.94	-397,261.00	349,622.06	12.0%

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

Accrual Basis

	Jan - Feb 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	77,600.00	473,407.00	-395,807.00	16.4%
502012 · S.E.A.L. Security Program	58,747.85	372,980.00	-314,232.15	15.8%
502014 · SEARCH {Homeless Services}	6,272.14	65,300.00	-59,027.86	9.6%
502015 · HPD Homeless Outreach Team	70,000.00	70,000.00	0.00	100.0%
502016 · Directed Enforcement	75,000.00	63,500.00	11,500.00	118.1%
Total 502000 · Enhancement Public Safety	287,619.99	1,045,187.00	-757,567.01	27.5%
504000 · Security Coordinator	159.01	2,500.00	-2,340.99	6.4%
507000 · Street Outage Survey	467.50	3,000.00	-2,532.50	15.6%
508000 · Public Safety Light Program	0.00	15,000.00	-15,000.00	0.0%
509000 · National Night Out	0.00	8,500.00	-8,500.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	0.00	3,000.00	-3,000.00	0.0%
509560 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
509700 · Staffing	0.00	153,059.00	-153,059.00	0.0%
500000 · Security and Public Safety - Other	-350.00	0.00	-350.00	100.0%
Total 500000 · Security and Public Safety	287,896.50	1,293,246.00	-1,005,349.50	22.3%
Total Expense	287,896.50	1,293,246.00	-1,005,349.50	22.3%
Net Ordinary Income	-287,896.50	-1,293,246.00	1,005,349.50	22.3%
Net Income	-287,896.50	-1,293,246.00	1,005,349.50	22.3%

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Midtown Management District
District Administration Use of Funds
 January through February 2024

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	13,312.50	112,500.00	-99,187.50	11.8%
802040 · Public Hearing Service Plan	16,142.50	175,000.00	-158,857.50	9.2%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	17,000.00	-17,000.00	0.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	6,000.00	-6,000.00	0.0%
804004 · General Liability	0.00	10,000.00	-10,000.00	0.0%
804005 · Insurance - other	0.00	5,000.00	-5,000.00	0.0%
Total 804000 · Insurance Expense	0.00	21,000.00	-21,000.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	16,940.70	60,000.00	-43,059.30	28.2%
Total 805000 · Assessment Collection Costs	16,940.70	60,000.00	-43,059.30	28.2%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	160.53	5,000.00	-4,839.47	3.2%
806005 · Gen. Operating/Admin. Expenses	0.00	10,000.00	-10,000.00	0.0%
806006 · District Cell Phone & Tablets	0.00	4,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	160.53	19,320.00	-19,159.47	0.8%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	288.75	19,500.00	-19,211.25	1.5%
Total 807000 · Board Meeting & Misc. Exp.	288.75	19,500.00	-19,211.25	1.5%
809000 · Administration Expense				
Total 809000 · Administration Expense	0.00	345,000.00	-345,000.00	0.0%
Total 800000 · District Administration	16,844.98	774,320.00	-727,475.02	6.0%
Total Expense	16,844.98	774,320.00	-727,475.02	6.0%
Net Ordinary Income	-46,844.98	-774,320.00	727,475.02	6.0%
Net Income	-46,844.98	-774,320.00	727,475.02	6.0%

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

Accrual Basis

	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	0.00	227,000.00	-227,000.00	0.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	0.00	160,000.00	-160,000.00	0.0%
Total 991100 · Security & Public Safety	80,000.00	467,000.00	-387,000.00	17.1%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	0.00	75,000.00	-75,000.00	0.0%
Total 991200 · Marketing and Economic Dev	0.00	75,000.00	-75,000.00	0.0%
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	80,000.00	1,717,000.00	-1,637,000.00	4.7%
Total Expense	80,000.00	1,717,000.00	-1,637,000.00	4.7%
Net Ordinary Income	80,000.00	-1,717,000.00	1,637,000.00	4.7%
Net Income	-80,000.00	-1,717,000.00	1,637,000.00	4.7%

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**Midtown Management District
Check Detail Report**

As of March 29, 2024

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
106010 - Wells Fargo Checking Acct 3339					
Bill Pmt -Check	02/29/2024	10032	Blanca Martinez		-3,000.00
Bill Pmt -Check	02/29/2024	10033	Darla Lovett	Chalk Artist Black History Now	-200.00
Bill Pmt -Check	02/29/2024	10034	Melaine Rodriguez	Staff Support for "2024 Black History Now" event held on February 17, 2024	-120.00
Bill Pmt -Check	02/29/2024	10035	Michelle Ashton	Communication Consultant: Execute communication task 01.20 - 2.02.2024	-390.00
Bill Pmt -Check	02/29/2024	10036	Robert Bob	MLK Poem Black History Now Feb 2024	-200.00
Bill Pmt -Check	02/29/2024	10037	Tiffany Scales	Poem by The Wordmatician - Black History Now	-200.00
Bill Pmt -Check	03/05/2024	10038	Harris County Treasurer	Constable Services for April 2024	-38,800.00
Bill Pmt -Check	03/05/2024	10039	SEAL Security Solutions LLC		-31,219.65
Bill Pmt -Check	03/05/2024	10040	SEARCH Homeless Services	Monthly Contribution/Reimburseables expenses to support Program {January 2024}	-6,272.14
Check	03/06/2024	10042	1701 WEBSTER LTD"	PROPERTY TAX OVERAGE PAYMENT:	-563.90
Check	03/06/2024	10043	Webster Chenevert Ltd.	81 002 151 000 0007 PROPERTY TAX OVERAGE PAYMENT: 2117 Chenevert St Year: 2...	-73.86
Check	03/06/2024	10044	4411 FANIN LLC	81 025 001 021 0014 PROPERTY TAX OVERAGE PAYMENT: 4417 Fannin St 4 Year: 2023	-25.75
Check	03/06/2024	10045	CVS as Lessee	81 126 220 001 0001 PROPERTY TAX OVERAGE PAYMENT: 1000 Elgin Ave Year: 2022	-181.57
Check	03/06/2024	10046	3001 FANNIN PURCHASE COMPAN...	Property Tax Overage Payment	-1,257.35
Check	03/06/2024	10047	2300 FANNIN REALTY LTD	Property Tax Overage Payment	-4,728.38
Check	03/06/2024	10048	ND INTERESTS LLC	81 019 017 000 0004 PROPERTY TAX OVERAGE PAYMENT: 2503 Chenevert St Year: 20...	-36.90
Check	03/06/2024	10049	2808 Caroline LLC	81 019 085 001 0012 PROPERTY TAX OVERAGE PAYMENT: 2808 Caroline St 2023	-396.17
Check	03/06/2024	10050	ALABAMA CENTER LLC	81 025 028 00 0005 PROPERTY TAX OVERAGE PAYMENT: 1025 Alabama St Year: 2023	-122.61
Check	03/06/2024	10051	401 Richmond LLC'	81 025 023 000 0005 PROPERTY TAX OVERAGE PAYMENT:401 Richmond Ave Year: 20...	-171.85
Check	03/06/2024	10052	Vincent Nguyen	81 138 726 003 0013 PROPERTY TAX OVERAGE PAYMENT: 2401 Crawford St Year: 2023	-21.85
Check	03/06/2024	10053	PEARL RESIDENCES AT MIDTOWN...	81 138 723 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3120 Smith St Year: 2022	-11,680.94
Check	03/06/2024	10054	Pearl Marketplace at Midtown Owner ...	81 138 723 002 0001 PROPERTY TAX OVERAGE PAYMENT: 515 Elgin St Year: 2022	-847.64
Check	03/06/2024	10055	BOYD LINDA C	81 015 238 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2101 Louisiana St Year: 2023	-291.15
Check	03/06/2024	10056	Stewart Title	81 114 588 017 0009 PROPERTY TAX OVERAGE PAYMENT: Jaguar #20240208000100012	-37.70
Check	03/06/2024	10057	4109 CAROLINE LLC	81 022 052 000 0008 PROPERTY TAX OVERAGE PAYMENT:	-547.85
Check	03/06/2024	10058	Randalls Properties Inc.'	81 121 765 001 0001 PROPERTY TAX OVERAGE PAYMENT:	-3,337.45
Check	03/06/2024	10059	Smith Michael A & BritoSmith Linda	81 114 458 015 0010 PROPERTY TAX OVERAGE PAYMENT: Jaguar #20240131001900083	-24.00
Check	03/06/2024	10060	Rice Re Holdings III	81 025 023 000 0009 PROPERTY TAX OVERAGE PAYMENT: Jaguar #20240130001900016	-315.92
Check	03/06/2024	10061	Rice Re Holdings III	VOID: 81 025 023 000 0009 PROPERTY TAX OVERAGE PAYMENT: Jaguar #2024013000...	0.00
Check	03/06/2024	10062	Tom Seabury	81 019 176 000 0001 PROPERTY TAX OVERAGE PAYMENT: Jaguar #20240130002400114	-218.03
Bill Pmt -Check	03/06/2024	10063	City of Houston -	COH Street Function - Art in the Park	-64.32
Bill Pmt -Check	03/06/2024	10064	Minor Design Group, Inc.		-1,050.00
Bill Pmt -Check	03/06/2024	10065	Phresh Cleaning Services	Black History	-350.00
Bill Pmt -Check	03/06/2024	10066	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:-- March 2024	-2,955.03
Bill Pmt -Check	03/06/2024	10067	Houston Bike Share'	Quarterly Service December 2023,	-2,500.00
Bill Pmt -Check	03/06/2024	10068	Jaime Giraldo	February 2024	-78.61
Bill Pmt -Check	03/06/2024	10069	Kynetta Moore	Event Management Invoice 1 of 3 Feb 2024	-1,500.00
Bill Pmt -Check	03/06/2024	10070	Medley Incorporated	February 2024 Retainer General Marketing, Social Media Services, Communications	-4,745.33
Bill Pmt -Check	03/06/2024	10071	Michelle Ashton	Communication Consultant: Execute communication task 02.17 - 03.01.2024	-405.00
Bill Pmt -Check	03/06/2024	10072	Perdue, Brandon, Fielder, Collins & M...	12/29/2023 - 01/29/2024 Professional Services rendered in the collection of delinquent taxes...	-847.29
Bill Pmt -Check	03/06/2024	10073	REESE DEVELOPMENTS	Pressure Wash Jagby Park February 2024	-1,000.00
Bill Pmt -Check	03/06/2024	10074	Spheres Visuals LLC	Code Sign Trap	-1,350.00
Bill Pmt -Check	03/06/2024	10075	FordMomentum LLC	Feb 24 - Communications planning and strategy for MMD 10 year Service and Improvement ...	-4,500.00
Bill Pmt -Check	03/07/2024	10076	One World Strategy Group LLC	Service & Improvement Plan - February 2024	-3,956.25
Bill Pmt -Check	03/13/2024	10077	smc Logistics, LLC		-32,520.00
Bill Pmt -Check	03/13/2024	10078	East End Management District	Grant Agreement 02.09.24 & 02.22.24	-746.64
Bill Pmt -Check	03/19/2024	10079	Michelle Ashton	Communication Consultant: Execute communication task 03.02 - 03.15.2024	-435.00
Bill Pmt -Check	03/19/2024	10080	XTICKERS DESIGNS		-7,134.00
Bill Pmt -Check	03/21/2024	10081	Kynetta Moore	Event Management Invoice 3 of 3 March 2024	-1,500.00
Check	03/27/2024	10082	Jalisa Hurst	Expense Reimbursement:Reimagine Midtown Charette March 2024	-25.73
Total 106010 - Wells Fargo Checking Acct 3339					-172,945.86
Total 10000 - Operating Funds					-172,945.86
TOTAL					-172,945.86

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

March 2024

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2024 TO 12/31/2024

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,532,616.92	\$3,363,071.32	\$169,545.60	95%
2022	0.1181	\$3,213,010.87	\$3,195,817.37	\$17,193.50	99%
2021	0.1181	\$3,029,764.79	\$3,021,080.71	\$8,684.08	99%
2020	0.1181	\$2,817,530.09	\$2,812,538.97	\$4,991.12	99%
2019	0.1181	\$2,584,597.36	\$2,581,122.75	\$3,474.61	99%
2018	0.1181	\$2,381,416.63	\$2,378,486.06	\$2,930.57	99%
2017	0.1181	\$2,306,555.49	\$2,303,578.90	\$2,976.59	99%
2016	0.1181	\$2,217,803.36	\$2,216,014.33	\$1,789.03	99%
2015	0.1181	\$1,980,324.33	\$1,978,871.72	\$1,452.61	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.05	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	52,695.43	3,013,284.59
2022 Assessment Collected	639.63	-5,648.59
2021 Assessment Collected	288.00	1,198.52
2020 Assessment Collected	288.00	2,029.66
2019 Assessment Collected	297.58	487.66
2018 Assessment Collected	320.18	320.18
2017 Assessment Collected	320.18	320.18
2016 Assessment Collected	311.85	311.85
2015 Assessment Collected	311.85	311.85
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	6,705.67	11,999.42
Overpayments	694.52	16,579.77
Estimated Payment	0.00	0.00
CAD Corrections	63.33	63.33
CAD Lawsuit Corrections	8,850.62	30,069.31
Collection Fees	1,244.99	4,704.23
Total Revenue	73,031.83	3,076,031.96

Overpayments & CAD Refunds Presented	1,044.18	39,944.72
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN 2015 - 2024

ASSESSED VALUE FOR 2019	2,183,315,800	
ASSESSED VALUE FOR 2020	2,417,435,467	
ASSESSED VALUE FOR 2021	2,572,889,924	
ASSESSED VALUE FOR 2022	2,720,584,660	
ASSESSED VALUE FOR 2023	2,991,208,197	UNCERTIFIED 220,074

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 March 2024

2023 TOP TEN ASSESSMENT PAYERS

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

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	81 135 584 001 0001	2023	14,713.85
4001 FANNIN NO 1A LTD	81 121 112 001 0001	2023	13,959.37
COURTLANDT TOWER II LTD	81 135 186 002 0001	2023	12,558.07
***COHEN JAY H	81 019 90 000 0000	2013 - 2023	6,672.80
MCGOWEN BRAZOS VENTURE LTD	81 033 004 001 0001	2023	6,672.78
MIDTOWN SCOUTS SQUARE PROP LP	81 105 83 001 0001	2023	6,058.28
MCGOWEN BRAZOS VENTURE LTD	81 033 270 003 0001	2023	4,714.61
MHI LANDHOLDINGS LLC	81 144 288 001 0001	2023	4,178.81
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

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

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

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

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,978,871.72	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,014.33	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,578.90	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,486.06	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,581,122.75	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,812,538.97	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,021,080.71	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,195,817.37	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,363,071.32	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2023 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	123	20% (State Maximum)	97,824,623
Over 65	18	15,000	2,820,000
Disability	9	15,000	135,000
Disabled Veteran	17	Per Statute	3,553,217
Over 65 Detached Single Family	31	Totally Exempt	8,107,750

Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/01/2024

Jur 953

Summary

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

Settled

9,412,976,981	Original value of Settled accounts as of 03/01/2024
1,620	Number of Settled accounts as of 03/01/2024
1,054,569,930	Reduction in value of Settled accounts
11.20%	Average % reduction in value of Settled accounts

Unsettled

1,746,936,980	Original value of Unsettled accounts as of 03/01/2024
142	Number of Unsettled accounts as of 03/01/2024

0.1181 Tax rate per \$100 valuation

\$231,140	Estimated reduction in assessment on 142 Unsettled accounts, based on 11.20% average
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**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
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Tax Year 2014

Settled

Tax Year 2014	1200170010008	Kozadinos Interest Ltd	2,152,163	\$2,541.70	2014-67626	10/4/2018	1,850,000	\$356.85	14.04%	10/16/2018	10/29/2018
			483,436,800				437,926,568				
			67								

Unsettled

Tax Year 2014	1226500010001	MRI Midtown Ltd	17,877,930	\$21,113.84	2019-74139				0.00%		
Tax Year 2014	Total	Unsettled Accounts, original value	17,877,930								
Tax Year 2014	Total	Unsettled Accounts, number of accounts	1								

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								

Unsettled

Tax Year 2015	1226500010001	MRI Midtown Ltd	20,000,000	\$23,620.00	2019-74139				0.00%		
Tax Year 2015	Total	Unsettled Accounts, original value	20,000,000								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2018

Settled

Tax Year 2018	1145880010001	2016 Main Owners Association Inc	609,680	\$721.21	2018-73360	11/30/2023	610,680	\$0.00	0.00%	NA	NA
			703,521,991				647,781,065				
			116								

Unsettled

Tax Year 2018	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.80	2019-74139				0.00%		
Tax Year 2018	Total	Unsettled Accounts, original value	20,473,159								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2019

Settled

Tax Year 2019	0021780000001	AJM Marketing Services LLC	2,056,371	\$2,428.57	2019-73610	7/7/2023	1,922,500	\$158.10	6.51%	7/20/2023	9/1/2023
Tax Year 2019	1226500010001	MRI Midtown Ltd	20,473,159	\$24,178.50	2019-66546				0.00%		
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546				0.00%		
			655,082,865				577,878,407				
			89								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2020

Settled											
Tax Year 2020	0330110000008	2416 Brazos LLC	1,175,385	\$1,388.13	2020-571	11/3/2023	1,150,000	\$29.98	2.16%	11/15/2023	12/28/2023
Tax Year 2020	1393240010001	2416 Brazos LLC	3,525,000	\$4,163.02	2020-735	11/3/2023	3,150,000	\$442.87	10.64%	11/15/2023	12/28/2023
Tax Year 2020	1200170010008	Kozadinos Interest Ltd	3,001,314	\$3,544.55	2020-57407	12/8/2023	2,855,000	\$172.79	4.87%	12/21/2023	1/31/2024
Tax Year 2020	1226500010001	MRI Midtown Ltd	24,500,000	\$28,934.50	2020-53212				0.00%		
Tax Year 2020	1226500020001	Carolyn F Jackson Family Partnership Ltd	2,767,272	\$3,268.15	2020-53212				0.00%		
			1,272,021,661				1,120,613,991				
			119								

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**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Unsettled											
Tax Year 2020	Total	Unsettled Accounts, original value	0								
Tax Year 2020	Total	Unsettled Accounts, number of accounts	0								

Tax Year 2021

Settled											
Tax Year 2021	022056000003	Smith Harry Leonard	1,540,000	\$1,454.99	2021-48293	12/8/2023	1,422,450	\$111.06	7.63%	12/21/2023	1/31/2024
Tax Year 2021	022056000013	Smith Harry Leonard	164,750	\$155.66	2021-48293	12/8/2023	164,750	\$0.00	0.00%	NA	NA
Tax Year 2021	0130770000011	WWBD LP	1,911,096	\$2,257.00	2021-68528	12/8/2023	1,750,000	\$190.25	8.43%	12/21/2023	1/31/2024
Tax Year 2021	0330080000009	Macey Louis & Trustee	1,298,370	\$1,533.37	2021-70960	12/8/2023	1,135,000	\$192.93	12.58%	12/21/2023	1/31/2024
Tax Year 2021	0190370000009	2300 Fannin Ltd	3,421,606	\$4,040.92	2021-51496	2/2/2024	3,383,000	\$45.60	1.13%	2/8/2024	3/1/2024
Tax Year 2021	0190400000001	2300 Fannin Ltd	1,428,836	\$1,687.46	2021-51496	2/2/2024	1,150,000	\$329.31	19.52%	2/8/2024	3/1/2024
Tax Year 2021	0190400000003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496	2/2/2024	1,150,000	\$1,217.05	47.26%	2/8/2024	3/1/2024
Tax Year 2021	1226500010001	MRI Midtown Ltd	22,775,068	\$26,897.36	2021-51800				0.00%		
Tax Year 2021	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,072,163	\$3,628.22	2021-51800				0.00%		
			1,436,355,030				1,276,786,723				
			201								

Unsettled											
Tax Year 2021	Total	Unsettled Accounts, original value	0								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	0								

Tax Year 2022

Settled											
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,113	\$5,659.32	2022-42620				0.00%		
Tax Year 2022	0192240000001	Strings Prop LLC	5,152,153	\$6,085.40	2022-50936	11/3/2023	4,000,000	\$1,361.40	22.37%	11/15/2023	12/28/2023
Tax Year 2022	0250250000009	TV Prop LLC	300,000	\$374.82	2022-50936	11/3/2023	300,000	\$20.52	5.47%	11/15/2023	12/28/2023
Tax Year 2022	0250280000004	Ben Wah Prop LLC	825,000	\$1,030.14	2022-50936	11/3/2023	825,000	\$55.82	5.42%	11/15/2023	12/28/2023
Tax Year 2022	0152380000002	2100 Milam LLC	1,139,338	\$1,345.56	2022-51085	11/3/2023	990,000	\$176.37	13.11%	11/15/2023	12/28/2023
Tax Year 2022	0021350000001	2000 Crawford Property LLC	10,807,587	\$5,962.63	2022-67508	11/3/2023	10,144,000	\$783.70	13.14%	11/15/2023	12/28/2023
Tax Year 2022	0220560000003	Smith Harry Leonard	1,694,000	\$1,600.49	2021-48293	12/8/2023	1,526,594	\$158.16	9.88%	12/21/2023	1/31/2024
Tax Year 2022	0220560000013	Smith Harry Leonard	181,225	\$171.22	2021-48293	12/8/2023	181,225	\$0.00	0.00%	NA	NA
Tax Year 2022	1217650010001	Randalls Properties Inc	10,007,790	\$11,819.20	2022-52629	12/8/2023	7,800,000	\$2,607.40	22.06%	12/21/2023	12/28/2023
Tax Year 2022	0060610000001	Copesetic Holdings LTD	2,128,005	\$2,513.17	2022-66252	12/8/2023	1,825,000	\$357.85	14.24%	12/21/2023	1/31/2024
Tax Year 2022	0330080000009	Macey Louis & Trustee	1,314,458	\$1,552.37	2022-73045	12/8/2023	1,135,000	\$211.93	13.65%	12/21/2023	1/31/2024
Tax Year 2022	0191910000004	Leen Salam Inc	1,046,964	\$1,236.46	2022-73796	12/8/2023	935,000	\$132.22	10.69%	12/21/2023	1/31/2024
Tax Year 2022	0130770000011	WWBD LP	2,128,185	\$2,513.39	2022-80631	12/8/2023	1,900,000	\$269.49	10.72%	12/21/2023	1/31/2024
Tax Year 2022	0190370000009	2300 Fannin LTD	3,428,969	\$4,049.61	2022-50897	1/12/2024	3,383,000	\$54.29	1.34%	2/8/2024	3/1/2024
Tax Year 2022	0190400000001	2300 Fannin LTD	1,446,779	\$1,708.65	2022-50897	1/12/2024	1,185,000	\$309.17	18.09%	2/8/2024	3/1/2024
Tax Year 2022	0190400000003	2300 Fannin LTD	2,212,122	\$2,612.52	2022-50897	1/12/2024	1,185,000	\$1,213.04	46.43%	2/8/2024	3/1/2024
Tax Year 2022	1387230010001	Pearl Residences at Midtown Owner LLC	60,990,720	\$72,030.04	2022-51519	2/2/2024	51,100,000	\$11,680.94	16.22%	2/8/2024	3/1/2024
Tax Year 2022	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,617,729	\$26,711.54	2022-51519	2/2/2024	21,900,000	\$847.64	3.17%	2/8/2024	3/1/2024
Tax Year 2022	1262200010001	Basile Houston LLC	6,828,744	\$8,064.75	2022-56578	2/2/2024	6,675,000	\$181.57	2.25%	Received	3/1/2024
Tax Year 2022	1258310010001	Midtown Scouts Square Property LP	4,445,627	\$5,250.29	2022-57493				0.00%		
Tax Year 2022	0191430000007	3100 Fannin Realty LTD	771,575	\$0.00	2022-60167	1/12/2024	771,575	\$0.00	0.00%	NA	NA

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2022	0191440000005	3100 Fannin Purchase Company LLC	1,179,845	\$1,393.40	2022-60167	1/12/2024	990,000	\$224.21	16.09%	Received	3/1/2024
Tax Year 2022	0191460000014	3100 Fannin Realty LTD	4,724,805	\$5,579.99	2022-60167	1/12/2024	3,850,000	\$1,033.14	18.52%	Received	3/1/2024
Tax Year 2022	0190350000001	2505 Fannin LTD	642,120	\$758.34	2022-64843	3/1/2024	530,000	\$132.41	17.46%	3/20/2024	
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	
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	
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	
Tax Year 2022	1226500010001	MRI Midtown LTD	23,360,816	\$27,589.12	2022-51509				0.00%		
Tax Year 2022	1226500020001	Carolyn F Jackson Family Partnership LTD	3,317,542	\$3,918.02	2022-51509				0.00%		
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-6637				0.00%		
			1,562,877.573				1,362,854.749				
			177								

Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-27072				#DIV/0!		
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,895.41	2022-48037				0.00%		
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$49,448.03	2022-51506				0.00%		
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,182	\$35,501.07	2022-51520				0.00%		
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$2,167.21	2022-61482				0.00%		
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$7,068.73	2022-62537				0.00%		
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,593.32	2022-65874				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,227.27	2022-68385				0.00%		
Tax Year 2022	0190330000004	Roesch Sonja	1,240,800	\$1,240.56	2022-70202				0.00%		
Tax Year 2022	0130760120011	Current Owner	250,000	\$302.44	2022-01543				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	133,561,182								
Tax Year 2022	Total	Unsettled Accounts, number of accounts									

Tax Year 2023

Settled											
Tax Year 2023	0250330000001	Travis Street Corner LLC	1,810,360	\$0.00	101-23-001807	11/3/2023	1,600,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0250330000007	Travis Street Corner LLC	531,834	\$0.00	101-23-001807	11/3/2023	470,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0250330000013	Travis Street Corner LLC	636,206	\$0.00	101-23-001807	11/3/2023	495,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	1380850010001	A & M Autohaus	2,577,021	\$0.00	101-23-002043	11/3/2023	2,425,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	1398890010001	Waugh Sarah	643,527	\$0.00	101-23-002749	11/3/2023	625,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0081910000001	2303 MT LLC	3,764,298	\$0.00	101-23-002544	12/8/2023	3,500,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	1385670010001	Smith Howard F III Howard Smith Company	4,158,233	\$4,910.87	101-23-003003	12/8/2023	3,600,000	\$659.27	13.42%	25.25(b)	1/31/2024
Tax Year 2023	0190280000007	Dennis Austin LLC	496,715	\$586.62	101-23-003190	12/8/2023	445,000	\$61.08	10.41%	25.25(b)	1/31/2024
Tax Year 2023	1215900010010	Dechant Stephen C	603,336	\$712.54	101-23-003381	12/8/2023	520,000	\$98.42	13.81%	25.25(b)	1/31/2024
Tax Year 2023	0190390000005	2415 Main LLC	1,581,649	\$0.00	101-23-003869	12/8/2023	1,490,000	Amount Due	0.00%	25.25(b)	1/31/2024
Tax Year 2023	0250230000009	401 Richmond LLC	1,842,505	\$0.00	101-23-004014	12/8/2023	1,575,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	1217650010001	Randalls Properties Inc	10,825,950	\$0.00	2023-40731	12/8/2023	8,000,000	Amount Due	0.00%	Received	N/A
Tax Year 2023	0152380000001	Boyd Linda C	1,346,627	\$1,590.37	2023-53377	1/12/2024	1,100,100	\$291.15	18.31%	2/2/2024	3/1/2024
Tax Year 2023	1386370010001	Atma At McGowen LLC	1,624,935	\$0.00	101-23-002853	1/12/2024	1,540,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0190170000004	ND Interests LLC	406,250	\$479.78	101-23-004084	1/12/2024	375,000	\$36.90	7.69%	25.25(b)	3/1/2024
Tax Year 2023	0021420000003	We 66 Midtown LLC	1,653,505	\$0.00	101-23-004370	1/12/2024	1,575,000	Amount Due	0.00%	25.25(b)	N/A
Tax Year 2023	0190850000012	2808 Caroline LLC	4,885,456	\$5,769.72	101-23-004375	1/12/2024	4,550,000	\$396.17	6.87%	25.25(b)	3/1/2024
Tax Year 2023	0152370000001	Smith St Office LLC	3,283,161	\$3,424.90	101-23-004385	1/12/2024	2,900,000	\$0.00	0.00%	25.25(b)	N/A
Tax Year 2023	0250280000005	Alabama Center LLC	2,252,322	\$2,659.99	101-23-004730	1/12/2024	2,148,500	\$122.61	4.61%	25.25(b)	3/1/2024

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	025023000005	401 Richmond LLC	1,430,510	\$1,689.43	101-23-004890	1/12/2024	1,285,000	\$171.85	10.17%	25.25(b)	3/1/2024
Tax Year 2023	1387260030013	Nguyen Vincent	368,500	\$435.20	101-23-005975	1/12/2024	350,000	\$21.85	5.02%	25.25(b)	3/1/2024
Tax Year 2023	0190370000009	2300 Fannin Ltd	3,414,402	\$4,032.41	2023-53892	1/12/2024	3,383,000	\$37.09	0.92%	2/2/2024	3/1/2024
Tax Year 2023	0190400000001	2300 Fannin Ltd	1,458,241	\$1,722.18	2023-53892	1/12/2024	1,225,000	\$275.46	15.99%	2/2/2024	3/1/2024
Tax Year 2023	0190400000003	2300 Fannin Ltd	2,281,194	\$2,694.09	2023-53892	1/12/2024	1,225,000	\$1,247.37	46.30%	2/2/2024	3/1/2024
Tax Year 2023	0220560000003	Smith Harry Leonard	1,863,400		101-23-005107				#DIV/0!	25.25(b)	
Tax Year 2023	0021700000009	1701 Webster Ltd	2,200,528	\$2,598.82	101-23-005349	2/2/2024	1,900,000	\$354.92	13.66%	25.25(b)	3/1/2024
Tax Year 2023	0021520000014	1701 Webster Ltd	1,701,947	\$2,010.00	101-23-005365	2/2/2024	1,525,000	\$208.98	10.40%	25.25(b)	3/1/2024
Tax Year 2023	0021510000007	Webster-Chenevert Ltd	3,262,538	\$2,790.16	101-23-005367	2/2/2024	2,300,000	\$73.86	2.65%	25.25(b)	3/1/2024
Tax Year 2023	0250010210014	4411 Fannin LLC	370,685	\$437.78	101-23-005394	2/2/2024	348,880	\$25.75	5.88%	25.25(b)	3/1/2024
Tax Year 2023	1192590010003	Sherman Way Midtown Property LLC Et Al	47,978,196	\$56,662.25	2023-42300	3/1/2024	43,200,000	\$5,643.05	9.96%	3/20/2024	
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	
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	
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	
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	
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	
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	
Tax Year 2023	0130800000004	3902 Austin LLC	498,778	\$588.96	101-23-005560				0.00%	25.25(b)	
Tax Year 2023	1378490010001	Graeter Properties LLC	1,384,038	\$1,634.55	101-23-006341				0.00%	25.25(b)	
Tax Year 2023	1224910010001	Nova Terranova LLC	1,875,760	\$2,255.77	101-23-006565				0.00%	25.25(b)	
Tax Year 2023	0250010210002	4400 San Jacinto LLC	1,525,478	\$1,800.21	101-23-006568				0.00%	25.25(b)	
Tax Year 2023	1282740010001	Tag TBD LLC	4,798,789	\$5,663.01	2023-41982				0.00%		
Tax Year 2023	0190860000001	2515 Caroline LTD	1,500,000	\$1,860.68	2023-48584				0.00%		
Tax Year 2023	1226500010001	MRI Midtown LTD	26,294,851	\$31,053.99	2023-51843				0.00%		
Tax Year 2023	1226500020001	Carolyn F Jackson Family Partnership	1,476,091	\$4,105.27	2023-51843				0.00%		
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,220,516	\$3,873.23	2023-56015				0.00%		
Tax Year 2023	0021600000003	William Marsh Rice University	727,347	\$859.11	2023-56015				0.00%		
Tax Year 2023	1315810010001	Niazi Family Investments Ltd	1,542,000	\$1,821.74	2023-59645				0.00%		
Tax Year 2023	1380960010001	Bassak Investments LLC	1,527,000	\$1,798.19	2023-59799				0.00%		
Tax Year 2023	0060610000001	Copesetic Holdings Ltd	2,228,010	\$2,631.28	2023-59802				0.00%		
Tax Year 2023	1246630010001	Davita Rent Dept	2,235,400		2023-60809				#DIV/0!		
			193,167,634				120,090,832				
			59								

Unsettled											
Tax Year 2023	0250010210005	4411 Fannin LLC	714,000	\$843.23	101-23-005600				0.00%	25.25(b)	
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016	\$5,531.82	101-23-007651				0.00%	25.25(b)	
Tax Year 2023	0250320000001	H & T Investments Corp	646,624	\$763.66	101-23-008073				0.00%	25.25(b)	
Tax Year 2023	0250320000006	HT Investment Corp	574,720	\$678.74	101-23-008073				0.00%	25.25(b)	
Tax Year 2023	0250320000010	H & T Investments Corp	302,103	\$356.78	101-23-008073				0.00%	25.25(b)	
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	0191350000001	Attayi Family LP	1,848,068	\$2,182.57	101-23-008529				0.00%	25.25(b)	
Tax Year 2023	0021600000021	William Marsh Rice University	658,285	\$777.43	101-23-008591				0.00%	25.25(b)	
Tax Year 2023	1322990010001	Louisiana Hadley LLC	1,577,550	\$1,863.09	101-23-008799				0.00%	25.25(b)	
Tax Year 2023	0220750000010	Mazol Enterprises Inc	1,539,841	\$1,818.55	101-23-008803				0.00%	25.25(b)	
Tax Year 2023	1249490010008	Nis Investments Incorporated	298,766	\$352.84	101-23-008896				0.00%	25.25(b)	
Tax Year 2023	1202710010001	C Plazas at Midtown LLC	3,750,000	\$4,428.75	101-23-009158				0.00%	25.25(b)	
Tax Year 2023	0220670000013	Phan Dao C & Muoi	1,067,623	\$1,260.86	101-23-009879				0.00%	25.25(b)	

Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	019077000003	Optimal Beverage Inc	450,100	\$531.57	101-23-009895				0.00%	25.25(b)	
Tax Year 2023	0190320000008	LLR Management Inc	818,878	\$967.09	101-23-010270				0.00%	25.25(b)	
Tax Year 2023	0021520000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298				0.00%	25.25(b)	
Tax Year 2023	0132280000012	Bagby 3015 LLC	709,938	\$838.44	101-23-010332				0.00%	25.25(b)	
Tax Year 2023	1278870000146	Rise Condominium Development LP	448,359	\$529.51	101-23-010675				0.00%	25.25(b)	
Tax Year 2023	0132220000011	Dennis Austin LLC	654,000	\$772.37	101-23-010879				0.00%	25.25(b)	
Tax Year 2023	0190330000003	Bond Donald R	326,551	\$386.66	101-23-010892				0.00%	25.25(b)	
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%		
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45117				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-45103				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-45104				0.00%		
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589	\$53,109.13	2023-50411				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	\$5,698.66	2023-50619				0.00%		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248	\$6,801.67	2023-52281				0.00%		
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397	\$8,422.54	2023-52639				0.00%		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,775.01	2023-52649				0.00%		
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,333.77	2023-52711				0.00%		
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,000	\$16,680.63	2023-53143				0.00%		
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111	\$37,260.05	2023-53143				0.00%		
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,290,062	\$4,299.23	2023-53143				0.00%		
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,000	\$1,448.72	2023-53578				0.00%		
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	300,200	\$5,078.54	2023-53578				0.00%		
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,130,363	\$200,954.66	2023-53639				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,051	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	79,205,004	\$93,541.31	2023-54044				0.00%		
Tax Year 2023	0021380000013	Shepherd W M	330,000	\$389.73	2023-54322				0.00%		
Tax Year 2023	0021390000001	Cars DB4 LP	15,705	\$1,364.89	2023-54322				0.00%		
Tax Year 2023	0021390000011	Cars DB4 LP	361,505	\$423.94	2023-54322				0.00%		
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,631,775	\$4,289.13	2023-54322				0.00%		
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000	\$1,577.82	2023-54322				0.00%		
Tax Year 2023	0021750000006	Cars DB4 LP	920,000	\$1,086.52	2023-54322				0.00%		
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000	\$389.73	2023-54322				0.00%		
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000	\$879.84	2023-54322				0.00%		
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500	\$272.22	2023-54322				0.00%		
Tax Year 2023	0021760000001	Golconda Venture	2,676,250	\$3,160.65	2023-54322				0.00%		
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500	\$4,797.81	2023-54322				0.00%		
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185	\$2,052.80	2023-54322				0.00%		
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850	\$4,720.28	2023-54322				0.00%		
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306	\$2,441.49	2023-54322				0.00%		
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,562	\$3,704.28	2023-54322				0.00%		
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,330	\$8,830.73	2023-54322				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%		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54932				0.00%		
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300	\$1,802.56	2023-55366				0.00%		
Tax Year 2023	0060610000008	Hy Travis LLC	4,169,058	\$4,923.66	2023-55366				0.00%		
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480				0.00%		
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480				0.00%		
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523				0.00%		
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,996	\$5,990.03	2023-55613				0.00%		
Tax Year 2023	0132650000001	Levan Group I LP	6,450,450	\$7,617.98	2023-56617				0.00%		
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890	\$1,946.16	2023-56956				0.00%		
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406	\$94,732.03	2023-56961				0.00%		
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	37,879,043	\$44,735.15	2023-57911				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	1251930010001	E & I Investments Inc	1,965,047	\$2,320.72	2023-58058				0.00%		
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282	\$1,967.88	2023-59188				0.00%		
Tax Year 2023	0212570000001	Camden Property Trust	62,721,892	\$74,074.55	2023-59396				0.00%		
Tax Year 2023	1349300000001	2800 Main LLC	80,205,546	\$94,722.75	2023-59423				0.00%		
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,258,527	\$6,053.72	2023-59500				0.00%		
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359	\$100,442.50	2023-60237				0.00%		
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,355.50	2023-60237				0.00%		
Tax Year 2023	0130770000011	WWBD LP	2,189,900	\$2,583.37	2023-60533				0.00%		
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,290,634	\$7,433.36	2023-61561				0.00%		
Tax Year 2023	1262200010001	Basile Houston LLC	6,503,511	\$7,817.67	2023-61583				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,011	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0190220000019	PS LPT Properties Investors	1,509,930	\$10,050.23	2023-62136				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,600,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,385		2023-63178				#DIV/0!		
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,353,384		2023-63213				#DIV/0!		
Tax Year 2023	0190730000001	WWBD LP	4,930,278	\$5,829.74	2023-64328				0.00%		
Tax Year 2023	0250250000001	Boniuk Interests Ltd	1,108,677	\$4,250.04	2023-64924				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	1200170010008	Kozadinos Interest Ltd	2,847,973	\$3,363.46	2023-65163				0.00%		
Tax Year 2023	0330110000008	2416 Brazos LLC	1,370,117	\$1,618.11	2023-65463				0.00%		
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,393	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518				0.00%		
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65997				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951	\$2,639.48	2023-67445				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854	\$3,201.52	2023-68784				0.00%		
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500	\$1,109.55	2023-68907				0.00%		
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100				0.00%		
Tax Year 2023	1372850100002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100				0.00%		
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403	\$1,585.38	2023-70692				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

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Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056				0.00%		
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625	\$1,530.13	2023-71198				0.00%		
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,043.69	2023-71688				0.00%		
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927	\$901.02	2023-72004				0.00%		
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417	\$504.21	2023-72004				0.00%		
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,550	\$4,467.19	2023-72264				0.00%		
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033				0.00%		
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,937	\$905.75	2023-76107				0.00%		
Tax Year 2023	0220510000008	Bermac Arts LLC	2,765,046	\$3,265.52	2023-76163				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76108				0.00%		
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76621				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233				0.00%		
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.96	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	\$5,853.06	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$86.52	2023-85807				0.00%		
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000		2023-86028				#DIV/0!		
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,000	\$19,094	2023-86028				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	1,551,500,269								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	128								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	9,412,976,331	8,358,407,051
Cumulative	Grand Total	Settled Accounts, number of accounts	6,620	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	1,746,936,980
Cumulative	Grand Total	Unsettled Accounts, number of accounts	142

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

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 03/01/2024**

Jur 953

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

DRAFT