



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
January 10, 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 a regular meeting of the **Midtown Management District** will be held on **Wednesday, January 10, 2024 at 11:00 a.m.** in the **1st Floor Conference Room located at 410 Pierce Street, Houston TX 77002**, inside the boundaries of the District, **open to the public**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect 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 December 6, 2023, Board Meeting.
 - b. Approve Financial Report for the Month of November 2023.
 - c. Approve Payment of Invoices for December 2023.
 - d. Approve Equi-Tax Report for December 2023.
 - e. Ratify Letter Agreement with Rice Real Estate Company
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**

- f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62
- g. Public Safety **Jeanette Criglar, Chair**
- h. Nominating Committee.....**Gloria Haney, Chair**
- i. Service and Improvement Plan. **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - i. Receive a presentation of the aggregated data from the Reimagine Midtown Community Survey.
- 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, February 7, 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 Director

***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**

December 6, 2023

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, December 6, 2023, 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 Lamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. Levasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand- Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

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

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Vernon Williams, Amaris Salinas, Jaime Giraldo, Marlon Marshall, Jeremy Rocha, Cynthia Alvarado, and Chrystal Robinson-Davis; Melissa Morton, CPA, of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP Ashley Small of

Medley, Inc.; Tony Henshaw of Rashied Engineering; Brett Sileo of Harris Hilburn LLP; Commander Caroleta Johnson and Sergeant Brian Alms of the Houston Police Department, South Central Division; and Scott Harbors, Midtown Resident.

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

Chair Lefsrud called the meeting to order and welcomed everyone.

Mrs. Robinson-Davis called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

Midtown property owner, Marylene Chan, addressed the Board. She requested an internal policy review. She also requested a review of the conflict-of-interest policy, inquired about implementing annual training for employees and board members, review of the employee expense reimbursement policy, and a landscaping contracts inspection report card.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE NOVEMBER 1, 2023, BOARD MEETING
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF OCTOBER 2023.
- C. APPROVE PAYMENT OF INVOICES FOR NOVEMBER 2023.
- D. APPROVE EQUI-TAX REPORT FOR NOVEMBER 2023.

Ms. Alvarado presented the various items on the consent agenda. Director Young made a motion to approve the consent agenda as presented. The motion was seconded by Director Siddiqi and carried by majority vote.

4. REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 3RD QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING SEPTEMBER 30, 2023.

Melissa Morton, CPA presented the written 3rd Quarter Investment Report for the period ending September 30, 2023. She stated that the District had an average yield rate of 1.7909%, with interest earnings of \$46,601 for the 3rd Quarter. Ms. Morton stated that the report reflects the compliance of the District's investment portfolio with the Investment Policies of the District and that it is in accordance with the Investment provisions of the Public Funds Investment Act

Director Goldstein made a motion to accept the 3rd Quarter Investment Report for the period ending September 30, 2023. The motion was seconded by Director Haney and carried by unanimous vote.

5. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE ANNUAL REVIEW OF THE DISTRICT’S INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS.

Peggy Foreman presented the Resolution Regarding Annual Review of Second Amended and Restated Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District. She reminded Board Members that Texas Law requires the Board to review its Investment Policy and List of Authorized and Qualified Brokers annually. Ms. Foreman stated that there were no recommendations for any substantive changes to the Investment Policy; however, the Staff was recommending the adoption of a revised List of Authorized Qualified Brokers, a copy of which was provided to the Board as Exhibit A-V to the Second Amended and Restated Investment Policy. Ms. Foreman stated that the list contains a large number of financial institutions in order to give the District maximum flexibility for investing its funds.

Director Young made a motion to approve the Resolution Regarding Annual Review of Second Amended and Restated Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District as presented. The motion was seconded by Director Haney and carried by unanimous vote.

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. He shared information regarding the work of the Field Services Team, the status of the communications with CenterPoint regarding potential installation of additional lighting in the District, the sidewalks assessment being conducted in Midtown, and the City’s approval of the Urban Forestry Tree Maintenance Plan. Director Johnston reported that SMC Landscaping Services (“SMC”) submitted a request for a 7% increase in the cost of services, however after considering the request, the Committee agreed with Staff that the requested increase should be rejected since SMC is contractually obligated to provide services at the current pricing for a 3-year period and the current pricing has been in effect for less than 12 months.

i. Agreement with CivicPlus LLC (formerly SeeClickFix)

Mrs. Robinson-Davis reported that CivicPlus LLC [formerly SeeClickFix] had a price increase which was reflected in its annual contract renewal. She stated that the cost of services increased from \$8,865.25 to \$10,070.24. She also stated that there have been product enhancements to cybersecurity, reporting and analytics, and to improve residents experience with the product. Ms. Robinson advised that the agreement has an automatic renewal provision with a 60-day notice of termination and a 5% per year annual increase. Director Chan made a motion to approve the contract renewal for CivicPlus LLC. The motion was seconded by Director Llamas and carried by unanimous vote.

Finally, Director Johnston reminded everyone that the next Service and Maintenance Committee meeting is scheduled for Monday, December 22, 2023, at 4:00 p.m.

B. Urban Planning Committee – James Llamas, Chair

Director Llamas presented the Urban Planning Committee report. Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, December 22, 2023, at 4:00 p.m.

i. Midtown Parking Benefit District Advisory Committee

Director Llamas reminded the Board that the Parking Benefit District Advisory Committee previously recommended and obtained approval from the City for 2 projects. The projects are (a) funding for 3 months of maintenance and services for 4 bike share stations in Midtown in the amount of \$7,500.00 and (b) funding for a Loud Noise Overtime Program with Houston Police Department in the amount of \$29,840.

Director Llamas advised the Board that the Parking Benefit District Advisory Committee has submitted recommendations to the City to approve the following 3 projects:

1. Extension of the agreement to fund the cost of maintenance and services for 4 bike share stations for 3 additional months until February 28, 2024 (\$7500)
2. Artistic Meter Wrapping of 35 parking meters in Midtown (\$30, 275.00)
3. Speed Feedback Sign Study on 8 Midtown streets (in an amount not to exceed \$40.000)

He further advised the Board that the Advisory Committee is looking at the feasibility of funding several additional projects including street safety improvements, installation of emergency call equipment, neighborhood clean-up campaigns and installation of additional trash receptacles within the District.

Director Llamas announced that the next Parking Benefit District Advisory Committee meeting will be held on Thursday, January 11, 2024, at 3:00 p.m.

ii. Approval of Qualified On Call Contractors

Director Llamas reminded the Board members that the Urban Planning Committee and the Midtown Staff have worked to seek to identify a group of pre-qualified on call contractors to provide services such as installation and maintenance services for traffic signs and pavement markings in the District. Marlon Marshall explained the process used for the initial solicitation and subsequent revised solicitation for Qualified On-Call Contractors to provide services to the District. Mr. Marshall answered questions from Board Members regarding the process. He stated that following the review process, 3 firms were being recommended for selection as on-call contractors.

Director Johnston made a motion to approve the 3 firms recommended as qualified on-call contractors to provide services such as installation and maintenance services for traffic signs and pavement markings in the District. The motion was seconded by Director Young and carried by majority vote. The vote was: **Yes 12, No 0, and Abstentions 1.** Director Chan abstained from the vote.

Director Llamas reminded the Board that the next Urban Planning Committee meeting will be held on Monday, December 22, 2023, at 4:00 p.m.

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

Director Tyler-Dillard presented the Marketing & Economic Development Committee report. There were no action items. She reported the social media numbers for the month of October 2023 which included the top media placements from Glasstire, Culture Map, Click2Houston, the Chronicle of Philanthropy, and the Art Newspaper. Director Tyler-Dillard also reported that there were 12,668 engagements (such as likes, clicks, and shares), 155 new followers, and 268,079 impressions (views) on the Midtown Houston Channels. She further reported that Houston Community College hosted a I Holiday Tree Lighting Celebration on Wednesday, November 29, 2023 at 6:00 p.m. She also reported that the Committee discussed its budget requests for FY 2024. Ms. Alvarado announced that the

winter edition of the Midtown Buzz was sent to be printed and will be available in the beginning of 2024.

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 Midtown Mistletoe Market will be held in Baldwin Park on Friday, December 8, 2023 from 5:00 p.m. to 10:00 p.m. and Saturday, December 9, 2023 from 10:00 a.m. to 4:00 p.m. He further reported that the Elgin Urns project is underway, and that Ms. Alvarado has communicated with Up Art Studios to discuss the logistics for the project. Director Bertrand-Pitts further reported that the Committee has submitted its budget requests for FY 2024. Finally, he announced that the next combined Cultural Arts & Entertainment Committee and Marketing and Economic Development Committee meeting will be on Tuesday, January 16, 2024 at 3:00 p.m.

E. Finance Committee – Kelly Young, Chair

Director Young presented the Finance Committee report. She reported that each committee submitted its budget requests and special projects funding requests to the Finance Committee for review. She stated that the Finance Committee reviewed the various funding requests and made further inquiries regarding the project line items presented. Including inquiries related to the alignment of the proposed projects and the District's Service and Improvement Plan. She stated that the Committee looked at a comparison of the 2023 budget and expenditures and the proposed 2024 budget.

i. FY 2024 Budget

Ms. Morton presented the Midtown proposed budget for FY 2024 to the Board for approval. She stated that the Finance Committee has been working with each of the committees since July 2023 on their respective budget requests for FY 2024 and their funding requests for special projects. Ms. Morton presented the proposed budget and highlighted the lines items where there was a significant difference from the amounts budgeted for FY 2023 and the reasons for such differences. Ms. Morton and the Staff answered the Directors questions regarding the proposed FY 2024 budget.

Director Young made a motion to approve the proposed budget for FY 2024. The motion was seconded by Director Siddiqi. Following all discussion, the motion was approved by majority vote. The vote was: **Yes 12, No 1, and Abstentions 0.** Directors Chan voted against approving the FY 2024 budget.

ii. Requests for Special Projects

Director Young reported that the Finance Committee has reviewed the various requests for funding for Special Projects submitted by each committee. Cynthia Alvarado explained the process used to invite Special Projects funding requests from each of the committees. She stated that the Special Projects were reviewed to verify that they were in compliance with the current 10-year Service and Improvement Plan and Assessment Plan. Each committee’s Special Projects funding requests were presented to the Board. Ms. Morton and the Staff answered questions from Directors regarding the proposed Special Projects.

Director Young made a motion to approve the proposed Special Projects funding requests as presented. The motion was seconded by Director Bertrand-Pitts. Following all discussion, the motion was approved by majority vote. The vote was: **Yes 10, No 0, and Abstentions 3**. Directors LeVasseur, Arguijo, and Chan abstained from the vote.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Llamas provided the Community Activity report on behalf of Director Johnston. He stated that there were presentations regarding the Houston Public Library System and regarding public safety from Commander Johnson, HPD South Central Division.

Director Johnston announced that the next Super Neighborhood #62 meeting will be on Thursday, December 14, 2023 at 6:30 p.m. at South Main Baptist Church and that the Super Neighborhood #62 monthly hangout at Baldwin Park will be on Wednesday, December 27, 2023 at 5:30 p.m.

G. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo presented the Public Safety Committee report on behalf of Director Criglar. He provided information regarding various public safety efforts throughout the District.

i. Amended Agreement with S.E.A.L. Security Solutions, LLC

Mr. Giraldo reported that the agreement with S.E.A.L. Security Solutions, LLC (“SEAL”) was up for renewal and that SEAL has requested a 6% increase in In their fee for services. In addition to the 6% increase, Staff is recommending an increase in the patrol hours from 140 per week to 180 per week. A copy of the Amendment

was included in the Board Information Packet. He stated that if approved by the Board, the Amended Agreement would be effective on Monday, January 1, 2024. Director Tyler-Dillard made a motion to approve the Amended Agreement with SEAL as presented. The motion was seconded by Director Chan and carried by unanimous vote.

ii. Agreement with SMC Logistics LLC (for lighting surveys)

Mr. Giraldo advised the Board that the Agreement with SMC Logistics LLC was up for renewal. He reminded the Board that SMC Logistics LLC provides inspections and bi-monthly surveys of streetlight outages and reports same to the District and CenterPoint. He stated that a contract increase of 10% was requested resulting in an increase from \$425 to \$467.50 bi-monthly. Mr. Giraldo, pointed out that this is the first request for an increase since the contract began in 2016. Director Johnston made a motion to approve renewal of the Agreement with SMC Logistics LLC as presented for the bi-monthly streetlight outage survey and report. The motion was seconded by Director Llamas and carried by unanimous vote.

Finally, Mr. Giraldo announced that the next Public Safety Committee meeting will be held on Tuesday, December 19, 2023, at 11:30 a.m.

H. Nominating Committee - Jeanette Criglar, Co-Chair

Director Haney announced that the Nominating Committee will begin working in January to fill 2 vacancies on the Board.

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

Director Young presented the Service and Improvement Plan Committee report. She stated that the raw data from the Reimagine Midtown survey is currently being aggregated and that Ford Momentum, the consultant that conducted the survey, will present the results to the Board at the next Board meeting on January 10, 2024

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.

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

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

Caroline Street – The design team met with the City of Houston to review preliminary drawings of pilot areas for proposed corrections to punch list items not addressed by TXDOT contractor. The preliminary drawings will be submitted to Interagency Department for final approval.

Brazos Street –The design team is finalizing collateral for survey effort. The team is waiting until the survey related to the new Service and Improvement Plan is completed before submitting its online survey. The online survey will be conducted in early 2024.

Brazos Street Bridge Landscape Improvements – The MRA is waiting for contracts and permits to mobilize and begin the project. The project will enhance the landscaped area at the Bagby and Elgin Streets intersection in the green space adjacent to the Brazos Bridge facing Bagby Street. The scope of work includes tree planting, shrub and groundcover planting, site cleanup, irrigation, traffic control, and reinstallation of existing signage.

Sidewalk Assessment - Consultants completed a draft assessment of the sidewalk conditions in the District. A presentation will be provided to MRA in the first quarter of 2024. Consultants will develop a phased implementation plan for sidewalk repairs.

PARTNER PROJECTS

Safe Street and Roads for All – The MRA is working with CenterPoint to assess the street lighting in the District. CenterPoint is identifying areas with deficient lighting and options to address those areas. CenterPoint is also distinguishing the difference between street lighting versus pedestrian lighting. Consultants will provide a presentation of the assessment in January 2024.

Parks and Public Spaces Master Plan – MRA is waiting for scheduling of the requested follow up meeting with METRO to review additional information regarding proposed Main Street closures.

Gray Street Buffer designs – MRA has requested qualified firms for the On-Call Pavement Marking and Maintenance contractors to submit cost proposals for the Gray Street Buffer Design project.

Urban Forestry Plan – The City of Houston Forestry Department has issued a permit for the Proposed Priority Pruning and the Fertilization plan. The contractor will schedule work and document the final version of the plan.

8. 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.

9. ANNOUNCEMENTS

Commander Johnson announced that she will take on a new position within HPD and will no longer be at South Central Division. She thanked the Board and Staff for their support for HPD and their commitment to improving public safety within Midtown.

NEXT MEETING DATE

Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on **Wednesday, January 10, 2024, at 11:00 a.m.**

There were no other announcements

10. ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan, Secretary

Date: _____

Midtown Management District
Balance Sheet Prev Year Comparison
As of November 30, 2023

	Nov 30, 23	Nov 30, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	3,278,488.44	2,891,081.14	387,407.30	13.4%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,289,911.14	2,902,503.84	387,407.30	13.4%
Accounts Receivable				
120000 · Assessments Receivable	73,475.48	19,509.06	53,966.42	276.6%
123001 · AR Current	4,483.75	4,483.75	0.00	0.0%
Total Accounts Receivable	77,959.23	23,992.81	53,966.42	224.9%
Other Current Assets				
130500 · Prepaid Expense	0.00	8,607.04	-8,607.04	-100.0%
Total Other Current Assets	0.00	8,607.04	-8,607.04	-100.0%
Total Current Assets	3,367,870.37	2,935,103.69	432,766.68	14.7%
Other Assets				
130501 · Other Misc Assets	36,959.00	37,413.00	-454.00	-1.2%
Total Other Assets	36,959.00	37,413.00	-454.00	-1.2%
TOTAL ASSETS	3,404,829.37	2,972,516.69	432,312.68	14.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	419,500.00	327,587.92	101,972.92	31.1%
Other Current Liabilities				
203001 · Other Misc Liabilities	70,152.20	90,568.83	-20,416.63	-22.5%
205000 · Deferred Assessment Revenues	43,776.30	-7,373.02	51,149.32	693.7%
206000 · Accrued liability	11,385.41	58,791.57	-47,406.16	-80.6%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,322.95	99.75	0.9%
Total Other Current Liabilities	136,736.61	153,310.33	-16,573.72	-10.8%
Total Current Liabilities	566,297.45	480,898.25	85,399.20	17.8%
Total Liabilities	566,297.45	480,898.25	85,399.20	17.8%
Equity				
390000 · Fund Balance Roll-Forward	1,901,851.69	1,512,571.21	389,280.48	25.7%
Net Income	936,680.23	979,047.23	-42,367.00	-4.3%
Total Equity	2,838,531.92	2,491,618.44	346,913.48	13.9%
TOTAL LIABILITIES & EQUITY	3,404,829.37	2,972,516.69	432,312.68	14.5%

Midtown Management District
Sources of Funds
January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	3,347,602.67	3,493,100.00	-145,497.33	95.8%
402000 · Metro Rail Income	46,000.00			
403000 · Other Income				
403100 · Booth and Events Fees	4,337.00	3,400.00	937.00	127.6%
403105 · Application Fees	880.00	775.00	105.00	113.5%
403120 · Parking Benefit District	262,108.00	275,000.00	-12,892.00	95.3%
Total 403000 · Other Income	267,325.00	279,175.00	-11,850.00	95.8%
404000 · Int Income	149,020.84	34,620.00	114,400.84	430.4%
406000 · Interest on CD	123.28	247.00	-123.72	49.9%
Total Income	3,810,071.79	3,807,142.00	2,929.79	100.1%
Gross Profit	3,810,071.79	3,807,142.00	2,929.79	100.1%
Net Ordinary Income	3,810,071.79	3,807,142.00	2,929.79	100.1%
Net Income	3,810,071.79	3,807,142.00	2,929.79	100.1%

DRAFT

Midtown Management District
Profit & Loss
 January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	TOTAL
Ordinary Income/Expense												
Income												
400000 · Revenue - Assessments	2,482,032.68	690,004.13	142,074.50	-111,574.54	-8,835.38	-4,446.77	14,620.82	5,394.29	6,850.87	47,007.44	84,474.63	3,347,602.67
401000 · Cultural Arts Guide	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.20	0.00	1,870.20
402000 · Metro Rail Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,000.00	0.00	46,000.00
403000 · Other Income	0.00	105,952.00	1,750.00	-100.00	2,975.00	0.00	0.00	156,481.00	0.00	0.00	267.00	267,325.00
404000 · Int Income	9,143.52	9,443.99	10,713.87	13,528.01	17,178.20	15,896.54	15,651.90	15,740.98	15,208.23	14,023.37	12,492.23	149,020.84
406000 · Interest on CD	61.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.64	0.00	0.00	123.28
Total Income	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,272.72	177,616.27	22,120.74	108,901.01	97,233.86	3,811,941.99
Gross Profit	2,491,237.84	805,400.12	154,538.37	-98,146.53	11,317.82	11,449.77	30,272.72	177,616.27	22,120.74	108,901.01	97,233.86	3,811,941.99
Expense												
600000 · Security and Public Safety	74,805.70	73,014.63	75,529.9	67,112.85	64,771.37	59,646.25	146,509.69	88,761.35	127,073.82	41,674.30	52,029.96	870,929.84
600000 · Marketing & Economic Developmen	2,500.00	4,067.45	1,735.49	11,476.18	9,820.85	3,642.40	20,085.84	13,411.34	15,137.78	3,424.03	3,013.34	88,314.70
605000 · Membership fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
700000 · Urban Planning	4,331.25	13,031.25	0.00	0.00	440.00	8,190.00	12,200.00	0.00	11,123.77	1,054.24	0.00	50,370.51
710000 · Cultural Arts & Entertainment	124.44	19,236.20	2,590.03	59,029.64	14,970.51	22,668.86	31,089.19	3,075.00	39,233.48	2,000.73	7,410.00	201,728.08
720000 · Service & Maintenance	563,466.23	30,358.18	67,983.48	45,637.56	36,294.64	38,071.05	62,498.20	48,966.16	66,779.75	25,128.70	54,592.84	1,039,606.79
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	0.00	46.80	343.75	0.00	35,155.00	262.50	2,500.00	38,308.05
800000 · District Administration	16,172.06	33,985.26	13,317.56	13,713.22	24,845.54	34,614.75	14,312.63	333,382.59	-84,008.88	111,199.32	66,572.62	578,106.17
981000 · Reserve Funds	0.00	0.00	0.00	0.00	1,022.10	2,190.52	0.00	0.00	0.00	0.00	0.00	3,212.62
Total Expense	661,399.68	173,692.97	161,156.48	197,099.45	152,164.51	169,000.63	287,039.30	487,646.44	210,494.72	184,743.82	186,118.76	2,870,626.76
Net Ordinary Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-256,766.58	-310,030.17	-188,373.98	-75,842.81	-88,884.90	941,315.23
Other Income/Expense												
Other Income												
801050 · Other Incomes	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	0.00	0.00	-4,635.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	0.00	0.00	-4,635.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	-4,525.00	-110.00	0.00	0.00	0.00	-4,635.00
Net Income	1,829,838.16	631,707.15	-6,618.11	-295,245.98	-140,846.69	-157,620.86	-261,291.58	-310,140.17	-188,373.98	-75,842.81	-88,884.90	936,680.23

Midtown Management District
Service & Maintenance Use of Funds
 January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	2,829.15	4,410.00	-1,580.85	64.2%
722052 · Electric	3,305.82	2,079.00	1,226.82	159.0%
722053 · Path Gravel	0.00	18,000.00	-18,000.00	0.0%
722054 · Irrigation repair	4,990.00	5,000.00	-10.00	99.8%
722055 · Landscape Repairs	17,947.70	30,000.00	-12,052.30	59.8%
722056 · Baldwin/Glover Landscape Contra	18,810.00	27,996.00	-9,186.00	67.2%
722057 · Park Lighting	8,860.00	10,000.00	-1,140.00	88.6%
722058 · Dog Park Maintenance	2,650.00	5,000.00	-2,350.00	53.0%
722059 · Fountains	0.00	10,000.00	-10,000.00	0.0%
722060 · Baldwin/Glover Maintenance	0.00	0.00	0.00	0.0%
Total 722005 · Baldwin/Glover Park Maintenance	59,392.67	112,485.00	-53,092.33	52.8%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	341,000.00	372,000.00	-31,000.00	91.7%
725001 · Field Service TEAM - Other	250.00			
Total 725001 · Field Service TEAM	341,250.00	372,000.00	-30,750.00	91.7%
725002 · Graffiti	9,583.75	10,080.00	-496.25	95.1%
725003 · Supplies	0.00	600.00	-600.00	0.0%
725004 · Storage	4,411.00	884.00	-473.00	90.3%
725005 · Seasonal Planting PROW	0.00	20,000.00	-20,000.00	0.0%
725007 · Tree Maintenance	22,143.00	65,000.00	-42,856.69	34.1%
725008 · Landscaping/Tree Planting	2,475.00	20,000.00	-17,525.00	12.4%
725009 · Pet Bags	5,110.51	5,000.00	119.51	102.4%
725015 · Maintenance Expenses	2,778.00	4,000.00	-3,971.22	0.7%
Total 725000 · Midtown Field Service Prog	385,111.35	501,564.00	-116,552.65	76.8%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	254.36	6,000.00	-5,745.64	4.2%
726003 · Dark Blocks Programs	0.00	6,000.00	-6,000.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,000.00	-20,000.00	0.0%
726005 · Pocket Prairies Project	0.00	20,000.00	-20,000.00	0.0%
726010 · SeeClickFix	7,172.53	11,683.00	-4,510.47	61.4%
726100 · Legacy Maintenance	328,374.00	328,374.00	0.00	100.0%
726200 · District New Improvement Prgs	200,923.24	190,853.00	10,070.24	105.3%
Total 726000 · Service Maintenance - Other	536,724.13	582,910.00	-46,185.87	92.1%
728000 · Staffing	58,478.64	56,965.00	1,513.64	102.7%
Total 720000 · Service & Maintenance	1,039,606.79	1,253,924.00	-214,317.21	82.9%
Total Expense	1,039,606.79	1,253,924.00	-214,317.21	82.9%
Net Ordinary Income	-1,039,606.79	-1,253,924.00	214,317.21	82.9%
Net Income	-1,039,606.79	-1,253,924.00	214,317.21	82.9%

Midtown Management District
Urban Planning Use of Funds
 January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
701010 · Bike Racks	250.00	78,699.00	-78,449.00	0.3%
701031 · B-Cycle Station	24,862.50	25,000.00	-137.50	99.5%
702010 · Special Projects				
702025 · Bike Rides	0.00	1,500.00	-1,500.00	0.0%
702027 · Pederstrain Intersection Enhanc	0.00	30,000.00	-30,000.00	0.0%
702028 · Bike Lane Enhancements	0.00	10,000.00	-10,000.00	0.0%
Total 702010 · Special Projects	0.00	41,500.00	-41,500.00	0.0%
702500 · Planning Studies	1,936.00	30,000.00	-28,064.00	6.5%
706700 · Staffing	23,322.01	24,594.00	-1,271.99	94.8%
Total 700000 · Urban Planning	50,370.51	199,793.00	-149,422.49	25.2%
Total Expense	50,370.51	199,793.00	-149,422.49	25.2%
Net Ordinary Income	-50,370.51	-199,793.00	149,422.49	25.2%
Net Income	-50,370.51	-199,793.00	149,422.49	25.2%

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Midtown Management District
Parking Benefits Use of Funds
 January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	38,308.05	275,000.00	-236,691.95	13.9%
Total 730000 · Parking Benefits District	38,308.05	275,000.00	-236,691.95	13.9%
Total Expense	38,308.05	275,000.00	-236,691.95	13.9%
Net Ordinary Income	-38,308.05	-275,000.00	236,691.95	13.9%
Net Income	-38,308.05	-275,000.00	236,691.95	13.9%

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Midtown Management District
Marketing & Economic Dev Use of Funds

Accrual Basis

January through November 2023

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601003 · Event Partic/ Sponsoring	0.00	5,000.00	-5,000.00	0.0%
601007 · Media, Advertising, & Promotion	29,222.38	30,000.00	-777.62	97.4%
Total 601000 · Media, Advertising & Promotion	29,222.38	35,000.00	-5,777.62	83.5%
602000 · Web-site Update & Maint.	2,546.27	3,500.00	-953.73	72.8%
603004 · Resident/.Stake Holder Foc Cmmu	449.80	14,000.00	-13,550.20	3.2%
603005 · Midtown Newspaper	2,800.00	10,000.00	-7,200.00	28.0%
607000 · Midtown eNews	419.96	1,800.00	-1,380.04	23.3%
609003 · Cultural Arts Guide	18,973.00	20,000.00	-1,027.00	94.9%
609500 · Marketing & Economic Developmen	2,304.16	10,000.00	-7,695.84	23.0%
609510 · Professional Development	89.00	5,000.00	-4,911.00	1.8%
609520 · Marketing - Communications	5,017.50	5,000.00	17.50	100.4%
609700 · Staffing	26,492.63	28,990.00	-2,497.37	91.4%
Total 600000 · Marketing & Economic Developmen	88,314.70	133,290.00	-44,975.30	66.3%
Total Expense	88,314.70	133,290.00	-44,975.30	66.3%
Net Ordinary Income	-88,314.70	-133,290.00	44,975.30	66.3%
Net Income	-88,314.70	-133,290.00	44,975.30	66.3%

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Midtown Management District
Cultural Arts & Ent. Use of Funds
 January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	5,835.00	68,670.00	-62,835.00	8.5%
710103 · Midtown Mural Project	2,500.00	30,000.00	-27,500.00	8.3%
710106 · Art in the Park	69,985.20	52,000.00	17,985.20	134.6%
710107 · Mistletoe Market	4,271.15	49,000.00	-44,728.85	8.7%
710108 · Special Events in Bagby Park	45,556.37	48,000.00	-2,443.63	94.9%
710110 · Parks Programming	0.00	25,000.00	-25,000.00	0.0%
710113 · Cultural Arts - Communications	23,931.41	11,500.00	12,431.41	208.1%
710114 · MidtownHOU Arts Micro Grants	0.00	40,000.00	-40,000.00	0.0%
710115 · Mini-Performing Arts Festival	1,465.00	30,000.00	-28,535.00	4.9%
710116 · Professional Development	0.00	2,500.00	-2,500.00	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%
710700 · Staffing	48,183.95	55,505.00	-7,321.05	86.8%
Total 710000 · Cultural Arts & Entertainment	-201,728.08	422,675.00	-220,946.92	47.7%
Total Expense	201,728.08	422,675.00	-220,946.92	47.7%
Net Ordinary Income	-201,728.08	-422,675.00	220,946.92	47.7%
Net Income	-201,728.08	-422,675.00	220,946.92	47.7%

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Midtown Management District
Security & Public Safety Use of Funds
 January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	26,250.00	75,000.00	-48,750.00	35.0%
502000 · Enhancement Public Safety				
502003 · Public Safety Light Program	2,344.28			
502011 · Harris County Precinct 7	373,264.00	450,864.00	-77,600.00	82.8%
502012 · S.E.A.L. Security Program	240,975.00	282,180.00	-41,205.00	85.4%
50214 · SEARCH (Homeless Services)	104,917.67	128,789.00	-23,871.33	81.5%
50215 · HPD Homeless Outreach Team	0.00	66,780.00	-66,780.00	0.0%
502000 · Enhancement Public Safety - Other	1,900.00			
Total 502000 · Enhancement Public Safety	723,400.95	928,613.00	-205,212.05	77.9%
504000 · Security Coordinator	2,047.69	2,400.00	-352.31	85.3%
507000 · Street Outage Survey	2,550.00	3,000.00	-450.00	85.0%
508000 · Public Safety Light Program	0.00	15,000.00	-15,000.00	0.0%
509000 · National Night Out	4,891.34	8,000.00	-3,108.66	61.1%
509001 · Coffee with a Cop	1,100.00	2,000.00	-900.00	55.0%
509500 · Public Safety Parks Program	1,808.98	2,000.00	-191.02	90.4%
509555 · Public Safety Communications	1,349.00	3,000.00	-1,651.00	45.0%
509560 · Professional Development	350.00	5,000.00	-4,650.00	7.0%
509700 · Staffing	107,181.88	129,858.00	-22,676.12	82.5%
Total 500000 · Security and Public Safety	870,929.84	1,173,871.00	-302,941.16	74.2%
Total Expense	870,929.84	1,173,871.00	-302,941.16	74.2%
Net Ordinary Income	-870,929.84	-1,173,871.00	302,941.16	74.2%
Net Income	-870,929.84	-1,173,871.00	302,941.16	74.2%

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Midtown Management District
District Administration Use of Funds
January through November 2023

Accrual Basis

	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	159,341.25	112,500.00	46,841.25	141.6%
802040 · Public Hearing Service Plan	53,122.95	75,000.00	-21,877.05	70.8%
802042 · Public Information Request	0.00	10,000.00	-10,000.00	0.0%
802060 · Consultation	0.00			
803000 · Accounting & Auditing Expense	14,900.00	16,200.00	-1,300.00	92.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	4,000.00	-405.00	89.9%
804004 · General Liability	7,691.00	10,000.00	-2,309.00	76.9%
804005 · Insurance - other	3,698.00	2,860.00	838.00	129.3%
Total 804000 · Insurance Expense	14,984.00	16,860.00	-1,876.00	88.9%
805000 · Assessment Collection Costs				
805120 · Collection Costs	64,888.55	60,000.00	4,888.55	108.1%
805130 · Returned Checks	0.00	0.00	0.00	0.0%
Total 805000 · Assessment Collection Costs	64,888.55	60,000.00	4,888.55	108.1%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,051.05	6,516.00	-4,464.95	31.5%
806005 · Gen. Operating/Admin. Expenses	2,245.21	15,500.00	-13,254.79	14.5%
806006 · District Cell Phone & Tablets	2,204.62	4,320.00	-2,115.38	51.0%
Total 806000 · General Operating/Admin. Exp.	6,500.88	26,336.00	-19,835.12	24.7%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	15,688.67	19,500.00	-3,811.33	80.5%
Total 807000 · Board Meeting & Misc. Exp.	15,688.67	19,500.00	-3,811.33	80.5%
809000 · Administration Expense	248,179.87	281,880.00	-33,200.13	88.2%
800000 · District Administration - Other	0.00			
Total 800000 · District Administration	578,106.17	618,276.00	-40,169.83	93.5%
Total Expense	578,106.17	618,276.00	-40,169.83	93.5%
Net Ordinary Income	-578,106.17	-618,276.00	40,169.83	93.5%
Net Income	-578,106.17	-618,276.00	40,169.83	93.5%

Midtown Management District

Check Detail Report

As of January 8, 2024

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
106010 - Wells Fargo Checking Acct					
Bill Pmt -Ch...	11/22/2023	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park}	-21.43
Bill Pmt -Ch...	11/22/2023	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park}	-320.42
Bill Pmt -Ch...	12/05/2023	9842	Jaime Giraldo	Reimbursement Nov 2023	-207.53
Bill Pmt -Ch...	12/05/2023	9843	Midtown Redevelopment Aut...	HOT Team Payment Reimbursement January 1 - December 31, 2023	-70,000.00
Check	12/06/2023	9878	LEVAN REAL ESTATE LP	81 013 259 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3101 Louisiana...	-821.65
Check	12/06/2023	9879	1701 WEBSTER LTD"	81 002 152 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2105 Jackson ...	-423.10
Check	12/06/2023	9880	CAR SPA MIDTOWN I LP	81 120 435 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2801 Brazos ...	-590.20
Check	12/06/2023	9881	Attayi Family, LP	81 019 135 000 0001 PROPERTY TAX OVERAGE PAYMENT: 1504 Anita St ...	-50.44
Check	12/06/2023	9882	410 Hadley LLC	81 121 005 001 0005 PROPERTY TAX OVERAGE PAYMENT: 410 Hadley St...	-54.92
Check	12/06/2023	9883	Travis Partners Capital LLC	81 144 534 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3310 Travis St...	-281.08
Check	12/06/2023	9884	2416 BRAZOS LLC	PROPERTY TAX OVERAGE PAYMENT:	-1,780.83
Check	12/06/2023	9885	SAN JACINTO APARTMENT...	81 013 072 000 0001 PROPERTY TAX OVERAGE PAYMENT: 3817 Fannin ...	-134.32
Check	12/06/2023	9886	WICHITA ENTERPRISES INC	81 120 655 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4919 Main St ...	-215.54
Check	12/06/2023	9887	Boniuk Interests Ltd.	81 019 139 000 0005 PROPERTY TAX OVERAGE PAYMENT: 3121 San Jaci...	-203.71
Check	12/06/2023	9888	2009 CPT Community Owner...	81 127 457 001 0001 PROPERTY TAX OVERAGE PAYMENT: 301 St. Josep...	-3,548.90
Check	12/06/2023	9889	Samuel Wilbert A	81 133 793 001 0011 PROPERTY TAX OVERAGE PAYMENT:	-13.66
Check	12/06/2023	9890	3515 Mosley Holdings LLC	81 057 137 001 0016 PROPERTY TAX OVERAGE PAYMENT:	-117.20
Bill Pmt -Ch...	12/06/2023	9844	Acme Party & Tent Rental	"2023 Mistletoe Market " TENTS/TABLES/UMBRELLAS RENTALS	-12,605.64
Bill Pmt -Ch...	12/06/2023	9845	Alexus Rendon Art	Mistletoe Market - Chalk Mural	-325.00
Bill Pmt -Ch...	12/06/2023	9846	Blanco Art	Chalk Art performance MistleToe Market	-350.00
Bill Pmt -Ch...	12/06/2023	9847	BRACEWELL LLP	Oct and Nov Legal Invoices	-13,431.25
Bill Pmt -Ch...	12/06/2023	9848	CivicPlus, LLC	Unlimited Gov User Licenses	-10,070.24
Bill Pmt -Ch...	12/06/2023	9849	Claudia Cepeda Ortega	Mistletoe Market	-325.00
Bill Pmt -Ch...	12/06/2023	9850	David L. Rychilk, Jr.	Midtown - Mistletoe Market	-700.00
Bill Pmt -Ch...	12/06/2023	9851	DJ MAV HOLDINGS	Mistletoe Market	-5,075.00
Bill Pmt -Ch...	12/06/2023	9852	East End Management District	Abatement	-2,295.00
Bill Pmt -Ch...	12/06/2023	9853	Equi-Tax, Inc.	Monthly Fee per contract Assessment Collection:--- December 2023	-2,837.56
Bill Pmt -Ch...	12/06/2023	9840	Exquisite Details By Raquel	Linens/Centerpieces - HPD Luncheon/Midtown	-350.00
Bill Pmt -Ch...	12/06/2023	9855	First Response Medic Services	2023 Mistletoe Market December 08-09, 2023 - 10 Hours----1 Medic	-470.00
Bill Pmt -Ch...	12/06/2023	9856	FordMomentum LLC	Oct 2023 - Communications planning and strategy for MMD 10 year Service an...	-3,375.00
Bill Pmt -Ch...	12/06/2023	9857	Goode Technology Group, Inc.	IT Support	-796.25
Bill Pmt -Ch...	12/06/2023	9858	Harris County Treasurer	Constable Services for January 2024	-38,800.00
Bill Pmt -Ch...	12/06/2023	9859	HD Supply Facilities Mainten...	VOID: Fido Baggies Pet Waste Bag	0.00
Bill Pmt -Ch...	12/06/2023	9860	Houston Bike Share'	Quarterly Service & Maintenance fee for 4 Bike Stations (November 2023)	-2,500.00
Bill Pmt -Ch...	12/06/2023	9861	Hung Pham	Mistletoe Market	-325.00
Bill Pmt -Ch...	12/06/2023	9862	Karl Mayes Enterprises, LLC	VOID: Santa/Mistletoe Market Friday and Saturday	0.00
Bill Pmt -Ch...	12/06/2023	9863	Kwik Kopy	Printing	-1,273.70
Bill Pmt -Ch...	12/06/2023	9864	Medley Incorporated	November and December	-12,644.01
Bill Pmt -Ch...	12/06/2023	9865	Metropolitan Landscape Man...	Baldwin and Glover Parks	-8,350.00
Bill Pmt -Ch...	12/06/2023	9866	Michelle Ashton	Communication Consultant: Execute communication task 11.11 - 11.24.2023	-450.00
Bill Pmt -Ch...	12/06/2023	9867	Midtown Redevelopment Aut...	Operating Expense Reimbursement FY2024 1st Qtr	-153,975.15
Bill Pmt -Ch...	12/06/2023	9868	One World Strategy Group LLC	Service & Improvement Plan	-3,956.25
Bill Pmt -Ch...	12/06/2023	9869	Perdue, Brandon, Fielder Co.	09/28/2023 - 10/26/2023 Professional Services rendered in the collection of de...	-9,352.50
Bill Pmt -Ch...	12/06/2023	9870	Rebekah Tee	Mistletoe Market	-350.00
Bill Pmt -Ch...	12/06/2023	9871	Sarah Weatherly	Mistletoe Market	-325.00
Bill Pmt -Ch...	12/06/2023	9872	SEAL Security Solutions LLC	October 1-31, 2023 - Commissioned Security Officers with Vehicle and Occass...	-29,575.00
Bill Pmt -Ch...	12/06/2023	9873	SEARCH Homeless Services	Monthly Contribution/Reimburseables expenses to support Program {Octobe...	-11,295.41
Bill Pmt -Ch...	12/06/2023	9874	Smooth Move Services, LLC	Mistletoe Market - Standard/ADA Compatables & Sanatizer Towers	-834.50
Bill Pmt -Ch...	12/06/2023	9875	The Executive Chef	Law Enforcement Luncheon	-300.00
Bill Pmt -Ch...	12/06/2023	9876	Midtown Redevelopment Aut...	Operating Expense Reimbursement March - October 2023	-41,552.35
Bill Pmt -Ch...	12/06/2023	9877	smc Logistics, LLC	Field Maintenance Services in Midtown-October 2023	-20,290.00
Bill Pmt -Ch...	12/06/2023	9891	First Response Medic Services	2023 Mistletoe Market December 08-09, 2023 - 20 Hours----2 Medics - Secon...	-470.00
Bill Pmt -Ch...	12/06/2023	9892	HD Supply Facilities Mainten...	Fido Baggies Pet Waste Bag	-3,499.75
Bill Pmt -Ch...	12/06/2023	9893	Houston Business Journal	Advertisement	-1,056.00
Bill Pmt -Ch...	12/06/2023	9894	KEVIN B GRIFFIN	2023 Mistletoe Market December 9, 2023 Live Performance Fee"	-2,600.00
Bill Pmt -Ch...	12/06/2023	9895	One World Strategy Group LLC	Service & Improvement Plan	-3,956.25
Bill Pmt -Ch...	12/06/2023	9896	Underground Planet Art Studi...	Elgin Planters Assessment	-700.00
Check	12/07/2023	9897	City of Houston -	VOID: Park Deposit - Mistle Toe Martket	0.00
Check	12/07/2023	9898	City of Houston -	VOID:	0.00
Bill Pmt -Ch...	12/12/2023	9899	Karl Mayes Enterprises, LLC	VOID: Santa/Mistletoe Market Friday and Saturday	0.00
Bill Pmt -Ch...	12/12/2023	9900	Karl Mayes Enterprises, LLC	Santa/Mistletoe Market Friday and Saturday	-1,800.00
Bill Pmt -Ch...	12/14/2023		Blanca Martinez	Traffic Control Invoice (Mistletoe Market) December 8, 2023	-750.00
Bill Pmt -Ch...	12/14/2023		BRACEWELL LLP	051911.000005 For Service Through October 31, 2023 Litigation	-38,900.00
Bill Pmt -Ch...	12/14/2023		Claudia Cepeda Ortega	Mistletoe Market - Color Page	-50.00
Bill Pmt -Ch...	12/14/2023		David Reed	Traffic Control Invoice (Mistletoe Market) December 8, 2023	-400.00
Bill Pmt -Ch...	12/14/2023		Houston Groove Society	HGS band Performance	-1,200.00
Bill Pmt -Ch...	12/14/2023		Joshua Burling	Traffic Control Invoice (Mistletoe Market) December 8, 2023	-850.00
Bill Pmt -Ch...	12/14/2023		Justin C Staton	Traffic Control Invoice (Mistletoe Market) December 8, 2023	-850.00
Bill Pmt -Ch...	12/14/2023		Kwik Kopy	Banner Print	-41.66
Bill Pmt -Ch...	12/14/2023	9909	Lauren Luna Art	VOID: Mistletoe Market Chalk Mural & Smaller Logos, & Gingerbread Village	0.00
Bill Pmt -Ch...	12/14/2023		MaxGray Productions, INC	2023 Mistletoe Market {Management Consulting Fees; Sound permit; Decor, W...	-6,977.83
Bill Pmt -Ch...	12/14/2023		Melaine Rodriguez	Staff Support for "2023 Mistletoe Market" event held on December 8-9 2023	-180.00
Bill Pmt -Ch...	12/14/2023		Michelle Ashton	Communication Consultant: Execute communication task 11.25 - 12.08.2023	-420.00
Bill Pmt -Ch...	12/14/2023		Sarah Weatherly	Mistletoe Market - Coloring Page	-50.00
Bill Pmt -Ch...	12/14/2023		Studio Jexxi	Coloring Page - Mistletoe Market	-50.00
Bill Pmt -Ch...	12/18/2023	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park}	-68.07
Bill Pmt -Ch...	12/18/2023	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park}	-462.09
Bill Pmt -Ch...	12/20/2023	9915	BRACEWELL LLP	051911.000005 Litigation For Service Throught November 30, 2023	-49,841.25

Midtown Management District

Check Detail Report

As of January 8, 2024

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Ch...	12/20/2023	9916	Exquisite Details By Raquel	Mistletoe Marker 2023	-8,290.00
Bill Pmt -Ch...	12/20/2023	9917	Houston Academy for Int Stu...	Luminaria Bags	-750.00
Bill Pmt -Ch...	12/20/2023	9918	Houston Police Department	Homeless Initiative - HOT Team	-70,000.00
Bill Pmt -Ch...	12/20/2023	9919	Jerrolyn Travers	Booth Refund for Mistletoe Market	-100.00
Bill Pmt -Ch...	12/20/2023	9920	Lauren Luna Art	Mistletoe Market Chalk Mural & Smaller Logos, & Gingerbread Village	-2,500.00
Bill Pmt -Ch...	12/20/2023	9921	Metropolitan Landscape Man...	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks -- Dec SERVICES 2...	-38,270.00
Bill Pmt -Ch...	12/20/2023	9922	Pop Shop Houston, LLC	Mistletoe Market 2023	-4,750.00
Bill Pmt -Ch...	12/20/2023	9923	Sahar Taher	Mistletoe Market 2023	-40.00
Bill Pmt -Ch...	12/20/2023	9924	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program {Novem...	-11,397.43
Bill Pmt -Ch...	12/20/2023	9925	smc Logistics, LLC	Landscaping	-31,675.00
Bill Pmt -Ch...	12/20/2023	9926	Goode Technology Group, Inc.	TECH work --- MMD Board Meeting 11.01.23	-210.00
Bill Pmt -Ch...	12/20/2023	9927	Medley Incorporated	December, 2023 Retainer: General Marketing, Social Media Services, Commu...	-12,033.34
Bill Pmt -Ch...	12/28/2023	9928	BRACEWELL LLP	051911.000001 For Service Throught November 30, 2023 General Counsel	-6,562.50
Bill Pmt -Ch...	12/28/2023	9929	City of Houston -	Mistletoe Market 2023- COH Event Fees	-920.00
Bill Pmt -Ch...	12/28/2023	9930	Jaime Giraldo	Expense reimbursement	-90.39
Bill Pmt -Ch...	12/28/2023	9931	Medley Incorporated	December, 2023 Reimbursements	-1,324.00
Bill Pmt -Ch...	12/28/2023	9932	Michelle Ashton	Communcation Consultant: Execute communication task 12.09 - 12.22.2023	-420.00
Total 106010 · Wells Fargo Checking Acct					-772,445.30
Total 10000 · Operating Funds					-772,445.30
TOTAL					-772,445.30

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

December 2023

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2023 TO 12/31/2023

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2023	0.1181	\$3,546,036.46	\$349,786.73	\$3,196,249.73	10%
2022	0.1181	\$3,229,892.31	\$3,201,465.96	\$28,426.35	99%
2021	0.1181	\$3,031,753.65	\$3,019,882.19	\$11,871.46	99%
2020	0.1181	\$2,817,754.30	\$2,810,509.31	\$7,244.99	99%
2019	0.1181	\$2,584,597.36	\$2,580,635.09	\$3,962.27	99%
2018	0.1181	\$2,381,416.63	\$2,378,165.88	\$3,250.75	99%
2017	0.1181	\$2,306,555.49	\$2,303,258.72	\$3,296.77	99%
2016	0.1181	\$2,217,803.36	\$2,215,702.48	\$2,100.88	99%
2015	0.1181	\$1,980,324.33	\$1,978,559.87	\$1,764.46	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	\$472,787.75	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2023 Assessment Collected	191,679.38	2,956,425.21
2022 Assessment Collected	1,397.35	23,732.76
2021 Assessment Collected	-494.24	575.10
2020 Assessment Collected	-172.79	2,733.92
2019 Assessment Collected	0.00	3,459.36
2018 Assessment Collected	0.00	1,332.49
2017 Assessment Collected	0.00	183.76
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
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	1,175.83	41,721.44
Overpayments	40.55	19,034.82
Estimated Payment	0.00	0.00
CAD Corrections	0.00	1,263.94
CAD Lawsuit Corrections	4,404.08	225,082.34
Collection Fees	1,262.06	25,923.30
Total Revenue	199,292.22	3,301,468.44
Overpayments & CAD Refunds Presented	5,534.23	254,539.41
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2019	2,183,315,800		
ASSESSED VALUE FOR 2020	2,417,625,315		
ASSESSED VALUE FOR 2021	2,574,573,971		
ASSESSED VALUE FOR 2022	2,734,878,854		
ASSESSED VALUE FOR 2023	3,002,571,057	UNCERTIFIED	2,810,754

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
December 2023**

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	
***COHEN JAY H	81 019 190 000 0006	2013 - 2022	5,688.72
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2022	3,439.05
**CRIADO MINNIE F	81 120 532 000 0006	2012 - 2022	3,285.17
**WASHINGTON ROMANUEL L JR	81 019 002 002 0004	2000 - 2014	2,884.42
**BLOCKER NATHAN & MAGNOLIA H	81 114 508 000 0016	2007 - 2022	2,565.10
** ANTWINE LINDA	81 003 08 000 0009	2009 - 2022	2,563.99
MEHTA MAHEK	81 107 887 000 0048	2015 - 2022	2,435.82
HONEY LETHA M ESTATE OF	81 019 176 000 0009	2017 - 2022	2,311.27
PEARL MARKETPLACE AT MIDTOWN OWNER LLC	81 138 723 002 0001	2020 - 2021	1,918.27
SUTHERLAND ERIC S	81 122 463 001 0006	2017 - 2022	1,894.82

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2019	2020	2021	2022
January	75%	70%	53%	66%
February	93%	91%	89%	93%
March	95%	92%	93%	94%
April	95%	94%	94%	97%
May	96%	94%	94%	96%
June	98%	94%	97%	96%
July	98%	95%	97%	96%
August	99%	95%	97%	96%
September	99%	97%	98%	97%
October	99%	97%	99%	98%
November	99%	98%	99%	99%
December	99%	98%	99%	99%

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
December 2023

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	1,978,559.87	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,702.48	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,258.72	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,165.88	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,580,635.09	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,810,509.31	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,882.19	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,201,465.96	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	349,786.73	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2023 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1323	20% (State Maximum)	97,824,623
Over 65	128	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 12/08/2023

Jur 953

Summary

For Tax Years 2005-2023, for the period of June 2009 through December 8, 2023

Settled

8,986,894,563	Original value of Settled accounts as of 12/08/2023
1,534	Number of Settled accounts as of 12/08/2023
856,834,606	Reduction in value of Settled accounts
9.53%	Average % reduction in value of Settled accounts

Unsettled

4,944,344,481	Original value of Unsettled accounts as of 12/08/2023
191	Number of Unsettled accounts as of 12/08/2023

0.1181 Tax rate per \$100 valuation

\$556,732	Estimated reduction in assessment on	191	Unsettled accounts,
	based on	9.53%	average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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 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	\$23,600.00	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	610,680	\$721.21	2018-73360	11/30/2023	610,680	\$0.00	0.00%	NA	NA
			1,052,388				10,809,039				
			8								
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
			631,740,797				577,878,407				
			87								
Unsettled											
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%		
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019	Total	Unsettled Accounts, original value	26,457,508								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	3								

Tax Year 2020

Settled											
Tax Year 2020	1387230010001	Pearl Residences at Midtown Owner LLC	55,046,420	\$65,009.82	2020-53255	7/7/2023	48,930,000	\$7,223.49	11.11%	7/20/2023	9/1/2023
Tax Year 2020	1387230020001	Pearl Marketplace at Midtown Owner LLC	19,700,636	\$23,266.45	2020-53255	7/7/2023	20,970,000	Amount Due	0.00%	NA	
Tax Year 2020	1372850010001	Caroline St Realty Inc	2,797,616	\$3,303.98	2020-58727	7/7/2023	2,650,000	\$174.33	5.28%	7/20/2023	9/1/2023
Tax Year 2020	1372850010002	Caroline St Realty Inc	983,994	\$1,162.10	2020-58727	7/7/2023	925,000	\$69.68	6.00%	7/20/2023	9/1/2023
Tax Year 2020	0190890000003	BAP 2800 LLC	1,767,485	\$2,087.40	2020-76050	7/7/2023	1,550,000	\$256.85	12.30%	7/20/2023	9/1/2023
Tax Year 2020	0130720000001	San Jacinto Apartments LLC	1,464,183	\$1,729.20	2020-76049	7/7/2023	1,300,000	\$193.90	11.21%	7/20/2023	9/1/2023
Tax Year 2020	0330110000008	2416 Brazos LLC	1,175,385	\$1,388.13	2020-73571	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	2020-73571	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	
			1,244,754,389				1,120,613,991				
			117								

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**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	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%		
Tax Year 2020	Total	Unsettled Accounts, original value	27,267,272								
Tax Year 2020	Total	Unsettled Accounts, number of accounts	2								

Tax Year 2021

Settled											
Tax Year 2021	1387230010001	Pearl Residences at Midtown Owner LLC	58,161,550	\$68,688.79	2021-49643	7/7/2023	50,050,000	\$9,579.74	13.95%	7/20/2023	9/1/2023
Tax Year 2021	1387230020001	Pearl Marketplace at Midtown Owner LLC	21,095,089	\$24,913.30	2021-49643	7/7/2023	21,450,000	Amount Due	0.00%	NA	N
Tax Year 2021	0021780000001	Aim Marketing Services LLC	2,639,369	\$3,117.09	2021-64026	7/7/2023	2,400,000	\$282.69	9.07%	7/20/2023	9/1/2023
Tax Year 2021	1372850010001	Caroline St Realty Inc	3,335,536	\$3,939.27	2021-64071	8/4/2023	2,850,000	\$573.42	14.56%	8/21/2023	9/28/2023
Tax Year 2021	1372850010002	Caroline St Realty Inc	1,133,544	\$1,338.72	2021-64071	8/4/2023	1,000,000	\$157.72	11.78%	8/21/2023	9/28/2023
Tax Year 2021	0132410000012	3300 Smith Street LLC	1,231,195	\$1,454.00	2021-74477	7/7/2023	1,060,000	\$202.18	13.90%	Received	7/27/2023
Tax Year 2021	0132420000003	3300 Smith Street LLC	2,520,439	\$2,976.64	2021-74477	7/7/2023	2,180,000	\$402.06	13.51%	Received	7/27/2023
Tax Year 2021	0370290000001	3300 Smith Street LLC	534,643	\$631.41	2021-74477	7/7/2023	460,000	\$88.15	13.96%	Received	7/27/2023
Tax Year 2021	0191910000004	Leen Salam Inc	1,032,500	\$1,238.88	2021-80086	7/7/2023	895,000	\$162.38	13.32%	7/20/2023	9/1/2023
Tax Year 2021	0132600010001	3201 Louisiana LLC	21,129,508	\$24,539.94	2021-44064	8/4/2023	17,750,000	\$3,991.20	15.99%	Received	9/1/2023
Tax Year 2021	0250250000001	Boniuk Interests LTD	3,473,701	\$4,177.44	2021-58351	8/4/2023	2,750,000	\$854.69	20.83%	8/21/2023	9/28/2023
Tax Year 2021	0260070000005	Mary Griffith Wallace Trust ET AL	879,900	\$1,031.17	2021-65822	9/25/2023	750,000	\$153.42	14.76%	10/2/2023	10/27/2023
Tax Year 2021	0220510000008	Bermac Arts LLC	2,474,038	\$2,922.31	2021-66644	9/25/2023	2,190,000	\$335.92	11.50%	10/2/2023	10/27/2023
Tax Year 2021	1390260010001	4600 Mainstreet Holdings LP	1,701,800	\$2,009.84	2021-70329	9/25/2023	1,400,000	\$356.44	17.73%	10/2/2023	10/27/2023
Tax Year 2021	1393240010001	2416 Brazos LLC	1,540,000	\$1,806.00	2021-67087	10/6/2023	3,750,000	\$759.15	14.63%	10/23/2023	11/30/2023
Tax Year 2021	0130720000001	San Jacinto Apts LLC	1,963,700	\$2,319.17	2021-68146	10/6/2023	1,850,000	\$134.32	5.79%	10/23/2023	11/30/2023
Tax Year 2021	0330110000008	2416 Brazos LLC	1,222,870	\$1,444.22	2021-78569	10/6/2023	1,150,000	\$86.07	5.96%	10/23/2023	11/30/2023
Tax Year 2021	0220560000003	Smith Harry Leonard	1,540,000	\$1,454.99	2021-48293	12/8/2023	1,422,450	\$111.06	7.63%	12/21/2023	
Tax Year 2021	0220560000013	Smith Harry Leonard	1,540,000	\$155.66	2021-48293	12/8/2023	164,750	\$0.00	0.00%	NA	
Tax Year 2021	0130770000011	WWBD LP	1,911,096	\$2,257.00	2021-68378	12/8/2023	1,750,000	\$190.25	8.43%	12/21/2023	
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	
			1,403,476,832				1,271,103,723				
			196								

Unsettled											
Tax Year 2021	0190370000009	2300 Fannin Ltd	3,421,606	\$4,040.92	2021-51496				0.00%		
Tax Year 2021	0190400000001	2300 Fannin Ltd	1,428,836	\$1,687.46	2021-51496				0.00%		
Tax Year 2021	0190400000003	2300 Fannin Ltd	2,180,525	\$2,575.20	2021-51496				0.00%		
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%		
Tax Year 2021	Total	Unsettled Accounts, original value	1,441,269,442								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	12								

Tax Year 2022

Settled											
Tax Year 2022	0190170000003	ND Interests LLC	408,958	\$482.98	101-22-005844	8/4/2023	377,273	\$37.42	7.75%	25.25(b)	9/1/2023
Tax Year 2022	0060600000001	CTV Investments LLC	506,876	\$568.62	101-22-007365	8/1/2023	450,000	\$67.17	11.81%	25.25(b)	9/1/2023

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	0132410000012	Attayi Family LP	1,234,155	\$1,457.54	2021-74477	7/7/2023	1,120,000	\$134.82	9.25%	Received	7/27/2023
Tax Year 2022	0132420000003	3300 Smith Street LLC	2,425,178	\$2,864.14	2021-74477	7/7/2023	2,180,000	\$289.56	10.11%	Received	7/27/2023
Tax Year 2022	0370290000001	3300 Smith Street LLC	535,694	\$632.65	2021-74477	7/7/2023	500,000	\$42.15	6.66%	Received	7/27/2023
Tax Year 2022	1266470010001	Brooklyn McGowen LLC	5,650,202	\$6,672.89	2022-41167	7/7/2023	4,995,269	\$773.48	11.59%	Received	7/27/2023
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-42620				0.00%		
Tax Year 2022	0332560050001	Excelsior Land Co Inc	800,000	No Change	2022-47530	7/7/2023	800,000	\$0.00	0.00%	NA	NA
Tax Year 2022	0332560050002	Excelsior Land Co Inc	440,000	No Change	2022-47530	7/7/2023	440,000	\$0.00	0.00%	NA	NA
Tax Year 2022	0332560050005	Excelsior Land Co Inc	1,115,338	No Change	2022-47530	7/7/2023	1,115,338	\$0.00	0.00%	NA	NA
Tax Year 2022	0332560050015	Excelsior Land Co Inc	1,646,930	\$1,945.02	2022-47530	7/7/2023	1,575,000	\$84.94	4.37%	Received	7/27/2023
Tax Year 2022	0021380000013	Shepherd W M	335,166	\$395.83	2022-47754	7/7/2023	331,386	\$4.46	1.13%	7/20/2023	9/1/2023
Tax Year 2022	0021390000001	Cars DB4 LP	1,138,766	\$1,344.88	2022-47754	7/7/2023	990,000	\$175.69	13.06%	7/20/2023	9/1/2023
Tax Year 2022	0021390000011	Cars DB4 LP	361,505	\$426.94	2022-47754	7/7/2023	315,000	\$54.92	12.86%	7/20/2023	9/1/2023
Tax Year 2022	0021560000001	Duke Street Partners LTD	3,540,320	\$4,181.12	2022-47754	7/7/2023	3,050,000	\$579.07	13.85%	7/20/2023	9/1/2023
Tax Year 2022	0021560000007	Thomas Clayton O	1,338,069	\$1,580.26	2022-47754	7/7/2023	1,160,000	\$210.30	13.31%	7/30/2023	9/1/2023
Tax Year 2022	0021750000006	Cars DB4 LP	921,088	\$1,087.80	2022-47754	7/7/2023	915,000	\$7.18	0.66%	7/20/2023	9/1/2023
Tax Year 2022	0021750000008	Group 1 Realty INC	330,775	\$390.65	2022-47754	7/7/2023	325,000	\$6.83	1.75%	7/20/2023	9/1/2023
Tax Year 2022	0021750000016	Group 1 Realty INC	745,000	\$879.84	2022-47754	7/7/2023	645,000	\$118.10	13.42%	7/20/2023	9/1/2023
Tax Year 2022	0021750000017	Group 1 Realty INC	231,543	\$273.45	2022-47754	7/7/2023	227,500	\$4.77	1.74%	7/20/2023	9/1/2023
Tax Year 2022	0021760000001	Golconda Venture	2,675,926	\$3,102.22	2022-47754	7/7/2023	2,577,755	\$115.94	3.67%	7/20/2023	9/1/2023
Tax Year 2022	1224190010001	Group 1 Realty INC	4,062,500	\$4,778.11	2022-47754	7/7/2023	3,775,839	\$338.54	7.06%	7/20/2023	9/1/2023
Tax Year 2022	1297010010001	Cars DB4 LP	1,738,964	\$2,051.22	2022-47754	7/7/2023	1,708,285	\$36.24	1.76%	7/20/2023	9/1/2023
Tax Year 2022	1303900010001	Group 1 Realty INC	3,791,367	\$4,471.71	2022-47754	7/7/2023	3,300,000	\$580.30	12.96%	7/20/2023	9/1/2023
Tax Year 2022	1303900020001	Group 1 Realty INC	2,065,211	\$2,479.42	2022-47754	7/7/2023	2,054,235	\$13.37	0.55%	7/20/2023	9/1/2023
Tax Year 2022	1350820010001	Group 1 Realty INC	3,097,504	\$3,658.15	2022-47754	7/7/2023	2,675,000	\$498.97	13.64%	7/20/2023	9/1/2023
Tax Year 2022	1356990010001	Ellis Carolyn Rosenstock	2,891,700	\$8,139.17	2022-47754	7/7/2023	5,950,000	\$1,112.22	13.67%	7/20/2023	9/1/2023
Tax Year 2022	0191470000003	First Interstate BK TX N A	887,191	No Change	2022-47958	7/7/2023	887,191	\$0.00	0.00%	NA	NA
Tax Year 2022	1287780010001	VTT Polaris Properties LLC	3,446,434	\$4,070.24	2022-47958	7/7/2023	2,996,089	\$531.86	13.07%	Received	7/27/2023
Tax Year 2022	0152330000002	Post Midtown Square LP	8,000,337	\$100,503.49	2022-51429	7/7/2023	77,037,500	\$9,522.20	9.47%	Received	7/27/2023
Tax Year 2022	1310080010001	Post Midtown Square LP	34,200,555	\$40,393.81	2022-51429	7/7/2023	30,962,500	\$3,827.10	9.47%	Received	7/27/2023
Tax Year 2022	0132380000001	Texas SFI Partnership 65 LTD ETAL	6,982,912	\$8,246.82	2022-52331	7/7/2023	6,000,000	\$1,160.82	14.08%	7/20/2023	9/1/2023
Tax Year 2022	1243870010001	Vivo LTD & Keenan LTD	6,196,273	\$7,317.80	2022-56540	7/7/2023	6,050,000	\$172.75	2.36%	Received	7/27/2023
Tax Year 2022	0190730000001	WWBD LP	4,584,312	\$5,414.07	2022-61740	7/7/2023	4,025,525	\$659.92	12.19%	7/20/2023	9/1/2023
Tax Year 2022	0190890000003	Bap 2800 LLC	2,020,398	\$2,386.09	2022-63996	7/7/2023	1,650,000	\$437.44	18.33%	7/20/2023	9/1/2023
Tax Year 2022	1372850010001	Caroline St Realty Inc	3,451,000	\$4,075.63	2022-64850	7/7/2023	2,950,000	\$591.68	14.52%	7/20/2023	9/1/2023
Tax Year 2022	1372850010002	Caroline St Realty Inc	1,131,441	\$1,336.23	2022-64850	7/7/2023	1,025,000	\$125.71	9.41%	7/20/2023	9/1/2023
Tax Year 2022	0190900000003	2515 Caroline LTD	975,239	\$1,151.76	2022-78036	7/7/2023	875,000	\$118.38	10.28%	7/20/2023	9/1/2023
Tax Year 2022	0190850000012	2808 Caroline LLC	4,911,255	\$5,800.19	2022-55588	7/7/2023	4,500,000	\$485.69	8.37%	7/20/2023	9/1/2023
Tax Year 2022	0250010210002	4400 San Jacinto LLC	1,543,515	\$1,822.89	101-22-005396	8/4/2023	1,459,740	\$98.94	5.43%	25.25(b)	9/1/2023
Tax Year 2022	0190170000004	ND Interests LLC	406,250	\$479.78	101-22-005586	8/4/2023	343,750	\$73.81	15.38%	25.25(b)	9/1/2023
Tax Year 2022	0190880000016	Lobue John J & Marys	693,079	\$818.53	101-22-005715	8/4/2023	600,000	\$109.93	13.43%	25.25(b)	9/1/2023
Tax Year 2022	0220670000013	Phan Dao C & Muoi	1,034,977	\$1,222.31	101-22-005802	8/4/2023	960,000	\$88.55	7.24%	25.25(b)	9/1/2023
Tax Year 2022	0220530000005	Nanes Plaza LLC	814,073	\$691.42	101-22-005869	8/4/2023	750,000	\$75.67	10.94%	25.25(b)	9/1/2023
Tax Year 2022	1378490010001	Graeter Properties LLC	1,354,209	\$1,599.32	101-22-005886	8/4/2023	1,225,000	\$152.60	9.54%	25.25(b)	9/1/2023
Tax Year 2022	0250180000006	15 21 Japhet Realty LTD	1,348,168	\$1,592.19	101-22-006736	8/4/2023	1,150,000	\$234.04	14.70%	25.25(b)	9/1/2023
Tax Year 2022	0250260000013	3600 San Jacinto LTD	1,102,177	\$1,301.67	101-22-006761	8/4/2023	1,050,000	\$61.62	4.73%	25.25(b)	9/1/2023
Tax Year 2022	0190280000007	Dennis Austin LLC	445,000	\$525.54	101-22-006866	8/4/2023	375,000	\$82.66	15.73%	25.25(b)	9/1/2023
Tax Year 2022	0190320000008	LLR Management Inc	818,878	\$967.09	101-22-007119	8/4/2023	750,200	\$81.10	8.39%	25.25(b)	9/1/2023

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	1234150000001	VR Calais Holdings Limited Partnership	70,333,810	\$83,064.23	2022-47087	8/4/2023	66,500,000	\$4,527.73	5.45%	8/21/2023	9/28/2023
Tax Year 2022	0132600010001	3201 Louisiana LLC	22,146,901	\$26,155.49	2022-47485	8/4/2023	17,750,000	\$5,192.74	19.85%	Received	9/1/2023
Tax Year 2022	0132520000001	Plazas Midtown LTD	13,350	No Change	2022-47495	8/4/2023	13,350	\$0.00	0.00%	Received	NA
Tax Year 2022	0330190000002	Plaza at Midtown LTD	5,289,582	\$6,247.00	2022-47495	8/4/2023	4,500,000	\$932.50	14.93%	Received	9/1/2023
Tax Year 2022	1202710010001	The plazas Midtown II LTD	4,017,214	\$4,744.33	2022-47495	8/4/2023	3,486,650	\$626.60	13.21%	Received	9/1/2023
Tax Year 2022	1502790010001	William Marsh Rice University	67,688,555	\$79,940.18	2022-48565	8/4/2023	66,700,000	\$1,167.48	1.46%	Received	9/1/2023
Tax Year 2022	1398700010001	4001 Main LP	5,192,400	\$6,132.22	2022-48780	8/4/2023	4,400,000	\$935.82	15.26%	Received	9/28/2023
Tax Year 2022	0021600000001	William Marsh Rice University	3,270,833	\$3,862.85	2022-48781	9/25/2023	2,996,686	\$323.76	8.38%	Received	9/28/2023
Tax Year 2022	0021600000003	William Marsh Rice University	642,328	\$758.59	2022-48781	9/25/2023	588,491	\$63.58	8.38%	Received	9/28/2023
Tax Year 2022	0021600000021	William Marsh Rice University	589,208	\$695.85	2022-48781	9/25/2023	539,823	\$58.32	8.38%	Received	9/28/2023
Tax Year 2022	0152370000001	Smith St Office LLC	2,930,527	\$3,460.95	2022-51631	8/4/2023	2,775,000	\$183.67	5.31%	8/21/2023	9/28/2023
Tax Year 2022	1306940010001	CPT Community Owner LLC	47,239,757	\$55,790.15	2022-54307	8/4/2023	43,500,000	\$4,416.65	7.92%	8/21/2023	9/28/2023
Tax Year 2022	0212570000001	Camden Property Trust	58,966,850	\$69,639.85	2022-54356	8/4/2023	53,500,000	\$6,456.35	9.27%	8/21/2023	9/28/2023
Tax Year 2022	1300540010001	Central Bank	5,846,077	\$6,904.22	2022-56180	8/4/2023	5,283,201	\$664.76	9.63%	8/21/2023	9/28/2023
Tax Year 2022	1349300000001	2800 Main LLC	79,744,893	\$94,178.72	2022-56173	8/4/2023	75,750,000	\$4,717.97	5.01%	8/21/2023	9/28/2023
Tax Year 2022	1246630010001	Davita Rent Dept	1,955,920	\$2,309.97	2022-63775	8/4/2023	1,775,000	\$213.66	9.25%	Received	9/1/2023
Tax Year 2022	0190860000001	2515 Caroline LTD	1,575,000	\$1,860.00	2022-64851	8/4/2023	1,400,000	\$206.68	11.11%	8/21/2023	9/28/2023
Tax Year 2022	1380960010001	Bassak Investments LLC	1,458,239	\$1,722.18	2022-66693	8/4/2023	1,277,500	\$216.45	12.57%	8/21/2023	9/28/2023
Tax Year 2022	0191870000003	Bagby 3208 Austin LLC	1,285,795	\$1,578.52	2022-66864	8/4/2023	1,100,000	\$219.42	14.45%	8/21/2023	9/28/2023
Tax Year 2022	0330080000007	2314 Brazos LLC	1,148,348	\$1,356.22	2022-79044	8/4/2023	995,000	\$181.10	13.35%	8/21/2023	9/28/2023
Tax Year 2022	0191430000001	Cynthia Properties LP	1,045,367	\$1,275.58	101-22-003823	9/8/2023	940,000	\$124.44	10.08%	25.25(b)	10/27/2023
Tax Year 2022	0190770000003	Current Owner	527,000	\$6,139	101-22-006701	9/8/2023	320,000	\$244.47	39.28%	25.25(b)	10/27/2023
Tax Year 2022	0132410000009	Bee Line Corporation	790,025	\$940.11	101-22-007530	9/8/2023	757,000	\$46.09	4.90%	25.25(b)	10/27/2023
Tax Year 2022	1386330010001	Caydon Houston Property LP	141,648,375	\$10,227.31	2022-46171	9/25/2023	115,000,000	\$31,472.31	18.81%	10/2/2023	10/27/2023
Tax Year 2022	0152380000003	Hinds Webster LTD	2,017,785	\$3,332.53	2022-55587	9/25/2023	2,732,132	\$105.88	3.18%	Received	9/28/2023
Tax Year 2022	1251930010001	E & I Investments Inc	1,837,001	\$2,169.62	2022-61999	9/25/2023	1,625,000	\$250.50	11.55%	10/2/2023	10/27/2023
Tax Year 2022	1246820010001	Opal Arrow LLC	4,709,000	\$5,561.34	2022-62747	9/25/2023	4,025,000	\$807.82	14.53%	10/2/2023	10/27/2023
Tax Year 2022	1246820010002	Opal Arrow LLC	748,524	\$884.01	2022-62747	9/25/2023	748,524	\$0.00	0.00%	NA	
Tax Year 2022	0220510000008	Bermac Arts LLC	2,250,000	\$3,140.84	2022-64374	9/25/2023	2,250,000	\$483.59	15.40%	10/2/2023	10/27/2023
Tax Year 2022	0220510000013	Bermac Arts LLC	481,000	\$625.25	2022-64374	9/25/2023	481,000	\$57.19	9.15%	10/2/2023	10/27/2023
Tax Year 2022	0260070000005	Mary Griffith Wallace Trust ET AL	881,875	\$1,041.49	2022-66250	9/25/2023	785,000	\$114.41	10.99%	10/2/2023	10/27/2023
Tax Year 2022	1390260010001	4600 Main Street Housing LP	1,691,151	\$1,997.25	2022-69348	9/25/2023	1,400,000	\$343.85	17.22%	10/2/2023	10/27/2023
Tax Year 2022	1200170010008	Kozadinos Interest LTD	2,822,696	\$3,333.60	2022-73584	9/25/2023	2,462,500	\$425.39	12.76%	10/2/2023	10/27/2023
Tax Year 2022	0191430000005	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%	10/2/2023	10/27/2023
Tax Year 2022	0191430000013	3100 Fannin Purchase Company LLC	380,775	\$449.70	2022-75374	9/25/2023	372,329	\$9.98	2.22%	10/2/2023	10/27/2023
Tax Year 2022	0220700000003	Sabbaghi Gholamali	958,456	\$1,131.94	2022-80572	9/25/2023	875,000	\$98.56	8.71%	10/2/2023	10/27/2023
Tax Year 2022	0021520000009	1701 Webster LTD	2,273,258	\$2,684.72	101-22-003776	10/26/2023	1,915,000	\$423.10	15.76%	25.25(b)	11/30/2023
Tax Year 2022	1204350010001	Car spa Midtown LLP	4,599,749	\$5,432.30	101-22-005066	10/26/2023	4,100,000	\$590.20	10.86%	25.25(b)	11/30/2023
Tax Year 2022	0191350000001	Attayi Family LP	1,767,704	\$2,087.66	101-22-005271	10/26/2023	1,725,000	\$50.44	2.42%	25.25(b)	11/30/2023
Tax Year 2022	1210050010005	410 Hadley LLC	396,500	\$468.27	101-22-007485	10/26/2023	350,000	\$54.92	11.73%	25.25(b)	11/30/2023
Tax Year 2022	1206550010001	Wichita Enterprises Inc	2,202,506	\$2,601.16	2022-48929	10/6/2023	2,020,000	\$215.54	8.29%	10/23/2023	11/30/2023
Tax Year 2022	0132590000003	Levan Real Estate LP	4,995,727	\$5,899.95	2022-55795	10/6/2023	4,300,000	\$821.65	13.93%	10/23/2023	11/30/2023
Tax Year 2022	0191390000005	Boniuk Interests LTD	1,672,492	\$1,975.21	2022-57005	10/6/2023	1,500,000	\$203.71	10.31%	10/23/2023	11/30/2023
Tax Year 2022	0330110000008	2416 Brazos LLC	1,264,643	\$1,493.54	2022-78933	10/6/2023	1,125,000	\$164.92	11.04%	10/23/2023	11/30/2023
Tax Year 2022	1393240010001	2416 Brazos LLC	4,402,578	\$5,199.44	2022-79075	10/6/2023	3,750,000	\$770.69	14.82%	10/23/2023	11/30/2023
Tax Year 2022	1445340010001	Travis Partners Capital LLC	1,000,000	\$1,181.00	101-22-005521	10/6/2023	762,000	\$281.08	23.80%	25.25(b)	11/30/2023
Tax Year 2022	0192240000001	Strings Prop LLC	5,152,753	\$6,085.40	2022-50936	11/3/2023	4,000,000	\$1,361.40	22.37%	11/15/2023	12/28/2023

Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023

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	0250250000009	TV Prop LLC	317,374	\$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	872,258	\$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	
Tax Year 2022	0220560000013	Smith Harry Leonard	181,225	\$171.22	2021-48293	12/8/2023	181,225	\$0.00	0.00%	NA	
Tax Year 2022	0191430000007	3100 Fannin Realty LTD	771,575	\$0.00	2022-60167				#DIV/0!		
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	
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	
Tax Year 2022	0191910000004	Leen Salam Inc	1,046,964	\$1,236.46	2022-7796	12/8/2023	935,000	\$132.22	10.69%	12/21/2023	
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	
			1,415,695,169				1,264,740,174				
			161								

Unsettled											
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	0191900000006	Cohen Jay H	926,400	\$2,270.72	2022-27072				#DIV/0!		
Tax Year 2022	0022630020001	H Midtown LP	44,788,659	\$52,895.41	2022-48037				0.00%		
Tax Year 2022	0190370000009	2300 Fannin LTD	3,428,969	\$4,049.61	2022-50897				0.00%		
Tax Year 2022	0190400000001	2300 Fannin LTD	1,446,779	\$1,708.61	2022-50897				0.00%		
Tax Year 2022	0190400000003	2300 Fannin LTD	2,212,122	\$2,622.57	2022-50897				0.00%		
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$49,442.03	2022-51506				0.00%		
Tax Year 2022	1226500010001	MRI Midtown LTD	23,360,875	\$27,589.2	2022-51509				0.00%		
Tax Year 2022	1226500020001	Carolyn F Jackson Family Partnership LTD	3,317,292	\$3,918.02	2022-51509				0.00%		
Tax Year 2022	1387230010001	Pearl Residences at Midtown Owner LLC	60,990,720	\$72,030.04	2022-51519				0.00%		
Tax Year 2022	1387230020001	Pearl Marketplace at Midtown Owner LLC	2,617,299	\$26,711.54	2022-51519				0.00%		
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,180	\$35,501.07	2022-51520				0.00%		
Tax Year 2022	1262200010001	Basile Houston LLC	6,828,744	\$8,064.75	2022-56578				0.00%		
Tax Year 2022	1258310010001	Midtown Scouts Square Property LP	1,445,670	\$1,734.84	2022-57493				0.00%		
Tax Year 2022	0191440000005	3100 Fannin Purchase Company LLC	1,100,445	\$1,393.40	2022-60167				0.00%		
Tax Year 2022	0191460000014	3100 Fannin Realty LTD	4,724,805	\$5,579.99	2022-60167				0.00%		
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$3,167.21	2022-61482				0.00%		
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$7,082.73	2022-62537				0.00%		
Tax Year 2022	0190350000001	2505 Fannin LTD	642,120	\$758.34	2022-64843				0.00%		
Tax Year 2022	0190350000005	2505 Fannin LTD	1,147,500	\$1,355.20	2022-64843				0.00%		
Tax Year 2022	0190350000006	2505 Fannin LTD	4,390,293	\$5,184.94	2022-64843				0.00%		
Tax Year 2022	0130720000001	San Jacinto Apartments LLC	2,027,547	\$2,394.53	2022-65419				0.00%		
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385				0.00%		
Tax Year 2022	0190330000004	Roesch Sonja	1,240,839	\$1,242.56	2022-70202				0.00%		
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	1,716,111,118								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	37								

Tax Year 2023

Settled

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	0191460000007	H T Investment Corporation	2,367,330	\$0.00	101-23-000636	10/26/2023	2,010,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1290830010001	Ox Midtown LLC	4,001,326	\$0.00	101-23-000920	10/26/2023	3,525,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1500760010001	606 Dennis LLC	4,337,096	\$0.00	101-23-000921	10/26/2023	3,525,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0190390000007	Ox Midtown LLC	1,098,371	\$0.00	101-23-000952	10/26/2023	975,000	Amount Due	0.00%	25.25(b)	
Tax Year 2023	1448440010001	Fred & Soody Sharifi Partnership LT	3,713,867	\$0.00	101-23-001445	10/26/2023	2,540,352	Amount Due	0.00%	25.25(b)	
Tax Year 2023	0250330000001	Travis Street Corner LLC	1,816,360	\$0.00	101-23-001807	11/3/2023	1,600,000	Amount Due	0.00%	25.25(b)	
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)	
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)	
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)	
Tax Year 2023	139890010001	Waugh Sarah	643,527	\$0.00	101-23-002749	11/3/2023	625,000	Amount Due	0.00%	25.25(b)	
			21,722,938				18,190,352				
			10								
Unsettled											
Tax Year 2023	0081910000001	2303 MT LLC	3,764,298		101-23-000544				#DIV/0!	25.25(b)	
Tax Year 2023	1386370010001	Atma At McGowen LLC	1,624,935		101-23-002673				#DIV/0!	25.25(b)	
Tax Year 2023	1385670010001	Smith Howard F III Howard Smith Company	4,158,233		101-23-003003				#DIV/0!	25.25(b)	
Tax Year 2023	0190280000007	Dennis Austin LLC	496,715		101-23-003190				#DIV/0!	25.25(b)	
Tax Year 2023	1215900010010	Dechant Stephen C	603,336		101-23-003381				#DIV/0!	25.25(b)	
Tax Year 2023	0190390000005	2415 Main LLC	1,581,649		101-23-003869				#DIV/0!	25.25(b)	
Tax Year 2023	0250230000009	401 Richmond LLC	1,842,505		101-23-004014				#DIV/0!	25.25(b)	
Tax Year 2023	0190170000004	ND Interests LLC	406,250		101-23-004084				#DIV/0!	25.25(b)	
Tax Year 2023	0021420000003	We 66 Midtown LLC	1,653,500		101-23-004370				#DIV/0!	25.25(b)	
Tax Year 2023	0190850000012	2808 Caroline LLC	4,887,456		101-23-004375				#DIV/0!	25.25(b)	
Tax Year 2023	0152370000001	Smith St Office LLC	3,283,100		101-23-004385				#DIV/0!	25.25(b)	
Tax Year 2023	0250280000005	Alabama Center LLC	1,200,322		101-23-004730				#DIV/0!	25.25(b)	
Tax Year 2023	0250230000005	401 Richmond LLC	1,430,000		101-23-004890				#DIV/0!	25.25(b)	
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	2,200,500	\$2,598.82	101-23-005349				0.00%	25.25(b)	
Tax Year 2023	0021520000014	1701 Webster Ltd	2,010,247	\$2,010.00	101-23-005365				0.00%	25.25(b)	
Tax Year 2023	0021510000007	Webster-Chenevert Ltd	3,202,538	\$2,790.16	101-23-005366				0.00%	25.25(b)	
Tax Year 2023	0130800000004	3902 Austin LLC	498,778	\$589.06	101-23-005560				0.00%	25.25(b)	
Tax Year 2023	0250010210014	4411 Fannin LLC	370,685		101-23-005594				#DIV/0!	25.25(b)	
Tax Year 2023	0250010210005	4411 Fannin LLC	714,000		101-23-005600				#DIV/0!	25.25(b)	
Tax Year 2023	1387260030013	Nguyen Vincent	368,500		101-23-005975				#DIV/0!	25.25(b)	
Tax Year 2023	1378490010001	Graeter Properties LLC	1,384,038		101-23-006341				#DIV/0!	25.25(b)	
Tax Year 2023	1224910010001	Nova Terranova LLC	1,875,760		101-23-006565				#DIV/0!	25.25(b)	
Tax Year 2023	0250010210002	4400 San Jacinto LLC	1,525,155		101-23-006568				#DIV/0!	25.25(b)	
Tax Year 2023	1204350010001	Car Spa Midtown I LP	4,684,016		101-23-007651				#DIV/0!	25.25(b)	
Tax Year 2023	0250320000001	H & T Investments Corp	646,624		101-23-008073				#DIV/0!	25.25(b)	
Tax Year 2023	0250320000006	HT Investment Corp	574,720		101-23-008073				#DIV/0!	25.25(b)	
Tax Year 2023	0250320000010	H & T Investments Corp	302,103		101-23-008073				#DIV/0!	25.25(b)	
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333		101-23-008212				#DIV/0!	25.25(b)	
Tax Year 2023	1217650010001	Randalls Properties Inc	10,825,950		2023-40731				#DIV/0!	Received	
Tax Year 2023	1282740010001	Tag TBD LLC	4,796,789		2023-41982				#DIV/0!		
Tax Year 2023	1192590010003	Sherman Way Midtown Property IIC Et Al	47,978,196		2023-42150				#DIV/0!		
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672		2023-45156				#DIV/0!		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093		2023-48504				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	0190860000001	2515 Caroline LTD	1,575,000	\$1,860.08	2023-48584				0.00%		
Tax Year 2023	1390260010001	4600 Main Street Housting LP	1,698,125		2023-49900				#DIV/0!		
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589		2023-50419				#DIV/0!		
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644		2023-50543				#DIV/0!		
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411		2023-50619				#DIV/0!		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229		2023-50619				#DIV/0!		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409		2023-50619				#DIV/0!		
Tax Year 2023	1226500010001	MRI Midtown LTD	26,294,658		2023-51843				#DIV/0!		
Tax Year 2023	1226500020001	Carolyn F Jackson Family Partnership	3,476,095		2023-51843				#DIV/0!		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248		2023-52281				#DIV/0!		
Tax Year 2023	1362780010001	Pearl Rosemont LLC	75,554,397		2023-52639				#DIV/0!		
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636		2023-52649				#DIV/0!		
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212		2023-52711				#DIV/0!		
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057		2023-53143				#DIV/0!		
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111		2023-53143				#DIV/0!		
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,419,062		2023-53143				#DIV/0!		
Tax Year 2023	0152380000001	Boyd Linda C	1,346,627		2023-53377				#DIV/0!		
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687		2023-53578				#DIV/0!		
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207		2023-53578				#DIV/0!		
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,156,363		2023-53639				#DIV/0!		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161		2023-53693				#DIV/0!		
Tax Year 2023	0190370000009	2300 Fannin Ltd	3,414,402		2023-53892				#DIV/0!		
Tax Year 2023	0190400000001	2300 Fannin Ltd	1,458,291		2023-53892				#DIV/0!		
Tax Year 2023	0190400000003	2300 Fannin Ltd	2,281,194		2023-53892				#DIV/0!		
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	2,205,074		2023-54044				#DIV/0!		
Tax Year 2023	0021380000013	Shepherd W M	330,000		2023-54322				#DIV/0!		
Tax Year 2023	0021390000001	Cars DB4 LP	1,155,705		2023-54322				#DIV/0!		
Tax Year 2023	0021390000011	Cars DB4 LP	261,500		2023-54322				#DIV/0!		
Tax Year 2023	0021560000001	Duke Street Partners Ltd	3,620,075		2023-54322				#DIV/0!		
Tax Year 2023	0021560000007	Thomas Clayton O	1,336,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000006	Cars DB4 LP	920,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000008	Group 1 Realty Inc	330,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000016	Group 1 Realty Inc	745,000		2023-54322				#DIV/0!		
Tax Year 2023	0021750000017	Group 1 Realty Inc	230,500		2023-54322				#DIV/0!		
Tax Year 2023	0021760000001	Golconda Venture	2,676,250		2023-54322				#DIV/0!		
Tax Year 2023	1224190010001	Group 1 Realty Inc	4,062,500		2023-54322				#DIV/0!		
Tax Year 2023	1297010010001	Cars DB4 LP	1,738,185		2023-54322				#DIV/0!		
Tax Year 2023	1303900010001	Group 1 Realty Inc	3,996,850		2023-54322				#DIV/0!		
Tax Year 2023	1303900020001	Group 1 Realty Inc	2,067,306		2023-54322				#DIV/0!		
Tax Year 2023	1350820010001	Group 1 Realty Inc	3,136,562		2023-54322				#DIV/0!		
Tax Year 2023	1356990010001	Ellis Carolyn Rosenstock	7,477,330		2023-54322				#DIV/0!		
Tax Year 2023	1300540010001	Central Bank	5,963,965		2023-54378				#DIV/0!		
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136		2023-54426				#DIV/0!		
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300		2023-55366				#DIV/0!		
Tax Year 2023	0060610000008	Hy Travis LLC	4,169,058		2023-55366				#DIV/0!		
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603		2023-55480				#DIV/0!		
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500		2023-55480				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	0190350000006	2505 Fannin Ltd	2,472,627		2023-55480				#DIV/0!		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802		2023-55523				#DIV/0!		
Tax Year 2023	0132590000003	Levan Real Estate Lp	5,071,996		2023-55613				#DIV/0!		
Tax Year 2023	0132650000001	Levan Group I LP	6,450,450		2023-56613				#DIV/0!		
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890		2023-55956				#DIV/0!		
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406		2023-56011				#DIV/0!		
Tax Year 2023	0021600000001	William Marsh Rice Univ	3,279,616		2023-56015				#DIV/0!		
Tax Year 2023	0190890000003	Bap 2800 LLC	2,048,741		2023-57459				#DIV/0!		
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	37,879,043		2023-57913				#DIV/0!		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075		2023-57974				#DIV/0!		
Tax Year 2023	1251930010001	E & I Investments Inc	1,965,047		2023-58058				#DIV/0!		
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,282		2023-59188				#DIV/0!		
Tax Year 2023	0212570000001	Camden Property Trust	62,721,892		2023-59396				#DIV/0!		
Tax Year 2023	1349300000001	2800 Main LLC	80,205,546		2023-59423				#DIV/0!		
Tax Year 2023	1306940010001	CPT Community Owner LLC	51,258,527		2023-59500				#DIV/0!		
Tax Year 2023	1315810010001	Niazi Family Investments Ltd	1,542,540		2023-59645				#DIV/0!		
Tax Year 2023	1380960010001	Bassak Investments LLC	1,522,600		2023-59799				#DIV/0!		
Tax Year 2023	0060610000001	Copesetic Holdings Ltd	2,228,010		2023-59802				#DIV/0!		
Tax Year 2023	0130720000001	San Jacinto Apartments LLC	2,145,536		2023-60016				#DIV/0!		
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359		2023-60237				#DIV/0!		
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000		2023-60237				#DIV/0!		
Tax Year 2023	0130770000011	WWBD LP	2,189,009		2023-60533				#DIV/0!		
Tax Year 2023	1246630010001	Davita Rent Dept	2,230,400		2023-60809				#DIV/0!		
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,004		2023-61561				#DIV/0!		
Tax Year 2023	1262200010001	Basile Houston LLC	2,000,511		2023-61583				#DIV/0!		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045		2023-61589				#DIV/0!		
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,509,905		2023-62136				#DIV/0!		
Tax Year 2023	1258310010001	Midtown Scouts Square Property LP	5,129,005		2023-63178				#DIV/0!		
Tax Year 2023	0191870000003	Bagby 3208 Austin LLC	1,055,804		2023-63213				#DIV/0!		
Tax Year 2023	0190730000001	WWBD LP	4,936,278		2023-64328				#DIV/0!		
Tax Year 2023	0250250000001	Boniuk Interests Ltd	3,598,677		2023-64924				#DIV/0!		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073		2023-65054				#DIV/0!		
Tax Year 2023	1200170010008	Kozadinos Interest Ltd	2,847,973		2023-65163				#DIV/0!		
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		2023-65997				#DIV/0!		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,234,951		2023-67445				#DIV/0!		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040		2023-68120				#DIV/0!		
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854		2023-68784				#DIV/0!		
Tax Year 2023	0190900000001	Bap 2800 LLC	939,500		2023-68907				#DIV/0!		
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919		2023-70600				#DIV/0!		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300		2023-70600				#DIV/0!		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231		2023-70600				#DIV/0!		
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,342,403		2023-70692				#DIV/0!		
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285		2023-71056				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 12/08/2023**

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	1239430010001	Niazi Family Investments Ltd	1,452,433		2023-71059				#DIV/0!		
Tax Year 2023	0250180000006	15 21 Japhet Realty Ltd	1,295,625		2023-71198				#DIV/0!		
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355		2023-71688				#DIV/0!		
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927		2023-72004				#DIV/0!		
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417		2023-72004				#DIV/0!		
Tax Year 2023	0132640000004	Tehuacana Partners Ltd	3,782,550		2023-72264				#DIV/0!		
Tax Year 2023	Total	Unsettled Accounts, original value	1,674,888,052								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	134								

Cumulative

Settled			
Cumulative	Grand Total	Settled Accounts, original value	8,986,894,563
Cumulative	Grand Total	Settled Accounts, number of accounts	1,534
Unsettled			
Cumulative	Grand Total	Unsettled Accounts, original value	4,944,344,481
Cumulative	Grand Total	Unsettled Accounts, number of accounts	191

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Color Legend

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

Abbreviations

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
MIDTOWN MANAGEMENT DISTRICT
December 6, 2023

Amounts shown are 2022 base assessment amounts and do not include penalty and interest unless otherwise indicated. **Total assessments collected for the quarter are \$95,590.35.**

Top ten delinquent accounts:

Hadley Midtown Apartments LLC \$36,709.36, 2310 Main St 215 – 1347600010001
Paid in full.

Jay H. Cohen 2013-2022 assessments \$5,688.72, Lot on Stuart St – 0191900000006
We intervened in a suit filed by Harris County. A trial date is scheduled for 2/2/24; we will monitor the case.

Richard Galvan 2018-2022 assessments \$5,153.80, 2935 Main St – 0191480000006
Suit filed. The account has been **paid in full.**

Dorris Robinson 2016-2022 assessments \$3,439.05, 1520 Isabella St – 0342590000004
She has an over-65 deferral.

Minnie F. Criado 2012-2018 & 2020-2022 assessments \$3,285.17, 120 Oak Pl – 1205320000006
She has an over-65 deferral.

Romanuel L Washington Jr 2000-2014 assessments \$2,884.42, 3300 Crawford St – 0191820020004
He has an over-65 deferral.

Nathan & Magnolia H Blocker 2007-2022 assessments \$2,565.10, 2016 Main St 1716 - 1145880170016
They have an over-65 deferral.

Linda Antwine 2009-2022 assessments \$2,563.99, 1508 Isabella St – 0130860000009
She has an over-65 deferral.

Mahek Mehia 2015-2018 assessments \$1,264.06, 2000 Bagby St Unit 7412 – 1278870000048
Suit filed. Judgment was signed on 7/31/19; the judgment is final. Another judgment letter has been sent to the owner advising that the account needs to be paid. The 2019-2022 taxes (base tax of \$1,171.76) are also delinquent but are not included in the suit because they were not delinquent at the time of judgment.

James W Honey 2017-2019 assessments \$1,618.92, 1607 Francis St – 0191760000009
Suit filed. Judgment was signed on 8/27/21; the judgment is final and an abstract of judgment has been filed. Another judgment letter has been sent to the owner advising that the account needs to be paid.

Report frequency: Quarterly
Date of last report: September 6, 2023

If you have any questions, please feel free to contact me.



Carl O. Sandin



Email: csandin@pbfc.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

DRAFT

RICE REAL ESTATE COMPANY

January 1, 2024

Midtown Management District
410 Pierce Street, Suite 355
Houston, TX 77002
Mathias Thibodeaux, Executive Director

RE: Letter of Agreement regarding Public Safety Issues

Dear Mr. Thibodeaux:

This letter agreement (the “**Letter Agreement**”) sets forth certain agreements between the Midtown Management District, a municipal management district created by the 76th Texas Legislature pursuant to H.B. 2894 (the “**Special Act**”) and operating pursuant to and under the authority of Chapter 3809, Special District Local Laws Code and Chapter 375, Texas Local Government Code, as amended, (“**MMD**”), and Rice Real Estate Company, a division of William Marsh Rice University, a Texas non-profit corporation, (“**Rice**”), and shall be effective as of January 1, 2024.

This letter agreement is executed and delivered to set forth certain agreements between the MMD and Rice with respect to public safety and homeless outreach services within the boundaries of the MMD.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the MMD and Rice agree as follows:

1. **Homeless Outreach Services.** Rice, will, of even date herewith, through its consultant, SEARCH Homeless Services, a Texas non-profit corporation, and a qualified provider of professional homeless outreach services (“**SEARCH**”), provide homeless outreach services within the boundaries of the MMD.
2. **Security Services.** The MMD will and continuing through the term of this Letter Agreement (as set forth in **Section 4** below), redirect a portion of the funds (the “**MMD Funds**”) allocated to fund the cost of homeless outreach services through SEARCH to providing additional enhanced public safety services within the boundaries of MMD utilizing a directed enforcement strategy. The MMD Funds shall be in an amount equal to Rice’s annual commitments paid to SEARCH for the services set forth in **Section 1** above. The MMD shall provide reasonable evidence upon request by Rice setting forth the expenditure of the MMD Funds for Rice’s review. The MMD, through its Director of Public Safety, will coordinate with various contracted law enforcement agencies and other public safety providers, to determine the

allocation of security resources within the boundaries of the MMD, provided however, that the allocation of such resources within the sixteen (16) acres of Rice owned or controlled land located in the southern portion of the MMD (the “**Ion District**”) will be determined in consultation with Rice. The MMD shall provide a quarterly report to Rice, of the MMD Funds expended and security resources directed to providing additional enhanced public safety services within the Ion District.

3. Cooperation: Rice and the MMD will work in tandem with SEARCH, the Houston Police Department, SEAL Security Solutions, LLC and the Harris County, Precinct 7 Constable in coordinating the law enforcement and public safety services contemplated under the terms of this Letter Agreement.
4. Term: The term of this Letter Agreement shall commence on January 1, 2024 and shall terminate two (2) years after such date (the “Initial Term”) unless otherwise terminated as provided herein. At the conclusion of the Initial term, this Agreement shall automatically renew as a month-to-month agreement, unless otherwise terminated as provided herein. Additionally, this Agreement may be renewed or extended for additional two (2) year periods on the same terms and conditions as set forth herein or on such other terms and conditions as the parties hereto deem appropriate. Either party may terminate this Letter Agreement without cause, at any time, with thirty (30) days prior written notice to the other party.
5. Notice: Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic transmission confirmed by mailing written confirmation at substantially the same time as such electronic transmission, or personally delivered to an officer of the receiving party at the following addresses:

IF TO MIDTOWN MANAGEMENT DISTRICT:

Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002
Attn.: Chairman, Board of Directors
Phone: 713-526-7577
Email: info@rmidtownhouston.com

With a copy to

Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002
Attn.: Executive Director

Phone: 713-526-7577

Email: mthibodeaux@rmidtownhouston.com

and

Burney & Foreman

5445 Almeda, Suite 400

Houston, Texas 77004

Attn.: Peggy Foreman

Phone: 713-526-6404

Email: pforeman@burneyandforeman.com

IF TO RICE REAL ESTATE COMPANY:

William Marsh Rice University

4118 Allen Center, MS 90

Houston, Texas 77005

Attn.: Kelly Fox, Executive Vice President for Finance and Administration

Phone: 713-348-4180

Email: kelly.fox@rice.edu

With a copy to

Greenberg Traurig LLP

1000 Louisiana Street, Suite 6700

Houston, Texas 77002

Attn.: Franklin Jones

Phone: 713-374-3530

Email: Franklin.Jones@gtlaw.com

Each party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, any notice so sent by electronic transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received by the MMD or Rice, as the case may be.

6. Miscellaneous. This letter agreement shall be construed and enforced in accordance with the laws of the State of Texas, without regard to the conflict of law principles thereof. This Letter Agreement constitutes the entire understanding between the parties and supersedes all prior agreements or understanding related to the subject matter hereof and may be amended or modified only by an instrument in writing executed by each of the parties hereto. All terms and provisions of this Letter Agreement shall be binding upon and inure to the benefit of and enforceable by the legal representatives, successors and assigns of the parties hereto. This

Letter Agreement may be executed in any number of counterparts, each of which will be deemed an original, and all of which shall be deemed one and the same agreement. One or more counterparts of this Letter Agreement may be delivered via electronic transmission, with the intention that they will have the same effect as an original counterpart hereof.

By their respective signatures below each of the parties hereby confirm their agreement with the terms and conditions set for the in this Letter Agreement.

Very truly yours,

WILLIAM MARSH RICE UNIVERSITY,
on behalf of Rice Real Estate Company

By: _____

Name: _____

Title: _____

DRAFT

The terms and conditions of this Letter Agreement are understood, agreed to, and acknowledged by:

MIDTOWN MANAGEMENT DISTRICT,
a municipal management district

By: _____

Name: _____

Title: _____

Sent: Wednesday, December 27, 2023 3:51 PM
To: Jaime Giraldo <security@midtownhouston.com>
Subject: Compliments to SEAL Security (2901 Fannin & 1106 Tuam)

[CAUTION] This email has been received from outside of our organization. Please be careful when replying, opening attachments, or clicking links.

Hello Jaime,

It has been a very tough year with so many issues at our properties in Midtown (2901 Fannin & 1106 Tuam), but I still have so much to be thankful for, especially the service and dedication by SEAL Security.

I am so grateful for their quick response time and professionalism - from the dispatch operators to the officers themselves. Please make sure that they know how highly we regard them.

We want to extend a special thanks to the operators "David" and "Nichols" who often answer my calls. And when it comes to SEAL officers, we are especially impressed with Rohullah Safi. He is an excellent security officer and is so friendly, brave and vigilant. I have met with him several times at the properties. Most recently, he was able to help apprehend a burglar in the act for a police arrest. Please make sure he gets as much credit as possible and let his supervisors at SEAL know how great he is.

We hope that in the upcoming year, SEAL will be able to expand and increase their presence in Midtown. Happy holidays and happy new year!

Sincerely,

Adam Nguyen

DRAFT



MIDTOWN MANAGEMENT DISTRICT

410 Pierce Street, Suite 355
 Houston, Texas 77002
 713/526-7577
<https://midtownhouston.com/>

MEMORANDUM

TO: The Midtown Management District Board of Directors and other interested parties

FROM: [Cynthia Alvarado](#), CPM®; Director of Operations and Strategic Planning
 Midtown Management District

RE: 2024 Midtown Management District Board of Directors Meeting Dates

The Midtown Management District Board of Directors normally meets on the first Wednesday of each month, unless noted. Board meetings are held in person.

Please mark your calendar to indicate the dates of the board meetings for the Midtown Management District. These dates and additional information such as agendas and draft documents can be found on the [Midtown events calendar](#). Committee meetings are virtual. The links and dates for committee meetings can also be found on the Midtown events calendar. * Denotes an evening meeting.

Wednesday, January 10 th @ 11AM Please note the date	Wednesday, July 10 th @ 11AM Please note the date
Wednesday, February 7 th * @ 6PM	Wednesday, August 7 th * @ 6PM
Wednesday, March 6 th @ 11AM	Wednesday, September 4 th @ 11AM
Wednesday, April 3 rd @ 11AM	Wednesday, October 2 nd @ 11AM
Wednesday, May 1 st * @ 6PM	Wednesday, November 6 th * @ 6PM
Wednesday, June 5 th @ 11AM	Wednesday, December 4 th @ 11AM

Meeting Location: All *board meetings* are held in person at 410 Pierce. The meetings are in the first-floor conference room. The building door is located on Pierce near Brazos. Please come to the door and knock, someone will be stationed there to let you in.

An agenda will be sent out the week prior to the meeting. All meeting dates, times, agendas, and documents are posted on our [web site](#). In the unlikely event that a special meeting is called Board Members will be notified.