



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

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT  
DISTRICT BOARD OF DIRECTORS  
MEETING  
January 8, 2025**

*(For Board Members Only)*

**Freedmen's Town/  
Fourth Ward**

**Downtown**

**Montrose**

**Third Ward**

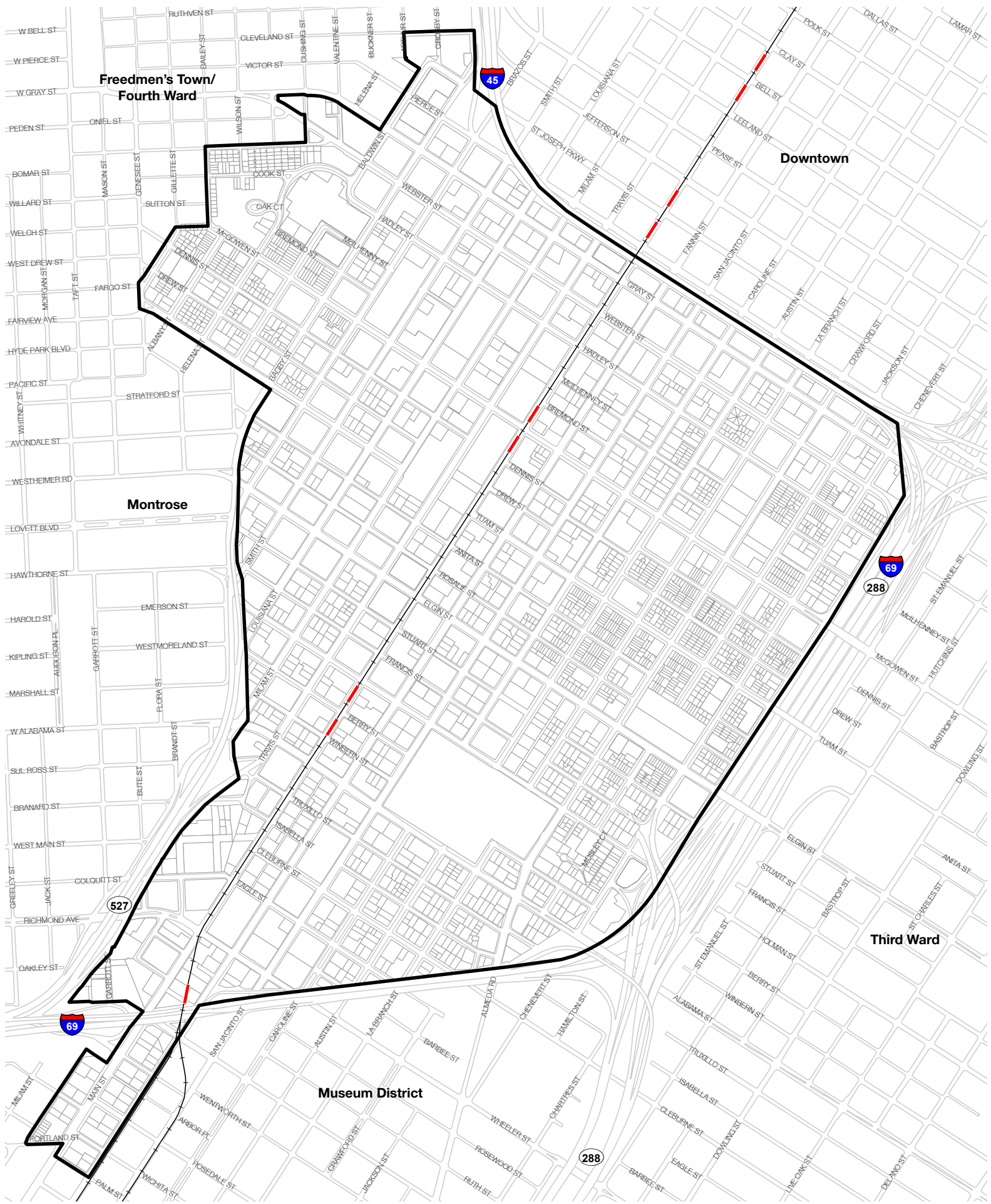
**Museum District**

# Midtown Management District

0 0.25 Miles  
GIS Parcels obtained from the City of Houston, December 2015



WALTER P MOORE





## MIDTOWN MANAGEMENT DISTRICT NOTICE OF MEETING

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

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, January 8, 2025, at 11:00 a.m.** in the **1<sup>st</sup> Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or **\*\***offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d)

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

**Or Call in 1-872-256-8243 Phone conference ID 714 510 792#**

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

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.
3. Consent Agenda
  - a. Approve Minutes for December 4, 2024, Board Meeting
  - b. Approve Financial Report for the Month of November 2024
  - c. Approve Payment of Invoices for December 2024
  - d. Approve Equi-Tax Report for December 2024

4. Review, discuss and take necessary action regarding the annual review of the District's Investment Policy and List Qualified Broker/Dealers.
  
5. Report on Capital Improvement Projects of the Midtown Redevelopment Authority.
  
6. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
  - a. Service & Maintenance . . . . . **Christopher Johnston, Chair**
  
  - b. Urban Planning. . . . . **Maggie Segrich, Chair**
  
  - c. Marketing and Economic Development . . . . . **Debbie Tyler-Dillard, Chair**
  
  - d. Cultural Arts & Entertainment. . . . . **Desmond Bertrand-Pitts, Chair**
    - i. Assessment Funded Projects
    - ii. Grant - Non-Assessment Funded Projects
      - (a) HueMan:Shelter Contracts for Commissioned Public Art
        - (i) METRO Bus Shelters
        - (ii) TXDOT Underpasses
        - (iii) Large Scale Mural
        - (iv) Social Media Storyteller
        - (iv) Film Storyteller
  
  - e. Community Activity Report. . . . . **Christopher Johnston, Liaison**
    - i. Super Neighborhood #62
  
  - f. Public Safety. . . . . **Jeanette Criglar, Chair**
    - i. S.E.A.L. Security Solutions, LLC. Contract for Patrol Services.
    - ii. S.E.A.L. Security Solutions, LLC., Midtown vehicle branding.
    - iii. Proposal from SMC relating to Homeless Encampment and Special Projects Clean-Up.
  
  - g. Executive Committee . . . . . **Jeanette Criglar, Chair**

7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.
  - a. Consultation with attorney (Section 551.071, Texas Government Code);
  - b. Personnel matters (Section 551.074, Texas Government Code).

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

8. Announcements

Next meeting date: **Midtown Management District Board of Directors  
Wednesday, February 5, 2025, at 6:00 p.m.  
410 Pierce Street, (at Brazos) 1<sup>st</sup> Floor  
Houston TX 77002**

9. Adjourn



*Jeanette Criglar / ca*

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**Jeanette Criglar, Ph.D., Chair**  
Midtown Management District Board of Directors

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

Meeting information including the agenda, and a draft Board Packet can be found on our website at the following [LINK](#)

### **MISSION STATEMENT**

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



**MINUTES**

**MIDTOWN MANAGEMENT DISTRICT  
BOARD OF DIRECTORS' MEETING**

**December 4, 2024**

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, December 4, 2024, at 11:00 a.m. in the **1<sup>st</sup> Floor conference room 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	Tricka Garcia
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Edmund Reybitz
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrieh	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 Lefsrud, Bertrand-Pitts, Douglas, and LeVasseur.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm (who joined via video conference), Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado (who joined via video conference), Marlon Marshall, David Thomas, Jaime Giraldo (who joined via video conference), Chrystal Davis, Willie Larry; Melissa Morton of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Ashley Small and Ivy Batista (who joined via video conference) and Ashley Segura of Medley, Inc.; Jennifer Gribble and Lynda Guidry of the Midtown Super Neighborhood #62; Janice Gorman

of Williamsburg Enterprises; Erica Rocha of SEAL Security Solutions (who joined via video conference); Barry Espinosa of the Oxberry Group; Pastor Evan McClanahan of the First Lutheran Church; Tenel Tayar and Brandon Eads of the Fifth Corner District; and Midtown residents: Clinton Turner (who joined via video conference), Cynthia Aceves-Lewis, Michael Lewis, Jen Shar, and Christopher Urbanczyk.

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

Chair Criglar called the meeting to order and welcomed everyone.

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

**2. RECEIVE PUBLIC COMMENTS.**

Midtown resident Jen Shar provided suggestions to the Board about revisions to the current draft of the proposed Midtown Management District's 10-Year Service and Improvement Plan and Assessment Plan (2025-2034), "the Proposed Service Plan 2025-2034" and expressed concerns about the need for more public safety in Midtown. Ms. Shar expressed support for recommended changes to the Proposed Service Plan 2025-2034 made by the Midtown Super Neighborhood #62 (MSN #62) at its most recent meeting held on Wednesday, November 20, 2024 (the MSN #62 November 2024 meeting). Finally, Ms. Shar stated that she was opposed to paying an assessment.

Midtown resident Chris Urbanczyk stated that he supported the recommended changes to the Proposed Service Plan 2025-2034 made by MSN #62 at its November 20, 2025 meeting. He further expressed his concerns about the decline of economic development in Midtown, the unhoused population, and the need for additional public safety in Midtown.

Janice Gorman of Williamsburg Enterprises expressed her concerns regarding the impact of the unhoused population and vagrants on her company's properties. She stated that her company's costs for cleanup and security for their tenants have increased substantially and are unsustainable. She asked that the District provide a greater focus on public safety and security in Midtown.

Jennifer Gribble, President of the MSN #62, reminded the Board that MSN #62 conducted a survey of Midtown stakeholders in January 2023 and used the results of that survey to create the MSN #2 Action Plan, which identified the top three priorities for Midtown stakeholder as: public safety, economic development, and service and maintenance. Ms. Gribble stated that MSN #62 was concerned about the District's allocation of funds in its budget toward projects that are not aligned with these three priorities.

Mrs. Gribble urged the Board to not approve the current draft of the Proposed Service Plan 2025-2034 and indicated a willingness to work with the District to revise the Proposed Service Plan 2025-2034 to align with the priorities identified by MSN #62.

Midtown resident Cynthia Aceves-Lewis expressed her concerns regarding the pace of progress and the level of services provided to the Midtown community by the District especially as related to public safety, service and maintenance, and economic development. She raised concerns regarding the current draft of the Proposed Service Plan 2025-2034. Mrs. Aceves-Lewis urged the Board not to approve the current draft of the Proposed Service Plan 2025-2034.

Tanel Taylor, commercial property owner of the Fifth Corner District, expressed his concerns regarding the need for more public safety and economic development in Midtown. Mr. Taylor further stated that the budget allocation in the current draft of the Proposed Service Plan 2025-2034 has yet to be revised and that he supports the recommendations presented at the MSN #62 meeting held on November 20, 2024.

Barry Espinosa of Oxford Group also expressed his concerns regarding the unhoused population, public safety in Midtown, and the provision of services and maintenance. He further stated that he has personally seen the acts mentioned by the other speakers. He stated that the lack of increase in economic development in Midtown is affecting his company's business and the growth of the neighborhood.

Finally, Pastor Evan McManahan of First Lutheran Church expressed his concerns about the impact of homelessness and crime in Midtown and stated his belief that it is causing residents to relocate to the suburbs of Houston. He further stated that he is fully supportive of revising the Proposed Service Plan 2025-2034 consistent with the recommendations presented at the November 2024 MSN #62 meeting.

Chair Criglar thanked the speakers for their comments. She also urged the speakers to attend and participate in the District's monthly committee meetings to learn more regarding the work of the District Board and Staff and to offer new ideas and recommendations for consideration by the Board, especially the public safety and service and maintenance committees. She stated that economic development has recently been separated from the marketing committee to provide more focus on Midtown businesses. She stated that all Board members are volunteers and encouraged all interested and concerned Midtown residents and stakeholders to work with the District to make improvements for the betterment of the entire District.



**3. CONSENT AGENDA.**

- A. APPROVE MINUTES FOR NOVEMBER 6, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF OCTOBER 2024**
- C. APPROVE PAYMENT OF INVOICES FOR NOVEMBER 2024**
- D. APPROVE EQUI-TAX REPORT FOR NOVEMBER 2024**

Mrs. Chrystal Davis presented the various items on the consent agenda.

Director Johnston made a motion to approve the consent agenda as presented. The motion was seconded by Director Bertrand-Pitts. The motion was approved and carried by unanimous vote.

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

Attorney Peggy Foreman stated that this item was being pulled from the agenda and would be considered at a future Board meeting.

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

Director Segrich made a motion to take the Finance Committee report and agenda item 5(e)(I) relating to the Budget for FY 2025 as a matter of order. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

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

**i. Approve Budget for FY 2025**

Melissa Morton, CPA, of The Morton Accounting Services, presented a detailed overview of the proposed budget for FY 2025. She stated that the proposed revenue from assessments for FY 2025 is projected to be \$3,276,860.00, representing a slight decrease compared to 2024 and is based on the 2024 certified assessed valuations. Ms. Morton stated that grant revenue is anticipated to be \$300,000.00, which is the remaining balance of funds awarded for the HueMan: Shelter Bloomberg Public Art Challenge Project grant and is expected to be received in 2025.

Ms. Morton also stated that revenues of approximately \$179,000.00, representing a portion of the parking revenues from the Midtown Parking Benefits District, is anticipated to be received in FY 2025. The total from all funding sources is projected at \$3,937,679.00, which is a slight increase over 2024 total revenues.

Ms. Morton also presented each of the expense categories and highlighted the differences in comparison to FY 2024. She stated that utilizing funding from all sources, the total budget for public safety related projects is expected to increase by approximately \$229,479.00 for a total public safety budget of \$1,511,850.00 for 2025.

Director Tyler-Dillard made a motion to approve the budget for FY 2025 as presented. The motion was seconded by Director Garcia. Following all discussion, the motion was carried by majority vote. Director Chan abstained from the vote and the remaining Board members voted in favor of the motion.

Chrystal Davis announced that the next Finance Committee meeting is scheduled for Tuesday, January 28, 2025, at 1:00 p.m.

#### **A. Service and Maintenance Committee – Christopher Johnston, Chair**

Director Johnston presented the Service and Maintenance Committee report.

##### **i. Reallocate funding for Baldwin Park Lighting Program**

Director Johnston advised the Board that the Service and Maintenance Committee was working to re-allocate and designate \$50,700.00 from the FY 2024 Service and Maintenance Committee budget to cover a portion of the costs of the Baldwin Park Lighting program. He reminded the Board that some of the lighting equipment in Baldwin Park is now obsolete and that additional funding is needed to move forward with the project which is anticipated to be completed in the 1<sup>st</sup> quarter of FY 2025.

##### **ii. Graffiti abatement on private property**

Director Johnston advised the Board that the Service and Maintenance Committee plans to implement a pilot project in 2025 to abate graffiti on certain strategically located highly visible private properties in the District. He further stated that the budget for the pilot project is \$10,000.00 and that the cost of graffiti abatement will be shared 50/50 with affected commercial property owners.

##### **iii. Request to allocate additional funding from reserves toward Special Projects major repairs, replacements, and upgrades of legacy improvements.**

Director Johnston advised the Board that the bids came in higher than expected for the Midtown Streetscape Refresh project, which consists of major repairs, replacements, and upgrades of certain legacy improvements within the District. He stated that the scope of work includes long-term tree management, care and maintenance, planting of new trees, tree pruning, landscape management and

preservation, irrigation system calibration and upgrades, pedestrian lighting installation, pavement striping, replacement of missing or damaged landscaping, trees, drain grates, utility covers and litter bins. Director Johnston stated that the work will span approximately 65 total blocks on Elgin, Gray and Main Streets.

Director Johnston stated that following the initial bid process, MRA re-bid the project and the low bid for the Midtown Streetscape Refresh Project came in at \$921,541.15, which exceeded the approved special projects budget of \$750,000.00.

Director Johnston made a request for an additional amount not to exceed \$350,000.00 from reserve funds to move forward with the Midtown Streetscape Refresh Project.

Director Goldstein made a motion to approve an additional amount from reserve funds not to exceed \$350,000.00 to complete the Midtown Streetscape Refresh Project. The motion was seconded by Director Segrich. Following all discussion, the motion was carried by unanimous vote.

Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, December 16, 2024 at 4:00 p.m.

**B. Urban Planning Committee – Maggie Segrich, Chair**

Director Segrich presented the Urban Planning Committee report. There were no action items.

**i. Midtown Gray Street Bikeway Enhancements**

Director Segrich reported that the Urban Planning Committee has selected the first location to install graphic pavement markings at Austin and Gray Streets. She further stated that for ease of reference and clarity moving forward the project name was changed from “Gray Street Buffer Designs” to “Gray Street Bikeway Enhancements”.

Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, December 16, 2024, at 4:00 p.m.

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

Director Tyler-Dillard presented the Marketing and Economic Development Committee report and summarized the communications report for October 2024. There were no action items.

Director Tyler–Dillard announced that the next Marketing and Economic Development Committee meeting will be on Tuesday, January 21, 2025 at 3:00 p.m.

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

Director Bertrand-Pitts presented the Cultural Arts & Entertainment Committee report. There were no action items.

Director Bertrand-Pitts announced that the next combined Cultural Arts and Entertainment Committee and Marketing and Economic Development Committee is scheduled for Tuesday, January 21, 2025, at 3:00 p.m.

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

*See summary of Finance Committee Report under paragraph 5 above.*

**F. Community Activity Report – Christopher Johnston, Liaison**

**i. Super Neighborhood #62**

Mrs. Chrystal Davis presented the Super Neighborhood #62 report on behalf of Director Johnston. She stated that the MSN #62 met on Wednesday, November 20, 2024, at 5:45 p.m. at South Main Baptist Church and that Kelly Young, in her role as Executive Director of the Houston Housing Coalition, gave a presentation regarding housing resources needed to service the unhoused population and offered solutions to help address homelessness in Houston. Mrs. Davis also reported she and Ms. Alvarado presented the current draft of the Proposed Service Plan 2025-2034 at the MSN #62 meeting and that Midtown resident, Cynthia Aceves-Lewis, also made a presentation offering modifications to the current draft of the Proposed Service Plan 2025-2034.

Mrs. Davis announced that the next MSN #62 meeting is scheduled for Wednesday, December 11, 2024 at 5:45 p.m. at South Main Baptist Church, 4100 Main Street, Houston, Texas 77002.

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

Director Garcia presented the Public Safety Committee report. She shared information on pending efforts to improve public safety in Midtown along with plans for a new project in 2025. Director Garcia reported that the Harris County Precinct 7 Constable was assigning an additional deputy constable to work in Midtown at no additional cost to the District. There were no action items.

Director Garcia announced that the next Public Safety Committee meeting will be held on Tuesday, December 17, 2024, at 11:30 a.m.

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

Mrs. Davis announced that the scheduled Administrative Public Hearing will be held on Wednesday, December 18, 2024 at 6:00 p.m. in the 1<sup>st</sup> floor conference room of the Midtown offices, 410 Pierce Street, Houston, Texas 77002. She further stated that the District is still accepting petitions to provide the services that are described in the Proposed Service Plan 2025-2034. Clark Lord provided an explanation of the process for adopting a new Service and Improvement Plan and Assessment Plan and reminded the Board that the upcoming Administrative Public Hearing is a Hearing on the Proposed Service Plan. He stated that the Board would vote on whether to adopt a new Service and Improvement Plan and Assessment Plan at a future board meeting.

**J. Executive Committee – Jeanette Criglar, Chair**

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports.

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

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

**Caroline Street Remedial Drainage Pilot Project** – The contractor was notified by AT&T that there were significant utility conflicts under the sidewalk where the contractor was supposed to make utility line connections. The MRA project team submitted a revised design plan to the City of Houston “the City” for approval to move forward with the project. Pending City approval, MRA anticipates project completion in the first half of 2025.

**Sidewalk Assessment** – The MRA staff has received confirmation that sidewalk panels measuring less than 20 linear feet do not require submission of full design plans or the approval by the City prior to repair or replacement. The MRA staff is in the process of

identifying those sidewalk segments that are eligible to move forward with repair and/or replacement.

**Midtown Development Survey** - As part of their efforts to accelerate development in Midtown, the MRA staff has met with various developers to gather information regarding barriers to development and has distributed the Midtown Development Survey to the general public, with a goal of obtaining feedback regarding barriers to development. MRA received approximately 300 responses to the survey which ended in November 2024, and the staff is currently reviewing, analyzing and assembling the survey results which will be presented to the MRA Board at a future meeting.

**PARTNER PROJECTS**

**Expansion of Maintenance Agreement with the City** – The Midtown staff have previously submitted a request to expand the current Maintenance Agreement with the City to include maintenance of certain bicycle lanes, pedestrian walkways, and entry portals. The request is still under review by City representatives.

**Gray Street Bikeway Enhancements** – The project scope of work will be revised to reduce the number of graphic pavement marking locations from 6 to either 1 or 2. Based on the bids received, the total cost for 2 locations is approximately \$117,132.00. The Midtown staff will make recommendations regarding the project at a future Board meeting.

**CenterPoint Lighting Assessment Survey**, CenterPoint Energy has approved 81 installations of additional lighting in the District. The 81 sites are now being reviewed by the City of Houston to confirm suitability for new lighting installations. These first 81 installations do not require additional sitework to address conflicts for installation of the required conduit, however, CenterPoint Energy will need to conduct a field assessment prior to beginning work.

**Special Projects**

**Midtown Streetscape Refresh Project** - The Midtown staff issued a request for clarification for the bids received. After clarifications, the low bid received was \$921,541.15 for the Midtown Streetscape Refresh project. The MRA staff recommended that the budget be increased by an additional amount not to exceed \$350,000.00 (which amount includes the bid price differential and additional funds for a contingency to cover any change orders and construction administration).

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

- a. Consultation with attorney (Section 551.071, Texas Government Code).

b. Personnel matters (Section 551.074, Texas Government Code).

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

There was no Executive Session.

**8. ANNOUNCEMENTS**

**NEXT MEETING DATE**

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, January 8, 2025, at 11:00 a.m.**

**9. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned.

\_\_\_\_\_  
Desmond Bertrand-Pitts, Secretary

Date: \_\_\_\_\_

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**Midtown Management District**  
**Balance Sheet Prev Year Comparison**  
As of November 30, 2024

	Nov 30, 24	Nov 30, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10000 · Operating Funds	2,737,995.44	3,317,274.04	-579,278.60	-17.5%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
<b>Total Checking/Savings</b>	2,749,418.14	3,328,696.74	-579,278.60	-17.4%
<b>Accounts Receivable</b>	263,637.12	145,119.23	118,517.89	81.7%
<b>Other Current Assets</b>	9,113.57	0.00	9,113.57	100.0%
<b>Total Current Assets</b>	3,022,168.83	3,473,815.97	-451,647.14	-13.0%
<b>Other Assets</b>	35,887.60	36,959.00	-1,071.40	-2.9%
<b>TOTAL ASSETS</b>	<b>3,058,056.43</b>	<b>3,510,774.97</b>	<b>-452,718.54</b>	<b>-12.9%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>	399,408.15	526,749.94	-127,331.79	-24.2%
<b>Other Current Liabilities</b>	166,702.56	217,945.41	-51,243.05	-23.5%
<b>Total Current Liabilities</b>	566,110.71	744,685.55	-178,574.84	-24.0%
<b>Total Liabilities</b>	566,110.71	744,685.55	-178,574.84	-24.0%
<b>Equity</b>				
<b>390000 · Fund Balance Roll-Forward</b>	2,422,783.73	2,084,997.89	347,785.84	16.8%
<b>Net Income</b>	69,161.99	691,091.53	-621,929.54	-90.0%
<b>Total Equity</b>	2,491,945.72	2,766,089.42	-274,143.70	-9.9%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,058,056.43</b>	<b>3,510,774.97</b>	<b>-452,718.54</b>	<b>-12.9%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>400000 · Revenue - Assessments</b>	3,043,485.75	3,365,142.00	-321,656.25	90.4%
<b>400102 · Grant Revenue</b>	700,000.00	150,000.00	550,000.00	466.7%
<b>402000 · Metro Rail Income</b>	46,000.00	0.00	46,000.00	100.0%
<b>403000 · Other Income</b>				
<b>403100 · Booth and Events Fees</b>	5,298.31	5,000.00	298.31	106.0%
<b>403105 · Application Fees</b>	0.00	1,000.00	-1,000.00	0.0%
<b>403120 · Parking Benefit District</b>	166,218.00	275,000.00	-108,782.00	60.4%
<b>Total 403000 · Other Income</b>	171,516.31	281,000.00	-109,483.69	61.0%
<b>404000 · Int Income</b>	177,878.94	120,000.00	57,878.94	148.2%
<b>406000 · Interest on CD</b>	135.36	125.00	10.36	108.3%
<b>Total Income</b>	4,139,016.36	3,916,267.00	222,749.36	105.7%
<b>Gross Profit</b>	4,139,016.36	3,916,267.00	222,749.36	105.7%
<b>Net Ordinary Income</b>	4,139,016.36	3,916,267.00	222,749.36	105.7%
<b>Net Income</b>	<b>4,139,016.36</b>	<b>3,916,267.00</b>	<b>222,749.36</b>	<b>105.7%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>720000 · Service &amp; Maintenance</b>				
<b>722005 · Baldwin/Glover Park Maintenance</b>				
722051 · Water	1,777.07	9,000.00	-7,222.93	19.7%
722052 · Electric	3,622.33	3,700.00	-77.67	97.9%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	4,455.00	6,113.00	-1,658.00	72.9%
722055 · Landscape Repairs	14,518.00	30,600.00	-16,082.00	47.4%
722056 · Baldwin/Glover Landscape Contra	18,810.00	20,520.00	-1,710.00	91.7%
722057 · Park Lighting	43,173.00	12,049.00	31,124.00	358.3%
722058 · Dog Park Maintenance	3,865.00	5,100.00	-1,235.00	75.8%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>90,220.40</b>	<b>110,442.00</b>	<b>-20,221.60</b>	<b>81.7%</b>
<b>725000 · Midtown Field Service Prog</b>				
<b>725001 · Field Service TEAM</b>				
Field Service TEAM	341,000.00	372,000.00	-31,000.00	91.7%
<b>Total 725001 · Field Service TEAM</b>	<b>341,000.00</b>	<b>372,000.00</b>	<b>-31,000.00</b>	<b>91.7%</b>
725002 · Graffiti	8,146.40	12,000.00	-3,853.60	67.9%
725003 · Supplies	139.88	612.00	-472.12	22.9%
725004 · Storage	6,096.00	5,400.00	696.00	112.9%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	10,492.00	66,300.00	-55,808.00	15.8%
725008 · Landscaping/Tree Planting	800.00	400.00	-19,600.00	3.9%
725009 · Pet Bags	4,199.00	5,000.00	-900.30	82.3%
725011 · Street Curb Cleaning	32,800.00	0.00	0.00	0.0%
725015 · Maintenance Expenses	7,000.00	4,080.00	-3,320.00	18.6%
<b>Total 725000 · Midtown Field Service Prog</b>	<b>404,483.28</b>	<b>506,292.00</b>	<b>-101,808.02</b>	<b>79.9%</b>
<b>726000 · Service Maintenance - Other</b>				
726002 · Art in the Park/Partnership	0.00	6,120.00	-6,120.00	0.0%
726003 · Dark Blocks Programs	0.00	6,120.00	-6,120.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,400.00	-20,400.00	0.0%
726005 · Pocket Prairies Project	0.00	20,400.00	-20,400.00	0.0%
726010 · SeeClickFix	1,573.75	11,480.00	-906.25	92.1%
726100 · Legacy Maintenance	32,966.00	382,966.00	0.00	100.0%
726200 · District New Improvement Prgs	135,003.00	135,003.00	0.00	100.0%
726300 · Legacy & New Improv Contingent	90,725.28	75,000.00	15,725.28	121.0%
<b>Total 726000 · Service Maintenance - Other</b>	<b>619,268.03</b>	<b>657,489.00</b>	<b>-38,220.97</b>	<b>94.2%</b>
<b>728000 · Staffing</b>	<b>103,517.04</b>	<b>161,665.00</b>	<b>-58,147.96</b>	<b>64.0%</b>
<b>Total 720000 · Service &amp; Maintenance</b>	<b>1,217,489.45</b>	<b>1,435,888.00</b>	<b>-218,398.55</b>	<b>84.8%</b>
<b>Total Expense</b>	<b>1,217,489.45</b>	<b>1,435,888.00</b>	<b>-218,398.55</b>	<b>84.8%</b>
<b>Net Ordinary Income</b>	<b>-1,217,489.45</b>	<b>-1,435,888.00</b>	<b>218,398.55</b>	<b>84.8%</b>
<b>Net Income</b>	<b>-1,217,489.45</b>	<b>-1,435,888.00</b>	<b>218,398.55</b>	<b>84.8%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
702010 · Special Projects				
702025 · Bike Rides	0.00	1,000.00	-1,000.00	0.0%
702030 · Street Safety & Public Realm En	0.00	95,000.00	-95,000.00	0.0%
Total 702010 · Special Projects	0.00	96,000.00	-96,000.00	0.0%
702500 · Planning Studies	0.00	30,000.00	-30,000.00	0.0%
706700 · Staffing	23,929.11	32,965.00	-9,035.89	72.6%
Total 700000 · Urban Planning	23,929.11	158,965.00	-135,035.89	15.1%
Total Expense	23,929.11	158,965.00	-135,035.89	15.1%
Net Ordinary Income	-23,929.11	-158,965.00	135,035.89	15.1%
Net Income	<b>-23,929.11</b>	<b>-158,965.00</b>	<b>135,035.89</b>	<b>15.1%</b>

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**Midtown Management District  
Parking Benefits Use of Funds**

Accrual Basis

January through November 2024

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
730000 · Parking Benefits District				
730001 · Parking Benefits District	279,509.36	275,000.00	4,509.36	101.6%
<b>Total 730000 · Parking Benefits District</b>	<u>279,509.36</u>	<u>275,000.00</u>	<u>4,509.36</u>	<u>101.6%</u>
<b>Total Expense</b>	<u>279,509.36</u>	<u>275,000.00</u>	<u>4,509.36</u>	<u>101.6%</u>
<b>Net Ordinary Income</b>	<u>-279,509.36</u>	<u>-275,000.00</u>	<u>-4,509.36</u>	<u>101.6%</u>
<b>Net Income</b>	<u><u>-279,509.36</u></u>	<u><u>-275,000.00</u></u>	<u><u>-4,509.36</u></u>	<u><u>101.6%</u></u>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	41,014.64	33,000.00	8,014.64	124.3%
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	<b>41,014.64</b>	<b>33,000.00</b>	<b>8,014.64</b>	<b>124.3%</b>
602000 · Web-site Update & Maint.	6,090.73	0.00	6,090.73	100.0%
603004 · Resident/.Stake Holder Foc Cmmu	2,628.17	15,000.00	-12,371.83	17.5%
603005 · Midtown Newspaper	26,903.50	33,400.00	-6,496.50	80.5%
607000 · Midtown eNews	0.00	1,800.00	-1,800.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609500 · Marketing & Economic Developmen	135.00	3,000.00	-2,865.00	4.5%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	4,762.00	10,000.00	-5,238.00	47.6%
609700 · Staffing	25,871.38	36,806.00	-10,934.62	70.3%
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	<b>107,405.42</b>	<b>142,706.00</b>	<b>-35,300.58</b>	<b>75.3%</b>
<b>Total Expense</b>	<b>107,405.42</b>	<b>142,706.00</b>	<b>-35,300.58</b>	<b>75.3%</b>
<b>Net Ordinary Income</b>	<b>-107,405.42</b>	<b>-142,706.00</b>	<b>35,300.58</b>	<b>75.3%</b>
<b>Net Income</b>	<b>-107,405.42</b>	<b>-142,706.00</b>	<b>35,300.58</b>	<b>75.3%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	15,000.00	15,000.00	0.00	100.0%
710103 · Midtown Mural Project	11,650.00	7,500.00	4,150.00	155.3%
710106 · Art in the Park	60,893.09	70,000.00	-9,106.91	87.0%
710107 · Mistletoe Market	31,556.82	70,000.00	-38,443.18	45.1%
710108 · Special Events in Bagby Park	42,531.67	58,000.00	-15,468.33	73.3%
710110 · Parks Programming	30,000.00	30,000.00	0.00	100.0%
710113 · Cultural Arts - Communications	18,042.89	12,000.00	6,042.89	150.4%
710114 · MidtownHOU Arts Micro Grants	200.00	35,000.00	-34,800.00	0.6%
710116 · Professional Development	784.62	5,000.00	-4,215.38	15.7%
710117 · Membership	2,750.00	2,500.00	250.00	110.0%
710118 · Grant Consultants	6,920.00	8,000.00	-1,080.00	86.5%
710119 · Black Heritage Month Event	26,613.23	20,000.00	6,613.23	133.1%
710700 · Staffing	54,192.10	64,261.00	-10,068.90	84.3%
710000 · Cultural Arts & Entertainment - Other	925.55			
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>302,059.97</b>	<b>397,261.00</b>	<b>-95,201.03</b>	<b>76.0%</b>
<b>Total Expense</b>	<b>302,059.97</b>	<b>397,261.00</b>	<b>-95,201.03</b>	<b>76.0%</b>
<b>Net Ordinary Income</b>	<b>1,2059.97</b>	<b>-397,261.00</b>	<b>95,201.03</b>	<b>76.0%</b>
<b>Net Income</b>	<b>-302,059.97</b>	<b>-397,261.00</b>	<b>95,201.03</b>	<b>76.0%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	50,000.00	-50,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	434,500.00	473,407.00	-38,907.00	91.8%
502012 · S.E.A.L. Security Program	331,810.90	372,980.00	-41,169.10	89.0%
502014 · SEARCH {Homeless Services}	65,218.28	65,300.00	-81.72	99.9%
502015 · HPD Homeless Outreach Team	75,350.00	70,000.00	5,350.00	107.6%
502016 · Directed Enforcement	75,000.00	63,500.00	11,500.00	118.1%
<b>Total 502000 · Enhancement Public Safety</b>	<b>981,879.18</b>	<b>1,045,187.00</b>	<b>-63,307.82</b>	<b>93.9%</b>
504000 · Security Coordinator	2,599.39	2,500.00	99.39	104.0%
507000 · Street Outage Survey	2,805.00	3,000.00	-195.00	93.5%
508000 · Public Safety Light Program	14,023.25	15,000.00	-976.75	93.5%
509000 · National Night Out	27,365.79	8,500.00	18,865.79	322.0%
509001 · Coffee with a Cop	2,685.07	2,000.00	685.07	134.3%
509500 · Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	1,286.02	3,000.00	-1,713.98	42.9%
509560 · Professional Development	834.11	5,000.00	-4,165.89	16.7%
509700 · Staffing	96,491.79	153,059.00	-56,567.21	63.0%
<b>Total 500000 · Security and Public Safety</b>	<b>1,129,969.60</b>	<b>1,293,246.00</b>	<b>-163,276.40</b>	<b>87.4%</b>
<b>Total Expense</b>	<b>1,129,969.60</b>	<b>1,293,246.00</b>	<b>-163,276.40</b>	<b>87.4%</b>
<b>Net Ordinary Income</b>	<b>-1,129,969.60</b>	<b>-1,293,246.00</b>	<b>163,276.40</b>	<b>87.4%</b>
<b>Net Income</b>	<b>-1,129,969.60</b>	<b>-1,293,246.00</b>	<b>163,276.40</b>	<b>87.4%</b>

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

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	50,000.00	227,000.00	-177,000.00	22.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	83,750.00	160,000.00	-76,250.00	52.3%
<b>Total 991100 · Security &amp; Public Safety</b>	<b>213,750.00</b>	<b>467,000.00</b>	<b>-253,250.00</b>	<b>45.8%</b>
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	110,352.42	75,000.00	35,352.42	147.1%
<b>Total 991200 · Marketing and Economic Dev</b>	<b>110,352.42</b>	<b>75,000.00</b>	<b>35,352.42</b>	<b>147.1%</b>
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	528.00	165,000.00	-164,472.00	0.3%
<b>Total 991300 · Urban Planning</b>	<b>528.00</b>	<b>165,000.00</b>	<b>-164,472.00</b>	<b>0.3%</b>
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
<b>Total 991400 · Cultural Arts &amp; Ent</b>	<b>0.00</b>	<b>260,000.00</b>	<b>-260,000.00</b>	<b>0.0%</b>
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	1,056.00	750,000.00	-748,944.00	0.1%
<b>Total 991500 · Service &amp; Maintenance</b>	<b>1,056.00</b>	<b>750,000.00</b>	<b>-748,944.00</b>	<b>0.1%</b>
<b>Total 991000 · Special Projects - Board Apprvd</b>	<b>325,686.42</b>	<b>1,717,000.00</b>	<b>-1,391,313.58</b>	<b>19.0%</b>
<b>Total Expense</b>	<b>325,686.42</b>	<b>1,717,000.00</b>	<b>-1,391,313.58</b>	<b>19.0%</b>
<b>Net Ordinary Income</b>	<b>-325,686.42</b>	<b>-1,717,000.00</b>	<b>1,391,313.58</b>	<b>19.0%</b>
<b>Net Income</b>	<b>325,686.42</b>	<b>-1,717,000.00</b>	<b>1,391,313.58</b>	<b>19.0%</b>

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**Midtown Management District  
District Administration Use of Funds  
January through November 2024**

Accrual Basis

	Jan - Nov 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
800000 · District Administration				
802000 · Legal Counsel	153,110.00	112,500.00	40,610.00	136.1%
802040 · Public Hearing Service Plan	159,568.19	175,000.00	-15,431.81	91.2%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	16,593.81	17,000.00	-406.19	97.6%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	6,000.00	-2,405.00	59.9%
804004 · General Liability	8,240.00	10,000.00	-1,760.00	82.4%
804005 · Insurance - other	3,871.00	5,000.00	-1,129.00	77.4%
<b>Total 804000 · Insurance Expense</b>	<b>15,706.00</b>	<b>21,000.00</b>	<b>-5,294.00</b>	<b>74.8%</b>
805000 · Assessment Collection Costs				
805120 · Collection Costs	52,448.65	60,000.00	-7,551.35	87.4%
<b>Total 805000 · Assessment Collection Costs</b>	<b>52,448.65</b>	<b>60,000.00</b>	<b>-7,551.35</b>	<b>87.4%</b>
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,196.76	5,000.00	-2,803.24	43.9%
806005 · Gen. Operating/Admin. Expenses	5,706.29	10,000.00	-4,293.71	57.1%
806006 · District Cell Phone & Tablets	1,151.23	4,320.00	-3,168.77	26.6%
<b>Total 806000 · General Operating/Admin. Exp.</b>	<b>9,054.28</b>	<b>19,320.00</b>	<b>-10,265.72</b>	<b>46.9%</b>
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	8,826.00	19,500.00	-10,674.00	45.3%
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	<b>8,826.00</b>	<b>19,500.00</b>	<b>-10,674.00</b>	<b>45.3%</b>
809000 · Administration Expense	268,498.00	345,000.00	-76,501.89	77.8%
<b>Total 800000 · District Administration</b>	<b>683,805.04</b>	<b>774,320.00</b>	<b>-90,514.96</b>	<b>88.3%</b>
<b>Total Expense</b>	<b>683,805.04</b>	<b>774,320.00</b>	<b>-90,514.96</b>	<b>88.3%</b>
<b>Net Ordinary Income</b>	<b>683,805.04</b>	<b>-774,320.00</b>	<b>90,514.96</b>	<b>88.3%</b>
<b>Net Income</b>	<b>683,805.04</b>	<b>-774,320.00</b>	<b>90,514.96</b>	<b>88.3%</b>

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Midtown Management District

Check Detail Report

As of December 31, 2024

Type	Date	Num	Name	Memo	Amount
<b>10000 - Operating Funds</b>					
<b>107600 - Texas Capital Operating x 2140</b>					
Bill Pmt -Check	11/26/2024	10551	Kainer Electrical Services, Inc	Install 5 GFICI Protected Quad Outlets With In Use Cover for Christmas Lights & Repai...	-6,335.00
Bill Pmt -Check	11/26/2024	10552	Kynetta Moore	Event Management- Mistletoe Market 2024 Invoice 3 of 3	-4,000.00
Bill Pmt -Check	11/26/2024	10553	Midtown Parks Conservancy	REIMBURSEMENT FOR CREDIT CARD CHARGES 09.12.2024 - 11.19.2024	-6,913.11
Bill Pmt -Check	11/26/2024	10554	Ramiro Delgado	Locks for Baldwin Park Electrical Area - 11.15.2024	-139.88
Bill Pmt -Check	11/26/2024	10555	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {Oct 2024}}	-6,066.61
Bill Pmt -Check	11/26/2024	10556	Underground Planet Art Studio, LLC	Parking Meter Wraps - Phase 2- Site Assessment November 24	-1,575.00
Bill Pmt -Check	11/27/2024	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} NOV 2024	-276.75
Bill Pmt -Check	11/30/2024	10579	Midtown Parks Conservancy	Balance due from Budget for Legacy and New Impr.	-238,969.00
Check	12/03/2024	10557	SHIELDS ANTHONY JR	81 114 588 018 0004 PROPERTY TAX OVERAGE PAYMENT: 2016 MAIN ST : YEAR...	-133.27
Check	12/03/2024	10558	Harry L. Smith	81 022 056 000 0013 PROPERTY TAX OVERAGE PAYMENT: 4112 LA BRANCH ST ...	-61.09
Check	12/03/2024	10559	2900 MILAM PARNTERS LTD	81 013 327 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2910 MILAM ST 196 : ...	-5,653.70
Check	12/03/2024	10560	Niazi Family Infestments Ltd.	81 019 146 000 0005 PROPERTY TAX OVERAGE PAYMENT: 3117 MAIN ST : YEAR...	-214.10
Bill Pmt -Check	12/03/2024	10561	Big Events Poppin	Setup: Balloon Display - Parking Garage Entryway 50% Retainer	-737.50
Bill Pmt -Check	12/03/2024	10562	Bryan J. Ross	Distribution of Rack Cards Mistletoe Market Nov 2024	-200.00
Bill Pmt -Check	12/03/2024	10563	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- December 2024	-2,955.03
Bill Pmt -Check	12/03/2024	10564	Evgeny Krasinikov	Deposit for Upcoming Event of Vincent Powell Performance November 2024	-1,000.00
Bill Pmt -Check	12/03/2024	10565	First Response Medic Services	Mistletoe Market Dec 14-15, 2024	-1,440.00
Bill Pmt -Check	12/03/2024	10566	HD Supply Facilities Maintenance	Fido Baggies Pet Waste Bags November 2024	-4,199.70
Bill Pmt -Check	12/03/2024	10567	Metropolitan Landscape Managemen...	BALDWIN & Glover Parks - Landscape Repairs November 2024	-3,185.00
Bill Pmt -Check	12/03/2024	10568	Midtown Parks Conservancy	VOID: October 2024 - Reimbursement for Field Services Team for Legacy and New Impr	0.00
Bill Pmt -Check	12/03/2024	10569	One World Strategy Group LLC	Service & Improvement Plan November 2024	-3,956.25
Bill Pmt -Check	12/03/2024	10570	Perdue, Brandon, Fielder, Collins &...	09/27/2024 - 10/30/2024 Professional Services rendered in the collection of delinquen...	-1,755.73
Bill Pmt -Check	12/03/2024	10571	smc Logistics, LLC	Field Maintenance Services in Midtown - OCT 2024	-31,000.00
Bill Pmt -Check	12/03/2024	10572	Street Savvy	Traffic Barricades/Street Closures - November 2024	-1,100.00
Bill Pmt -Check	12/03/2024	10573	The Mistle Tones Holiday Carolers	Christmas Caroling Trio	-400.00
Bill Pmt -Check	12/03/2024	10574	Timmy Owl, LLC	Holiday Lego Build - December 2024	-1,000.00
Bill Pmt -Check	12/03/2024	10575	Thriving Botanicals, LLC	Christmas Decorations/Gifts - December 2024	-2,742.75
Bill Pmt -Check	12/03/2024	10576	Interactive Entertainment, LLC	Stilt Performers/Toy Soldiers November 2024	-1,100.00
Bill Pmt -Check	12/03/2024	10577	Styld Holiday Decor	Decorators Fee/Decorations/Craft- Mistletoe Market 2024	-865.00
Bill Pmt -Check	12/04/2024	10580	Midtown Parks Conservancy	Contingency Cost Reimbursement through 11/30	-90,725.28
Bill Pmt -Check	12/11/2024	10581	Big Events Poppin	Setup: Balloon Display - Parking Garage Entryway 50% Remaining balance	-737.50
Bill Pmt -Check	12/11/2024	10582	Casa Creative	Mistletoe Market December 2024	-8,500.00
Bill Pmt -Check	12/11/2024	10583	Daysi M. Bravo	Mistletoe Market December 2024	-1,170.00
Bill Pmt -Check	12/11/2024	10584	Evgeny Krasinikov	Balance for Upcoming Event of Vincent Powell Performance December 2024	-2,500.00
Bill Pmt -Check	12/11/2024	10585	Goode Technology Group, Inc.		-750.00
Bill Pmt -Check	12/11/2024	10586	Harris County Treasurer	Constable Services for 12.01.2024	-41,367.00
Bill Pmt -Check	12/11/2024	10587	Homegirl Island, LLC	Mistletoe Market December 2024	-3,000.00
Bill Pmt -Check	12/11/2024	10588	Houston Boychoir, Inc.	2024 Mistletoe Market December 15, 2024 " Live Performance Fee" Houston Boychoir	-500.00
Bill Pmt -Check	12/11/2024	10589	Interactive Entertainment, LLC	Stilt Performers/Toy Soldiers December 2024	-1,100.00
Bill Pmt -Check	12/11/2024	10590	KEVIN B GRIFFIN	2024 Mistletoe Market December 14, 2024 Live Performance Fee"	-500.00
Bill Pmt -Check	12/11/2024	10591	Midtown Redevelopment Authn		-22,066.38
Bill Pmt -Check	12/11/2024	10592	Ryan Hazen	Mistletoe Market December 2024	-1,000.00
Bill Pmt -Check	12/11/2024	10593	Stuart Adams	Stuart Adams Group Ft Laura Walls December 2024	-750.00
Bill Pmt -Check	12/11/2024	10594	Styld Holiday Decor	Decorators Fee/Decorations/Craft- Mistletoe Market 2024	-865.00
Bill Pmt -Check	12/11/2024	10595	The Ensemble Theatre	" Mistletoe Market Live Performance Fee"	-2,500.00
Bill Pmt -Check	12/11/2024	10596	Thriving Botanicals, LLC	Christmas Decorations/Gifts -December 2024	-2,742.75
Bill Pmt -Check	12/11/2024	10597	WASHAMERICA	Clean Up for Mistletoe Market 2024 at Midtown Park	-2,500.00
Bill Pmt -Check	12/11/2024	10598	Harris County Treasurer	Constable Services for 11.01.2025	-41,367.00
Bill Pmt -Check	12/11/2024	10599	Houston Events & Events, LLC	2024 Mistletoe Market Tents and Tent Accessories 50% Deposit	-11,576.22
Bill Pmt -Check	12/12/2024	10600	DJ MARI GOLDINGS		-7,720.00
Bill Pmt -Check	12/12/2024	10601	Eutimio Rodriguez	Mistletoe Market December 2024	-750.00
Bill Pmt -Check	12/12/2024	10602	Houston Chamber Ringers	Mistletoe Market December 2024	-500.00
Bill Pmt -Check	12/12/2024	10603	Houston Tents & Events, LLC	2024 Mistletoe Market Tents and Tent Accessories 50% Deposit	-11,576.21
Bill Pmt -Check	12/12/2024	10604	Morgan Carter	Mistletoe Market Photos December 2024	-1,000.00
Bill Pmt -Check	12/12/2024	10605	Rebecca Lowe, Inc	Mistletoe Market - Santa Car December 2024	-800.00
Bill Pmt -Check	12/12/2024	10606	Samantha Peterson	Mistletoe Market Cookies December 2024	-650.00
Bill Pmt -Check	12/12/2024	10607	Urban Paths Houston, LLC	Walks Art District/ Walks Experience in Arts October 2024	-3,500.00
Bill Pmt -Check	12/17/2024	10608	Always in Season Decorating Servi...	Public Safety Light Program--Oak Tree Lights - November 2024	-1,922.06
Bill Pmt -Check	12/17/2024	10609	BRACEWELL LLP		-34,168.75
Bill Pmt -Check	12/17/2024	10610	East End Management District		-1,493.28
Bill Pmt -Check	12/17/2024	10611	Goode Technology Group, Inc.	TECH work	-1,000.00
Bill Pmt -Check	12/17/2024	10612	HEWITT ELECTRIC	Fixture Package 16 Type A Fixtures, 22 Type D Fixtures November 2024	-42,000.00
Bill Pmt -Check	12/17/2024	10613	Jalisa Hurst	Mileage Reumbursement - Dec 2024	-42.36
Bill Pmt -Check	12/17/2024	10614	Medley Incorporated		-34,948.58
Bill Pmt -Check	12/17/2024	10615	Metropolitan Landscape Managemen...	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --NOVEMBER SERVICES 2...	-1,710.00
Bill Pmt -Check	12/17/2024	10616	Midtown Parks Conservancy	Reimbursement of landscaping and utility expenses for Metro Rail December 2024	-46,000.00
Bill Pmt -Check	12/17/2024	10617	Minor Design Group, Inc.	Design: Coffee with a Veteran 2024	-250.00
Bill Pmt -Check	12/17/2024	10618	One World Strategy Group LLC	Service & Improvement Plan December 2024	-3,956.25
Bill Pmt -Check	12/17/2024	10619	SEAL Security Solutions LLC		-59,842.30
Bill Pmt -Check	12/17/2024	10620	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {Nov 2024}}	-4,697.55
Bill Pmt -Check	12/17/2024	10621	smc Logistics, LLC		-33,867.50
Bill Pmt -Check	12/17/2024	10622	Surf and Turf Service	Emergency Work to Repair Gate Handle @ Glover Park October 2024	-925.00
Bill Pmt -Check	12/17/2024	10623	VISION	500 Business Cards - Chandler Snipe	-337.00
Bill Pmt -Check	12/18/2024	10624	Kynetta Moore	Event Management- Artist Hospitality, Food, Beverage, & Snacks Mistletoe Market 2024	-140.76
Bill Pmt -Check	12/18/2024	10625	Jeffrey E. Segura	Mistletoe Market 2024 Photography & Videography December 2024	-1,500.00
Bill Pmt -Check	12/18/2024	10626	FordMomentum LLC		-12,125.00
Bill Pmt -Check	12/18/2024	10627	Minor Design Group, Inc.	VOID: Concept: Mistletoe Market Add Ons December 2024	0.00
Bill Pmt -Check	12/27/2024	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} DEC 2024	-46.35
Bill Pmt -Check	12/27/2024	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} DEC 2024	-351.56
Bill Pmt -Check	12/27/2024	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} DEC 24	-73.51
Total 107600 - Texas Capital Operating x 2140					-872,085.62
Total 10000 - Operating Funds					-872,085.62
<b>TOTAL</b>					<b>-872,085.62</b>

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT

December 2024

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2024 TO 12/31/2024

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2024	0.1181	\$3,445,928.79	\$350,297.42	\$3,095,631.37	10%
2023	0.1181	\$3,333,212.40	\$3,291,118.91	\$42,093.49	99%
2022	0.1181	\$3,187,997.61	\$3,176,309.29	\$11,688.32	99%
2021	0.1181	\$3,025,174.04	\$3,017,971.51	\$7,202.53	99%
2020	0.1181	\$2,811,309.44	\$2,806,968.30	\$4,341.14	99%
2019	0.1181	\$2,581,831.38	\$2,578,658.29	\$3,173.09	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.15	\$72.58	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	214,726.17	350,297.42
2023 Assessment Collected	11,152.69	2,941,332.18
2022 Assessment Collected	911.23	-25,156.67
2021 Assessment Collected	0.00	-1,910.68
2020 Assessment Collected	0.00	-3,541.01
2019 Assessment Collected	0.00	-1,976.80
2018 Assessment Collected	0.00	631.78
2017 Assessment Collected	0.00	860.06
2016 Assessment Collected	0.00	518.25
2015 Assessment Collected	0.00	535.97
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	2,777.03	31,816.67
Overpayments	0.80	17,478.25
Estimated Payment	0.00	0.00
CAD Corrections	1.38	64.71
CAD Lawsuit Corrections	0.00	252,042.66
Collection Fees	2,968.46	20,824.23
<b>Total Revenue</b>	<b>232,537.76</b>	<b>3,583,817.02</b>

Overpayments & CAD Refunds Presented	3,098.66	271,665.32
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN 2015 - 2024

ASSESSED VALUE FOR 2020	2,412,168,193		
ASSESSED VALUE FOR 2021	2,569,002,752		
ASSESSED VALUE FOR 2022	2,699,404,931		
ASSESSED VALUE FOR 2023	2,822,364,404		
ASSESSED VALUE FOR 2024	2,917,805,864	UNCERTIFIED	573,607

Prepared by Equi-Tax Inc  
Collector For the District

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

**2024 TOP TEN ASSESSMENT PAYERS**

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

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	81 135 584 00 0001	2023	14,713.85
***COHEN JAY H	81 019 190 000 0006	2013 - 2023	6,782.80
**ROBINSON DORRIS	81 034 559 000 0001	2016 - 2023	4,087.24
CRIADO MINNIE F	81 120 532 000 0006	2012 - 2023	3,717.71
**WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42
** ANTWINE LINDA	81 003 086 000 0009	2009 - 2023	2,825.45
**BLOCKER NATHAN & MAGNOLIA H	81 104 588 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	81 127 887 000 0143	2021 - 2023	2,739.50
HONEY JAMES W	81 019 176 000 0009	2017 - 2023	2,710.19
MATA MARCIAL & DIANA	81 109 077 000 0006	2017 - 2023	2,094.17

\*\*\*Suit Filed

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

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

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

**ASSESSMENT PLAN PROJECTIONS**

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,979,095.84	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,220.73	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,118.78	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,797.66	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,658.29	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,968.30	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,017,971.51	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,176,309.29	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,291,118.91	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	350,297.42	
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

**2024 EXEMPTIONS**

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	113	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability		15,000	120,000
Disabled Veteran	23	Per Statute	2,299,684
Over 65 Detached Single Family	29	Totally Exempt	7,679,891

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

Jur 953

**Summary**

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

Settled

10,245,583,381	Original value of Settled accounts as of 11/01/2024
1,686	Number of Settled accounts as of 11/01/2024
1,078,580,809	Reduction in value of <b>Settled</b> accounts
<b>10.53%</b>	Average % reduction in value of <b>Settled</b> accounts

Unsettled

1,804,047,044	Original value of Unsettled accounts as of 11/01/2024
121	Number of Unsettled accounts as of 11/01/2024

0.1181 Tax rate per \$100 valuation

<b>\$224,292</b>	Estimated reduction in assessment on 121 Unsettled accounts, based on <b>10.53%</b> average
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**Midtown Management District  
Lawsuit and Arbitration Status Summary as of 11/01/2024**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Tax Year 2019</b>											
<b>Settled</b>											
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			90								
<b>Unsettled</b>											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-7249				0.00%		
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>3,115,440</b>								
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2022</b>											
<b>Settled</b>											
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$5,221.49	2022-66386	11/1/2024	3,900,000	\$615.59	11.79%	11/19/2024	12/30/2024
Tax Year 2022	0132700010001	2900 Milam Partners LTD	41,869,626	\$49,448.03	2022-51506	7/3/2024	35,600,000	\$7,404.43	14.97%	7/23/2024	8/27/2024
Tax Year 2022	0021780000001	Aim Marketing Services LLC	2,681,804	\$3,731.21	2022-61482	8/2/2024	2,450,000	\$273.76	8.64%	8/19/2024	9/26/2024
Tax Year 2022	1331360010001	Travis Street Plaza LP	5,997,229	\$1,982.75	2022-62537	7/3/2024	5,100,000	\$1,059.63	14.96%	7/23/2024	8/27/2024
Tax Year 2022	0132700040001	Pearl Midtown LTD	30,060,182	\$35,911.07	2022-51520	9/6/2024	25,750,000	\$5,090.32	14.34%	9/25/2024	10/30/2024
			1,685,070,286				1,504,329,749				
			286								
<b>Unsettled</b>											
Tax Year 2022	0191900000006	Cohen Jay H	16,400		2022-27072				#DIV/0!		
Tax Year 2022	1282740010001	TAG TBD LLC	4,790	\$5,659.32	2022-65874				0.00%		
Tax Year 2022	0190900000005	TND Investments LLC Inc	348,400	\$1,242.56	2022-68385				0.00%	Received	
Tax Year 2022	0130760120011	Current Owner	6,000	\$302.34	2022-01543				0.00%		
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>7,320,843</b>								
<b>Tax Year 2022</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>4</b>								
<b>Tax Year 2023</b>											
<b>Settled</b>											
Tax Year 2023	1211120010001	Ventana at Midtown 2021 LLC	56,789,589	\$59,640.50	2023-50419	7/3/2024	50,500,000	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000001	2505 Fannin Ltd	641,603	\$757.73	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000005	2505 Fannin Ltd	1,147,500	\$1,355.20	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0190350000006	2505 Fannin Ltd	2,472,627	\$2,920.17	2023-55480	8/14/2024	Nonsuited	\$0.00	0.00%	NA	NA
Tax Year 2023	0132700030001	McGowen Brazos Venture LTD	18,117,057	\$16,681.63	2023-53143	7/3/2024	15,589,560	Amount Due	0.00%	Received	NA
Tax Year 2023	0330340010001	McGowen Brazos Venture LTD	37,200,111	\$37,260.55	2023-53143	7/3/2024	33,500,000	Amount Due	0.00%	Received	NA
Tax Year 2023	1363360010001	McGowen Brazos Venture LTD	4,419,062	\$4,399.23	2023-53143	7/3/2024	3,700,000	\$29.53	0.67%	Received	7/29/2024
Tax Year 2023	1373900010001	3300 Main Project Owner LP	170,156,363	\$200,954.66	2023-53639	7/3/2024	110,000,000	\$71,044.66	35.35%	7/23/2024	8/27/2024
Tax Year 2023	1234150000001	VR Calais Holdings Limited Partners	79,205,174	\$93,541.31	2023-54044	7/3/2024	70,000,000	\$10,871.31	11.62%	7/23/2024	8/27/2024
Tax Year 2023	0060600000003	Hy Travis LLC	1,526,300	\$1,802.56	2023-55366	7/3/2024	1,400,000	\$149.16	8.27%	7/23/2024	8/27/2024
Tax Year 2023	0060610000008	Hy Travis LLC	4,169,058	\$4,923.66	2023-55366	7/3/2024	3,700,000	\$553.96	11.25%	7/23/2024	8/27/2024
Tax Year 2023	1274570010001	2009 CPT Community Owner LLC	37,879,043	\$44,735.15	2023-57913	7/3/2024	33,447,472	\$5,233.69	11.70%	8/7/2024	9/26/2024
Tax Year 2023	1221910010001	Trea SP IV Houston TX LLC	11,891,355	\$14,043.69	2023-71688	7/3/2024	10,200,000	\$1,997.49	14.22%	Received	7/29/2024
Tax Year 2023	0130800000005	Lynx Lane Terraces	762,927	\$901.02	2023-72004	7/3/2024	675,000	\$103.84	11.52%	7/23/2024	8/27/2024
Tax Year 2023	0130800000010	Lynx Lane Caroline LLC	457,417	\$504.21	2023-72004	7/3/2024	397,500	\$70.76	14.03%	7/23/2024	8/27/2024

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

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	013264000004	Tehuacana Partners Ltd	3,782,550	\$4,467.19	2023-72264	7/3/2024	3,300,000	\$569.89	12.76%	7/23/2024	8/27/2024
Tax Year 2023	022051000008	Bermac Arts LLC	2,765,046	\$3,265.52	2023-76163	7/3/2024	2,200,000	\$667.32	20.44%	7/23/2024	8/27/2024
Tax Year 2023	002152000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298	7/3/2024	1,721,000	\$764.78	27.34%	25.25(b)	8/27/2024
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890	\$1,946.16	2023-55956	7/3/2024	1,625,000	\$27.04	1.39%	Received	8/27/2024
Tax Year 2023	015233000002	Post Midtown Square Lp	85,133,359	\$100,542.50	2023-60237	8/2/2024	77,066,500	\$9,526.96	9.48%	Received	8/27/2024
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,335.00	2023-60237	8/2/2024	31,683,500	\$3,916.79	9.48%	Received	8/27/2024
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634	\$7,433.96	2023-61561	8/2/2024	6,175,000	\$141.28	1.90%	Received	8/27/2024
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511	\$8,176.67	2023-61587	8/2/2024	6,750,000	\$204.92	2.51%	Received	8/27/2024
Tax Year 2023	0190730000001	WWBD LP	4,936,278	\$5,829.74	2023-64183	8/2/2024	4,200,000	\$869.54	14.92%	8/19/2024	9/26/2024
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65171	8/2/2024	955,000	\$168.24	12.98%	8/19/2024	9/26/2024
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854	\$3,201.52	2023-68784	8/2/2024	2,450,000	\$308.07	9.62%	8/19/2024	9/26/2024
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100	8/2/2024	3,141,000	\$654.90	15.01%	8/19/2024	9/26/2024
Tax Year 2023	1372850010002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100	8/2/2024	980,000	\$198.61	14.65%	8/19/2024	9/26/2024
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,937	\$905.75	2023-6130	8/2/2024	745,000	\$25.91	2.86%	8/19/2024	9/26/2024
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644	\$8,990.53	2023-50543	11/1/2024	6,050,000	\$1,845.48	20.53%	11/19/2024	12/30/2024
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,075.01	2023-52649	9/6/2024	29,000,000	\$3,826.01	10.05%	9/25/2024	10/30/2024
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687	\$1,448.72	2023-53578	9/6/2024	950,000	\$326.77	22.56%	9/25/2024	10/30/2024
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207	\$5,076.61	2023-53578	9/6/2024	3,900,000	\$472.64	9.31%	9/25/2024	10/30/2024
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136	\$6,266.39	2023-54426	9/6/2024	4,500,000	\$911.89	14.65%	9/25/2024	10/30/2024
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406	\$94,327.60	2023-56011	10/4/2024	72,000,000	\$9,700.03	10.24%	Received	10/30/2024
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,422	\$1,966.88	2023-59188	9/6/2024	1,550,000	\$137.33	6.98%	9/25/2024	10/30/2024
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,529,936	\$10,056.83	2023-62136	9/6/2024	5,500,000	\$3,554.73	35.37%	9/25/2024	10/30/2024
Tax Year 2023	0250250000001	Boniuk Interests Ltd	98,677	\$4,250.64	2023-64924	9/6/2024	3,175,000	\$500.36	11.77%	9/25/2024	10/30/2024
Tax Year 2023	0330110000008	2416 Brazos LLC	1,327,115	\$1,628.11	2023-65463	9/6/2024	1,162,500	\$245.20	15.15%	9/25/2024	10/30/2024
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,433	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,334,954	\$2,639.48	2023-67445	9/6/2024	2,020,000	\$253.86	9.62%	9/25/2024	10/30/2024
Tax Year 2023	0190900000001	Bap 2800 LLC	925,500	\$1,109.55	2023-68907	9/6/2024	800,000	\$164.75	14.85%	9/25/2024	10/30/2024
Tax Year 2023	0220560000013	Smith Harry Leonard	199,447	\$249.43	2023-69893	10/4/2024	159,478	\$61.09	24.49%	10/24/2024	11/25/2024
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,347,403	\$1,585.38	2023-70692	9/6/2024	1,157,500	\$218.37	13.77%	9/25/2024	10/30/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,422,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	7,759,248	\$6,801.67	2023-52281	10/4/2024	4,300,000	\$1,723.37	25.34%	Received	10/30/2024
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711	10/4/2024	39,500,000	\$5,653.70	10.81%	10/22/2024	11/25/2024
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056	10/4/2024	1,400,000	\$214.10	11.46%	10/22/2024	11/25/2024
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518	11/1/2024	450,000	\$81.51	13.30%	11/19/2024	12/30/2024
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033	11/1/2024	995,000	\$182.49	13.44%	11/19/2024	12/30/2024
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624	11/1/2024	650,000	\$134.22	14.88%	11/19/2024	12/30/2024
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233	11/1/2024	725,000	\$61.30	6.68%	11/19/2024	12/30/2024
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.90	2023-84233	11/1/2024	520,000	\$20.78	3.27%	11/19/2024	12/30/2024
Tax Year 2023	0220530000005	Nanes Plaza LLC	817,120	\$965.02	2023-84764	11/1/2024	700,000	\$138.32	14.33%	11/19/2024	12/30/2024
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000	\$908.19	2023-86028	11/1/2024	755,000	\$16.53	1.82%	11/19/2024	12/30/2024
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028	11/1/2024	163,000	\$2.44	1.25%	11/19/2024	12/30/2024
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411	\$1,051.58	2023-50619				0.00%		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619				0.00%		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619				0.00%		
			1,353,298,945				1,146,342,921				
			165								

Unsettled



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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	019143000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	019090000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54937				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54942				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55151				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.23	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,185.57	2023-77446				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,423	\$1,280.52	2023-84738				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,904,496	\$5,851.06	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	50,652	\$886.32	2023-85807				0.00%		
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>391,549,956</b>								
<b>Tax Year 2023</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>38</b>								

**Tax Year 2024**

<b>Settled</b>											
Tax Year 2024	0250330000001	Travis Street Corner LLC	1,178,126		RBAE-000356	10/4/2024	1,650,000	NYB	0.00%		
Tax Year 2024	0220670000013	Phan Dao C & Muoi	1,079,379		RBAE-000991	10/4/2024	990,000	NYB	0.00%		
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868		RBAE-001078	10/4/2024			#DIV/0!		
Tax Year 2024	1290830010001	Ox Midtown LLC	4,088,154		RBAE-003193	10/4/2024	3,750,000	NYB	0.00%		
Tax Year 2024	0190390000007	Ox Midtown LLC	1,062,700		RBAE-003194	10/4/2024	1,000,000	NYB	0.00%		
Tax Year 2024	0152370000001	Smith St Office LLC	2,996,867		RBAE-004658	10/4/2024	2,905,000	NYB	0.00%		
Tax Year 2024	0152370000002	Smith St Office LLC	617,465		RBAE-004658	10/4/2024			#DIV/0!		
Tax Year 2024	0081910000001	2303 MT LLC	3,756,708		RBAE-006832	10/4/2024	3,500,000	NYB	0.00%		
Tax Year 2024	1448440010001	Fred & Soody Sharifi Partnership Ltd	3,921,042		RBAE-003986				#DIV/0!		
Tax Year 2024	0132220000011	Dennis Austin LLC	660,000		RBAE-005674				#DIV/0!		
Tax Year 2024	0190310000001	2602 Richmond LP	2,019,050		RBAE-006602				#DIV/0!		
Tax Year 2024	0132280000003	ATH Holdings LLC	1,653,286		RBAE-007883				#DIV/0!		
Tax Year 2024	0250010210002	4400 San Jacinto LLC	1,560,726		RBAE-009193				#DIV/0!		
Tax Year 2024	1385670010001	Smith Howard F III	4,305,892		RBAE-011413				#DIV/0!		
Tax Year 2024	1201320010001	George Thomas	374,916		RBAE-011906				#DIV/0!		
Tax Year 2024	0152420000014	2204 Interests Ltd	3,257,998		RBAE-012016				#DIV/0!		
<b>Tax Year 2024</b>	<b>Total</b>	<b>Settled Accounts, original &amp; settled value</b>	<b>33,719,177</b>				<b>13,795,000</b>				
<b>Tax Year 2024</b>	<b>Total</b>	<b>Settled Accounts, number of accounts</b>	<b>18</b>								

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
<b>Unsettled</b>											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208		2023-55523A				#DIV/0!		
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598		2024-34506				#DIV/0!		
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706		2024-47301				#DIV/0!		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212		2024-47307				#DIV/0!		
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845		2024-47361				#DIV/0!		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355		2024-47361				#DIV/0!		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459		2024-48766				#DIV/0!		
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496		2024-49611				#DIV/0!		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327		2024-49611				#DIV/0!		
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575		2024-49653				#DIV/0!		
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,315		2024-49725				#DIV/0!		
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225		2024-50320				#DIV/0!		
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,489,834		2024-50643				#DIV/0!		
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,733,831		2024-50643				#DIV/0!		
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,122,581		2024-50747				#DIV/0!		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963		2024-50819				#DIV/0!		
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	0250250000009	TV Prop LLC	342,606		2024-51000				#DIV/0!		
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,178		2024-51000				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,404,162		2024-51566				#DIV/0!		
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	76,724		2024-51566				#DIV/0!		
Tax Year 2024	0021380000013	Shepherd W M	5,443		2024-51748				#DIV/0!		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,871		2024-51748				#DIV/0!		
Tax Year 2024	0021390000011	Cars DB4 LP	1,150,500		2024-51748				#DIV/0!		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,721,131		2024-51748				#DIV/0!		
Tax Year 2024	0021560000007	Thomas Clayton O	1,331,836		2024-51748				#DIV/0!		
Tax Year 2024	0021750000006	Cars DB4 LP	921,200		2024-51748				#DIV/0!		
Tax Year 2024	0021750000008	Group I Realty Inc	21,500		2024-51748				#DIV/0!		
Tax Year 2024	0021750000016	Group I Realty Inc	763,750		2024-51748				#DIV/0!		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050		2024-51748				#DIV/0!		
Tax Year 2024	0021760000001	Golconda Venture	2,676,266		2024-51748				#DIV/0!		
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500		2024-51748				#DIV/0!		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731		2024-51748				#DIV/0!		
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793		2024-51748				#DIV/0!		
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860		2024-51748				#DIV/0!		
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910		2024-51748				#DIV/0!		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007		2024-51748				#DIV/0!		
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	6,382,864		2024-51835				#DIV/0!		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135		2024-52313				#DIV/0!		
Tax Year 2024	0060600000003	Hy Travis LLC	1,526,000		2024-52610				#DIV/0!		
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,466		2024-52610				#DIV/0!		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788		2024-52702				#DIV/0!		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381		2024-54180				#DIV/0!		

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302		2024-54180				#DIV/0!		
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645		2024-55049				#DIV/0!		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862		2024-55055				#DIV/0!		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402		2024-55069				#DIV/0!		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330		2024-55576				#DIV/0!		
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,057,331		2024-56416				#DIV/0!		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890		2024-57902				#DIV/0!		
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,294,676		2024-58950				#DIV/0!		
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588		2024-59002				#DIV/0!		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299		2024-59002				#DIV/0!		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000		2024-60628				#DIV/0!		
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000		2024-61227				#DIV/0!		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321		2024-61559				#DIV/0!		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875		2024-61583				#DIV/0!		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564		2024-61602				#DIV/0!		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940		2024-61637				#DIV/0!		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686		2024-61684				#DIV/0!		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61850				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812		2024-61853				#DIV/0!		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,000		2024-62092				#DIV/0!		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,400,557		2024-64864				#DIV/0!		
Tax Year 2024	1349300000001	2800 Main LLC	7,002,154		2024-64966				#DIV/0!		
Tax Year 2024	0021600000001	William Marsh Rice University	3,100,500		2024-65195				#DIV/0!		
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,000		2024-65934				#DIV/0!		
Tax Year 2024	0152330000002	Post Midtown Square LP	6,055,240		2024-67720				#DIV/0!		
Tax Year 2024	1310080010001	Post Midtown Square LP	35,000,863		2024-67720				#DIV/0!		
Tax Year 2024	0191460000007	H T Investment Corporation	2,410,000		RBAE-000353				#DIV/0!		
Tax Year 2024	1215900010010	Ozgul Merih & Ayse	590,005		RBAE-003360				#DIV/0!		
Tax Year 2024	1454010010001	2520 Caroline LLC	2,200,522		RBAE-005366				#DIV/0!		
Tax Year 2024	1249490010008	NIS Investments Incorporated	302,177		RBAE-005650				#DIV/0!		
Tax Year 2024	0190280000007	Dennis Austin LLC	513,812		RBAE-005672				#DIV/0!		
Tax Year 2024	0130800000005	Lynx Lane Terraces	787,579		RBAE-010172				#DIV/0!		
Tax Year 2024	0191820030013	Womack Gerald	302,500		RBAE-010266				#DIV/0!		
Tax Year 2024	1247680020003	Yates Maria	480,484		RBAE-010415				#DIV/0!		
Tax Year 2024	0250280000005	Alabama Center LLC	2,258,431		RBAE-011394				#DIV/0!		
Tax Year 2024	0190850000012	2808 Caroline LLC	4,920,409		RBAE-011605				#DIV/0!		
Tax Year 2024	0021520000009	1701 Webster Ltd	2,065,200		RBAE-012784				#DIV/0!		
Tax Year 2024	1224910010001	Nova Terranova LLC	1,680,000		RBAE-014195				#DIV/0!		
Tax Year 2024	1416790010001	West Ontario Management LLC	3,139,414		RBAE-014605				#DIV/0!		
Tax Year 2024	0190230000005	Conway Michael P Williams Michelle Y	978,916		RBAE-015064				#DIV/0!		
Tax Year 2024	0250230000005	401 Richmond LLC	1,389,953		RBAE-015614				#DIV/0!		
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,644,147		RBAE-015969				#DIV/0!		
Tax Year 2024	0132670000003	Greatland Investment Inc	712,144		RBAE-016130				#DIV/0!		
Tax Year 2024	0021510000007	Webster-Chenevert Ltd	2,406,862		RBAE-016265				#DIV/0!		
Tax Year 2024	0021520000003	Webster-Chenevert Ltd	660,000		RBAE-016269				#DIV/0!		
Tax Year 2024	0021520000014	1701 Webster Ltd	1,872,920		RBAE-016272				#DIV/0!		

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

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000		RBAE-016274				#DIV/0!		
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,402,230,803</b>								
<b>Tax Year 2024</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>93</b>								

**Cumulative**

**Settled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	10,245,583,381				9,167,002,572
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	1,686				

**Unsettled**

<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	1,804,047,044
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	121

**Color Legend**

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

**Abbreviations**

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

DRAFT

**CERTIFICATE FOR RESOLUTION**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS                   §

I, the undersigned officer of the Board of Directors of Midtown Management District, hereby certify as follows:

1. The Board of Directors of the Midtown Management District convened in regular session on the 8<sup>th</sup> day of January 2025, and the roll was called of the duly constituted officers and members of the Board to-wit:

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

and all of said persons were present, except directors \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION REGARDING ANNUAL REVIEW  
OF SECOND AMENDED AND RESTATED INVESTMENT POLICY  
AND LIST OF AUTHORIZED QUALIFIED BROKERS OF  
THE MIDTOWN MANAGEMENT DISTRICT**

was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the 8<sup>th</sup> day of January, 2025.

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Secretary, Board of Directors

(SEAL)

DRAFT

**RESOLUTION REGARDING ANNUAL REVIEW  
OF SECOND AMENDED AND RESTATED INVESTMENT POLICY AND LIST OF  
AUTHORIZED QUALIFIED BROKERS OF  
THE MIDTOWN MANAGEMENT DISTRICT**

WHEREAS, the Midtown Management District (the "District") is 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.

WHEREAS, the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, requires the Board of Directors of the District (the "Board") to, at least annually, review its Investment Policy; and

WHEREAS, the Board has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy pursuant to Section 2256.005, *et seq.*, Texas Government Code, as amended; and

WHEREAS, the Board has also convened on this date to conduct the District's annual review of its list of qualified brokers that are authorized to engage in investment transactions with the District, pursuant to Section 2256.025, Texas Government Code, as amended; and

WHEREAS, for purposes of the District's participation in the Local Government Investment Cooperative ("LOGIC") and the TEXSTAR Short Term Asset Reserve Fund ("TexSTAR") investment pools, the Board desires to confirm that, in accordance with the provisions of Section 3.04 of the Second Amended Investment Policy, with regard to the District's investment accounts held with LOGIC and TexSTAR (collectively, the "District's TexSTAR and LOGIC Accounts"), the District's accountant is designated as an "Authorized Representative" of the District's with full power to take all actions associated with the District's TexSTAR and LOGIC Accounts;

WHEREAS, the District has determined not to amend its Second Amended and Restated Investment Policy, adopted on December 6, 2017; and

WHEREAS, the District's Second Amended and Restated Investment Policy has attached thereto as **Exhibit A**, a list of qualified broker/dealers that are authorized to engage in investment transactions with the District; and

WHEREAS, on December 2, 2020, the Board voted to replace such **Exhibit A**, with **Exhibit A-III**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, on December 7, 2022, the Board voted to replace such **Exhibit A-III**, with **Exhibit A-IV**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, on December 6, 2023, the Board voted to replace such **Exhibit A-IV** with **Exhibit A-V**, which contained a revised list of qualified brokers that were authorized to engage in investment transactions with the District; and

WHEREAS, the Board now desires to replace such **Exhibit A-V** with **Exhibit A-VI**, attached hereto which contains a revised list of qualified brokers that are authorized to engage in investment transactions with the District.

Now Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT THAT:

**Section 1.** The Board hereby conducted the annual review of the District's Second Amended and Restated Investment Policy, adopted on December 6, 2017, (a copy of which is attached hereto as **Exhibit I**) and confirms that such investment policy shall remain in effect until modified by action of the Board.

**Section 2.** The Board hereby adopts the amended list of qualified brokers, originally attached as **Exhibit A** (as amended and replaced by Exhibits A-III, A-IV and A-V) to the Second Amended and Restated Investment Policy, (a copy of which is attached hereto as **Exhibit I**), and confirms that same shall be in effect until modified by action of the Board. Further, the Board hereby authorizes and directs that the previous **Exhibit A** (as amended and replaced by Exhibits A-III, A-IV and A-V) to the Second Amended and Restated Investment Policy, be hereby replaced with **Exhibit A-VI**.

**Section 3.** The Board hereby confirms that, for purposes of the District's participation in the LOGIC and TexSTAR investment pools, in accordance with the provisions of Section 3.04 of the Second Amended Investment Policy, the District's accountant, Melissa Morton, CPA of The Morton Accounting Services is designated as an "Authorized Representative" of the District with full power to take all actions associated with the District's LOGIC and TexSTAR Accounts, including (i) submittal of documents associated with such accounts; (ii) depositing and withdrawing money from such accounts; (iii) agreeing to terms of use for the website for online transactions associated with such accounts; and (iv) taking all other actions deemed necessary or appropriate for the investment of the District's funds.

**Section 4.** The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board.

*[Signature page follows]*



PASSED AND APPROVED this 8<sup>h</sup> day of January 2025.

---

Jeanette Criglar  
Chair, Board of Directors

ATTEST:

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Desmond Bertrand-Pitts  
Secretary

(SEAL)

DRAFT

**EXHIBIT I**

**SECOND AMENDED AND RESTATED INVESTMENT POLICY**

**OF**

**MIDTOWN MANAGEMENT DISTRICT**

*(See Attached)*

DRAFT

## SECOND AMENDED AND RESTATED INVESTMENT POLICY

This Amended and Restated Investment Policy (this “Policy”) is adopted by the Board of Directors of Midtown Management District (the “District”) pursuant to Chapter 2256 of the Texas Government Code, and is made effective as of the date set forth on the signature page hereof.

### ARTICLE I PURPOSE

#### Section 1.01. Purpose.

This Policy with respect to District investments has been adopted to establish the principles and criteria by which the funds of the District should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of funds of local government corporations (the “Investment Laws”). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the District’s funds: Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Chapter 404.101 et seq., Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the District’s funds and require the District to adopt rules to ensure the investment of District funds in accordance with such laws. This Policy will specify the scope of authority of District Officials who are responsible for the investment of District funds.

### ARTICLE II DEFINITIONS

#### Section 2.01. Definitions.

Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- (a) “Authorized Collateral” means any means or method of securing the deposit of District funds authorized by Chapter 2257, Texas Government Code.
- (b) “Authorized Investment” means any security which the District is authorized to invest under Chapter 2256, Texas Government Code.
- (c) “Board” means the Board of Directors of the District.
- (d) “Collateral” means any means or method of securing the deposit of District funds under Article IV hereof.
- (e) “Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.
- (f) “Director” means a person appointed to serve on the Board of Directors of the District.

(g) “District Officials” means the Investment Officer, District Directors, officers, Employees, and persons and business entities engaged in handling the investment of District funds.

(h) “Employee” means any person employed by the District, but does not include independent contractors or professionals hired by the District as outside consultants, such as the District’s accountant, financial advisor or general counsel.

(i) “FDIC” means the Federal Deposit Insurance Corporation or any successor entity.

(j) “Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

(k) “Investment Officer(s)” means the Director(s) or Employee(s) of the District (or the employee of an investing entity with whom the District has contracted to invest its funds) appointed from time to time by the Board to invest and reinvest the funds of the District held in its various accounts.

(l) “NCUSIF” means the National Credit Union Share Insurance Fund managed by the National Credit Union Administration, or any successor entity.

ARTICLE III  
INVESTMENT OFFICER

Section 3.01. Investment Officer.

From time to time, the District shall appoint one or more of its Directors or Employees to serve as Investment Officer(s) to handle the investment of District funds. The Investment Officer(s) shall be responsible for investing District funds in accordance with this Policy. The Investment Officer(s) shall invest the District’s funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the objectives set forth in Section 7.01 hereof.

Section 3.02. Training.

The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Act.

Section 3.03. Reporting by the Investment Officer and District Officials.

Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and District Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the District for the preceding reporting period. The report must (1) describe in detail the investment position of the District on the date of the report; (2) be prepared jointly by all the Investment Officers of the District, if the District appoints more than one; (3) be signed by all Investment Officers and District Officials who prepare the report; (4) contain a summary statement of each pooled fund group that states the beginning market value

for the reporting period, ending market value for the period, and fully accrued interest for the reporting period; (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested; (6) state the maturity date of each separately invested asset that has a maturity date; (7) state the District fund for which each individual investment was acquired; and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer.

The Board hereby authorizes and directs the District's Accountant and any other District Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his/her duties, including but not limited to the following:

1. Presenting a copy of this Policy to any person or business organization seeking to sell an investment to the District and obtaining the necessary written certification from such seller referred to in this section;
2. Handling investment transactions;
3. Preparing and submitting to the Board the written report of all investment transactions for the District as required by this section;
4. Researching investment options and opportunities;
5. Obtaining written depository pledge agreements as required herein;
6. Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged Collateral; and
7. Reviewing the market value of the District's investments and of the Collateral pledged to secure the District's funds.

ARTICLE IV  
PROCEDURES FOR INVESTMENT OF DISTRICT MONIES

Section 4.01. Qualified Broker/Dealers.

The Board hereby adopts the list of broker/dealers attached hereto as **Exhibit A**, as the qualified broker/dealers with whom the District may engage in investment transactions. In addition to annual review and adoption of such list each year pursuant to the adoption of this Policy, the Board may, by written resolution, revise, amend or supplement such list of qualified broker/dealers.

As authorized in the Investment Act, the Board hereby designates the Executive Director of the District and one other member of the Board as the "designated investment committee" (the "Designated Investment Committee"). The Designated Investment Committee shall, at its discretion, approve any successors or assigns of those certain broker/dealers listed in **Exhibit A** hereto.

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the District.

The Investment Officer(s) and the District Officials shall disclose in writing (a) any “personal business relationship” with a business organization offering to engage in an investment transaction with the District and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the District, as required by the Investment Act. The existence of a “personal business relationship” shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03. Certifications from Sellers of Investments.

The Investment Officer(s) or the District Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the District and obtain a certificate stating that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the District and shall state that the potential seller has received and reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the District that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District’s entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the District Officials shall purchase or make an investment from a potential seller that has not delivered to the District this required certification. A form of certificate acceptable to the District is attached hereto as **Exhibit B**.

Section 4.04. Solicitation of Bids for Certificates of Deposit.

Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis.

All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all District investments and for all Collateral pledged to secure District funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral.

The Investment Officer(s), with the help of such District Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of District funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

- (a) Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.

(b) Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.

(c) Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:

(1) the lower of two bids obtained from securities broker/dealers for such security;

(2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;

(3) the bid price published by any nationally recognized security pricing service; or

(4) the market value quoted by the seller of the security or the owner of such Collateral.

(d) Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Change in Investments.

Consistent with Section 2256.021 of the Investment Act, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256, Texas Government Code, as amended, such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within 30 days of the investment's failure to maintain its required minimum rating.

ARTICLE V  
PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

A. All funds of the District shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by bond resolutions or trust indentures of the District and applicable state law or federal tax law, including the Investment Laws.

B. The Board, by separate resolution, may provide that the District's Executive Director or Investment Officer may withdraw or transfer funds from and to accounts of the District only in compliance with this Policy.

C. No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Assessment Revenue Fund, each Reserve Fund, and in the Operating Fund shall not be commingled or pooled for purposes of investment.

Section 5.02. Policy of Securing Deposits of District Funds -- Applicable to All Deposited District Funds.

A. The District recognizes that FDIC or NCUSIF (or their respective successors) insurance is available for District funds deposited at any one Texas Financial Institution (including branch banks) only up to a maximum of \$250,000 (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders. It is the policy of the District that all deposited funds in each of the District's accounts shall be insured by the FDIC or NCUSIF, or their respective successors, and to the extent the deposit surpasses the FDIC or NCUSIF Deposit Insurance Coverage limit at any given time, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.

B. If it is necessary for the District's depositories to pledge Collateral to secure the District's deposits, (1) the Collateral pledge agreement must be in writing, (2) the Collateral pledge agreement must be approved by the depository's board of directors or loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide the Investment Officer or District Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the District. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any District funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and District Officials to proceed diligently to have such agreement approved and documented to assure protection of the District's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the District's Executive Director shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC or NCUSIF insurance levels.

C. Collateral pledged by a depository shall be held in safekeeping at an independent third-party institution, and the District's administrator or Investment Officer shall obtain safekeeping receipts from the Texas financial institution or the safe-keeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the District. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's or NCUSIF's, or their successor's, insurance limits or the market value of the Collateral pledged as security for the District's deposits. It shall be acceptable for the District's administrator or Investment Officer to periodically receive interest on deposits to be deposited to the credit of the District if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of the Board that there be no sharing, splitting or cotenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the



Investment Officer and District Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The District's Executive Director or Investment officer shall monitor the pledged Collateral to assure that it is pledged only to the District, review the fair market value of the Collateral to ensure that the District's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

D. The District's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured by the pledge of any of the following:

1. Surety bonds;
2. An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
3. A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues **and** (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Texas Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
4. A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;
5. A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act;
6. A letter of credit issued by a federal home loan bank; or
7. A security in which a public entity may invest under the Investment Act. As of the date of this Policy, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:

a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;

b. Direct obligations of the State of Texas or its agencies and instrumentalities;

c. Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

d. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and

instrumentalities, including obligations that are fully guaranteed or insured by the FDIC, NCUSIF or by the explicit full faith and credit of the United States;

e. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

f. Certificates of deposit issued by a depository institution that has its main office or a branch office in the State of Texas that are (i) guaranteed by the FDIC or its successor or the NCUSIF or its successor, (ii) secured by the obligations in which the District may invest under the Investment Act, or (iii) secured in any other manner and amount provided by law for deposits of the District;

g. Certificates of deposit made in accordance with the following conditions: (i) a broker that has its main office or a branch office in this state and is selected from a list adopted by the District; (ii) the funds are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the District; (iii) the broker or the depository institution selected by the District under clause (ii) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District; (iv) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (v) the depository institution selected by the District under clause (ii), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-2 (17 C.F.R. Section 240.15c3-2) acts as custodian for the District with respect to the certificates of deposit issued for the account of the District;

h. Repurchase agreements that comply with the Investment Act;

i. Bankers' acceptances that comply with the Investment Act;

j. Commercial paper that complies with the Investment Act;

k. No-load money market mutual funds that comply with the Investment Act;

l. No-load mutual funds that comply with the Investment Act; and

m. Guaranteed investment contracts that comply with the Investment Act.

E. Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the District under the Investment Act:

- a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- b. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- c. Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Section 5.02.D.4 and 5.02.D.5 above; or
- d. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03. Diversification.

The Investment Officer may invest up to 100% of the funds of the District in any investment instrument authorized in this Policy.

ARTICLE VI  
AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments

Unless specifically prohibited by law or elsewhere by this Policy, District monies in any of its fund groups may be invested and reinvested only in investments under the Investment Act:

- 1. Obligations, including letters of credit, of the United States or its agencies and instrumentalities including the Federal Home Loan Banks;
- 2. Direct obligations of the State of Texas or its agencies and instrumentalities;
- 3. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- 4. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities;
- 5. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- 6. Bonds issued, assumed, or guaranteed by the State of Israel;
- 7. Interest-bearing banking deposits that are guaranteed or insured by:
  - a. The Federal Deposit Insurance Corporation or its successor; or

b. The National Credit Union Share Insurance Fund or its successor;

8. Interest-bearing banking deposits other than those described by Subsection 7 if:

a. The funds invested in the banking deposits are invested through (i) a broker with a main office or branch in this state and is selected from a list adopted by the District, or (ii) a depository institution with a main office or branch office in this state that the District selects;

b. The broker or depository institution selected as described by Subsection (a) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the District's account;

c. The full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and

d. The District appoints as the District's custodian of the banking deposits issued for the District's account: (i) the depository institution selected as described by Subsection (1); (ii) an entity described by Section 2257.041(d) of the Texas Government Code, as amended; or (iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3.

9. Certificates of deposit issued by a depository institution that has its main or a branch office in the State of Texas and that are (i) guaranteed by the FDIC or its successor or the NCUSIF or its successor, (ii) secured by the obligations in which the District may invest under the Investment Act, or (iii) secured in any other manner and amount provided by law for deposits of the District;

10. Certificates of deposit made in accordance with the following conditions: (i) a broker that has its main office or a branch office in this state and is selected from a list adopted by the District; (ii) the funds are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and that is selected by the District; (iii) the broker or the depository institution selected by the District under clause (i) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District; (iv) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (v) the depository institution selected by the District under clause (ii), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3-3 (17C.F.R. Section 240.15c3-3) acts as custodian for the District with respect to the certificates of deposit issued for the account of the District;

11. Repurchase agreements that comply with the Investment Act;
  12. Bankers' acceptances that comply with the Investment Act;
  13. Commercial paper that complies with the Investment Act;
  14. No-load money market mutual funds that comply with the Investment Act;
- and
15. No-load mutual funds that comply with the Investment Act;
  16. Investment Pools which meet the requirements set forth in Section 2256.016 and Section 2256.019 of the Texas Government Code, as amended and which are specifically authorized by a resolution that is approved by the Board; and
  17. With respect to bond proceeds, guaranteed investment contracts that comply with the Investment Act.

Section 6.02. Prohibited Investments.

Notwithstanding anything to the contrary stated herein, no funds of the District may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IO's);
2. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
4. Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

Section 6.03. Investment of Funds Related to District.

Anything in this Policy to the contrary notwithstanding, to the extent that any funds are held by a trustee under a trust indenture relating to the District's debt, such funds may be invested as provided by the resolution authorizing the issuance of the bonds or the related trust indenture.

ARTICLE VII  
INVESTMENT STRATEGIES

Section 7.01. Strategy Applicable to All Funds.

The District's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

1. Understanding of the suitability of the investment to the financial requirements of the District;
2. Preservation and safety of principal;
3. Liquidity;
4. Marketability of the investment if the need arises to liquidate the investment before maturity;
5. Diversification of the investment portfolio; and
6. Yield.

Section 7.02. Investment Strategy for the Operating Fund.

Funds in the Operating Fund shall be invested to meet the operating and cash flow requirements of the District as determined by the annual operating budget adopted by the Board. Operating funds shall not be invested for longer than three (3) years.

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Section 7.03. Investment Strategy for the Assessment Reserve Fund.

Funds in the Assessment Reserve Fund shall be invested to meet the operating and cash flow requirements of the District as determined by the annual operating budget adopted by the Board. Assessment Reserve Funds shall not be invested for longer than three (3) years.

ARTICLE VIII  
MISCELLANEOUS

Section 8.01. Annual Review.

The District shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause.

This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of District Funds.

Section 8.03. Open Meeting.

The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place readily accessible and convenient to the public within the boundaries of the District and on a bulletin board located at a place convenient to the public in Harris County, Texas for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

Adopted the 6<sup>th</sup> day of December, 2017.

Reviewed and confirmed on the 5<sup>th</sup> day of December, 2018.  
Reviewed and confirmed on the 4<sup>th</sup> day of December, 2019.  
Reviewed and confirmed on the 2<sup>nd</sup> day of December, 2020.  
Reviewed and confirmed on the 1<sup>st</sup> day of December, 2021.  
Reviewed and confirmed on the 7<sup>th</sup> day of December, 2022.  
Reviewed and confirmed on the 6<sup>th</sup> day of December, 2023.  
Reviewed and confirmed on the 8<sup>th</sup> day of January, 2025.

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Darcy John Lefsrud

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Erika Garcia

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Gloria Haney

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Debbie Tyler Dillard

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Vacant

---

Edmund Reybitz

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Vacant

---

Marylene Chan

---

Ryan M. LeVasseur

---

Christopher Johnston

---

Maggie Segrich

---

Jeanette Criglar

---

Desmond Bertrand-Pitts

---

Kelly Young

---

Lewis Goldstein

---

Vacant

---

J. Allen Douglas



## EXHIBIT A-VI

### LIST OF AUTHORIZED QUALIFIED BROKERS

1. Amegy Bank National Association
2. American First National Bank
3. Bank of America Corporation
4. Bank of America National Association
5. Bank of Houston
6. Bank of Texas (BOKF, National Association)
7. BBVA Compass Bank
8. Beal Bank, SSB
9. BOKF Financial
10. Capital Bank, N.A.
11. Capital One National Association
12. Capital Markets Groups Inc.
13. Cathay Bank
14. Central Bank
15. Chase Investments Services Corp
16. Chasewood Bank
17. Citibank, National Association
18. City Bank
19. Comerica Bank
20. Commercial State Bank
21. Community Bank of Texas, N.A.
22. CUNA
23. East West Bank
24. Edward Jones Investments
25. Encore Bank National Association
26. Enterprise Bank and Trust Company
27. FirstBank & Trust Company
28. First Bank of Missouri City
29. First Bank of Texas
30. First Community Bank, N.A.
31. First Citizens Bank
32. First-Citizens Bank & Trust Company
33. *Intentionally Deleted*
34. *Intentionally Deleted*
35. First National Bank Texas
36. First National Bank Bastrop
37. Frost Bank
38. Golden Bank, National Association
39. Green Bank National Association
40. Guaranty Bank and Trust
41. Hilltop Securities
42. Houston Community Bank National Association
43. Icon Bank of Texas, National Association
44. Independence Bank National Association
45. Integrity Bank, SSB
46. International Bank of Commerce

47. Invesco National Trust Company
48. JPMorgan Chase Bank
49. J.P. Morgan Securities, LLC
50. Legacy Texas Bank
51. Legg Mason, Inc.
52. Liberty Bank and Trust Company
53. Logic Investment
54. Lone Star Bank
55. Lone Star Investment Pool
56. Masterson Advisors
57. Memorial City Bank
58. Mercantil Commerce Bank, National Association
59. Merchants Bank
60. Metro Bank National Association
61. MidSouth Bank, National Association
62. Moody National Bank
63. Morgan Keegan, Inc.
64. Morgan Stanley
65. NewFirst National Bank
66. Northern Trust, National Association
67. Omnibanc National Association
68. Patriot Bank
69. Plains State Bank
70. PNC Bank, National Association
71. Preferred Bank
72. Prime Way Federal Credit Union
73. Prosperity Bank
74. Regions Bank
75. Security State Bank
76. Southwestern National Bank
77. Spirit of Texas Bank
78. State Bank of Texas
79. Stellar Bank
80. State Street Bank and Trust
81. Texan Bank
82. Texas Capital Bank, National Association
83. Texas Citizens Bank, National Association
84. Texas CLASS Bank
85. Texas First Bank
86. Texas Gulf Bank, National Association
87. Texas State Bank
88. TexPool/TexPool Prime
89. TexSTAR Investment Pool
90. The Bank of River Oaks
91. Trustmark National Bank
92. Tri-Star Financial
93. UBS Financial Services Inc.
94. US Bank National Association
95. Unity National Bank of Houston
96. Vista Bank Texas

- 97. Wallis State Bank
- 98. Wells Fargo Advisors, LLC
- 99. Wells Fargo Bank South Central, National Association
- 100. Wells Fargo Bank, National Association
- 101. Whitney Bank
- 102. WoodForest National Bank

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**Exhibit B**

**CERTIFICATE OF COMPLIANCE FROM SELLERS OF INVESTMENTS  
AS REQUIRED BY THE PUBLIC FUNDS INVESTMENT ACT**

To: Midtown Management District (the "District")

From: \_\_\_\_\_

\_\_\_\_\_  
[Name of the person offering or the  
"qualified representative of the  
business organization" offering to  
engage in an investment transaction  
with the District]

\_\_\_\_\_  
[Office such person holds]

of: \_\_\_\_\_ (the "Business Organization")  
[name of financial institution, business organization or investment pool]

Date: \_\_\_\_\_, 20\_\_\_\_

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am an individual offering to enter into an investment transaction with the District or a "qualified representative" of the Business Organization offering to enter an investment transaction with the District, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Investment Act"), and that I meet all requirements under such act to sign this Certificate.
2. I or the Business Organization, as applicable, anticipate selling to the District investments (the "Investments") that comply with the Investment Act and the District's Investment Policy as amended and restated last on December 6, 2017 (collectively, the "Investment Policy").
3. I or a registered investment professional that services the District's account, as applicable, have received and reviewed the Investment Policy, which the District has represented is the complete Investment Policy of the District now in full force and effect. The District has further acknowledged that I or the Business Organization, as applicable, may rely upon the Investment Policy until the District provides me or the Business Organization, as applicable, with any amendments to or any newly adopted form of the Investment Policy.
4. I or the Business Organization, as applicable, have/has implemented reasonable procedures and controls in an effort to preclude investment transactions between

the District and me or the Business Organization, as applicable, that are not authorized by the Investment Policy, except to the extent that this authorization is dependent upon an analysis of the District's entire portfolio or requires an interpretation of subjective investment standards.

- 5. I or the Business Organization, as applicable, have/has reviewed or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the District and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act and (ii) each of the Investments is an authorized investment under the Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of District monies to be invested in the Investments exceeds or in any way violates the Investment Policy.
- 6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
- 7. The Business Organization has attached hereto for return to the District, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

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By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## SECURITY SERVICES CONTRACT

This SECURITY SERVICES CONTRACT (this "Contract") is entered into as of January 1<sup>st</sup>, 2025 (the "Commencement Date"), between **S.E.A.L. Security Solutions, LLC** (the "Contractor"), and Midtown Management District, a municipal management district within The City of Houston (the "District") (hereinafter the Contractor and the District may be referred to collectively as the "Parties").

Whereas, the Contractor employs licensed security officers who provide services to various political subdivisions of the State of Texas; and

Whereas, the District by and through its Board of Directors (the "Board") wishes to contract with Contractor to provide the licensed security officers it has determined are required to provide security services and there by protect the District's property;

NOW, THEREFORE, in consideration of the forgoing, the parties herby agree as follows:

### 1. **SCOPE OF SERVICES.**

The Contractor shall perform the security services described in **Schedule A**, attached hereto and incorporated herein by reference (the "Services") within the District in accordance with this Contract and all post orders or other written guidelines agreed upon by District and Contractor in writing. The District has specified the nature, type and degree of, and hours for, the services to be provided by Contractor for the purpose of carrying out the terms and conditions of this Contract.

### 2. **BILLING: PAYMENT**

- (a) The District shall pay the Contractor for the Services as specified in **Schedule A**. The rates contained in **Schedule A** shall become effective as of the Commencement Date and shall remain in force for one year thereafter. The District will not be charged sales taxes or any other tax on the performance of this Contract; as a political subdivision, it is tax exempt (EXEMPTION CERTIFICATE REQUIRED).
- (b) The District agrees to pay holiday rates for the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- (c) Overtime other than holidays is not authorized. Overtime referring to any hours over contracted hours. Overtime may be paid upon written request by the District's Public Safety Coordinator, or for emergencies requiring officers to remain on post beyond scheduled shifts, subject to approval thereof by the Public Safety Coordinator and/or Director of Operation of Strategic Planning. The District agrees to pay overtime rates, based on contract billing rates found in **Schedule A**.

- (d) Contracted hours will include drive time not to exceed 30 minutes each way
- (e) Fuel Surcharge Clauses: A fuel surcharge totaling 3% of the District's monthly invoice amount will be added for each 50 Cent increment that fuel (gasoline (87)) rises above \$4.00 per gallon (monthly average). Fuel pricing information will be obtained from AAA's Fuel Gage Report and based on the monthly average for the Houston, TX metro area.
- (f) Credit Card Payment Surcharge Clause: A convenience fee of 3% will be applied to the total for all payments when paid by Credit Card.
- (g) Contractor will invoice District monthly for the Services performed. All invoices must be received by the 5th of each month and will be paid on the 10<sup>th</sup> of the succeeding month. Payments not received by Contractor within 30 days from the date of the invoice shall accrue interest at the rate provided in Sec. 2251.025, Texas Government Code.
- (h) If District contracts with a Third-Party Compliance, Risk Management vendor, the District shall pay all third-party fees, costs, expenses and assessments in connection with such services.

**3. TERM: TERMINATION: RENEWAL.** The initial term of this Contract shall be for one year beginning on the Commencement Date. The Contract will automatically renew annually unless otherwise terminated. The Contract may be terminated:

- (a) by Contractor if the District fails to make payments as required herein, which remain unpaid three business days after notice of such past due amount;
- (b) by either Party effective 30 days from the receipt of written notice to the other of the intent to terminate the contract.
- (c) by the District upon the default by the Contractor in the performance of its obligations under the Contract.

**4. DUTIES OF SECURITY OFFICERS.** Contractor's security officers assigned to the Services will perform the Services set forth in the Contract. The security officers will perform the duties assigned to them in accordance with **Schedule A** and any applicable written post orders or guidelines but shall be under the sole control and direction of the Contractor. The security officers, while on duty, shall wear uniforms, present a neat and orderly appearance, and shall perform their duties in a courteous and respectful manner.

**5. INSURANCE AND INDEMNITY.** Before commencing any work hereunder, Contractor shall furnish certificates of its insurance and copies of any required endorsements to the District evidencing the following insurance coverage, which coverage shall be maintained throughout the

term of this Contract. Certified copies of each policy shall be furnished to the District upon the District's request. Contractor shall not violate or knowingly permit to be violated any condition of the insurance policies required by this Contract. Nothing contained in this Section shall limit or waive Contractor's legal or contractual responsibilities to the District or others. Cancellation or expiration of any of said insurance policies shall not preclude the District from recovery thereunder for any liability arising under this Contract.

Contractor shall obtain the following insurance from companies having a Best's rating of B+/VII or better and licensed to transact business in the State of Texas:

- A. Workers' Compensation Insurance covering liability arising out of Contractor's employment of workers and anyone for whom the employer may be liable for workers' compensation claims at limits as imposed by statute. Workers' compensation insurance is required, and no alternative forms of insurance shall be permitted.
- B. Employer's Liability Insurance with limits of not less than \$1,000,000.
- C. Commercial General Liability Insurance with limits not less than:
  - i. Each occurrence - \$1,000,000
  - ii. General aggregate - \$3,000,000
  - iii. Personal & Advertising liability - \$1,000,000
  - iv. Additional Umbrella - \$3,000,000
- D. Comprehensive Automobile Liability Insurance with limits not less than \$1,000,000 (combined)

Contractor's insurance shall include the following endorsements:

- A. The District and the District's agents and employees shall be added as additional insureds to all coverage required under this Contract for all liability, including ongoing and completed operations, arising out of Contractor's work under this Contract, except for workers' compensation insurance, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).
- B. All required insurance shall be endorsed to provide that coverages afforded under the policy will not be canceled or modified without at least seven days prior written notice to the District. Renewal certificates shall be provided at least 30 days prior to the termination date of the current certificates of insurance during the term of this Contract.



- C. Inasmuch as District and Contractor intend that all of Contractor's insured loss and liabilities fall upon Contractor's insurers, without recourse against District, Contractor agrees to cause all of its policies of insurance maintained in force or procured by Contractor to provide, if necessary, by endorsement, that each such insurer fully waives subrogation against the District and its agents and employees.
- D. All of the aforesaid policies shall be endorsed to provide that the coverage provided to the District as an additional insured will be on a primary basis, and not in excess of other insurance coverage available to the District, and that neither Contractor nor its insurer will seek contribution or recovery from the District or such other insurance available to the District.
- E. Contractor shall cause its subcontractors, including all persons hired by Contractor who are not Contractor's employees, who perform any part of the work hereunder, to be added as additional insureds to all coverage required under this Contract, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).

**TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE DISTRICT AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS, FROM EVERY LOSS, DAMAGE, INJURY, COST, EXPENSE, CLAIM, JUDGMENT, OR LIABILITY OF EVERY KIND OR CHARACTER (INCLUDING SPECIFICALLY ATTORNEYS' FEES, COURT COSTS AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION), WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH ARISES DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S WILLFUL, INTENTIONAL, RECKLESS OR NEGLIGENT (WHETHER ACTIVE, PASSIVE, OR GROSS) ACTS OR OMISSIONS RELATED TO OR ARISING FROM THIS AGREEMENT. THIS INDEMNITY AND HOLD HARMLESS PROVISION WILL APPLY WHETHER SUCH ACTS OR OMISSIONS ARE CONDUCTED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENT OF THE CONTRACTOR.**

**THIS INDEMNITY AGREEMENT IS INTENDED TO MEET THE TEXAS "EXPRESS NEGLIGENCE RULE" BECAUSE CONTRACTOR AGREES THAT IT APPLIES AND IS ENFORCEABLE EVEN AS TO LOSSES, DAMAGES, INJURIES, EXPENSES, CLAIMS, CAUSES OF ACTION, JUDGMENTS OR LIABILITIES JOINTLY OR CONCURRENTLY CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF THE DISTRICT. THE TERM "FAULT" IN THE PREVIOUS SENTENCE INCLUDES THE VIOLATION OR BREACH BY THE DISTRICT OF ANY COMMON LAW DUTY, ANY TERM OF THIS CONTRACT, OR ANY STATUTE OR REGULATION.**

**THIS INDEMNIFICATION OBLIGATION IS IN ADDITION TO ALL OTHER LEGAL, EQUITABLE, OR INDEMNIFICATION REMEDIES AVAILABLE TO THE DISTRICT. THIS INDEMNIFICATION OBLIGATION SURVIVES THE TERMINATION OR EXPIRATION OF THIS CONTRACT.**

**CONTRACTOR DOES HEREBY WAIVE, RELEASE AND FOREVER RELINQUISH AND DISCHARGE THE DISTRICT FROM ALL OF CONTRACTOR'S CAUSES OF ACTION ARISING FROM BODILY INJURY OR DEATH OR DAMAGE TO ANY PROPERTY ARISING OUT OF THE WORK,**

**REGARDLESS OF WHETHER THE INJURY OR DAMAGE IS CAUSED IN FULL OR IN PART BY THE NEGLIGENCE OR OTHER FAULT OF THE DISTRICT.**

6. **INABILITY TO PERFORM PROTECTIVE SERVICES.** Contractor will not be liable for any failure or delay in performing the Services, in whole or in part, where such failure or delay is caused by circumstances beyond Contractor's control, including acts of God, severe weather, fire, terrorism, vandalism or civil riots, war, civil disturbance, court order or any other cause over which Contractor does not have direct control.

7. **RECRUITMENT AND TRAINING EXPENSES.** Each security officer assigned to the Services has been recruited and trained at Contractor's expense using methods and training programs developed by Contractor and are not reimbursable by the District.

All security officers provided to the District by Contractor shall be security officers licensed as such by the State of Texas. Such officers shall be fully trained on best practices for security patrolling, interacting with the public, and how and when they can use force without violating the constitutional rights of any individual. The Contractor shall provide to the District information on its training regimen, including and recurring training programs.

8. **COMPLIANCE.**

A. Contractor and District shall comply with all applicable Federal, State and local laws, rules and regulations. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. In addition, Contractor shall not discriminate against, and will take affirmative action to employ and advance in employment, qualified individuals with disabilities who, with reasonable accommodation, can perform the essential functions of a job. Further, and in accordance with 38 U.S.C. 4212 of the Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, Contractor shall not discriminate against, and will take affirmative action to employ and advance in employment, qualified special disabled veterans, recently separated veterans, and other protected veterans.

B. More specifically:

- (a) Contractor hereby certifies that Contractor is not delinquent in a tax owed the State of Texas under Chapter 171, Texas Tax Code.
- (b) To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislative Session, "**SB 19**"), Texas Government Code, as amended, Contractor hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any:

- (i) do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
- (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code, as amended, does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3) (as added by SB 19), Texas Government Code. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor and exists to make a profit.

- (c) To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislative Session), Texas Government Code, as amended, Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code, as amended, does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor and exists to make a profit.
- (d) For purposes of compliance with Section 2271.002, Texas Government Code, as amended, Contractor hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.
- (e) For purposes of compliance with Section 2252.152, Texas Government Code, as amended, Contractor hereby represents and warrants that, at the time of this Agreement, neither Contractor nor any wholly owned subsidiary,

majority-owned subsidiary, parent company or affiliate of Contractor, is a company listed by the Texas Comptroller of Public Accounts under Sections 2252.153 or 2270.0201, Texas Government Code.

- (f) Contractor will provide a completed and notarized Form 1295 generated by the Texas Ethics Commission's electronic filing application in accordance with the provisions of Section 2252.908, Texas Government Code, as amended, and the rules promulgated by the Texas Ethics Commission ("**Form 1295**"), in connection with entry into this Agreement. Upon receipt of Contractor's Form 1295, Midtown agrees to acknowledge Contractor's Form 1295 through its electronic filing application. Midtown and Contractor understand and agree that, with the exception of information identifying Contractor and the contract identification number, Midtown is not responsible for the information contained in Contractor's Form 1295 and Midtown has not verified such information.

**9. SEVERABILITY OF PROVISIONS.** The covenants and provisions contained in this Contract are separate and independent and in the event any section, paragraph or provision hereof shall be declared invalid, illegal or unenforceable in any respect for any reason, the same will not affect any other section, paragraph or provision in this Contract, which should be construed as if such invalid, illegal or unenforceable section, paragraph or provision had never been contained herein.

**10. ASSIGNMENT.** This Contract shall not be assigned by either Party without the other Party's prior written consent.

**11. GOVERNING LAW.** This Contract and all amendments, modifications, alterations or supplements hereto shall be deemed to have been executed in and shall be governed by and construed in accordance with the laws of the State where the service is performed.

**12. NOTICE.** Any notice required to be delivered by either Party under this Contract shall be in writing and shall be deemed to have been duly given if either delivered personally or mailed in a registered or certified postpaid envelope deposited in the United States mail addressed to the address of either Party as set forth below:

To Contractor: S. E. A. L. Security Solutions, LLC  
1525 Blalock Road  
Houston, Texas 77080  
Attention: Grant Goldin

To District: Midtown Management District  
410 Pierce Street, Suite 355.

Houston TX 77002  
Attention: Executive Director

13. **NON-WAIVER.** Any failure of either party to strictly enforce the provisions of this Contract shall not constitute a waiver of any contractual rights hereunder, unless such waiver is in writing signed by the waiving party.

14. **INDEPENDENT CONTRACTOR.** The relationship of Contractor to District under this Contract shall be that of an independent contractor. This Contract shall not be construed to create an employment relationship between the Parties. Contractor shall be responsible for payroll, payroll taxes (including Federal and State withholding taxes, Federal Social Security taxes and State unemployment taxes), costs of any background checks, uniforms and all other expenses of Contractor in conjunction with the performance of this Contract.

15. **LICENSES AND PERMITS.** Contractor, its officers and employees, shall be duly licensed and will obtain all permits necessary and required to perform Services by the State of Texas, Harris County or the City of Houston.

16. **NO THIRD-PARTY BENEFICIARIES.** The Services are being provided only to District or its agents. No other person or entity is, nor is intended to be, a third-party beneficiary under this Contract. Contractor shall not be liable to any person or entities not a party to this Contract for any bodily injuries, including death, or property damage, unless caused by Contractor.

17. **ENTIRE AGREEMENT.** This Contract is the final expression and embodies the entire agreement of the Parties relating to the subject matter hereof. No amendment or modification of this Contract shall be valid or binding upon the Parties unless made in writing and properly executed by Contractor and District.

18. **MISCELLANEOUS.**

- (a) All references to the Parties shall include the plural as well as the singular, and heirs, legal representatives, successors and permitted assigns, whether the same is masculine, feminine or neutral.
- (b) Each individual executing this Contract on behalf of a political subdivision, a limited liability company, a corporation, a partnership or any other legal entity (the "entity") represents and warrants that he or she is duly authorized to execute and deliver this Contract on behalf of the entity, and that this Contract is binding upon said entity in accordance with its terms.
- (c) All exhibits, amendments and addenda attached hereto are hereby incorporated herein and made a part hereof.

- (d) The captions, section numbers and articles appearing in this Contract are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections or articles of this Contract.
- (e) Client understands that S.E.A.L. reserves the right to suspend K9 Service And Not put a K9 on property in the event of inclement weather, severe rain or thunderstorms or excessive heat or cold.
- (f) S.E.A.L. Security Solutions, LLC may provide you or your authorized agent(s) information on actual, suspected, and potential incidents, including criminal activity or security concerns. Any information S.E.A.L. Security Solutions, LLC provides you is based on the information at the time of reporting to you, from sources believed to be reliable, and is true to the best of S.E.A.L. Security Solutions, LLC knowledge. You agree that S.E.A.L. Security Solutions, LLC provides you or your authorized agent(s) such information for your sole use and purpose in the management and execution of authorized duties. You further acknowledge and accept that S.E.A.L. Security Solutions, LLC does not intend that it provides you be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information, and understand that such information may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, you expressly agree and warrant that any publication, dissemination, or disclosure of information that S.E.A.L. Security Solutions, LLC provides you of any kind to anyone not authorized to receive such information shall be at your and/or your authorized agent(s)' sole risk and liability. You further expressly agree that you shall hold S.E.A.L. Security Solutions, LLC harmless and indemnify S.E.A.L. Security Solutions, LLC for all liability and damages arising from any publication, dissemination, or disclosure of said information to anyone not authorized to receive such information, including attorney fees and expenses.
- (g) You represent and warrant that you have authority to bind Midtown Management District, and you specifically authorized the following persons to receive information on actual, suspected, and potential incidents, including criminal activity or security concerns, and/or that may contain personal, private, or otherwise identifying information:

Jamie Giraldo

Cynthia Alvarado

Matt Thibodeaux

Vernon Williams

**IN WITNESS WHEREOF** the Parties have caused this Contract to be executed as of the Commencement Date by a duly authorized agent.

**S. E. A. L. Security Solutions, LLC**

**Midtown Management District**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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## Schedule A

**A. Place of Performance: Midtown Management District**

**B. Scope of Work: Security Patrol**

Security officers to conduct armed patrols of all District land and facilities; if applicable

- Patrols will be 180 hours per week
- One (1) Level III Commissioned Security Officers w/ Occasional K9 per shift
- One (1) Marked Patrol Vehicle per shift
- Record patrol activities through internal reporting system; Daily Officer Report
- Provide Company GPS system generated reports on Community patrols as requested by the Point of Contact for the Contract
- Provide monthly activity report to the District. Electronic copies forwarded to Executive Director are acceptable.
- Attend monthly District Public Safety meetings (if applicable) and Board of Directors meetings. The Contractor will provide 3 printed copies of the monthly reports as well as a digital copy. An additional fee of \$3.00 will be incurred for all printed copies made by the Contractor.
- Develop and maintain cordial working relationship with District residents and customers to foster open communications and most importantly, information sharing regarding area criminal activities.
- Develop and maintain cordial working relationship with Houston Police Department as well as all other local, state and federal law enforcement agencies.
- Inspect property within the District for tagging and graffiti and report weekly to the Point of Contact for the Contract. Electronic reports(e-mail) are acceptable.
- Distribute security related materials to District residents and customers at the request of the District. Requests will be made to Contractor Management and approved prior to distribution.
- Take immediate, appropriate action and report all criminal and or suspicious activities to Houston Police Department and the Point of Contact for Contract. \*All incidents involving felony crimes or use of force must be reported to the Point of Contact for Contract within 24 hours of occurrence.



- Contractor must be Texas State Licensed Security Guard Company with current liability Insurance Policy.
- Officers must provide their own transportation, uniforms, and equipment. All equipment must be properly maintained so that officers can devote their time to patrolling the District.
- Contractor is authorized to provide 180 hours of security coverage per week. The Board and the Contractor will agree on the specific hours, which the Point of Contact for the Contract, shall revise at the request of the Board. A week is defined as seven consecutive days, Monday through Sunday.

**C. Summary of Rates:**

*Service Hours:* 180 hours per week

*Hourly Rate:* \$38.21 an hour

*Holiday Rate:* \$57.30 an hour

Hourly Rate does not include Tax or Holiday Rates. The Contractor shall provide a visible presence, and shall deter, observe, report and arrest when necessary. Contractor is not an insurer of the Services and makes no representation, express or implied, that its services will prevent injury, loss or damage.

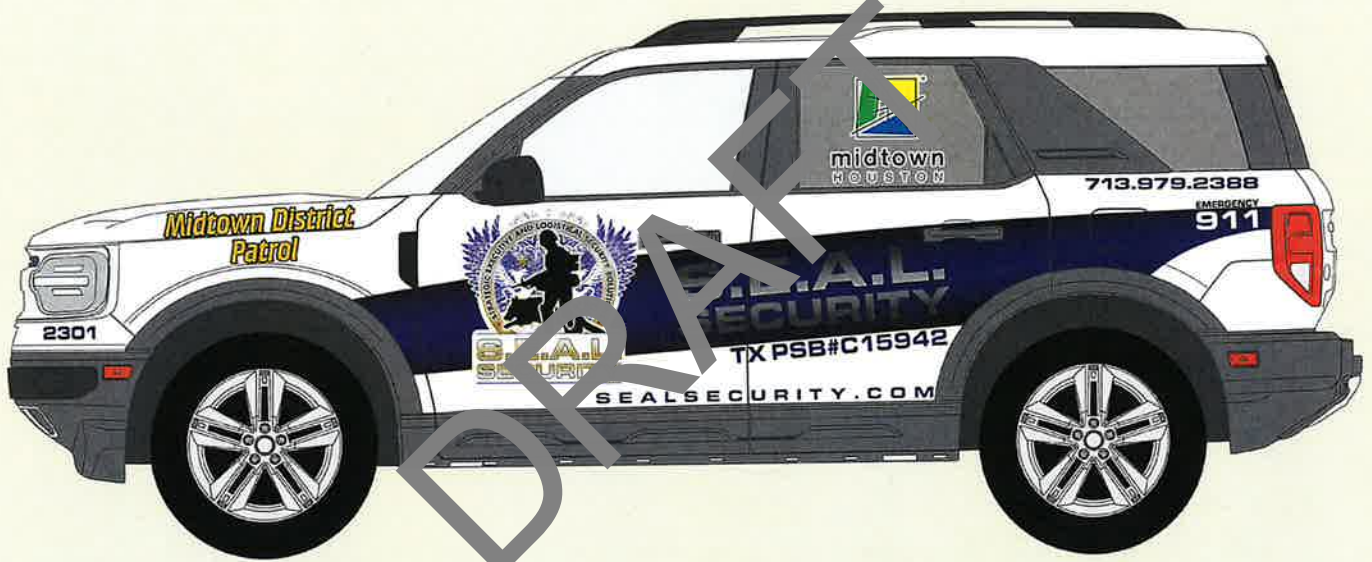
*Event Rate Policy:*

Event Security Services is defined as any security services requested and provided, for less than the standard 8-hour shift. Event Security Services will be billed at **\$200.00 per officer** and will include up to 4 hours of security coverage. Any additional security coverage at the location, will be billed at a rate of \$45.00 per hour, or part thereof, per officer, Event Security Services provided on any of the listed

**D. Invoice(s) Address(es):** Submit all invoices electronically to:

accounting@midtown-tx.org









## Proposal

October 7, 2024

### Jaime Giraldo

Director of Public Safety  
Midtown Management District  
410 Pierce Street, Suite 355  
Houston, Texas 77002

## Porter Services: Homeless Encampment and Special Project Cleanups

### Scope of Work:

SMC will provide a team of 3 employees equipped with all the tools and supplies necessary to provide a cleanup of sites selected by the District. The crew will be at the site on the day and time selected by the District and scheduled by SMC. The crew will be 6 hours in the field and 2 hours to take trash to the landfill. They will work with law enforcement to ensure the safety of the crew and others. The crew will then deliver all collected trash and debris to a legal landfill for disposal.

### Equipment Required:

- Company truck
- 16-ft. landscape trailer
- Power tools: blower, weed eater, chain saw, etc.
- Hand tools: Shovels, rakes, litter grabbers, etc.
- PPE: Latex/ leather gloves, knee shields, eye protection, sanitizer, first aid kit, etc.
- Supplies: 55 gal. clear plastic bags, plastic liners, sanitizer, etc.

### Items allowed to be picked up:

- Heavy trash debris: Wood, plastic, mattresses, furniture, and other heavy trash
- Leaves, limbs and any type of tree debris
- Litter such as plastic wrappers, bottles, glass, clothing, etc.

### Items prohibited from picking up:

- Oil, lubricants, barrels (empty or full), chemicals, paints, any type of liquid substances
- Any type of toxic chemicals or waste

### Cost Breakdown:

- Crew will be scheduled for a minimum of 8 hrs. per day which includes time to take debris and trash to the landfill.

**Total: \$ 1,200.00/day/3-person crew**

**Total Agreement not to exceed: \$35,000/Year**



Conditions of Proposal

1. **Guarantee:**  
Labor is guaranteed on the day agreed by both parties. Changes might occur due to weather extremes, accidents, fire, civil, or military authority, or "Acts of God" beyond Contractor's control. Plant material is guaranteed only when planted, properly irrigated and managed by Contractor. Seasonal color, Perennials, and Sod are guaranteed for 2 years from the date of planting. Transplanted plant material are not guaranteed. Loss due to negligence (other than Contractor's), vandalism, accidents, weather extremes, fire, civil, or military authority, or "Acts of God" beyond Contractor's control are not warranted.
2. **Acceptance of Proposal and Insurance:**  
This proposal is based on the current number of sites agreed upon and is subject to revision after 30 days from the date hereof if not accepted within 30 days from the date hereof. Any changes to the number of sites will be subject to revision. Acceptance of this proposal shall be signified by returning the signed copy to Contractor, after which this proposal will become a contract (this "Contract") between Contractor and Owner. Contractor shall maintain Liability and Workman's Compensation Insurance at all times. Certificate of Insurance are available upon request.
3. **Scheduling:**  
Work will be scheduled upon Contractor's receipt of Owner's acceptance of this proposal, and will promptly commence as decided solely by Contractor. Contractor shall not be held responsible for delay caused by fire, civil, or military authority or by natural causes beyond the contractor's control.
4. **Substitutions and Deviation:**  
Contractor shall have the right to substitute plant material of equal or better quality if the original material becomes unavailable. Changes in the scope of work from this contract shall be effective only by a signed change order. If a change order deletes special materials already purchased by Contractor prior to the change order, Owner remains liable for payment thereof to Contractor, and shall be responsible for the disposition of said materials at no cost to Contractor.
5. **Cancellation:**  
Both parties agreed that this proposal, upon acceptance, may not be cancelled without written consent of Contractor. If cancelled a sum equal to 20% of the contract price shall be paid to Contractor by the owner or assigned agent as liquidating damages. All Correspondence regarding cancellation shall be via email, fax or certified mail.
6. **Payment:**  
Payment is due and payable as detailed on the invoice, otherwise, upon receipt of invoice and payable at the office of Contractor. Invoices over 30 days past due are subject to the service charge equal to 1.5% per month (18% per annum) multiplied by the unpaid balance. In addition to the service charge, Owner shall reimburse Contractor for all cost and expenses (including but not limited to attorney's fees and court cost) which are reasonably incurred by Contractor in collecting Owner's

THIS AGREEMENT IS ENTERED INTO AS OF THE DATE FIRST WRITTEN BELOW.

**If the signed below is not the Owner, by signing this proposal, the signer hereby represents and warrants on behalf of Owner that the signer has full power and authority from owner to do so; and that this signed proposal becomes and is a legally binding obligation of Owner. If signer is other than the record owner of the location(s) where the work is to be performed, the signer represents and warrant that signer has full power and authority to enter into the terms of this Contract of behalf of itself and such record owner and that this Contract is a binding obligation of the record owner of the Site.**

By \_\_\_\_\_  
Sonia J. Chavez

By \_\_\_\_\_

Date 11/19/2024  
SMC LOGISTICS, LLC DBA SMC Landscape Services

Date \_\_\_\_\_

# Midtown District

Homeless Encampment Cleanup Locations

CEN Legend

Encampment Cleanups

2342 Bagby



Louisiana and Gray



Milam and Webster



1129 Gray



3200 Main



3200 San Jacinto



3200 San Jacinto

MIDTOWN

DT PLACE

RELAND

Google Earth



The Breakfast Klub

3000 ft



Main

0 Fannin

4300 Austin

oline

4300 San Jacinto

4400 Caroline

Emancip

**Midtown Homeless Encampment Cleanup Report**  
**Encampment Cleanups with HPD**

Date	Locations	Amount of Trash
11/7/2024	4600 Main underneath Southwest Frwy., 4300 Caroline underneath Southwest Frwy, 3200 Main St., 3200 San Jacinto, 1129 Gray St., 2342 Bagby	12 CY's
11/21/2024	Milam and Webster, Louisiana and Gray, 4300 San Jacinto, 1200 Wheeler, 4300 Fannin, 4200 Main, 3200 San Jacinto, 4300 Austin	12 CY's
12/13/2024	400 Richmond, 4400 Carolina, 4600 Main	12 CY's

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