



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
June 4, 2025**

(For Board Members Only)

**Freedmen's Town/
Fourth Ward**

Downtown

Montrose

Third Ward

Museum District

Midtown Management District



**midtown
HOUSTON**

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

WALTER P MOORE



MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

Combined Service and Maintenance Committee & Urban Planning Committee meeting is every 3rd Monday at 4:00 p.m.

- January 13, 2025 February 24, 2025
- March 17, 2025 April 21, 2025
- May 19, 2025 June 16, 2025
- July 21, 2025 August 18, 2025
- September 15, 2025 October 20, 2025
- November 17, 2025 December 15, 2025

Public Safety Committee meetings are every 3rd Tuesday at 11:30 p.m.

- January 21, 2025 February 18, 2025
- March 18, 2025 April 15, 2025
- May 20, 2025 June 17, 2025
- July 15, 2025 August 19, 2025
- September 16, 2025 October 21, 2025
- November 18, 2025 December 16, 2025

Combined Cultural Arts and Entertainment Committee & Marketing Committee meeting is every 3rd Tuesday at 3:00 p.m.

- January 21, 2025 February 18, 2025
- March 18, 2025 April 15, 2025
- May 20, 2025 June 17, 2025
- July 15, 2025 August 19, 2025
- September 16, 2025 October 21, 2025
- November 18, 2025

Economic Development Committee meeting is every 3rd Wednesday at 10:00 a.m.

- March 19, 2025 April 16, 2025
- May 21, 2025 June 18, 2025
- July 16, 2025 August 20, 2025
- September 17, 2025 October 15, 2025
- *November 19, 2025* *December 17, 2025*

Finance Committee meetings are the 4th Tuesday of every other month from January - April and every month from May – November at 1:00 p.m. *

- January 28, 2025 February 25, 2025
- March 25, 2025 April 22, 2025
- May 27, 2025 July 29, 2025
- September 30, 2025 November 18, 2025

Parking Benefit District Advisory Committee meetings are quarterly on the 2nd Thursday at 3:00 p.m.*

- March 13, 2025 June 12, 2025
- September 11, 2025 December 11, 2025

*** The meeting dates and time for all committee meetings may change. However, updated information will be made available on the Midtown website as soon as the changes are made. ***



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.

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, June 4, 2025, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or ******offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com/join/19%3ameeting_NTZjOPm7DEtMkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22T%22%3a%22ae36a4-5920-4081-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 401 646 45#

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 May 7, 2025, Board Meeting
- b. Approve Financial Report for the Month of April 2025
- c. Approve Payment of Invoices for May 2025
- d. Approve Equi-Tax Report for May 2025
- e. Receive the Investment Report for the month of June 2025

4. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:

- a. Public Safety..... **Jeanette Criglar, Chair**
- b. Service & Maintenance **Christopher Johnston, Chair**
- c. Economic Development..... **Maggie Segrich, Chair**
- d. Marketing **Debbie Tyler-Dillard, Chair**
- e. Urban Planning..... **Lewis Goldstein, Chair**
 - i. Parking Benefit District Advisory Committee
- f. Cultural Arts & Entertainment..... **Desmond Bertrand-Pitts, Chair**
 - i. Assessment Funded Projects
 - ii. Grant Funded Projects
 - (a) HueMan:Shelter
 - (b) MidtownHOU Micro Grants
- g. Finance and Budget..... **Kelly Young, Chair**
- h. Community Activity Report..... **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62
- i. Nominating **Gloria Haney, Chair**

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

- i. Staff update

- k. Executive Committee **Jeanette Criglar, Chair**

5. 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.

6. Bike Houston – Safety presentation

7. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, July 2, 2025, at 11:00 a.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

8. Adjourn



Jeanette Criglar / ca

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

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

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



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

May 7, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, May 7, 2025, at 6:00 p.m. in the **1st Floor Conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Leska Butler
Pos. 2	Gloria Haney	Pos. 11	Rebbie 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, Ph.D.
Pos. 7	Diamond Bertrand Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	J. Allen Douglas		

All of the above were physically present except Director LeVasseur, Butler, Reybitz, Chan, and Douglas, who were absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo, Sharita Simpo, Chrystal Davis, and Jeremy Rocha. Sally Adame and Kandi Schramm joined via video conference. Additional attendees were, Clark Lord of Bracewell, LLP; Melissa Morton of The Morton Accounting Services, Madison Walkes and Ashley Segura of Medley, Inc., and President Jennifer Gribble, Secretary Giselle Martinez, and Lynda Guidry (who joined via

video conference) of the Midtown Super Neighborhood #62. Midtown residents Kay Walton, Oliver Griebel, Kemberlie Spivey, and Courtney Prince also joined via video conference.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

2. RECEIVE PUBLIC COMMENTS.

Community members expressed concern over the unexpected removal of the protected bike lane along Austin Street by the City of Houston Public Works Department. Midtown Super Neighborhood #62 President Jennifer Giraldo and Communications Secretary Giselle Martinez addressed the Board, noting that the decision was neither initiated by Midtown Management District staff nor its contractors. The MSN #62 reported that the removal came as a surprise to both the community and the District.

In response, the MSN #62 conducted an online community survey between April 6 and the end of April 2025, which gathered 431 responses. Ms. Gribble stated that the results showed overwhelming community support for restoring the protected bike lane: 415 respondents (including 153 Midtown residents) favored keeping or reinstalling the bike lane, while only 12 supported its removal. She further stated that the majority of supportive comments highlighted pedestrian and cyclist safety, which aligns directly with the District's Service and Improvement Plan commitment to champion safe, walkable, and bike-friendly infrastructure. MSN #62 President Gribble strongly urged the Board to take an advocacy position with the City of Houston and Public Works to reinstall the protected lane. The Board acknowledged the community feedback and recognized Midtown's mission of enhancing mobility and safety for all users. The matter has since been referred to the Executive Committee for further consideration and planning of a formal response.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR APRIL 5, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF MARCH 2025**
- C. APPROVE PAYMENT OF INVOICES FOR APRIL 2025**
- D. APPROVE EQUI-TAX REPORT FOR APRIL 2025**
- E. RECEIVE THE INVESTMENT REPORT FOR THE MONTH OF MARCH 2025**

Ms. Alvarado presented the various items on the consent agenda.

Director Young made a motion to approve the Consent Agenda. The motion was seconded by Director Bertrand-Pitts. The motion was approved and carried by unanimous vote.

4. REPORT ON CAPITAL IMPROVEMENT PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY.

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

Street Overlay and Sidewalk Program – The projects will include comprehensive mill and asphalt overlay to improve the road surface condition and sidewalk replacement constructed to generally 5 feet width on local streets and 6 feet width on major thoroughfares. The locations are prioritized based on the City’s Pavement Condition Index (PCI) ratings and the Midtown Sidewalk Conditions Assessment.

The next phase of projects currently in design phase will include pavement and sidewalk improvements at the following locations:

- Isabella Street (Main Street to Fannin Street and San Jacinto Street to Alameda Street)
- Truxillo Street (Main Street to IH-10)
- Chenevert Street (Pierce Street to Main Street)
- Jackson Street (Pierce Street to McGowan Street)
- Gray Street (Main Street to Chenevert Street)

Construction is projected to begin in the second quarter of 2026.

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

A. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo reported on behalf of Chair Criglar, noting no action items. He highlighted successful collaboration between S.E.A.L. Security and HPD South Central in reducing vehicle burglaries, including multiple arrests from recent surveillance efforts. S.E.A.L.’s 24-hour patrols continue with updated vehicle branding.

Mr. Giraldo introduced the proposed Midtown Camera Grant Pilot Program to reduce property crime in business parking areas. The program will run as a three-month, 50/50 cost-sharing trial with business owners, covering five camera units and an estimated annual cost of \$50,000. Businesses must meet cleanliness, lighting, and maintenance standards to qualify. Businesses may continue the service at their own expense post-trial. The initiative supports

the District's focus on technology-driven public safety and collaboration. Additionally, Midtown staff are working to establish mental health response partnerships for alternative crisis interventions.

The next Public Safety Committee meeting will be held on Tuesday, May 20, 2025 at 11:30 a.m.

B. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston reported no action items. He highlighted a significant increase in debris removal, with over 849 bags of leaves and 20,900 pounds of waste cleared—almost double the prior month's total—demonstrating the Midtown Field Services Team's strong commitment to cleanliness and public safety.

He also provided updates on infrastructure projects. Lighting repairs and upgrades have begun at Baldwin Park to address safety concerns. At Glover Park, work is nearly complete, with only one traffic lane awaiting shape correction. Sidewalk repair and reconstruction remain a key priority, guided by the City of Houston's Pavement Condition Index and Midtown's own sidewalk assessment.

Director Johnston announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 19, 2025, at 4:00 p.m.

C. Economic Development Committee – Margie Segrich, Chair

Director Segrich reported no action items. She announced that the Economic Development Committee is now a stand-alone entity focused on enhancing community engagement and economic activity in Midtown. Initial efforts include identifying initiatives such as business outreach, supporting local entrepreneurs, and activating vacant or underused commercial spaces. The committee also stressed building stronger relationships with small businesses and property owners along developing corridors.

Additional discussions involved piloting a business engagement series at local venues, promoting minority-owned businesses, exploring incentives for pop-up retail and creative spaces, and collaborating with the Marketing Committee on digital storytelling of Midtown's economic assets. Director Segrich stated that the committee's long-term goal is to establish measurable outcomes related to commercial occupancy, business satisfaction, and foot traffic.

Director Segrich announced that the next Economic Development Committee meeting will be held in-person at Kefita Coffee located at 2506 La Branch Street, Houston, Texas 77004 on Tuesday, May 21, 2025, at 10:00 a.m.

D. Marketing Committee – Debbie Tyler-Dillard, Chair

Director Tyler-Dillard reported no action items. She announced the distribution of the 2025 Midtown Houston Cultural Arts and Entertainment Guide in April, funded entirely by the Houston Endowment, with no impact on District assessment funds. She also noted that the MMD Board Portal is under development and accessible via the Midtown Houston website.

Ms. Walkes of Medley Inc. presented the March 2025 Communications report, noting two email newsletters, three blog posts, and 20 social media shares. Highlights included promotion of the Roaring 20s signage campaign, Q2 creative assets launch, and nine media placements, including CW 39. The video campaign reached over 330,000 impressions with an earned media value of \$77,195. Social media gained 380 new followers (0.6% increase) and saw a 190% rise in engagement, with over 15,600 interactions. Top-performing content included coffee features, infrastructure updates, and the April Community Roundup. Newsletter open rates averaged 50%, outperforming the 41% industry benchmark, with steady click-through rates.

Director Tyler-Dillard announced that the next Marketing Committee meeting will be held on Tuesday, May 20, 2025, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein reported no action items. He provided an update on the Gray Street Bikeway Enhancements, aimed at improving cyclist safety and connectivity. Planned improvements include new signage, protective buffers, and road markings to support Midtown's multimodal transportation objectives. The project is being coordinated with the City of Houston and consultants to finalize designs and set a construction timeline, with plans to align improvements with surrounding infrastructure.

Director Goldstein also reported on the pedestrian lighting initiative. CenterPoint has completed inspections of proposed sites, and the City of Houston has approved a hybrid street and pedestrian lighting model to enhance safety and walkability throughout Midtown.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 19, 2025, at 4:00 p.m.

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

Ms. Snipes presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items for consideration.

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

a. HueMan: Shelter Contracts for the Commissioned Public Art:

Ms. Snipes reported that the *HueMan: Shelter* project continues as a signature initiative under Midtown's Bloomberg Philanthropies public art grant, valued at \$1 million in partnership with the City of Houston. She reminded the Board that the project pairs six selected artists with participants from Career Recovery Resources to co-create meaningful art installations. She also stated that these participants include formerly unhoused individuals, offering a unique community-building opportunity.

Ms. Snipes also shared a notable impact story involving Terry, a Career and Recovery Resources Cohort, regaining access to higher education and reengaging with his passion for music, supported by both the program and community members. She further reported on quality improvement meetings that remain ongoing to ensure strong artist and participant collaboration. Mrs. Snipes also announced the dissolution of the City of Houston's Mayor's Office of Cultural Affairs, and a new point of contact has been established with Stephen David of the Mayor's Office. A formal project press release is scheduled for the week of May 12, 2025.

b. 2025 Midtown HOA Micro Grant:

Ms. Snipes reported that selected artists and organizations are expected to complete their projects by the end of 2025. She further stated that the program has also expanded to include artist training and advocacy efforts in response to recent disruptions in national arts funding. The Midtown cultural art team is working with the Houston Endowment's Hugh Arts Task Force to equip local artists and communities with tools to navigate current uncertainties in federal and private arts support. As part of this effort, Midtown will participate in the citywide *Art Advocacy Day* on May 13, 2025.

Ms. Alvarado reported that the current installed Midtown sign wrap, designed by artist Kanika Blair, has been extended through May 15, 2025. She stated that next design of the Midtown sign wrap will feature Pride Month and is anticipated to be installed on May 30 and on view through mid-July 2025. She also stated that the mural work of the Big Walls, Big Dreams Mural Project, is also in progress at Milam and Pierce Streets, with prominent visibility from IH-45 South.

Ms. Alvarado announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, May 20, 2025, at 3:00 p.m.

G. Finance and Budget Committee – Kelly Young, Chair

Director Young presented the Finance and Budget Committee report. There were no action items for consideration. Director Young reported that the committee convened on April 29, 2025, to focus on aligning project spending with the Board-approved 2025 Service and Improvement Plan (SIP) and to refine internal financial tracking. She further stated that the committee recommended the development of a detailed project tracking system to better monitor contracts, expenditures, and project timelines. She also stated that the primary objective remains enhancing transparency and accountability across all financial activities.

Director Young announced that the next Finance and Budget Committee meeting will be on Tuesday, May 27, 2025, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

Director Haney reported on the status of five vacant and expired Board positions. All required documentation has been submitted to the City of Houston Office of Boards and Commissions, and the committee is awaiting a response. Ms. Alvarado explained that the Office of Boards and Commissions is responsible for forwarding the documentation to the Mayor's Office, which will then schedule the appointments and reappointments for a City Council agenda. She further stated that Council Members Abbie Kamin and Carolyn Shabazz have been formally notified of the submission and the committee will provide an update on the status of progress at the next board meeting.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that the Super Neighborhood #62 meeting was held at 13 Celsius on Wednesday, April 9, 2025 at 5:45 p.m. He stated that The Midtown Super Neighborhood #62 provided a thorough update on recent community outreach and advocacy efforts. Director Johnston also announced that the MSN #62 is also seeking volunteers to fill leadership roles and invited Midtown residents and business owners to apply. Their goal remains to foster active, inclusive civic engagement and to ensure that resident voices continue to guide policy and infrastructure decisions within Midtown.

Director Johnston announced that the next MMSN #62 meeting will be held on Wednesday, May 14, 2025, at 5:45 p.m. at South Main Baptist Church.

**J. Service and Improvement Plan - Jeanette Criglar, Co-Chair
Kelly, Young, Co-Chair**

i. Staff Update

Ms. Alvarado presented the Service and Improvement Plan report on behalf of Co-Chairs Criglar and Young. She confirmed that the Administrative Public Hearing will take place on Wednesday, June 11, 2025, at 6:00 p.m. She further stated that notices of the hearing have been mailed and published in the Houston Business Journal. She further stated that the Midtown Service and Improvement Plan (2025-2034) continues to guide the District's focus on public safety, service and maintenance, and economic development initiatives. She also stated that the SIP was shaped through significant stakeholder input gathered from the community and the Super Neighborhood #62 and has been reaffirmed by the Board to reflect current priorities while maintaining strong fiscal oversight.

K. 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. 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.

7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, June 4, 2025, at 11:00 a.m.**

8. 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 April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,516,837.80	4,812,025.29	-295,187.49	-6.1%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,528,260.50	4,823,447.99	-295,187.49	-6.1%
Accounts Receivable	3,273,697.25	142,010.90	3,131,686.35	2,205.2%
Other Current Assets	51,360.46	0.00	51,360.46	100.0%
Total Current Assets	7,853,318.21	4,965,458.89	2,887,859.32	58.2%
Other Assets				
130501 · Other Misc Assets	0.00	36,959.00	-36,959.00	-100.0%
Total Other Assets	0.00	36,959.00	-36,959.00	-100.0%
TOTAL ASSETS	7,853,318.21	5,002,417.89	2,850,900.32	57.0%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	128,762.75	650,518.42	-521,755.67	-80.2%
Other Current Liabilities	3,978,459.23	779,754.84	3,698,704.39	1,322.1%
Total Current Liabilities	4,107,221.98	1,430,273.26	3,176,948.72	341.5%
Total Liabilities	4,107,221.98	1,430,273.26	3,176,948.72	341.5%
Equity				
390000 · Fund Balance Roll-Forward	2,016,436.94	2,003,496.91	13,040.03	0.7%
Net Income	1,729,059.29	2,068,647.72	-339,088.43	-16.4%
Total Equity	3,745,496.23	4,072,144.63	-326,048.40	-8.0%
TOTAL LIABILITIES & EQUITY	7,853,318.21	5,002,417.89	2,850,900.32	57.0%

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Midtown Management District
Profit & Loss
January through April 2025

	Jan 25	Feb 25	Mar 25	Apr 25	TOTAL
Ordinary Income/Expense					
Income					
400000 · Revenue - Assessments	1,627,562.87	723,327.88	58,388.16	24,786.28	2,434,065.19
400102 · Grant Revenue	0.00	0.00	0.00	290,000.00	290,000.00
403000 · Other Income	799.77	0.00	0.00	0.00	799.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	14,705.33	53,321.44
Total Income	1,638,001.33	736,645.63	74,047.83	329,491.61	2,778,186.40
Gross Profit	1,638,001.33	736,645.63	74,047.83	329,491.61	2,778,186.40
Expense					
500000 · Security and Public Safety	42,167.42	81,655.33	173,217.40	103,686.54	400,726.69
600000 · Marketing	10,093.34	3,943.34	9,677.63	13,773.93	37,488.24
710000 · Cultural Arts & Entertainment	1,280.00	9,180.00	9,560.74	7,931.84	27,952.58
720000 · Service & Maintenance	34,527.71	76,000.50	98,993.22	33,338.15	242,924.58
800000 · District Administration	17,995.32	11,540.02	40,528.82	24,138.72	117,203.78
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	106,383.50	20,137.30	178,062.11
991000 · Special Projects - Board Apprvd	0.00	0.00	0.00	44,269.13	44,269.13
Total Expense	146,905.79	116,085.09	438,361.31	247,275.61	1,048,627.11
Net Ordinary Income	1,491,096.23	520,560.54	-364,313.48	82,216.00	1,729,559.29
Net Income	1,491,096.23	520,560.54	-364,313.48	82,216.00	1,729,559.29

Midtown Management District
Sources of Funds
January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,434,065.19	3,276,860.00	-842,794.81	74.3%
400102 · Grant Revenue	290,000.00	300,000.00	-10,000.00	96.7%
403000 · Other Income				
403100 · Booth and Events Fees	799.77	5,000.00	-4,200.23	16.0%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	0.00	179,769.00	-179,769.00	0.0%
Total 403000 · Other Income	799.77	185,769.00	-184,969.23	0.4%
404000 · Int Income	53,321.44	175,000.00	-121,678.56	30.5%
Total Income	2,778,186.40	3,937,629.00	-1,159,442.60	70.6%
Gross Profit	2,778,186.40	3,937,629.00	-1,159,442.60	70.6%
Net Ordinary Income	2,778,186.40	3,937,629.00	-1,159,442.60	70.6%
Net Income	2,778,186.40	3,937,629.00	-1,159,442.60	70.6%

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Midtown Management District Security & Public Safety Use of Funds

Accrual Basis

January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	124,101.00	505,080.00	-380,979.00	24.6%
502012 · S.E.A.L. Security Program	164,076.94	703,000.00	-538,923.06	23.3%
502014 · SEARCH (Homeless Services)	25,986.77	76,401.00	-50,414.23	34.0%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	70,000.00	69,810.00	190.00	100.3%
Total 502000 · Enhancement Public Safety	384,164.71	1,375,291.00	-991,126.29	27.9%
502100 · Direct Clean Ups - SMC	9,900.00	35,000.00	-25,100.00	28.3%
504000 · Security Coordinator	407.04	3,000.00	-2,592.96	13.6%
507000 · Street Outage Survey	935.00	3,500.00	-2,565.00	26.7%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	2,570.92	5,500.00	-2,929.08	46.7%
509560 · Professional Development	607.42	7,000.00	-6,392.58	8.7%
509700 · Staffing	0.00	153,059.00	-153,059.00	0.0%
Total 500000 · Security and Public Safety	400,726.69	1,714,350.00	-1,313,623.31	23.4%
Total Expense	400,726.69	1,714,350.00	-1,313,623.31	23.4%
Net Ordinary Income	400,726.69	-1,714,350.00	1,313,623.31	23.4%
Net Income	-400,726.69	-1,714,350.00	1,313,623.31	23.4%

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Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	394.50	8,000.00	-7,605.50	4.9%
722052 · Electric	1,520.86	4,700.00	-3,179.14	32.4%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	650.00	6,266.00	-5,616.00	10.4%
722055 · Landscape Repairs	295.00	31,365.00	-31,070.00	0.9%
722057 · Park Lighting	11,080.96	62,350.00	-51,269.04	17.8%
722058 · Dog Park Maintenance	0.00	5,228.00	-5,228.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	19,138.00	45,520.00	-26,382.00	42.0%
Total 722005 · Baldwin/Glover Park Maintenance	33,079.32	187,248.00	-154,168.68	17.7%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	124,000.00	383,160.00	-259,160.00	32.4%
Total 725001 · Field Service TEAM	124,000.00	383,160.00	-259,160.00	32.4%
725002 · Graffiti	3,359.76	21,900.00	-18,940.24	15.1%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	2,476.00	300.00	-4,824.00	33.9%
725005 · Seasonal Planting PROW	0.00	20,910.00	-20,910.00	0.0%
725007 · Tree Maintenance	0.00	67,958.00	-67,958.00	0.0%
725008 · Landscaping/Tree Planting	0.00	20,910.00	-20,910.00	0.0%
725009 · Pet Bags	0.00	5,228.00	-5,228.00	0.0%
725015 · Maintenance Expenses	0.00	4,182.00	-4,182.00	0.0%
Total 725000 · Midtown Field Service Prog	129,835.76	532,575.00	-402,739.24	24.4%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,273.00	-6,273.00	0.0%
726003 · Dark Blocks Programs	0.00	6,273.00	-6,273.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,910.00	-20,910.00	0.0%
726005 · Pocket Prairies Project	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	11,100.00	-11,100.00	0.0%
726100 · Legacy Maintenance	33,308.20	400,000.00	-366,691.76	8.3%
726200 · District New Improvement Prgs	22,153.06	200,000.00	-176,846.94	11.6%
726300 · Legacy & New Improv Contingency	10,250.00	75,000.00	-56,701.80	24.4%
728000 · Staffing	5,250.00	161,665.00	-156,415.00	3.2%
Total 726000 · Service Maintenance - Other	80,009.50	902,131.00	-822,121.50	8.9%
Total 720000 · Service & Maintenance	242,924.58	1,621,954.00	-1,379,029.42	15.0%
Total Expense	242,924.58	1,621,954.00	-1,379,029.42	15.0%
Net Ordinary Income	-242,924.58	-1,621,954.00	1,379,029.42	15.0%
Net Income	-242,924.58	-1,621,954.00	1,379,029.42	15.0%

Midtown Management District **Economic Development Use of Funds**

Accrual Basis

January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
61000 · Economic Development				
61010 · Media Advertising & Promo Items	0.00	10,000.00	-10,000.00	0.0%
61020 · Business Grants	0.00	30,000.00	-30,000.00	0.0%
61030 · Community Engagement Prog Busin	0.00	15,000.00	-15,000.00	0.0%
61040 · State of Midtown	0.00	20,000.00	-20,000.00	0.0%
61050 · Economic Development Guide	0.00	9,200.00	-9,200.00	0.0%
61060 · Professional Development	0.00	3,000.00	-3,000.00	0.0%
61070 · Eco Dev - Communications	0.00	10,000.00	-10,000.00	0.0%
61080 · Staffing	0.00	15,000.00	-15,000.00	0.0%
Total 61000 · Economic Development	0.00	112,200.00	-112,200.00	0.0%
Total Expense	0.00	112,200.00	-112,200.00	0.0%
Net Ordinary Income	0.00	-112,200.00	112,200.00	0.0%
Net Income	0.00	-112,200.00	112,200.00	0.0%

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Midtown Management District
Marketing Use of Funds
January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	20,168.95	33,000.00	-12,831.05	61.1%
Total 601000 · Media, Advertising & Promotion	20,168.95	33,000.00	-12,831.05	61.1%
602000 · Web-site Update & Maint.	11,110.39	27,000.00	-15,889.61	41.1%
603004 · Resident/Stake Holder Foc Cmmu	563.90	15,000.00	-14,436.10	3.8%
603005 · Midtown Newspaper	250.00	15,000.00	-14,750.00	1.7%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	5,395.00	9,200.00	-3,805.00	58.6%
609520 · Marketing - Communications	0.00	15,000.00	-15,000.00	0.0%
609700 · Staffing	0.00	21,806.00	-21,806.00	0.0%
Total 600000 · Marketing	37,488.24	138,056.00	-100,567.76	27.2%
Total Expense	37,488.24	138,056.00	-100,567.76	27.2%
Net Ordinary Income	-37,488.24	-138,056.00	100,567.76	27.2%
Net Income	-37,488.24	-138,056.00	100,567.76	27.2%

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Midtown Management District Cultural Arts & Ent. Use of Funds

Accrual Basis

January through April 2025

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	15,000.00	-15,000.00	0.0%
710103 · Midtown Mural Project	0.00	24,000.00	-24,000.00	0.0%
710107 · Mistletoe Market	130.74	0.00	130.74	100.0%
710108 · Special Events in Bagby Park	16,950.00	50,000.00	-33,050.00	33.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	3,920.00	16,000.00	-12,080.00	24.5%
710114 · MidtownHOU Arts Micro Grants	4,050.00	35,000.00	-30,950.00	11.6%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	2,500.00	5,500.00	-3,000.00	45.5%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	0.00	110,000.00	-110,000.00	0.0%
710000 · Cultural Arts & Entertainment - Other	401.84	20,000.00	-19,598.16	2.0%
Total 710000 · Cultural Arts & Entertainment	27,952.58	318,500.00	-290,547.42	8.8%
Total Expense	27,952.58	318,500.00	-290,547.42	8.8%
Net Ordinary Income	-27,952.58	-318,500.00	290,547.42	8.8%
Net Income	-27,952.58	318,500.00	290,547.42	8.8%

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Midtown Management District
Bloomberg Use of Funds
January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 - Bloomberg Grant Expenses	178,062.11	600,000.00	-421,937.89	29.7%
Total Expense	178,062.11	600,000.00	-421,937.89	29.7%
Net Ordinary Income	-178,062.11	-600,000.00	421,937.89	29.7%
Net Income	-178,062.11	-600,000.00	421,937.89	29.7%

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Midtown Management District Urban Planning Use of Funds

January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
702010 · Special Projects				
702025 · Bike Rides	0.00	1,000.00	-1,000.00	0.0%
702030 · Street Safety & Public Realm En	0.00	95,000.00	-95,000.00	0.0%
Total 702010 · Special Projects	0.00	96,000.00	-96,000.00	0.0%
702500 · Planning Studies	0.00	30,000.00	-30,000.00	0.0%
706700 · Staffing	0.00	32,965.00	-32,965.00	0.0%
Total 700000 · Urban Planning	0.00	158,965.00	-158,965.00	0.0%
Total Expense	0.00	158,965.00	-158,965.00	0.0%
Net Ordinary Income	0.00	-158,965.00	158,965.00	0.0%
Net Income	0.00	-158,965.00	158,965.00	0.0%

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Midtown Management District
Parking Benefits Use of Funds
January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
Total 730000 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
Total Expense	0.00	179,679.00	-179,679.00	0.0%
Net Ordinary Income	0.00	-179,679.00	179,679.00	0.0%
Net Income	0.00	-179,679.00	179,679.00	0.0%

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Midtown Management District Special Projects Use of Funds

January 2024 through April 2025

Accrual Basis

	Jan '24 - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
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%
Total 991100 · Security & Public Safety	213,750.00	467,000.00	-253,250.00	45.8%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
Total 991200 · Marketing and Economic Dev	112,214.42	75,000.00	37,214.42	149.6%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	1,056.00	165,000.00	-163,944.00	0.6%
Total 991300 · Urban Planning	1,056.00	165,000.00	-163,944.00	0.6%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	200,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	400,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	45,325.13	750,000.00	-704,674.87	6.0%
Total 991500 · Service & Maintenance	45,325.13	750,000.00	-704,674.87	6.0%
Total 991000 · Special Projects - Board Apprvd	372,345.55	1,717,000.00	-1,344,654.45	21.7%
Total Expense	372,345.55	1,717,000.00	-1,344,654.45	21.7%
Net Ordinary Income	-372,345.55	-1,717,000.00	1,344,654.45	21.7%
Net Income	2,345.55	-1,717,000.00	1,344,654.45	21.7%

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Midtown Management District
District Administration Use of Funds
January through April 2025

Accrual Basis

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	26,310.50	140,000.00	-113,689.50	18.8%
802040 · Public Hearing Service Plan	30,668.75	10,000.00	20,668.75	306.7%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	12,000.00	18,253.00	-6,253.00	65.7%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00	0.0%
804004 · General Liability	0.00	9,000.00	-9,000.00	0.0%
804005 · Insurance - other	0.00	5,735.00	-5,735.00	0.0%
Total 804000 · Insurance Expense	0.00	18,885.00	-18,885.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	36,834.24	60,000.00	-23,165.76	61.4%
Total 805000 · Assessment Collection Costs	36,834.24	60,000.00	-23,165.76	61.4%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	1,193.60	5,000.00	-3,806.40	23.9%
806005 · Gen. Operating/Admin. Expenses	235.58	10,000.00	-9,764.42	2.4%
806006 · District Cell Phone & Tablets	0.00	4,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	1,429.18	19,320.00	-17,890.82	7.4%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	9,937.39	19,000.00	-9,062.61	52.3%
Total 807000 · Board Meeting & Misc. Exp.	9,937.39	19,000.00	-9,062.61	52.3%
809000 · Administration Expense	23.72	355,000.00	-354,976.28	0.0%
Total 800000 · District Administration	117,203.78	645,458.00	-528,254.22	18.2%
Total Expense	117,203.78	645,458.00	-528,254.22	18.2%
Net Ordinary Income	117,203.78	-645,458.00	528,254.22	18.2%
Net Income	117,203.78	-645,458.00	528,254.22	18.2%

Midtown Management District

Check Detail Report

As of May 24, 2025

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
107600 - Texas Capital Operating x 2140					
Check	05/06/2025	10829	CPT Community Owner LLC	81 130 694 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2700 TRAVIS ST 253 : YEAR 2...	-1,385.99
Check	05/06/2025	10830	3201 LOUISIANA LLC	81 013 260 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3201 LOUISIANA ST : YEAR 20...	-9,332.35
Check	05/06/2025	10831	HY TRAVIS LLC	81 006 061 000 0008 PROPERTY TAX OVERAGE PAYMENT: 2600 TRAVIS ST : YEAR 2024	-717.42
Check	05/06/2025	10832	Sherman Way Mldtown LLC et al'	81 119 259 001 0003 PROPERTY TAX OVERAGE PAYMENT: 2 OAK CT 243 : YEAR 2024	-2,742.97
Check	05/06/2025	10833	1701 WEBSTER LTD"	81 002 152 000 0009 PROPERTY TAX OVERAGE PAYMENT: 2105 JACKSON ST : YEAR 2024	-372.25
Check	05/06/2025	10834	CYNTHIAS PROPERTIES LP	81 019 143 000 0010 PROPERTY TAX OVERAGE PAYMENT: 1109 ELGIN ST : YEAR 2024	-23.62
Check	05/06/2025	10835	2416 BRAZOS LLC'	81 139 324 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2416 BAGBY ST : YEAR 2023	-1,493.25
Check	05/06/2025	10836	OMAY PROPERTIES LLC	81 019 076 000 0021 PROPERTY TAX OVERAGE PAYMENT	-436.11
Check	05/06/2025	10837	MOONBEAR IRREV	81 019 182 003 0009 PROPERTY TAX OVERAGE PAYMENT - JAGUAR#20250331000400011	-270.00
Check	05/06/2025	10838	AGAPIOU KYRIACOS	81 132 043 001 0002 PROPERTY TAX OVERAGE PAYMENT	-31.63
Bill Pmt -Check	05/07/2025	10839	Bryan J. Ross	Distribution Cultural Arts & Entertainment Guides 2025	-250.00
Bill Pmt -Check	05/07/2025	10840	East End Management District	Graffiti Abatement 04.10.25 & 04.21.25	-746.64
Bill Pmt -Check	05/07/2025	10841	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- May 2025	-2,955.03
Bill Pmt -Check	05/07/2025	10842	FordMomentum LLC		-7,776.44
Bill Pmt -Check	05/07/2025	10843	Harris County Treasurer	Constable Services for June 2025	-41,367.00
Bill Pmt -Check	05/07/2025	10844	Metropolitan Landscape Management,...	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --APRIL 2025	-1,710.00
Bill Pmt -Check	05/07/2025	10845	Perdue, Brandon, Fielder, Collins & Mott		-2,847.96
Bill Pmt -Check	05/07/2025	10846	Spacetaker DBA Fresh Arts	Special Projects in Midtown Park- Pride Month 2025	-1,200.00
Bill Pmt -Check	05/07/2025	10847	TEXANS for the Arts	TFA Annual Membership Renewal, Organization Benefactor Level	-2,500.00
Bill Pmt -Check	05/13/2025	10848	Chandler Snipe	Mileage Reimbursement April 2025	-76.16
Bill Pmt -Check	05/13/2025	10849	Cynthia Alvarado	Reimbursements - 2025	-1,058.35
Bill Pmt -Check	05/13/2025	10850	Kwik Kopy	Attorney Client Privilege Board Meeting- May 2025	-1,747.90
Bill Pmt -Check	05/13/2025	10851	Midtown Redevelopment Authority	Qtrly CPA Services - Ending Dec 2024	-20,392.08
Bill Pmt -Check	05/13/2025	10852	The Pilot Dance Project	Micro Grant 2025	-5,000.00
Bill Pmt -Check	05/13/2025	10853	Midtown Redevelopment Authority	Operating Expense Reimbursement Quarter Ending December 2024	-386.31
Bill Pmt -Check	05/13/2025	10854	Jeffrey E. Segura		-1,600.00
Bill Pmt -Check	05/20/2025	10855	Career and Recovery Resources, Inc.	Payment 1 of 5	-46,420.00
Bill Pmt -Check	05/20/2025	10856	Greisy Padron	Maintenance & Content Ongoing Retail April 2025	-2,250.00
Bill Pmt -Check	05/20/2025	10857	Kwik Kopy	MMD Community Update For Board Meeting- May 2025	-404.80
Bill Pmt -Check	05/20/2025	10858	Landscape Art	Midtown Streetscape Refresh IDS Project # 2024-015-05 April 2025	-44,269.13
Bill Pmt -Check	05/20/2025	10859	Marlon Hall, LLC	Public Art Campaign for the Prestigious Blooming Philanthropies Public Art Challenge May 2025	-18,000.00
Bill Pmt -Check	05/20/2025	10860	Minor Design Group, Inc.	Create New Midtown Map & Posters May 2025	-1,025.00
Bill Pmt -Check	05/20/2025	10861	Outspoken Bean LLC	HueMan: Shelter Storytelling April 2025	-3,273.00
Bill Pmt -Check	05/20/2025	10862	XTICKERS DESIGNS INC	HueMan Shelters April 2025	-300.00
Total 107600 - Texas Capital Operating x 2140					-224,361.39
Total 10000 - Operating Funds					-224,361.39
TOTAL					-224,361.39

01/01/2025 TO 12/31/2025

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 May 2025

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	
WILLIAM MARSH RICE UNIVERSITY	81 141 460 00 0000	2024	38,790.51
MID-MAIN PROPERTIES	81 135 584 001 0001	2024	21,894.20
MHI LANDHOLDINGS LLC	81 141 238 001 0000	2024	10,986.45
***COHEN JAY H	81 019 190 00 0006	2013 - 2024	7,876.88
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 811 001 0001	2024	5,901.34
**ROBINSON DORRIS	81 034 231 000 0004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 020 532 000 0006	2012 - 2024	4,138.89
3000 SMITH LTD	81 039 000 000 0003	2024	3,263.82
HONEY JAMES W	81 019 176 000 0009	2017 - 2024	3,131.29
** ANTWINE LINDA	81 013 086 000 0009	2009 - 2024	3,114.05

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2021	2022	2023	2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	95%
May	94%	96%	96%	95%
June	97%	96%	97%	
July	97%	96%	97%	
August	97%	96%	98%	
September	98%	97%	98%	
October	99%	98%	98%	
November	99%	99%	98%	
December	99%	99%	99%	

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 May 2025

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	2,578,868.84	
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	3,019,452.31	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,180,028.36	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,301,375.63	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,232,895.96	
			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	119	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	8	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 04/11/2025

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through April 11, 2025

Settled

10,995,683,781
1,766
1,140,401,146
10.37%

Original value of Settled accounts as of 04/11/2025

Number of Settled accounts as of 04/11/2025

Reduction in value of **Settled** accounts

Average % reduction in value of **Settled** accounts

Unsettled

1,243,222,582
104

Original value of Unsettled accounts as of 04/11/2025

Number of Unsettled accounts as of 04/11/2025

0.118% Tax rate per \$100 valuation

\$152,277

Estimated reduction in assessment on 104 Unsettled accounts,
based on **10.37%** average

Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019											
Settled											
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								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2022											
Settled											
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543	1/17/2025	220,000	\$42.52	14.06%	2/11/2025	3/26/2025
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$6,288.78	2022-68874	4/5/2024	4,100,000	\$817.22	14.44%	NA	
			1,690,788,658				1,509,320,149				
			186								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766				#DIV/0!		
Tax Year 2022	0190900000005	TND Investments LLC Inc	248,470	\$1,242.35	2022-68385				0.00%	Received	
Tax Year 2022	Total	Unsettled Accounts, original value	2,274,870								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059	5/16/2025	1,452,433	\$0.00	0.00%	NA	
Tax Year 2023	0191470000003	First Interstate Bk TX N A	770,959	\$1,051.58	2023-50619	1/17/2025	770,959	\$141.08	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,177,907	\$5,698.60	2023-50619	1/17/2025	4,177,907	\$764.49	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,057,657	\$4,170.59	2023-50619	1/17/2025	3,057,657	\$559.50	13.42%	2/11/2025	3/26/2025
Tax Year 2023	0130760120011	Current Owner	255,000	\$301.16	2022-01543	1/17/2025	218,000	\$43.70	14.51%	2/11/2025	3/26/2025
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,266.52	2023-84738	1/17/2025	940,000	\$156.38	12.35%	2/11/2025	3/26/2025
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,496	\$5,851.26	2023-85807	1/17/2025	4,250,000	\$832.01	14.22%	2/11/2025	3/26/2025
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$886.52	2023-85807	1/17/2025	640,000	\$130.68	14.74%	2/11/2025	3/26/2025
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212	1/17/2025	300,000	\$94.87	21.12%	25.25(b)	3/26/2025
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504	2/7/2025	5,005,238	\$865.50	12.77%	Received	3/26/2025
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974	3/7/2025	17,400,000	\$9,332.35	31.23%	Received	4/28/2025
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54932	4/11/2025	305,000	\$44.42	10.98%	5/1/2025	5/28/2025
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54932	4/11/2025	825,000	\$111.10	10.23%	5/1/2025	5/28/2025
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156	5/9/2025	111,500,000		0.00%	5/27/2025	
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693	5/9/2025	22,000,000		0.00%	5/27/2025	
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392	5/9/2025	990,000		0.00%	5/27/2025	
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054	5/9/2025	1,150,000		0.00%	5/27/2025	
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120	5/9/2025	57,000,000		0.00%	5/27/2025	
			1,605,511,362				1,382,225,115				

Midtown Management District

Lawsuit and Arbitration Status Summary as of 04/11/2025

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
			184								
Unsettled											
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523A				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	2023-63136				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	139,420,541								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	10								

Tax Year 2024

Settled											
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868	\$669.47	RBAE-001078	12/6/2024	550,000	\$19.92	2.98%	25.25B	3/26/2025
Tax Year 2024	0152370000002	Smith St Office LLC	617,465	\$741.00	RBAE-004658	12/6/2024	595,000	\$26.53	3.64%	25.25B	3/26/2025
Tax Year 2024	1448440010001	Fred & Soody Sharifi Partnership Ltd	3,987,042	\$4,784.00	RBAE-003986	12/6/2024	3,450,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132220000011	Dennis Austin LLC	260,000	\$779.66	RBAE-005674	12/6/2024	550,000	\$129.91	16.67%	25.25B	1/31/2025
Tax Year 2024	0190310000001	2602 Richmond LP	2,019,050	\$0.00	RBAE-006602	12/6/2024	1,850,000	Amount Due	0.00%	NA	Due
Tax Year 2024	0132280000003	ATH Holdings LLC	553,205	\$663.83	RBAE-007883	12/6/2024	1,550,000	\$121.98	6.25%	25.25B	1/31/2025
Tax Year 2024	0250010210002	4400 San Jacinto LLC	1,337,226	\$1,682.92	RBAE-009193	12/6/2024	1,425,000	Amount Due	0.00%	NA	Due
Tax Year 2024	1385670010001	Smith Howard F III	4,303,112	\$5,085.26	RBAE-011413	12/6/2024	3,650,000	\$774.61	15.23%	25.25B	1/31/2025
Tax Year 2024	1201320010001	George Thomas	3,774,918	\$354.22	RBAE-011906	12/6/2024	350,000	\$23.54	6.65%	25.25B	1/31/2025
Tax Year 2024	0152420000014	2204 Interests Ltd	3,877,998	\$3,847.70	RBAE-012016	12/6/2024	3,000,000	\$304.70	7.92%	25.25B	1/31/2025
Tax Year 2024	0191460000007	H T Investment Corporation	2,490,000	\$2,848.57	RBAE-000353	12/6/2024	2,100,000	\$368.47	12.94%	25.25B	1/31/2025
Tax Year 2024	1215900010010	Ozgul Merih & Ayse	20,605	\$558.00	RBAE-003360	12/6/2024	520,000	\$66.70	11.95%	25.25B	1/31/2025
Tax Year 2024	1249490010008	NIS Investments Incorporated	202,177	\$0.00	RBAE-005650	12/6/2024	290,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190280000007	Dennis Austin LLC	513,812	\$606.81	RBAE-005672	12/6/2024	460,000	\$63.55	10.47%	25.25B	1/31/2025
Tax Year 2024	0130800000005	Lynx Lane Terraces	787,579	\$930.13	RBAE-010172	12/6/2024	700,000	\$103.43	11.12%	25.25B	1/31/2025
Tax Year 2024	0191820030013	Womack Gerald	302,500	\$357.25	RBAE-010266	12/6/2024	275,000	\$32.47	9.09%	25.25B	1/31/2025
Tax Year 2024	1247680020003	Yates Maria	480,484	\$453.96	RBAE-010415	12/6/2024	450,000	\$28.80	6.34%	25.25B	1/31/2025
Tax Year 2024	0250280000005	Alabama Center LLC	2,258,431	\$2,667.21	RBAE-011394	12/6/2024	2,150,000	\$128.06	4.80%	25.25B	1/31/2025
Tax Year 2024	0190850000012	2808 Caroline LLC	4,920,409	\$5,811.00	RBAE-011605	12/6/2024	4,625,000	\$348.88	6.00%	25.25B	1/31/2025
Tax Year 2024	1416790010001	West Ontario Management LLC	3,139,414	\$0.00	RBAE-014605	12/6/2024	2,900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190230000005	Conway Michael P Williams Michelle Y	978,916	\$0.00	RBAE-015064	12/6/2024	900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0250230000005	401 Richmond LLC	1,389,953	\$1,517.58	RBAE-015614	12/6/2024	1,285,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598	\$491.86	2024-34565	1/17/2025	507,500	\$12.37	2.51%	2/11/2025	3/26/2025
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225	\$1,555.64	2024-50320	1/17/2025	1,175,000	\$167.96	10.80%	2/11/2025	3/1/2025
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845	\$26,364.46	2024-47361				0.00%		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355	\$4,085.50	2024-47361				0.00%		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459	\$81,161.22	2024-48506	2/7/2025	66,000,000	\$3,215.22	3.96%	2/24/2025	3/26/2025
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575	\$56,892.99	2024-49653	3/7/2025	47,000,000	\$1,385.99	2.44%	4/2/2025	4/28/2025
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,315	\$8,503.57	2024-49725	4/11/2025	6,955,793	\$288.78	3.40%	5/1/2025	5/28/2025

Midtown Management District

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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	0132700030001	McGowen Brazos Venture Ltd	17,489,834	\$18,896.00	2024-50643	3/7/2025	16,000,000	PAID	0.00%	NA	
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,733,831	\$38,973.00	2024-50643	3/7/2025	33,000,000	PAID	0.00%	NA	
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,122,581	\$53,289.77	2024-50747	3/7/2025	42,800,000	\$2,742.97	5.15%	4/2/2025	4/28/2025
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	6,382,864	\$7,538.16	2024-51835	4/11/2025	6,297,791	\$100.47	1.33%	Received	5/28/2025
Tax Year 2024	0060600000003	Hy Travis LLC	1,526,000	\$1,802.21	2024-52610	3/7/2025	1,400,000	\$148.81	8.26%	4/2/2025	4/28/2025
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,466	\$4,938.31	2024-52610	3/7/2025	3,700,000	\$568.61	11.51%	4/2/2025	4/28/2025
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,294,676	\$59,398.01	2024-58950	4/11/2025	44,500,000	\$6,843.51	11.52%	5/1/2025	5/28/2025
Tax Year 2024	1224910010001	Nova Terranova LLC	1,680,000	\$1,984.08	RBAE-01416	1/17/2025	1,400,000	\$330.68	16.67%	25.25B	3/26/2025
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,644,147	\$1,941.74	RBAE-01265	1/17/2025	1,600,000	\$52.14	2.69%	25.25B	3/26/2025
Tax Year 2024	0132670000003	Greatland Investment Inc	712,144	\$841.04	RBAE-016130	3/7/2025	615,000	\$114.72	13.64%	25.25B	3/26/2025
Tax Year 2024	0021510000007	Webster-Chenevert Ltd	2,406,862	\$2,745.83	RBAE-016265	1/17/2025	2,325,000	\$0.01	0.00%	25.25B	
Tax Year 2024	0021520000003	Webster-Chenevert Ltd	660,000	\$679.08	RBAE-016269	1/17/2025	575,000	PAID	0.00%	25.25B	
Tax Year 2024	0021520000014	1701 Webster Ltd	1,872,920	\$1,889.60	RBAE-016272	1/17/2025	1,600,000	PAID	0.00%	25.25B	
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000	\$2,444.67	RBAE-016274	1/17/2025	2,070,000	PAID	0.00%	25.25B	
Tax Year 2024	0250320000001	H & T Investment Corp	646,038	\$762.97	RBAE-018429	1/17/2025	585,000	\$72.09	9.45%	25.25B	3/26/2025
Tax Year 2024	0250320000006	HT Investment Corp	600,000	\$708.60	RBAE-018429	1/17/2025	500,000	\$118.10	16.67%	25.25B	3/26/2025
Tax Year 2024	0250320000010	H & T Investment Corp	302,050	\$367.72	RBAE-018429	2/7/2025	281,000	\$24.86	6.97%	25.25B	3/26/2025
Tax Year 2024	1204350010001	Car Spa Midtown I LP	4,641,005	\$4,481.58	RBAE-018558	1/17/2025	4,200,000	\$520.83	9.50%	25.25B	3/26/2025
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$707.56	RBAE-019782				0.00%	25.25B	
Tax Year 2024	0021600000021	William Marsh Rice University	666,397	\$776.00	RBAE-019163	2/7/2025	572,000	\$111.48	14.17%	25.25B	3/26/2025
Tax Year 2024	0220510000008	4101 San Jacinto LLC	2,646,000	\$3,116.84	RBAE-019605	2/7/2025	2,300,000	\$401.54	12.88%	25.25B	3/26/2025
Tax Year 2024	0190880000016	Gaumer Mary K	69,413	\$83.02	RBAE-019620	3/7/2025	675,000	\$40.64	4.85%	25.25B	3/26/2025
Tax Year 2024	0250230000009	401 Richmond LLC	2,719,850	\$2,031.50	RBAE-020120	2/7/2025	1,597,000	\$145.08	7.14%	25.25B	3/26/2025
Tax Year 2024	0190320000008	LLR Management Inc	2,819,677	\$2,804.04	RBAE-020175	2/7/2025	775,000	\$52.76	5.45%	25.25B	3/26/2025
Tax Year 2024	0250180000006	15 21 Japhet Realty Ltd	1,560,000	\$1,560.74	RBAP-018555	2/7/2025	1,175,000	\$173.06	11.09%	25.25B	3/26/2025
Tax Year 2024	0191430000001	Cynthia Properties LP	1,084,000	\$1,286.32	RBAP-019893	2/7/2025	975,000	\$134.84	10.48%	25.25B	3/26/2025
Tax Year 2024	1454010010001	2520 Caroline LLC	267,520	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0021520000009	1701 Webster Ltd	2,435,200	\$2,439.00	RBAE-012784	3/7/2025	1,750,000	\$372.25	15.26%	25.25B	4/28/2025
Tax Year 2024	0250250000009	TV Prop LLC	300,000	\$404.62	2024-51000	4/11/2025	300,000	\$50.32	12.44%	5/1/2025	5/28/2025
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,900,806	\$1,230.37	2024-51000	4/11/2025	915,000	\$149.75	12.17%	5/1/2025	5/28/2025
Tax Year 2024	1386330010001	Caydon Houston Property LP	105,005,645	\$128,027.07	2024-55049	4/11/2025	100,000,000	\$9,927.07	7.75%	5/1/2025	5/28/2025
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	2,057,331	\$8,334.71	2024-56416	5/9/2025	6,000,000		0.00%	5/27/2025	
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588	\$4,924.28	2024-59035	5/9/2025	3,600,000		0.00%	5/27/2025	
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686	\$9,752.33	2024-61684	5/9/2025	6,000,000		0.00%	Received	
Tax Year 2024	1247680010008	HSU Jeannie	451,000	\$426.10	RBAE-020145	4/11/2025	420,000	\$29.28	6.87%	25.25B	5/28/2025
Tax Year 2024	0190400000003	2300 Fannin Ltd	1,470,000	\$1,736.07	RBAE-020842	4/11/2025	1,341,385	\$151.89	8.75%	25.25B	5/28/2025
Tax Year 2024	0191430000010	Cynthias Properties LP	360,000	\$448.78	RBAP-020923	4/11/2025	300,000	\$70.86	15.79%	25.25B	5/28/2025
Tax Year 2024	Total	Settled Accounts, original & settled value	525,888,787				461,202,469				
Tax Year 2024	Total	Settled Accounts, number of accounts	79								

Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208	\$62,445.98	2023-55523A				0.00%		
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706	\$44,552.88	2024-47301				0.00%		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212	\$100,588.38	2024-47307				0.00%		
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496	\$1,489.83	2024-49617				0.00%		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327	\$5,026.72	2024-49617				0.00%		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963	\$117,802.34	2024-50819				0.00%	Received	

Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025

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	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162	\$5,232.02	2024-51566				0.00%		
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724	\$4,224.11	2024-51566				0.00%		
Tax Year 2024	0021380000013	Shepherd W M	336,431	\$397.33	2024-51748				0.00%		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748				0.00%		
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748				0.00%		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.04	2024-51748				0.00%		
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748				0.00%		
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748				0.00%		
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748				0.00%		
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$901.99	2024-51748				0.00%		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$274.05	2024-51748				0.00%		
Tax Year 2024	0021760000001	Golconda Venture	2,676,266	\$3,160.67	2024-51748				0.00%		
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,797.81	2024-51748				0.00%		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731	\$2,055.80	2024-51748				0.00%		
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793	\$4,944.60	2024-51748				0.00%		
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,484.50	2024-51748				0.00%		
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910	\$3,801.50	2024-51748				0.00%		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,839.41	2024-51748				0.00%		
Tax Year 2024	1300540010001	Central Bank	5,826,760	\$6,991.70	2024-52074				0.00%		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,846,278		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	1,846,278		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	828,135	\$6,883.50	2024-52313				0.00%		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,780	\$1,354.10	2024-52702				0.00%		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,857,471	\$5,855.85	2024-54180				0.00%		
Tax Year 2024	0132650000001	Levan Group I LP	6,656,402	\$7,863.45	2024-54180				0.00%		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	313,880	\$7,456.67	2024-55055				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	2,187,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,522,330	\$12,060.76	2024-55576				0.00%	Received	
Tax Year 2024	0022630020001	H Midtown LP	46,286,609	\$54,519.22	2024-57441				0.00%		
Tax Year 2024	1282740010001	Tag TBD LLC	1,467,890	\$5,985.18	2024-57902				0.00%		
Tax Year 2024	0192240000001	Strings Prop LLC	1,384,299	\$5,177.86	2024-59838				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628				0.00%		
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	\$16,534.00	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875	\$21,647.58	2024-61583				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940	\$32,283.75	2024-61637				0.00%		
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	\$13,936.76	2024-61853				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.59	2024-62092				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,441,557	\$64,295.48	2024-64864				0.00%		
Tax Year 2024	1349300000001	2800 Main LLC	76,102,154	\$89,876.64	2024-64966				0.00%		
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500	\$3,765.62	2024-65195				0.00%	Received	
Tax Year 2024	0021600000003	William Marsh Rice University	726,485	\$857.98	2024-65195				0.00%	Received	

Midtown Management District Lawsuit and Arbitration Status Summary as of 04/11/2025

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	0190900000005	TND Investments LLC Inc	1,434,990	\$1,694.72	2024-65934				0.00%		
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245	\$82,380.94	2024-67720				0.00%		
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863	\$41,341.92	2024-67720				0.00%		
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$1,034.42	2024-69892				0.00%		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,227.75	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,682,963	\$5,530.58	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2024-71012				0.00%		
Tax Year 2024	1331360010001	Travis Street Plaza LP	6,475,121	\$7,647.12	2024-71012				0.00%		
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,044	\$2,676.20	2024-71012				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,356.65	2024-71460				0.00%		
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.03	2024-71788				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,971,250	\$5,871.05	2024-71791				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,153,470	\$2,543.25	2024-72204				0.00%		
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-72881				0.00%		
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.25	2024-72818				0.00%		
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	782,888	\$24.59	2024-74336				0.00%		
Tax Year 2024	0132670000013	Dang Buu Q	537,403	\$64.47	2024-74336				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,936,228	\$2,286.63	2024-74776				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	2,335,350	\$1,127.07	2024-75012				0.00%		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	2,960,000	\$4,676.00	2024-75012				0.00%		
Tax Year 2024	0191910000004	Leen Salam Inc	2,078,100	\$2,255.25	2024-75129				0.00%		
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,157,478	\$1,615.91	2024-75708				0.00%		
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,408	\$3,359.81	2024-76188				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	2,010,600	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	1390260010001	4600 Main Street Housing LP	2,111,183	\$1,938.24	2024-77426				0.00%		
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,558,831	\$4,244.31	2024-77441				0.00%		
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,514,215	\$1,351.32	2024-77441				0.00%		
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,214,296	\$3,205.58	2024-77808				0.00%		
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695		2024-77912				#DIV/0!		
Tax Year 2024	0190900000001	BAP 2800 LLC	946,439	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458		2024-83933				#DIV/0!		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-83933				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1469000010001	Midtown 2100 LLC	45,868,735	\$54,170.98	2025-20877				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	1,098,411,731								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	91								

Cumulative				
Settled				
Cumulative	Grand Total	Settled Accounts, original value	10,995,683,781	9,855,282,635
Cumulative	Grand Total	Settled Accounts, number of accounts	1,766	

Midtown Management District
Lawsuit and Arbitration Status Summary as of 04/11/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value		1,243,222,582							
Cumulative	Grand Total	Unsettled Accounts, number of accounts		104							

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

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PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
MIDTOWN MANAGEMENT DISTRICT
June 4, 2025

Total delinquent assessments collected for the quarter are \$8,529.91

Top ten delinquent accounts:

Deferrals:

Account #		Property Owner and Property Address	Tax Year	Base Amount
1.	0342590000004	ROBINSON DORRIS - 1520 ISABELLA ST	2016-2023	\$4,087.24
2.	1205320000006	CRIADO MINNIE F - 120 OAK PL	2012-2018& 2020-2023	\$3,717.71
3.	0191820020004	WASHINGTON ROMANUEL L JR - 3300 CRAWFORD ST	2000-2014	\$2,884.42
4.	0130860000009	ANTWINE LINDA - 1508 ISABELLA ST	2009-2023	\$2,825.45
5.	1145880170016	BLOCKER NATHAN & MAGNOLIA H - 2016 MAIN ST 2202	2007-2023	\$2,776.71
6.	0190770000006	MATA MARCIAL & DIANA - 2709 JACKSON ST	2017-2023	\$2,094.17
7.	1145880220002	WALKER THOMAS E- 2016 MAIN ST 2202	2014-2023	\$,2017.62

Suit Filed:

Account #		Property Owner and Property Address	Tax Year	Base Amount
1.	0191900000006	COHEN JAY H - STUART ST We intervened in a suit filed by Harris County. A trial date is set 7/25/2025. Delinquent 2024 will be included in the suit.	2013-2023	\$6,782.80

Other Accounts:

Account #		Property Owner and Property Address	Tax Year	Base Amount
1.	1201060000001	MCDONALDS CORP 042 / 0253 - 2017 MAIN ST Paid in full.	2023	\$4,154.80
2.	0130760120012 0130760120013 0130760120018	BREAKFAST KLUB, LLC - 1512 ALABAMA ST; 1518 ALABAMA ST Paid in full.	2022-2023	\$3,280.99



Field Service Team & Maintenance Monthly Update

MONTHLY METRICS



122

Miles ROW Mowed



438

**Bags of Trash
Removed**



21,900

**LBS of Trash
Removed**



849

**Bags of Leaves
Removed**



Field Service Team & Maintenance Monthly Update

GRAFFITI ABATEMENT



45

**Monthly Public
Property Abatements**



184

**Year-to-date
Public Property
Abatements**



Field Service Team & Maintenance Monthly Update

SEECCLICKFIX REPORTS



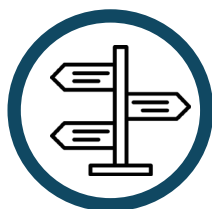
01
Broken Sidewalks



01
Broken Lighting



01
Trash/Debris



02
Street Signs



Field Service Team & Maintenance Monthly Update

PROJECT UPDATES

BALDWIN PARK

Park Lighting Project

Pedestrian light project completed!

Irrigation Repairs

No irrigation repairs scheduled. As of today, the system is operating properly.

Trash Can Updates

Process of procuring replacement plastic bins and steel cages.

General Maintenance

Working with Landscape Contractor on quality control issues. Working with team on trash pick up after park rentals and weekends.

Power Washing

Process of procuring.

CLOVER PARK

Irrigation Repairs

No irrigation repairs scheduled. As of today, the system is operating properly.

Stage Repairs

Stage staining scheduled 5/17/25.

Park Lighting Project

Lighting proposal approved. Long lead time on fixtures and awaiting final decision on concrete fixture.

Tree Removal

City of Houston will remove tree identified as dead near dog park in June 2025.

Irrigation Repairs

No irrigation repairs scheduled. As of today, the system is operating properly.









Graffiti Abatement Reports

April 2025

Monthly Graffiti Abatement Reports

2025

Graffiti Abatement Reports Totals 2008 - 2025

	2008- 2018	2019	2020	2021	2022	2023	2024	2025							Totals
Abated															
Business Property	15	2	6	0	2	0	0	2							27
Public Property	3479	615	540	497	474	472	499	182							6,758
Trash Dumpsters	5	0	2	2	3	0	0	0							12
Total:	3499	617	548	499	479	472	499	184							6,797



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

April 10, 2025

Public Property

DRAFT

before

1000 Gray

after

6753



before

1000 Gray

after

6754

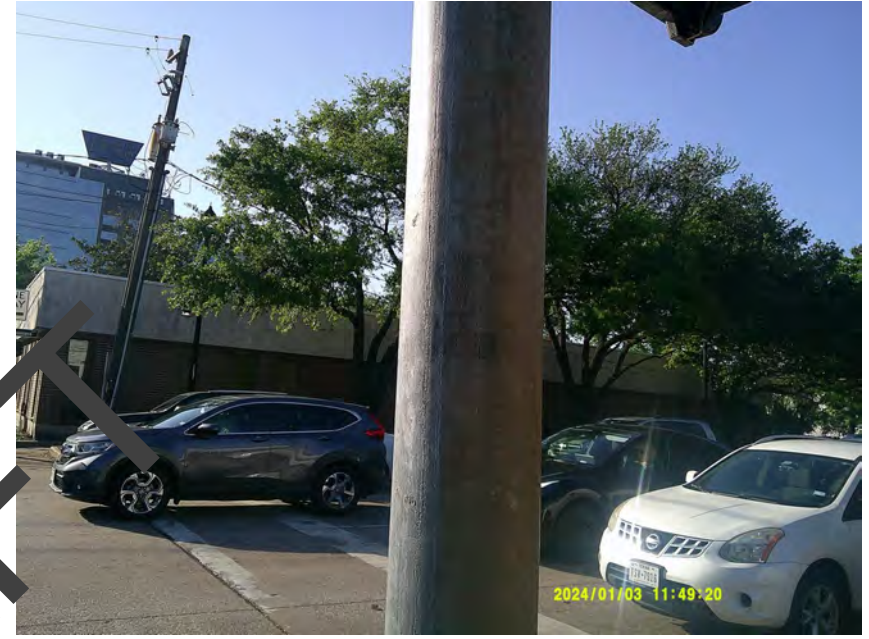


before

6755

2100 Louisiana

after



before

6756

600 Gray

after



before

2000 Brazos

after

6757



before

2200 Bagby

after

6758



before

6759



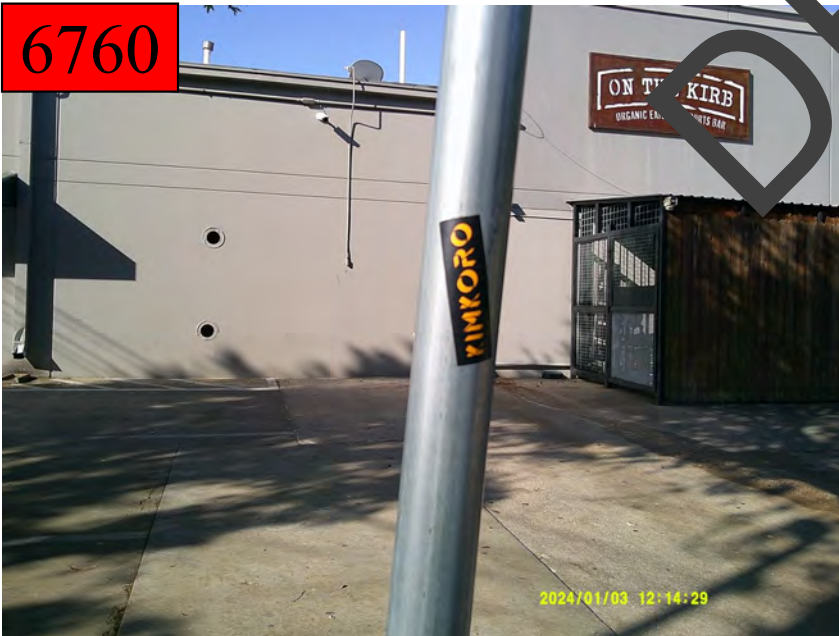
2400 Bremond

after



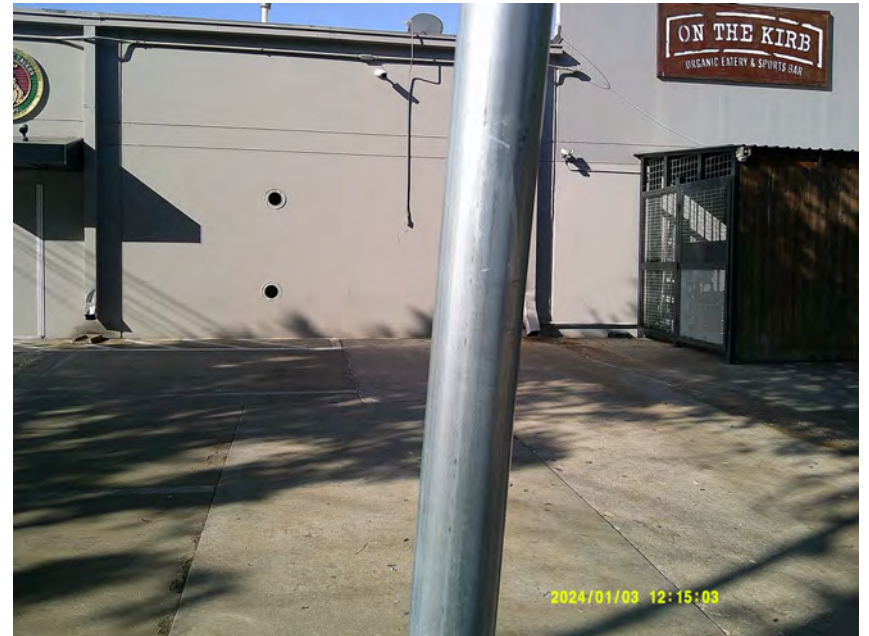
before

6760



2400 Bremond

after



before

6761

400 McIlhenny

after



before

6762

2400 Bagby

after



before

6763

300 McGowen

after



before

6764

300 McGowen

after



before

6765

300 McGowen

after



before

6766

400 Tuam

after



before

2200 Smith

after

6767

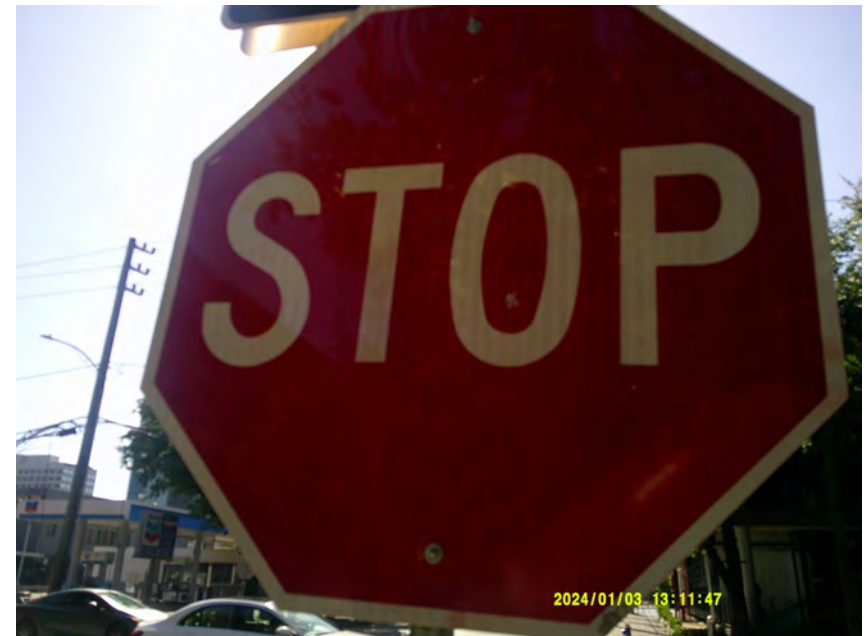


before

2200 Smith

after

6768



before

2200 Milam

after

6769



2200 Milam

before

6770

after



before

900 Holman

after

6771



before

900 Holman

after

6772

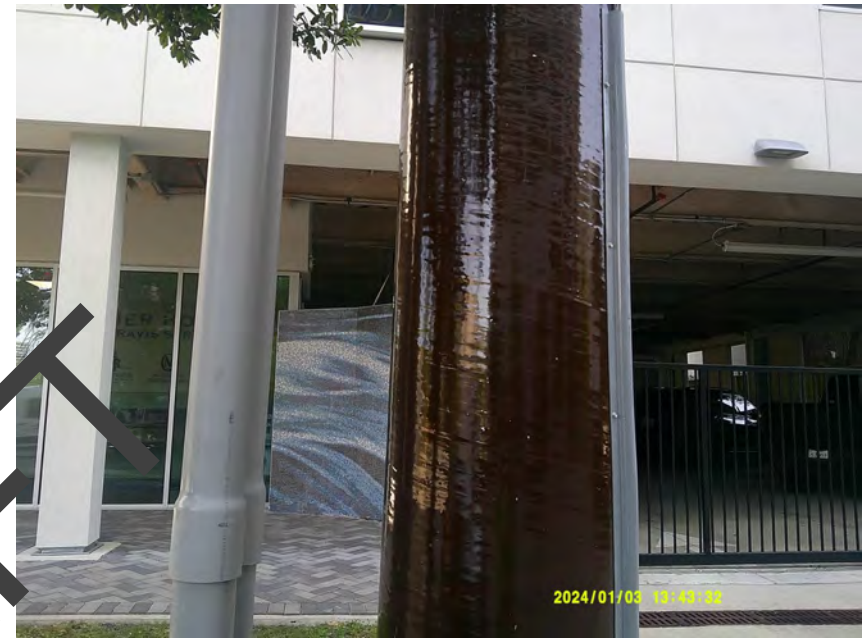


before

3300 Milam

after

6773



before

1000 Staurt

after

6774



before

6775



3100 San Jacinto

after



before

6776



Midtown Park

after



before

Midtown Park

after

6777



before

Midtown Park

after

6778



before

Midtown Park

after

6779



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midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

April 21, 2025

Public Property

DRAFT

before

900 Webster

after

6780

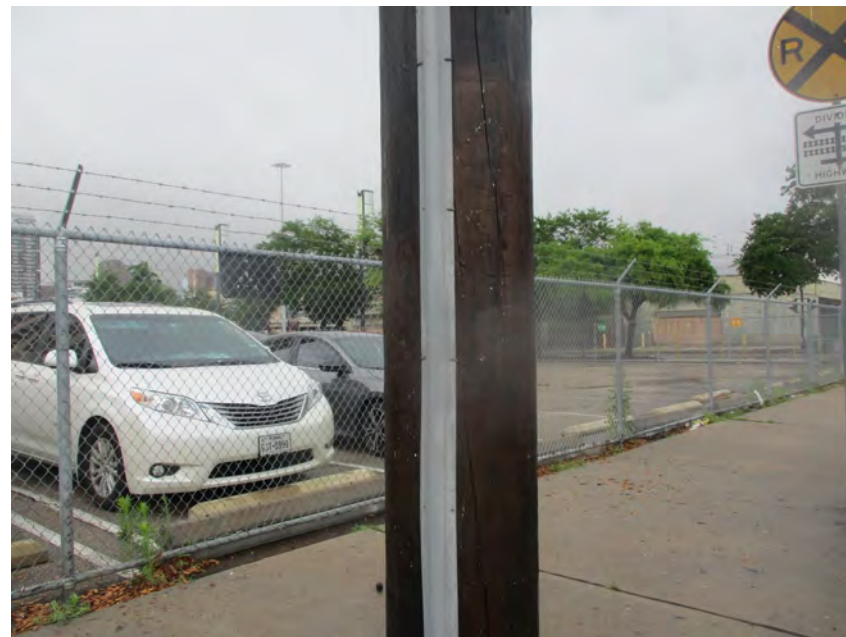


before

900 Webster

after

6781



before

5000 Fannin

after

6782



before

Midtown Park

after

6783



before

6784

Midtown Park

after

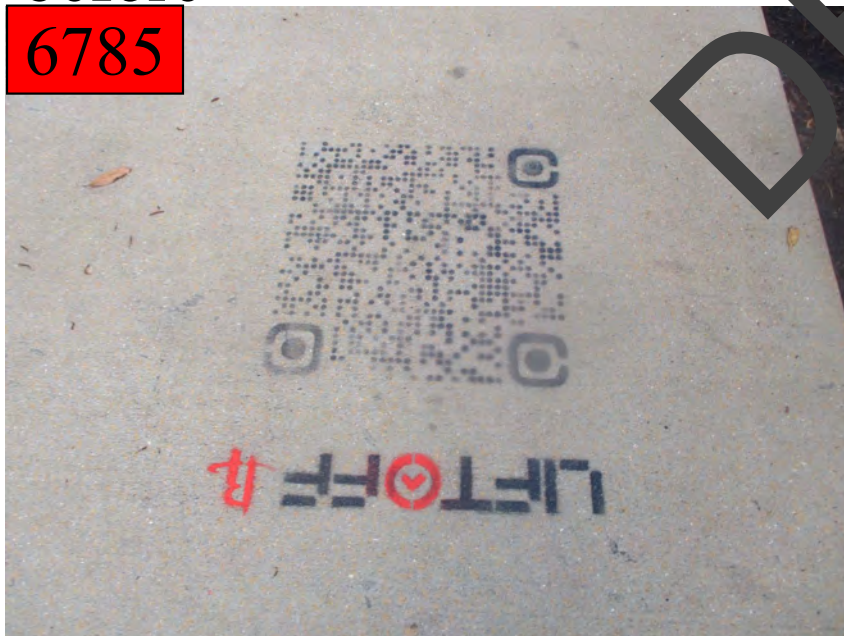


before

6785

Midtown Park

after



before

6786

Midtown Park

after



before

6787

2500 Main

after



before

2500 Main

after

6788



before

2500 Main

after

6789



before

2500 Main

after

6790



before

900 McGowen

after

6791



before

6792

900 McGowen

after



before

6793

900 McGowen

after



before

6794

600 McGowen

after

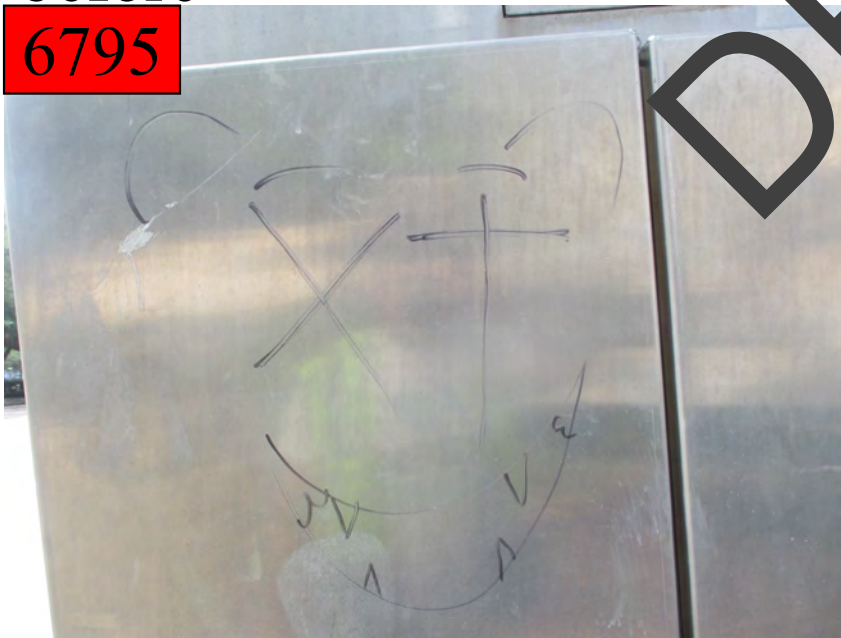


before

6795

600 McGowen

after



before

600 Webster

after

6796



before

1000 Isabella

after

6797



Midtown Houston – Pedestrian Lighting

christoph.gisel@arup.com

2025-05-19

Midtown Houston – Lighting

- Introduction
- Scope and Timeline
- Process

DRAFT

Midtown Houston – Lighting

Arup Lighting Intro



Christoph Gisela
Austin
Team Lead



Cibele Romani
Houston
Associate



Kylie Forbes
Dallas/Houston
Senior Designer



Anna Forrester
Houston
Designer



Tran Luu
Dallas
Designer



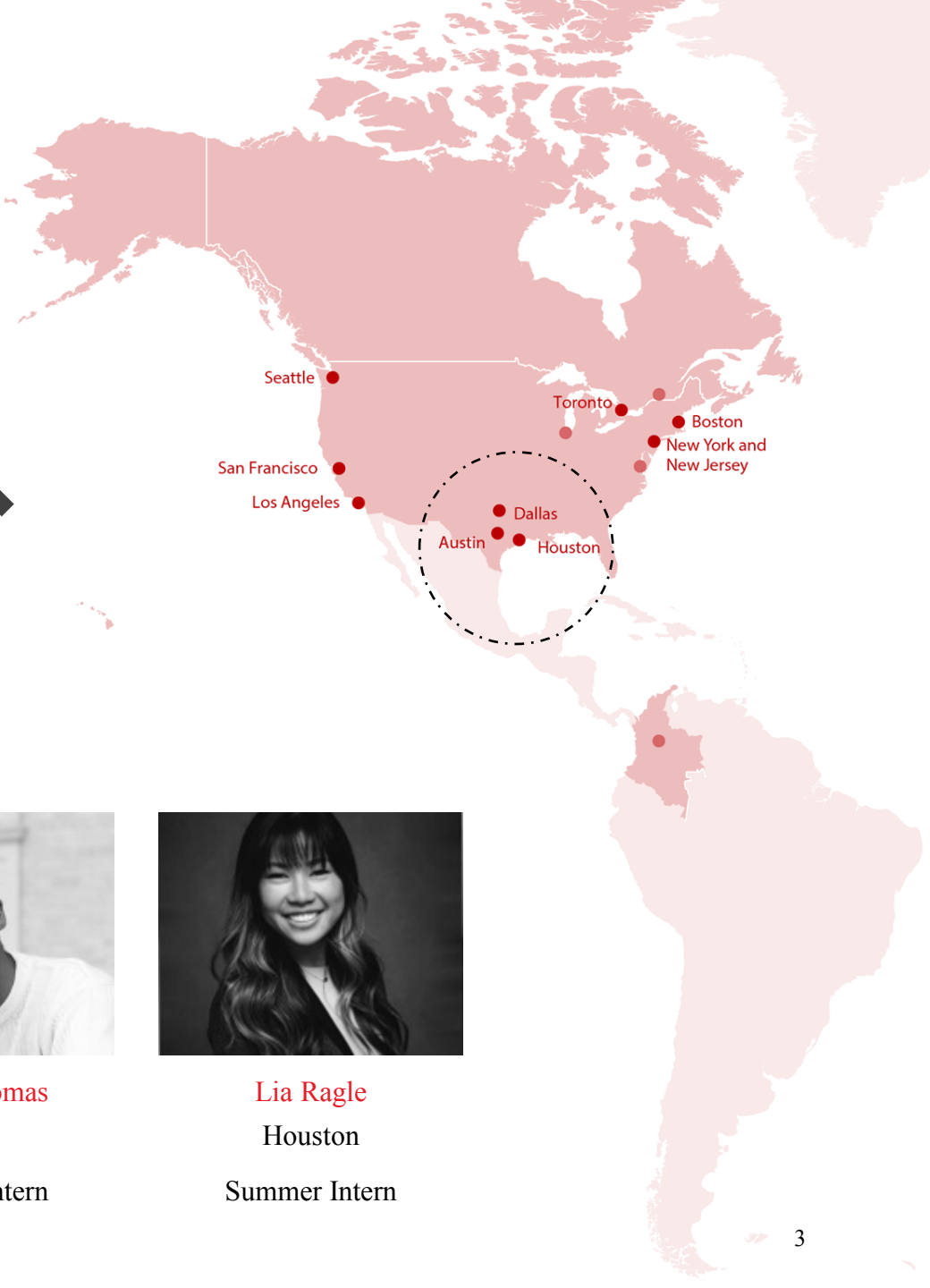
Allison Lau
Austin
Graduate Designer

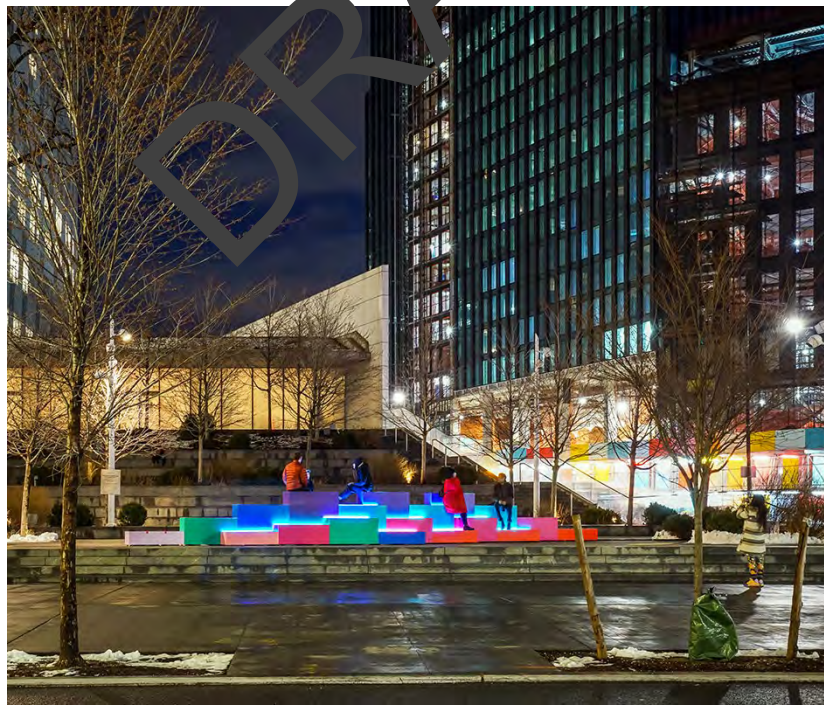


Dillon Thomas
Dallas
Summer Intern



Lia Ragle
Houston
Summer Intern







Midtown Houston – Lighting

- Introduction
- Scope and Timeline
- Process

DRAFT

Midtown Houston – Lighting

Scope Overview

Initial Phase 1 – NVA

- Existing Lighting Conditions Assessment
- Community Nightwalk
- Nighttime Vulnerability Assessment (NVA)
- 3 months

DRAFT

Midtown Houston – Lighting

Scope Overview

Future Phase 2 – Preliminary Masterplan

- Preliminary Lighting Masterplanning
- 3 months

DRAFT

Midtown Houston – Lighting

Scope Overview

Future Phase 3 – Final Masterplan

- Stakeholder Engagement
- Final Lighting Masterplanning
- 3 months

DRAFT

Midtown Houston – Lighting

Scope Overview

Future Phase 4 – Phasing

- Phasing Plan
- Estimate of Probable Construction Costs
- 2 months

DRAFT

Midtown Houston – Lighting

Scope Overview

TBC Phase 5 – CD

- Detailed Design and Engineering
- 3 months per package

DRAFT

Midtown Houston – Lighting

Scope Overview

TBC Phase 6 – CA

- Implementation and Construction Administration
- 18 months per package

DRAFT

Midtown Houston – Lighting

- Introduction
- Scope and Timeline
- **Process**

DRAFT

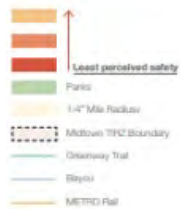
Midtown Houston – Lighting

Process – Why design for safety at night?



Figure 5 Areas of Least Perceived Safety within Midtown - According to the Midtown Parks and Public Space Values and Vision Survey

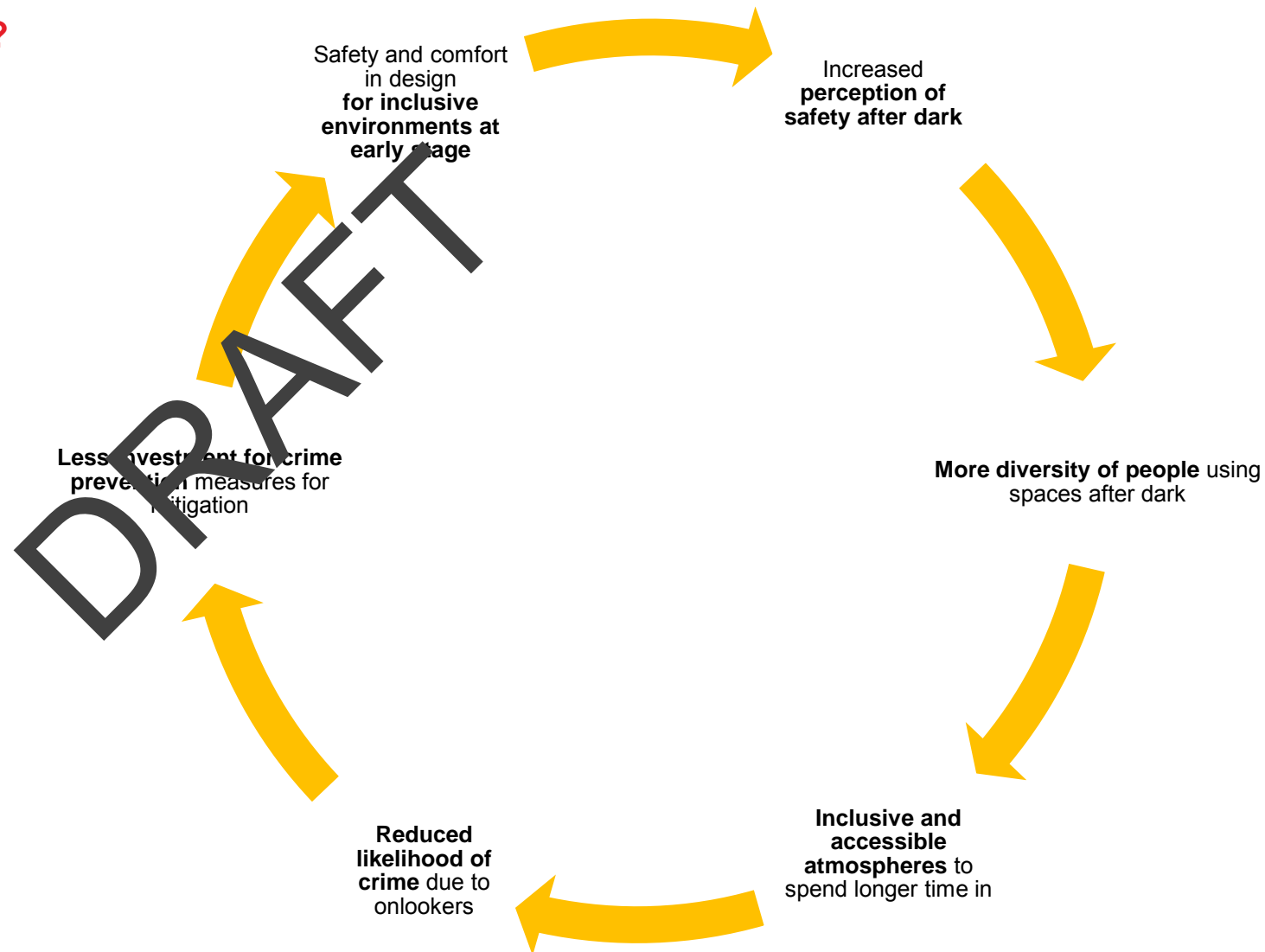
KEY



According to Midtown Parks and Public Space Values and Vision Survey:

- Lighting
- Loitering
- Activity

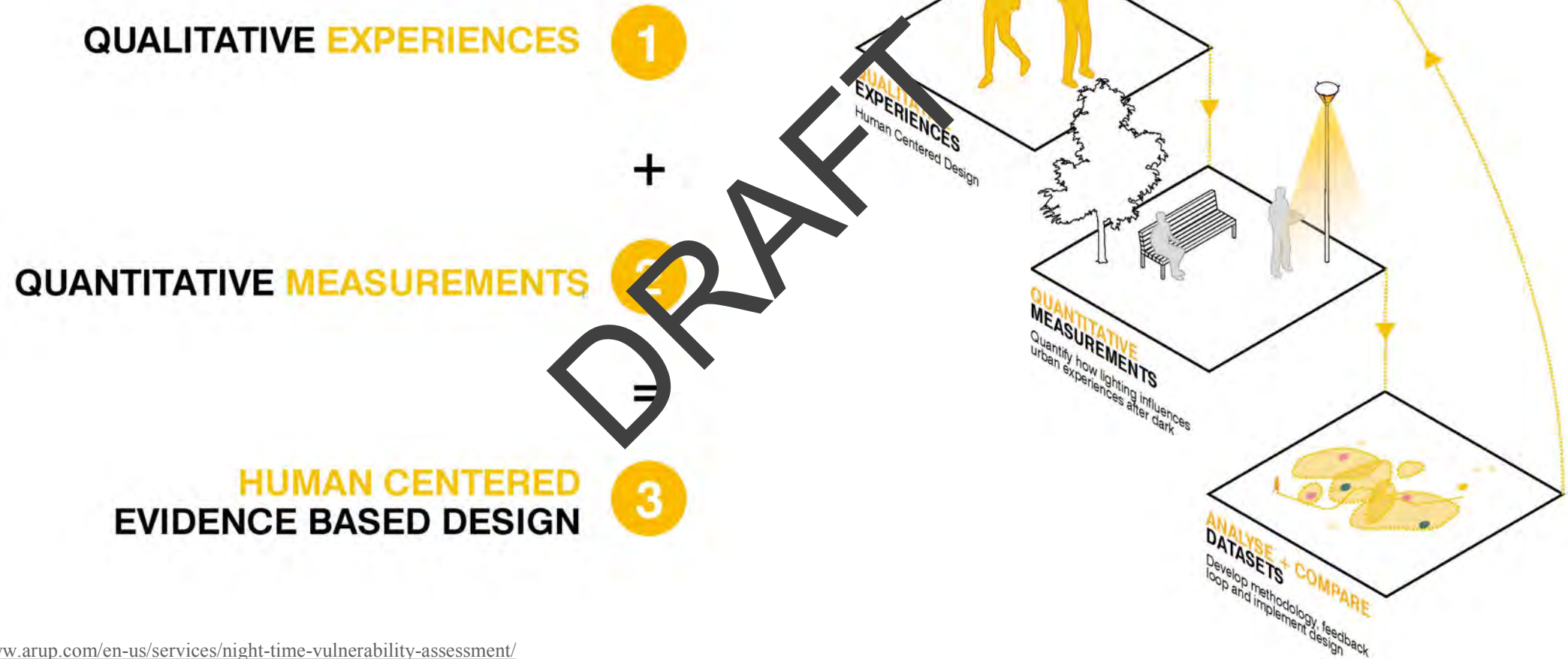
are top reasons affecting whether or not residents feel safe in the parks.



Safety & Comfort

Midtown Houston – Lighting

Process – Existing Conditions Assessment



Midtown Houston – Lighting

Process – Existing Conditions Assessment (Examples)



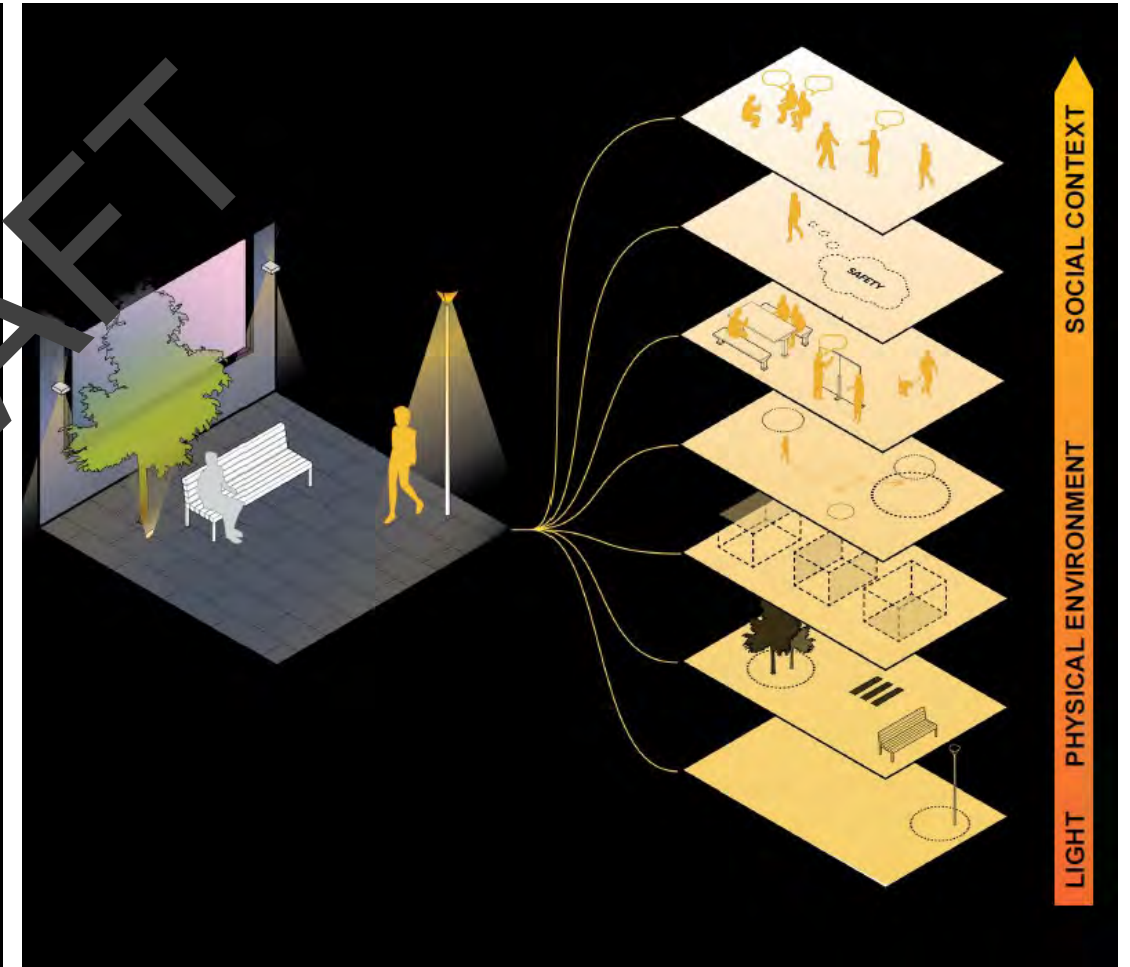
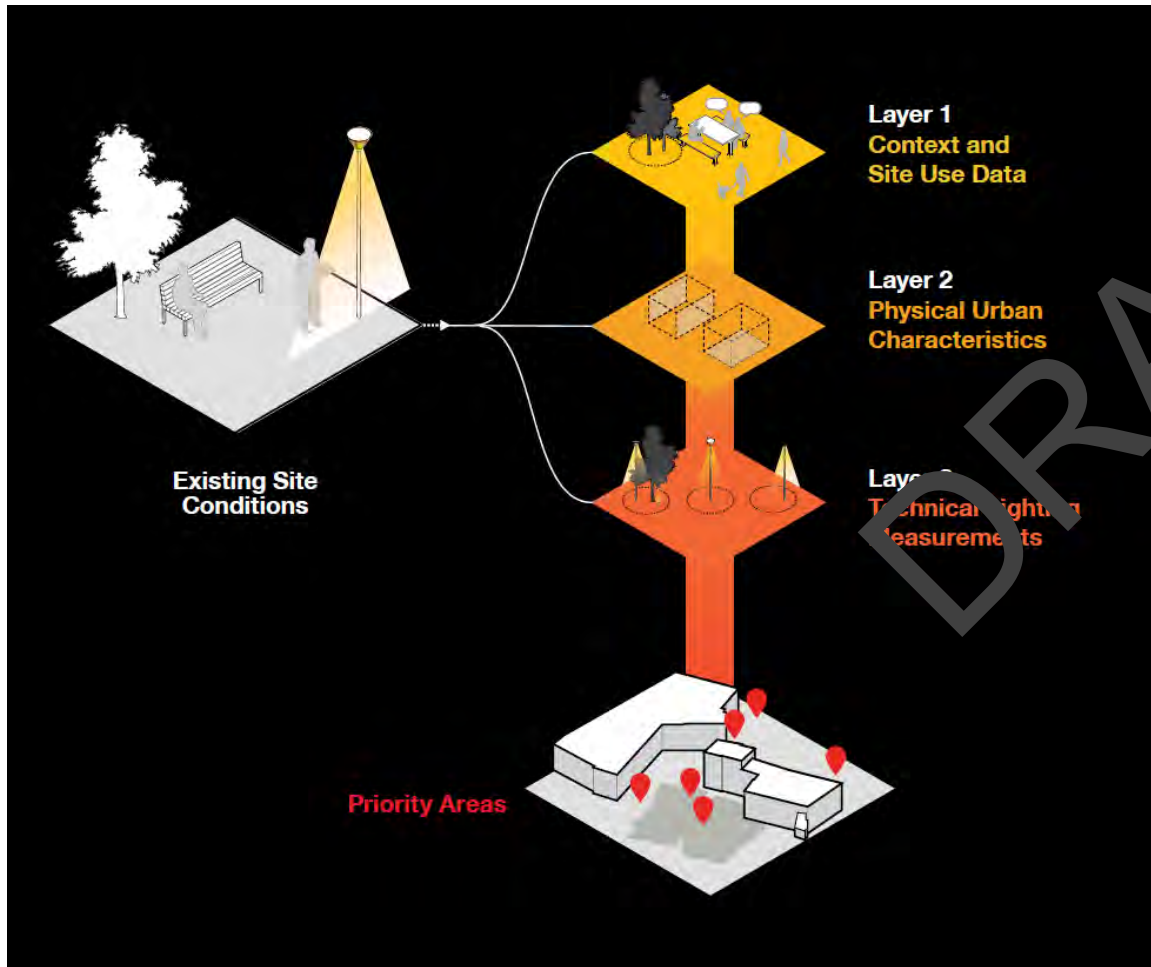
Sunset Valley, TX



Downtown Houston, TX

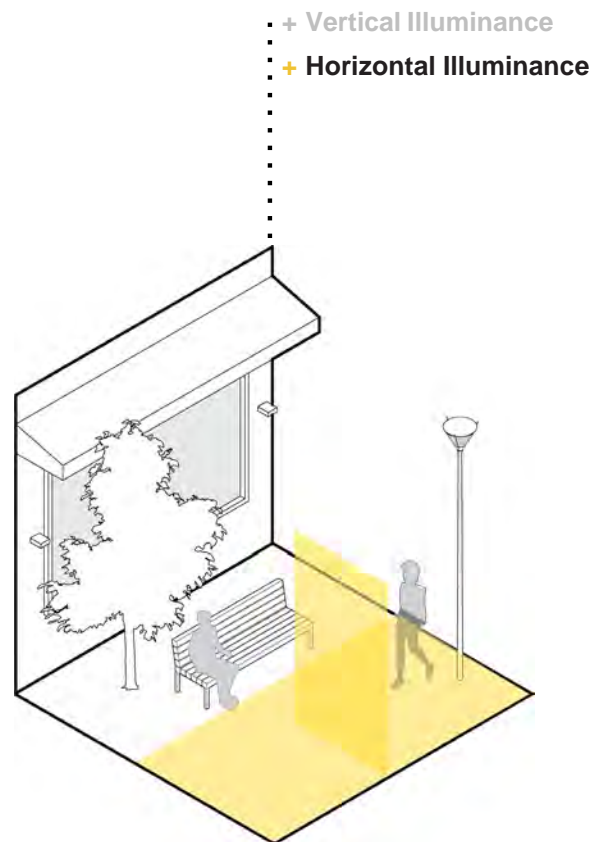
Midtown Houston – Lighting

Process – Existing Conditions Assessment

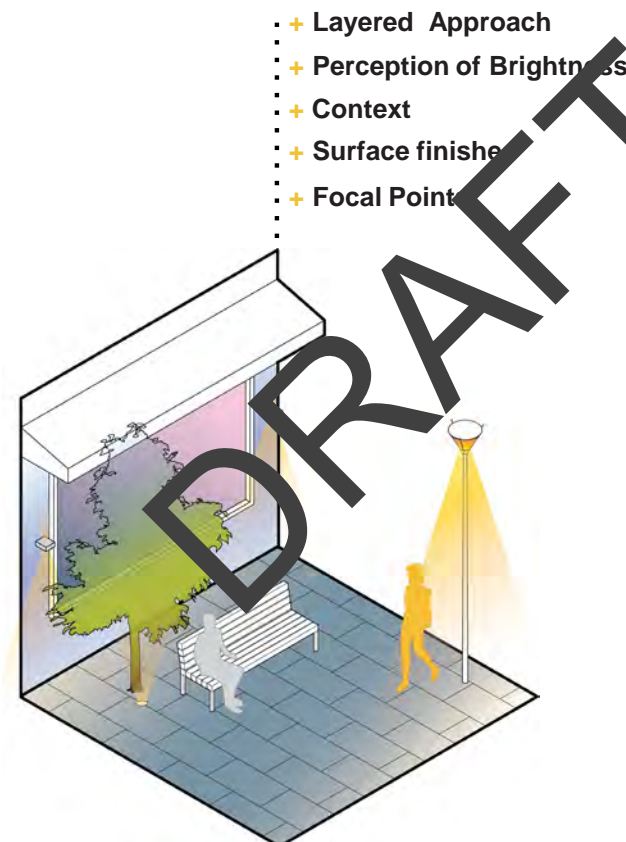


Midtown Houston – Lighting

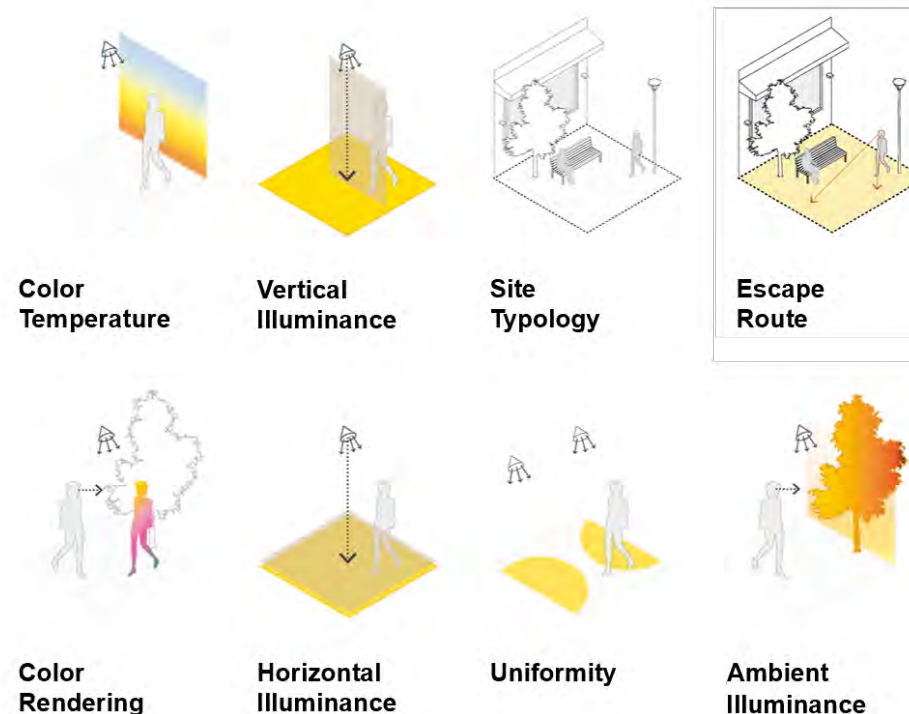
Process – Existing Conditions Assessment



Compliance
Design
Approach



Considered
Design
Approach



Midtown Houston – Lighting

Process – Community Engagement (Examples)



Nightwalk

Midtown Houston – Lighting

Process – Community Engagement (Examples)



Community Workshop

<https://www.vitalcitynyc.org/articles/connecting-communities-through-design>

Midtown Houston – Lighting

Process – Community Engagement (Examples)



Mockup

Midtown Houston – Lighting

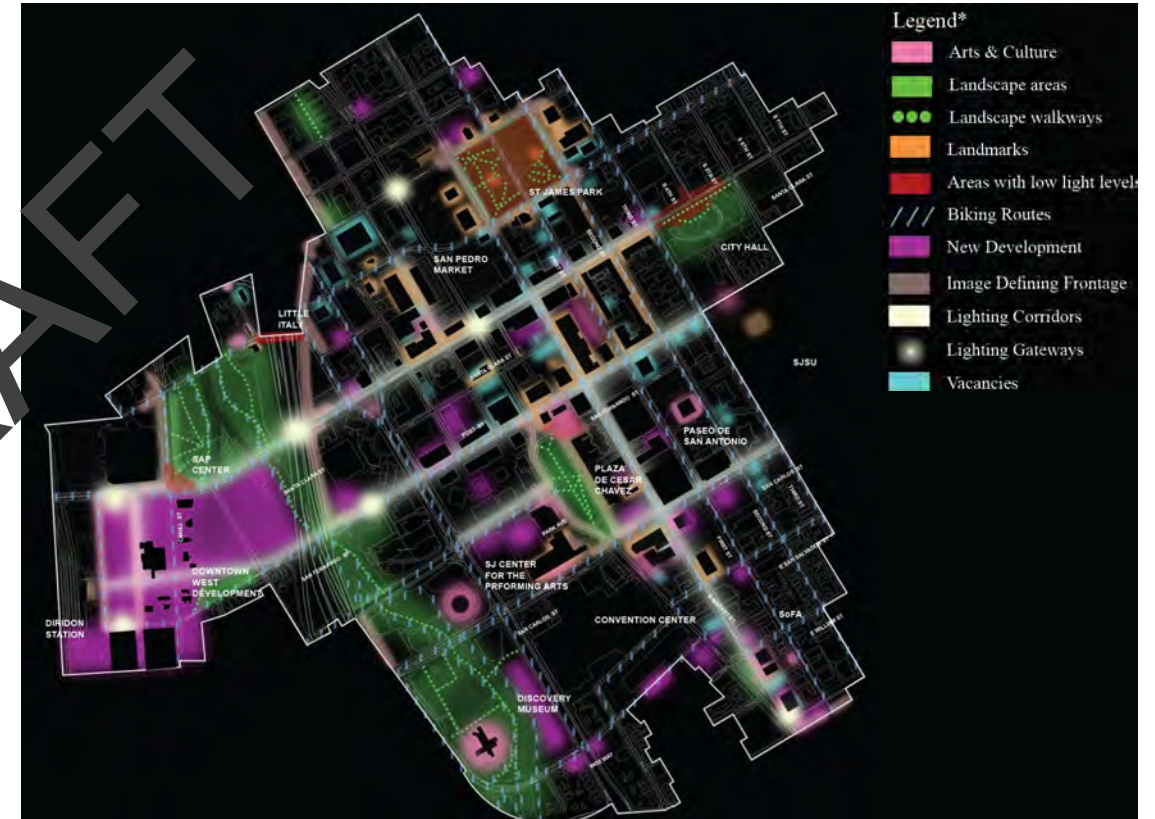
Process – Lighting Masterplan (Examples)



Union Square & 14th Street, NYC

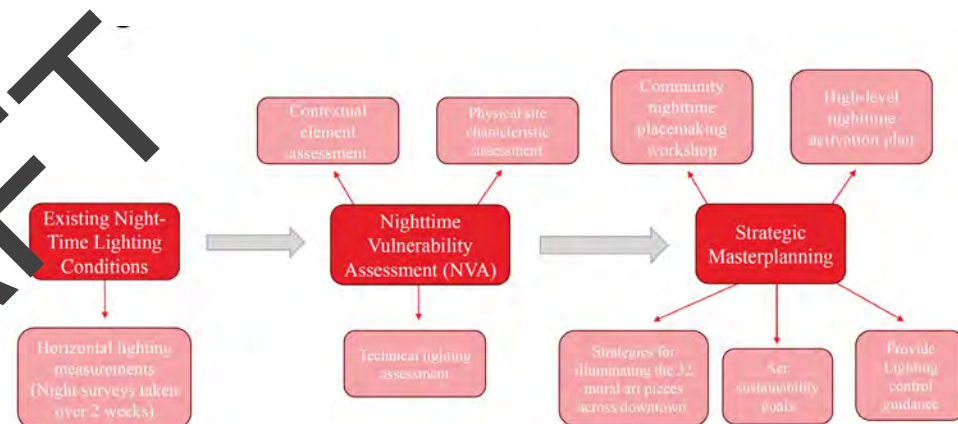
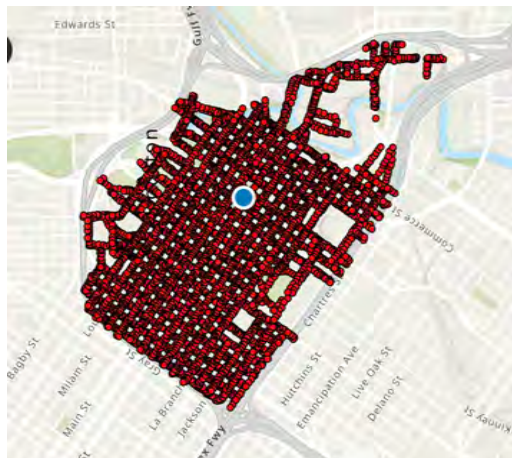
<https://www.starrwhitehouse.com/project/union-square-streetscape-and-lighting-master-plan/>

<https://sjdowntown.com/comprehensive-lighting-plan/>



Midtown Houston – Lighting

Process – Lighting Masterplan (Examples)

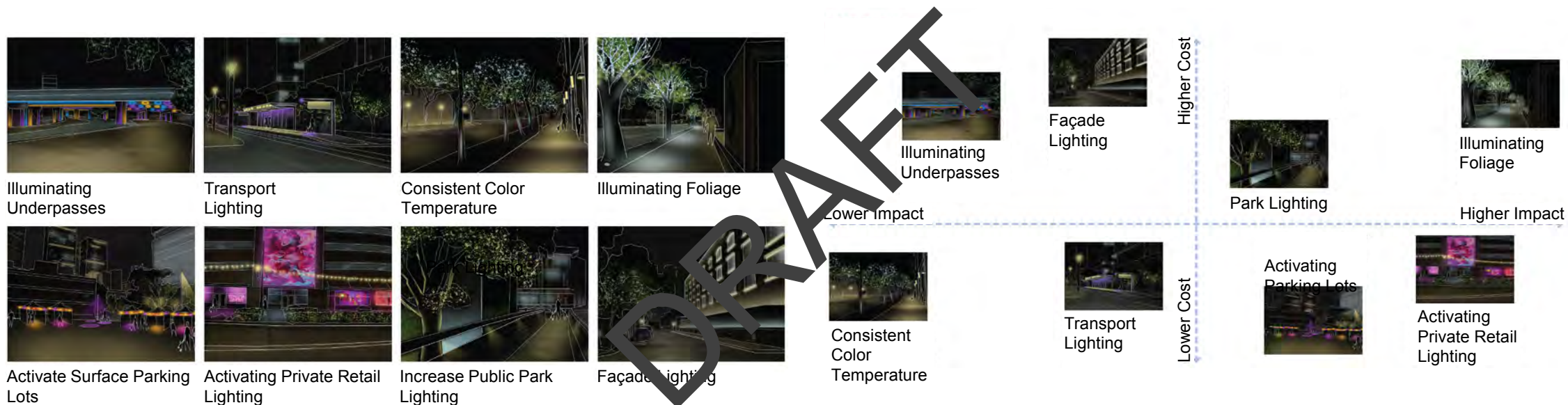


Downtown Houston, TX

<https://downtownhouston.org/do-business/incentives-programs/downtown-pedestrian-lighting-study>

Midtown Houston – Lighting

Process – Lighting Masterplan (Examples)



Downtown Houston, TX

<https://downtownhouston.org/do-business/incentives-programs/downtown-pedestrian-lighting-study>

Midtown Houston – Lighting

Process – Lighting Masterplan (Examples)

LIGHTING OBJECTIVES

Identity



Creating a distinct character of the city.

Safety



Offering a feeling of security.

Environment

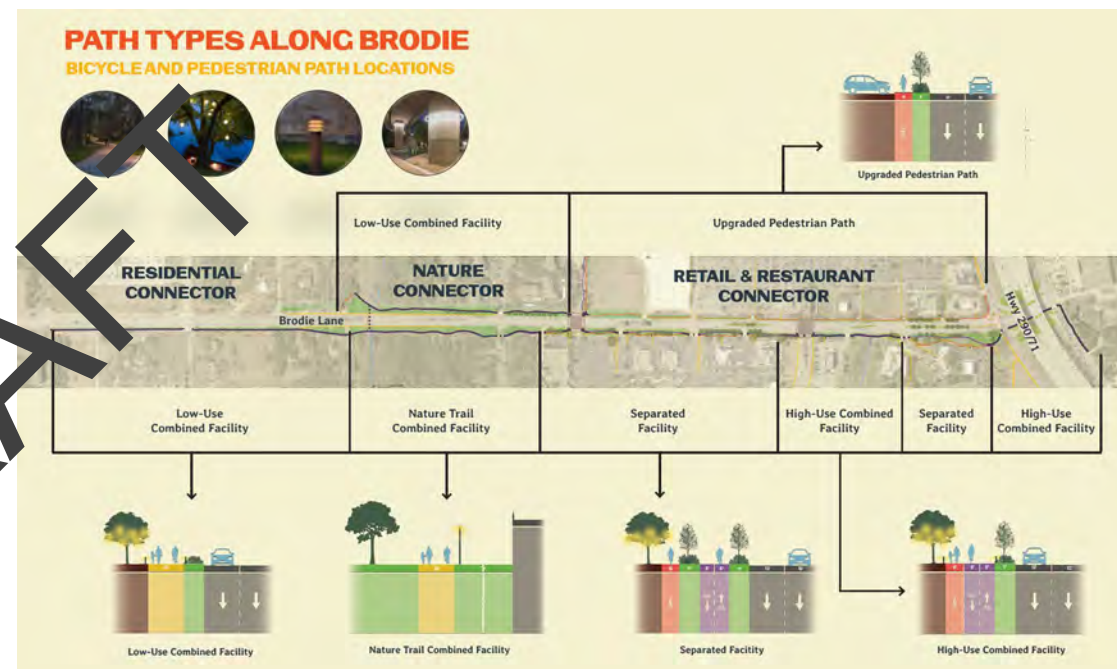


Minimizing light pollution and preserving nightlife species.

Typology of Spaces



Offering proper lighting solutions for underpass, trails, tree canopies, etc...



Sunset Valley, TX

<https://www.sunsetvalley.org/home/showpublisheddocument/2011/638489514422391033>

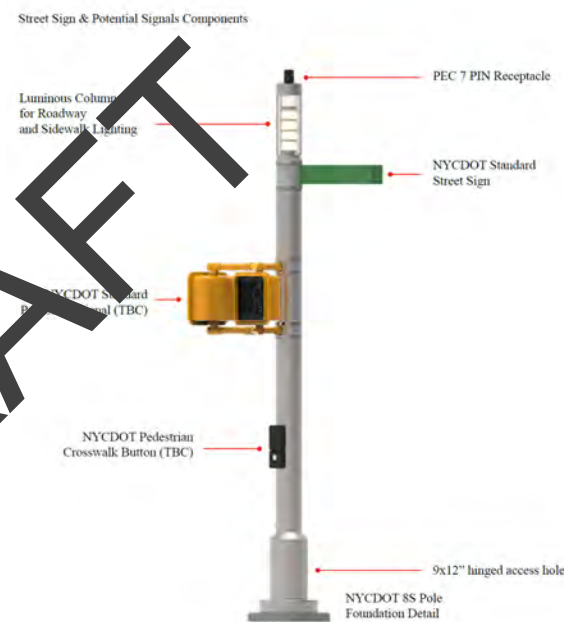
Midtown Houston – Lighting

Process – Stakeholder Feedback – CenterPoint, METRO and the Midtown Houston (Examples)

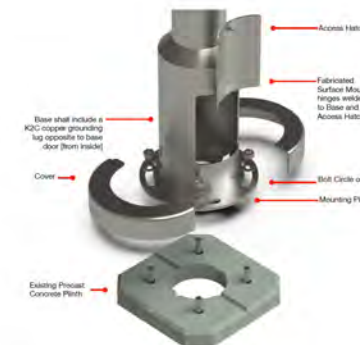


Ownership

<https://www.nyc.gov/html/dot/html/pedestrians/el-space.shtml>



Base Construction & Access



Maintenance

Process – Costing & Phasing (Examples)

[illegible]

To Cost

Midtown Houston – Lighting

Process – CD & CA (Examples)



From Concept



To Reality



Graffiti Abatement Reports

May 2025

Monthly Graffiti Abatement Reports 2025

Graffiti Abatement Reports Totals 2008 - 2025

[illegible]



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

May 8, 2025

Public Property

DRAFT

before

1200 Gray

after

6798



500 Gray

before

after

6799



before

500 Gray

after

6800



before

500 Gray

after

6801



before

400 Gray

after

6802



2100 Bagby

before

after

6803



before

6804



2100 Bagby

after



before

6805



400 Webster

after



before

2400 Bagby

after

6806



2400 Bagby

before

after

6807



before

2500 Bagby

after

6808



400 Bremond

before

6809

after



before

2500 Bagby

after

6810



2500 Bagby

before

after

6811



before

2500 Bagby

after

6812



2500 Bagby

before

after

6813



before

2500 Bagby

after

6814



2500 Brazos

before

6815

after



before

2600 Smith

after

6816



before

2600 Smith

after

6817



before

2600 Smith

after

6818



DRAFT

before

2200 Milam

after

6819



before

2200 Milam

after

6820



before

Midtown Park

after

6821



before

Midtown Park

after

6822



DRAFT



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

May 25, 2025

Public Property

DRAFT

before

900 Gray

after

6823



before

900 Gray

after

6824



before

2600 Bagby

after

6825



2600 Bagby

before

6826

after



before

2600 Bagby

after

6827



400 Tuam

before

after

6828



before

400 Anita

after

6829



before

2900 Brazos

after

6830



before

800 Drew

after

6831



2000 Smith

before

after

6832



before

2700 Smith

after

6833



before

2800 Louisiana

after

6834



before

2800 Louisiana

after

6835



before

2400 Travis

after

6836



before

2200 Travis

after

6837



before

Midtown Park

after

6838



before

2600 Main

after

6839



1000 Dennis

before

after

6840



before

1000 Dennis

after

6841



DRAFT



Activities for the Month

- 2 Newsletters Sent
- 20 Social Media Posts
- Roaring 20's Meet the Artist Video
- 3 Pitches Sent to Media
- 1 Earned Media Segment for COB (MPC)
- Gathering Q3 & Q4 Tactical Plan Needs
- SEAL Van Wrap Photography
- HueMan:Shelter website maintenance
- Hue:Man Shelter Social Media Work Session
- Hue:Man Shelter Press Release
- MPC Q2 & Q3 Events Sent to IKE
- PRIDE Signwrap Timeline Coordination

Top Press Mentions

13 Total Number of Placements + Mentions

→ KPRC 2
→ CW-39

\$22,662

Total Media Value

1,650,891

Total Media Reach

Monthly Digital Outcomes

MIDTOWN CHANNELS

166

New Followers

2,358

Engagements Decreased
(84.9%)

275,805

Impressions Decreased
(50.4%)

231

Post Link Clicks Decrease
(96.6%)

MIDTOWN PARKS CHANNELS

13

New Followers

16

Engagements Increased
(60%)

27,260

Impressions Increased
(4.1%)

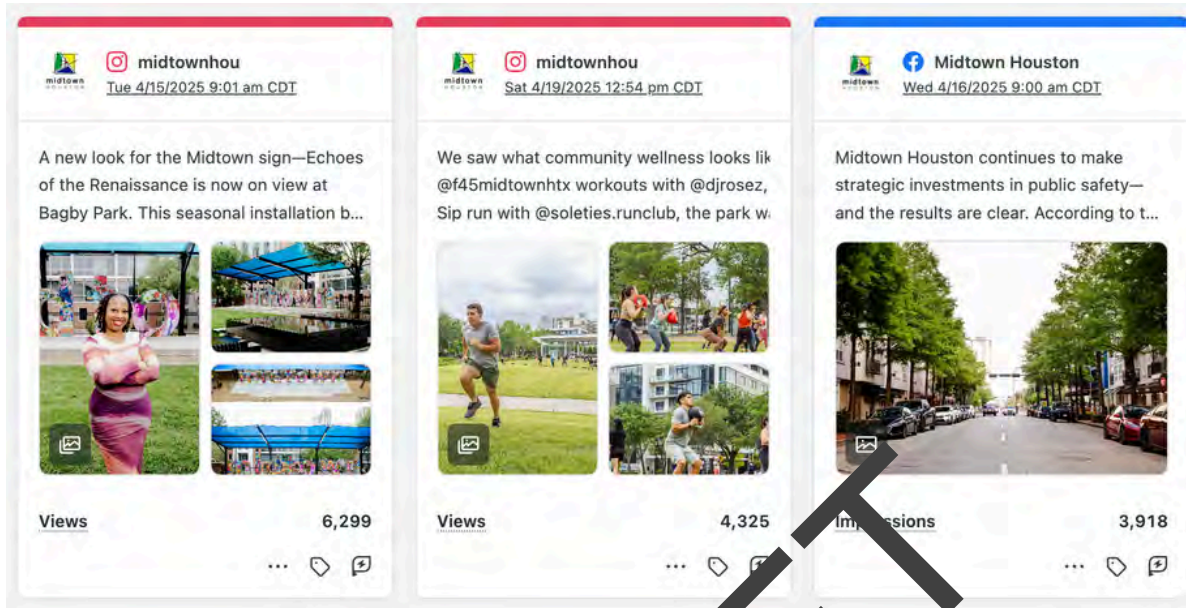
4

Post Link Clicks Increased
(33.3%)

In April, Midtown gained 166 new followers, reflecting continued audience growth despite decreases in overall engagement and impressions. The drop in metrics, including an 84.9% decrease in engagements and a 96.6% decrease in post link clicks, can be attributed to a reduced advertising budget compared to March, when higher investment helped boost reach and interaction.

Despite the decreases our organic content remained strong and the top-performing posts included the unveiling of the "Echoes of the Renaissance" installation at Bagby Park, a wellness event featuring community workouts, and a spotlight on Midtown's public safety investments. These posts aligned with Midtown's core priorities of economic development and public safety, helping maintain visibility and community connection during a month of lighter promotion.

Top Post By Impressions



Eventbrite Data



NUMBER OF EVENT ATTENDEES: 992

→ TOP NEIGHBORHOODS

- Houston (757 people)
- Pearland (47 people)
- Spring (24 people)

Newsletter

E-NEWS 4/10

7,782
Emails Sent
4,179
Open Rate

(54%)

111
Click Rate

(1%)

E-NEWS 4/25

10,657
Emails Sent
5,781
Open Rate

(55%)

164
Click Rate

(2%)

In April, Midtown's newsletters continued to perform well, supported by targeted content and a growing subscriber base. The April 10 edition, which featured the Roaring 20s event, microgrant artists, and local business highlights, reached 7,782 subscribers with a 54% open rate and 1% click rate. The April 25 edition, spotlighting Midtown Park's Fitness Day and an Earth Month feature on local green spaces, reached 10,657 subscribers, achieving a 55% open rate and 2% click rate. We also expanded our audience by importing subscribers from the Hueman: Shelter email list and the Eventbrite attendee list, bringing our total subscriber count to its highest yet and increasing reach for future campaigns.

E-NEWS 4/10

Echoes of the Renaissance Brings the Spirit of the 1920s to Midtown



This spring, Midtown Houston is channeling the energy of the Roaring Twenties with *Echoes of the Renaissance*—a striking new art installation on the MIDTOWN sign at Bagby Park. Designed by Houston-based artist Kanika Blair, the piece reimagines the legacy of the Harlem Renaissance through a cosmic, modern lens. Each letter of the sign celebrates iconic figures like Louis Armstrong, Josephine Baker, Langston Hughes, and more, inviting the community to reflect on the cultural power that existed a century ago, and its influence on today's creative expression. Catch this bold, seasonal display on view through May 1.

[Read more here.](#)

E-NEWS 4/25

Celebrating Creativity: 2025 Arts Micro Grant Recipients



Meet the artists shaping Midtown's cultural landscape through the 2025 MidtownHOU Arts Micro Grants! These projects, from public murals to music and immersive performances, embody this year's theme: Cultural Kaleidoscope. The funding for this project was provided by Houston Endowment.








Visual & Public Art:

- Alexandre Serty – *Urban Harmony* mural at Stesti Food Hall
- Artista Elisabet – *Blooming Roots* artistic recycling bins
- Audrianna Woods – *Hues of Harmony* interactive exhibit

Performance & Cultural Expression:

- Aryn Ward – Native American music for Native American Heritage Month
- Brian Menfee – *Rhythm & Reflection* yoga + performance
- Judith Castillo – *Transformative Theater* for Children
- Jasmine Williams – *Omnes Purple* multidisciplinary showcase
- Inés Bravo – *A Bolero Journey*, celebrating Hispanic music

Digital Ads

Local reach Step Into the Roaring 20's at Bagby Park 🎪 Now through May 1st,...	132.7K Views	114.6K Reach	114.6K Reach	\$226.64 Spent at \$12.00 per day ⓘ	
Website visitors Watch local artists create stunning chalk art live at Bagby Park! 🎨🖍️	19,896 Views	23,236 Reach	1,101 Link clicks	\$200.91 Spent at \$6.48 per day ⓘ	
Website visitors Experience deep relaxation with Sound Bath Meditation in Midtown. Bring you...	62,173 Views	40,882 Reach	1,258 Link clicks	\$202.93 Spent at \$14.50 per day ⓘ	
Website visitors Get moving with a free Zumba class every Tuesday at 6:30 PM at Midtown...	39,263 Views	26,478 Reach	2,187 Link clicks	\$202.52 Spent at \$7.50 per day ⓘ	
Website visitors Flow with us at Bagby Park for a free yoga session - bring your mat and...	33,070 Views	28,685 Reach	799 Link clicks	\$200.20 Spent at \$8.00 per day ⓘ	
Website visitors Join us for a high-energy HIIT workout with Roz Jones @ Bagby Park! Bring...	47,211 Views	31,325 Reach	811 Link clicks	\$204.23 Spent at \$8.50 per day ⓘ	
Website visitors Join Family Capoeira at Midtown Park for a fun, energetic martial arts class...	32,045 Views	30,880 Reach	980 Link clicks	\$204.11 Spent at \$12.00 per day ⓘ	

HueMan:Shelter Outcomes

In April, HueMan: Shelter laid essential groundwork while maintaining momentum with strategic digital activity. Across platforms, we shared 2 targeted posts that contributed to 13,780 impressions, 246 total engagements, and 59 post link clicks—bringing in 84 new followers and expanding our reach within the community. Though we paused main feed content to focus on preparing the upcoming artist announcement, we launched two paid ads promoting the HueMan: Shelter newsletter to continue driving interest and build our email base. Behind the scenes, we conducted a dedicated Social Media Work Session to align messaging, equip our storyteller with content assets, and fine-tune our launch approach. Additionally, we worked on providing feedback to DIR on the public survey and collaborating with the City of Houston and Bloomberg Philanthropies to finalize plans for the artist announcement. Together, these efforts reflect our continued commitment to intentional storytelling, audience growth, and building infrastructure for long-term impact.

DIGITAL MEDIA OVERVIEW

84

Total Followers

2

Post

13,780

Impressions

246

Engagements

59

Link Clicks

TOP POSTS

