



midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
August 6, 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, August 6, 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_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

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

Or Call in 1-872-256-8243 Phone conference ID 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 July 2, 2025, Board Meeting
 - b. Approve Financial Report for the Month of June 2025

- c. Approve Payment of Invoices for July 2025
 - d. Approve Equi-Tax Report for July 2025
 - e. Ratify the District's Annual Insurance Policy for the period of August 1, 2025 to July 31, 2026.
- 4. Review, discuss and take necessary action regarding the Resolution Adopting a Title VI Compliance Plan for the Midtown Management District.
- 5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Public Safety. **Jeanette Criglar, Chair**
 - b. Services & Maintenance **Christopher Johnston, Chair**
 - c. Economic Development. **Maggie Segrich, Chair**
 - d. Marketing **Desmond Bertrand-Pitts, 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**

6. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.

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

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

7. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, September 3, 2025, at **5:00 p.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002
**** Please note the time.**

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](#)

MIDTOWN MANAGEMENT DISTRICT
Historic Premium Summary

COVERAGE	2021/22	2022/23	2023/24	2024/25	2025/26
Property	\$2,234	\$2,300	\$2,492	\$2,665	\$3,280
General Liability/Hired & Non-Owned Auto	\$7,789	\$8,001	\$6,762	\$7,244	\$8,949
Directors and Officers	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Excess (Umbrella) Liability	\$900	\$900	\$929	\$996	\$1,232
Public Employee Blanket Crime	\$120	\$120	\$120	\$120	\$120
Director's Bond	\$595	\$595	\$595	\$595	\$595
Tax Bond	\$250	\$250	\$250	\$250	\$250
Business Travel Accident	\$661	\$661	\$661	\$661	\$661
Peace Officer Bond	\$280	\$280	\$175	\$175	\$175
TOTAL PREMIUM	\$15,825	\$16,107	\$14,984	\$15,706	\$18,262

1.75%

-6.92%

4.81%

16.26%

Cynthia Alvarado,CPM®-Director of Operations and Strategic Planning; MMD



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

July 2, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 2, 2025, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pince Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called for the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Tricka Butler
Pos. 2	Gloria Haney	Pos. 11	Vacant
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segrich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	Vacant		

All of the above were physically present except Directors Lefsrud, Butler, Segrich and Johnston, who were absent.

In addition, present at the meeting were Midtown Staff members Vernon Williams, Kayler Williams, Chandler Snipe, Madison Walkes, Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo, Sharita Simpo, Amaris Salinas, Chrystal Davis, and Mechelle Phillips. Sally Adame and Kandi Schramm joined via video conference. Additional attendees were, Clark Lord of Bracewell, LLP (who joined via video conference); Kimberlie Spivey of Houston Community College (who joined via video conference), Jennifer Gribble and Giselle Martinez (who joined via

video conference) of the Midtown Super Neighborhood #62, Project Director Amber Honsinger of the Harris Center for Mental Health, Captain G. Orndroff, Deputy B. Walker, Sergeant Cristobal Manzanare, and Lieutenant Ashton Johnson-Hall of Harris County Constable Precinct 7.

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.

There were no public comments.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR JUNE 4, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF MAY 2025**
- C. APPROVE PAYMENT OF INVOICES FOR JUNE 2025**
- D. APPROVE EQUI-TAX REPORT FOR JUNE 2025**
- E. RECEIVE THE INVESTMENT REPORT FOR THE PERIOD ENDING IN DECEMBER 2024**
- F. RECEIVE THE INVESTMENT REPORT FOR THE PERIOD ENDING IN 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 Haney. The motion was approved and carried by unanimous vote. Directors Chan and LeVasseur abstained from the vote.

4. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE DISTRICT'S ANNUAL INSURANCE POLICY FOR THE PERIOD OF AUGUST 1, 2025 TO JULY 31, 2026.

Ms. Alvarado informed the Board that the Midtown staff are currently awaiting documentation from the insurance company regarding the District's annual insurance policy for the coverage period of August 1, 2025 through July 31, 2026. She further stated that the insurance policy typically includes coverage for various district-related liabilities and assets, with an estimated annual cost of \$15,000.00 per year. She also stated that the policy will be presented to the Board at the August 2025 board meeting to be reviewed and approved.

5. TERMINATION OF THE TRI-PARTY AGREEMENT BETWEEN THE MIDTOWN REDEVELOPMENT AUTHORITY/TIRZ#2, MIDTOWN PARKS CONSERVANCY, AND THE MIDTOWN MANAGEMENT DISTRICT.

Mr. Marshall informed the Board that at their request the termination of the Tri-Party Agreement between the Midtown Redevelopment Authority/TIRZ #2, Midtown Park Conservancy, and Midtown Management District is ready to proceed. He noted that formal approval is required from all three entities before the termination can be finalized. Documentation was prepared and executed by the three entities. The complete termination of the Tri-Party Agreement will take place once the Midtown Management District has procured all necessary maintenance contracts currently covered under the agreement. This process will begin within the next 30 days and should be completed by the end of 2025.

Mr. Marshall further explained that MMD currently has two separate maintenance agreements: one directly with SMC Landscaping for public right-of-way maintenance, which is set to expire in December 2025, and another scope of work managed by MPC but performed by SMC, which will need to be assumed by MMD. He noted that procurement for these services is expected to occur within the next 30 days.

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

A. Public Safety Committee – Jeannette Criglar, Chair

Mr. Giraldo provided the Public Safety Committee report on behalf of Chair Criglar, noting no action items. He reported on the public safety activities over the past month and pending efforts to improve public safety in Midtown. Mr. Giraldo also announced that the Midtown Redevelopment Authority (MRA) has approved to implement a mental health program as an initiative to address the growing need for mental health outreach, particularly for individuals experiencing homelessness and those with severe mental illness within Midtown. Ms. Honsinger provided a presentation regarding the dedicated mental health intervention program and its collaboration with MMD. Further details of the initiative will be provided in upcoming board meetings.

The next Public Safety Committee meeting will be held on Tuesday, July 15, 2025 at 11:30 a.m.

B. Services and Maintenance Committee – Christopher Johnston, Chair

Director Lewis provided the Services and Maintenance Committee report on behalf of Director Johnston. He also provided an update on the status of various pending projects.

i. Streetscape Refresh – Construction Phase Services Contracts

a. Construction Management and Inspection – IDS Engineering Group

Mr. Marshall presented a proposal from IDS Engineering Group for construction management and inspection services associated with the Midtown Streetscape Refresh special project. He stated that the scope of work includes pre-construction setup and documentation, construction phase oversight, and ongoing field observation.

Mr. Marshall noted that the project duration is expected to be 120 days to substantial completion and 150 days to final completion. The staffing structure for the project will include a Construction Manager, Construction Manager Observer, and a Construction Administrator.

He further reported that the total cost of the proposal is \$43,443.50 and requested Board approval to proceed. A motion to approve the funding of the proposal in the amount of \$43,443.50 was made by Director LeVasseur. The motion was seconded by Director Lewis and was carried by unanimous vote.

b. Construction Administration – Lionheart Places, LLC

Mr. Marshall presented a proposal from Lionheart Places, LLC., for construction administration services associated with the Midtown Streetscape Refresh special project. He stated that the scope of work includes submittal reviews, field visits, field observation reports, punch walk and punch list, a final walk and a landscape conformance letter.

He further stated that the project timeline is estimated for April 28, 2025-October 31, 2025. He also stated that the proposal cost will not exceed \$15,000.00 and requested Board approval to proceed. A motion was made to approve the funding of the proposal not to exceed \$15,000.00 by Director LeVasseur. The motion was seconded by Director Young and carried by unanimous vote.

Director Lewis announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, July 21, 2025, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Mrs. Davis presented the Economic Development Committee report on behalf of Director Segrich. There were no action items. She stated that the Economic Development Committee is continuing to review the pilot launch of a Community Camera Program. She reminded the Board that the initiative was developed in coordination with the Public Safety Committee and will support enhanced security monitoring at five initial locations throughout Midtown, with six months of service funded through the pilot program. Mrs. Davis further stated that several business and property owners participated and are excited about the advancement of the initiative. She further stated that the Committee is also working closely with other teams to ensure integration of camera data into broader public safety strategies and marketing efforts.

Mrs. Davis also stated that the Committee discussed the progress of the Midtown Business Database project. She stated that the next steps of the project consist of identifying data points for collection, data collection determination, and creating a plan for database maintenance. She further stated that the database is expected to support business retention, recruitment, and reporting efforts. Mrs. Davis concluded by stating that the Committee will continue to identify local workforce partners for potential collaboration and provide updates of the project in the upcoming board meeting.

Mrs. Davis announced that the next Economic Development Committee meeting will be held in-person at Josephine's located at 1808 Caroline Street, Houston, Texas 77004 on Wednesday, July 16, 2025, at 10:00 a.m.

D. Marketing Committee – Debbie Tyler-Dillard, Chair

Mrs. Davis presented the Marketing Committee report and noted that there were no action items. She reported that 2,000 prints of the *Midtown Buzz* Spring/Summer 2025 issue were distributed throughout the community in June 2025. She further shared that Midtown staff and the Committee have been in discussion regarding strategies to improve and track the distribution of printed materials delivered within the District. Additionally, Mrs. Davis noted that the Midtown Communications Report will be presented at the next board meeting.

Mrs. Davis announced that the next Marketing Committee meeting will be held on Tuesday, July 15, 2025, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report and there were no action items. He stated that the Gray Street Bikeway Enhancement project is on hold by

the City of Houston until further notice. He further stated that the proposed Pedestrian Lighting Assessment project initial phase will exceed the \$30,000.00 currently allocated to planning studies in the Urban Planning Committee budget.

Director Goldstein stated that the project initial stage consists of 3 phases:

- Phase 1: Existing conditions assessment, community night walk, nighttime vulnerability assessment and estimated cost of the project.
- Phase 2: Stakeholder engagement and development of a master plan.
- Phase 3: Final implementation and construction Documentation.

He stated that the Committee is evaluating a potential reallocation of the Urban Planning Committee special project budget in the amount of \$165,000.00 to fund the Pedestrian Lighting Assessment project. Director Goldstein concluded by stating that the Committee intends to propose a collaborative partnership on the project with the Public Safety Committee, the Parking Benefits Advisory Committee and the Midtown Redevelopment Authority to ensure comprehensive planning and implementation.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, July 21, 2025, at 4:00 p.m.

i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair

Mrs. Davis presented the Parking Benefit District report on behalf of Director Segrich. There were no action items for consideration. She reported that the Committee approved to recommend funding in the total amount of \$135,354.00 for the following public safety initiatives to the ParkHouston City of Houston Council members:

- HPD Central Division Loud Noise Reduction Initiative for \$31,264.00.
- HPD Central Division Midtown Traffic and Parking Initiative for \$41,480.00.
- HPD Central Division Vagrant & Property Crime Reduction Initiative for \$60,810.00.
- Hydrate the Officers proposal for \$1,800.00.

Lastly, Mrs. Davis reminded the Board that the Committee will continue to evaluate the impact of the existing projects and explore new strategies to address quality of life enhancements throughout the District.

Mrs. Davis announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, September 11, 2025 at 3:00 p.m.

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

Ms. Snipe 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. Snipe announced that METRO has approved the designs for all three bus shelter artworks, with approvals received from the METRO Board Chair, CEO, and Mayor Whitmire. Additionally, the Committee confirmed a new location for the large-scale mural, which will be located at Career and Recovery Resources. Ms. Snipe also shared that the second of three Community Engagement Walks, led by Laura Conely of Urban Paths, took place on June 14, 2025. These walks aim to connect residents with the evolving public art landscape in Midtown.

She further stated that a 10-minute televised segment with *Houston Life* (KPRC/Channel 2) is scheduled to film on July 10, 2025, and will feature interviews with representatives from Career and Recovery Resources. The interview will air closer to the opening of the HueMan: Shelter Project. Ms. Snipe provided an update on the storytelling component led by artist Emanuelee Bean, noting that final adjustments are being made to the scope of work. The documentary film team is targeting an early 2026 teaser release, with the full film expected in Spring 2026.

Lastly, Ms. Snipe reported that HueMan: Shelter artist and Uprise cohort t-shirts were printed and delivered on June 17, 2025, as part of continued branding and community visibility efforts for the initiative.

b. 2025 MidtownHOU Micro Grant:

Ms. Snipe reported that the team is currently preparing the cycle report for the current Houston Endowment grant. Concurrently, work has begun on the application for the next grant cycle to support ongoing cultural arts and community engagement programs in Midtown. She noted that the

District's advocacy efforts include promoting Midtown's successes and expanding visibility through strategic partnerships.

Ms. Snipe also provided an update on the 2025 Midtown HOU Arts Microgrants program. As of May 2025, 50% of the grantees have completed their projects. The remaining grantees are scheduled to complete their events or installations in Q3 and Q4 of 2025. She added that all completed projects are being featured on the Midtown Houston website and will continue to be highlighted through Midtown's newsletters, social media channels, and printed cultural arts guides.

Ms. Snipe announced that the Midtown Sign Wrap honoring Pride Month was installed on May 30 and will remain on view through mid-July 2025. Lastly, Ms. Snipe stated that the Midtown Management District hosted A Make Music Day Celebration at Bagby Park on June 20, 2025. The event featured an informal Juneteenth line dance class held before Midtown Movie Night as was part of the annual Make Music Day celebration.

Ms. Snipe announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, July 15, 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 did not meet in June 2025, however, the Committee is moving forward into budget season and starting discussions at the committee level regarding potential projects for consideration in FY 2026. She further stated that all proposed contracts and projects for consideration for FY 2026 must be informed by the Midtown Service and Improvement Plan (2025-2034). Lastly, Director Young stated that Midtown Staff and Committee will be reviewing metrics to confirm that the alignment of current projects is viable and sustainable.

Director Young announced that the next Finance and Budget Committee meeting will be on Tuesday, July 29, 2025, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

Director Haney reported that there were no new updates at this time regarding the status of board member appointments and reappointments recommended to the City of Houston Office of Boards and Commissions. She noted that the Committee continues to monitor communications from the City and will share additional information as it becomes available. There were no action items to report for this meeting.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Ms. Alvarado presented the Community Activity Report on behalf of Director Johnston. She congratulated and announced the new appointments of the following Midtown Super Neighborhood #62 members:

- Giselle Martinez – President
- Alexander Spike – Vice President of Business & Institutions
- Julianne Agno – Vice President of Communications
- Jennifer Gribble – Vice President of Administration

Ms. Alvarado announced that the next MSN #62 social will be held on Wednesday, July 9, 2025, at 5:45 p.m. at 13 Celsius, 3000 Caroline Street, Houston, Texas 77004.

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

i. Staff Update

Ms. Alvarado stated that Midtown staff has worked to bring the language of Key Metrics and Key Indicators forward in the drafted Midtown Management District Service and Improvement Plan (2025-2034). She further stated that the new language is written above the estimated expenditure for each committee. She also stated that additionally as part of the annual budget process Midtown Staff and Committee Chairs are working to bring forward Key Metrics and Key Indicators that relate to the specific projects associated with the annual budget.

Ms. Alvarado also stated that Midtown staff and Committee Chair have written into the Plan, specifically under **#1 objective for the Public Safety Committee**. The following update states:

1. Prepare and Implement a Public Safety Plan

Prepare and implement a comprehensive Public Safety Plan that is flexible and outlines a community approach to reducing and preventing crime, accidents, and other threats to public safety, that empowers stakeholders to actively participate in crime deterrence measures and promotes tangible safety improvements.

For the purpose of this document Plan is defined as flexible month by month document that allows for the community to be responsive to public safety concerns in a timely, proactive manner.

Ms. Alvarado further stated that Midtown staff and Committee Chair have written into the Plan specifically, under **#1 Objective for the Economic Development Committee** which now states:

1. Prepare and Implement a Comprehensive Economic Development Strategy

Collaborating with local agencies such as the Midtown Redevelopment Authority and others to develop a document that helps guide the economic growth and resilience of Midtown that identifies priorities and actions to foster economic prosperity as it relates to the region.

On page 24 under **District Operations, Nominating Committee**, the local government code that stipulates the qualifications to serve as a board member of the board of directors for the Midtown Management District was added to the Plan.

Also included under **District Administration Chapter 375**, of the Local Government Code, Sec. 375.003, stipulates QUALIFICATIONS OF DIRECTORS sets forth the qualifications to serve on the MMD Board.

K. Executive Committee – Rosette Criglar, Chair

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

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

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

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

There was no Executive Session.

8. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, August 6, 2025, at 11:00 a.m.**

9. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

DRAFT

Midtown Management District
Balance Sheet Prev Year Comparison
As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	3,432,214.76	4,090,387.64	-658,172.88	-16.1%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	3,443,637.46	4,101,810.34	-658,172.88	-16.1%
Accounts Receivable				
120000 · Assessments Receivable	3,169,263.43	140,635.48	3,028,627.95	2,153.5%
123001 · AR Current	98,583.82	1,375.42	97,208.40	7,067.5%
Total Accounts Receivable	3,267,847.25	142,010.90	3,125,836.35	2,201.1%
Other Current Assets				
120200 · Grant Receivable	0.00	700,000.00	-700,000.00	-100.0%
130500 · Prepaid Expense	51,360.46	0.00	51,360.46	100.0%
Total Other Current Assets	51,360.46	700,000.00	-648,639.54	-92.7%
Total Current Assets	6,762,845.17	4,943,821.24	1,819,023.93	36.8%
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	6,762,845.17	4,980,780.24	1,782,064.93	35.8%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	558,826.70	652,785.53	-93,958.83	-14.4%
Total Accounts Payable	558,826.70	652,785.53	-93,958.83	-14.4%
Other Current Liabilities				
205000 · Deferred Assessment Revenues	2,972,446.96	169,908.53	2,802,538.43	1,649.4%
205100 · Prepaid Income	856,628.50	0.00	856,628.50	100.0%
206000 · Accrued liability	137,961.07	199,179.15	-61,218.08	-30.7%
207000 · Bal due to MRA from FTA Reimbursement	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	3,978,459.23	380,510.38	3,597,948.85	945.6%
Total Current Liabilities	4,537,285.93	1,033,295.91	3,503,990.02	339.1%
Total Liabilities	4,537,285.93	1,033,295.91	3,503,990.02	339.1%
Equity				
390000 · Fund Balance Roll-Forward	2,016,536.94	2,003,496.91	13,040.03	0.7%
Net Income	209,022.30	1,943,987.42	-1,734,965.12	-89.3%
Total Equity	2,225,559.24	3,947,484.33	-1,721,925.09	-43.6%
TOTAL LIABILITIES & EQUITY	6,762,845.17	4,980,780.24	1,782,064.93	35.8%

No assurance is provided on these financial statements

Midtown Management District
Profit & Loss
January through June 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	TOTAL
Ordinary Income/Expense							
Income							
400000 · Revenue - Assessments	1,627,562.87	729,384.35	58,388.16	24,786.28	-7,934.43	11,995.93	2,444,183.16
400102 · Grant Revenue	0.00	0.00	0.00	290,000.00	0.00	0.00	290,000.00
403000 · Other Income	799.77	0.00	0.00	0.00	0.00	750.00	1,549.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	14,705.33	14,967.06	11,937.94	80,226.44
Total Income	1,638,001.33	742,702.10	74,047.83	329,491.61	7,032.63	24,683.87	2,815,959.37
Gross Profit	1,638,001.33	742,702.10	74,047.83	329,491.61	7,032.63	24,683.87	2,815,959.37
Expense							
500000 · Security and Public Safety	42,167.42	81,655.33	173,217.40	103,686.54	145,877.00	152,796.86	699,400.55
600000 · Marketing	10,093.34	3,943.34	7,502.63	13,773.93	35,424.89	26,882.02	97,620.15
700000 · Urban Planning	0.00	0.00	0.00	0.00	8,585.91	8,585.92	17,171.83
710000 · Cultural Arts & Entertainment	1,280.00	9,180.00	9,560.74	7,931.84	30,130.63	25,763.95	83,847.16
720000 · Service & Maintenance	34,527.71	76,065.50	98,993.22	32,967.50	101,746.93	241,758.64	586,059.50
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	1,434.36	0.00	1,434.36
800000 · District Administration	17,995.32	34,540.92	40,528.82	24,138.72	144,719.47	120,069.59	381,992.84
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	106,380.00	20,137.30	132,506.14	90,590.46	401,158.71
991000 · Special Projects - Board Appr...	0.00	0.00	0.00	4,269.13	198,169.03	95,813.81	338,251.97
Total Expense	146,905.10	216,085.09	36,186.31	246,504.96	798,594.36	762,261.25	2,606,937.07
Net Ordinary Income	1,491,096.23	526,617.01	38,861.52	82,586.65	-791,561.73	-737,577.38	209,022.30
Net Income	1,491,096.23	526,617.01	-362,124.48	82,586.65	-791,561.73	-737,577.38	209,022.30

Midtown Management District

Sources of Funds

January through June 2025

Accrual Basis

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments				
402500 · Refunds/Assessment Adjustments	-69,081.20	0.00	-69,081.20	100.0%
400000 · Revenue - Assessments - Other	2,513,264.36	3,276,860.00	-763,595.64	76.7%
Total 400000 · Revenue - Assessments	2,444,183.16	3,276,860.00	-832,676.84	74.6%
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%
403000 · Other Income - Other	750.00			
Total 403000 · Other Income	1,549.77	185,769.00	-184,219.23	0.8%
404000 · Int Income	80,226.44	175,000.00	-94,773.56	45.8%
Total Income	2,815,959.37	3,937,629.00	-1,121,669.63	71.5%
Gross Profit	2,815,959.37	3,937,629.00	-1,121,669.63	71.5%
Net Ordinary Income	2,815,959.37	3,937,629.00	-1,121,669.63	71.5%
Net Income	2,815,959.37	3,937,629.00	-1,121,669.63	71.5%

No assurance is provided on these financial statements

Midtown Management District
Security & Public Safety Use of Funds
January through June 2025

Accrual Basis

	Jan - Jun 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	206,835.00	505,080.00	-298,245.00	41.0%
502012 · S.E.A.L. Security Program	273,596.14	703,000.00	-429,403.86	38.9%
502014 · SEARCH {Homeless Services}	32,237.84	76,401.00	-44,163.16	42.2%
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	582,668.98	1,375,291.00	-792,622.02	42.4%
502100 · Direct Clean Ups - SMC	13,500.00	35,000.00	-21,500.00	38.6%
504000 · Security Coordinator	1,356.39	3,000.00	-1,643.61	45.2%
507000 · Street Outage Survey	1,402.50	3,500.00	-2,097.50	40.1%
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	5,845.92	5,500.00	345.92	106.3%
509560 · Professional Development	1,190.47	7,000.00	-5,809.53	17.0%
509700 · Staffing	91,294.69	150,059.00	-61,764.31	59.6%
Total 500000 · Security and Public Safety	699,400.55	1,714,350.00	-1,014,949.45	40.8%
Total Expense	699,400.55	1,714,350.00	-1,014,949.45	40.8%
Net Ordinary Income	-699,400.55	-1,714,350.00	1,014,949.45	40.8%
Net Income	-699,400.55	-1,714,350.00	1,014,949.45	40.8%

Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	1,594.26	8,000.00	-6,405.74	19.9%
722052 · Electric	2,255.71	4,700.00	-2,444.29	48.0%
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	12,549.96	62,350.00	-49,800.04	20.1%
722058 · Dog Park Maintenance	683.90	5,228.00	-4,544.10	13.1%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	26,039.00	45,520.00	-19,481.00	57.2%
Total 722005 · Baldwin/Glover Park Maintena...	44,067.83	187,248.00	-143,180.17	23.5%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	186,000.00	383,160.00	-197,160.00	48.5%
Total 725001 · Field Service TEAM	186,000.00	383,160.00	-197,160.00	48.5%
725002 · Graffiti	4,106.40	22,300.00	-18,193.60	18.4%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	3,743.00	7,100.00	-3,557.00	51.3%
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	93,849.40	532,575.00	-338,725.60	36.4%
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	108,320.55	400,000.00	-291,679.45	27.1%
726200 · District New Improvement Pro	97,270.22	200,000.00	-102,729.78	48.6%
726300 · Legacy & New Improvement Agency	18,298.20	75,000.00	-56,701.80	24.4%
728000 · Staffing	124,253.30	161,665.00	-37,411.70	76.9%
Total 726000 · Service Maintenance - Other	348,142.27	902,131.00	-553,988.73	38.6%
Total 720000 · Service & Maintenance	586,059.50	1,621,954.00	-1,035,894.50	36.1%
Total Expense	586,059.50	1,621,954.00	-1,035,894.50	36.1%
Net Ordinary Income	-586,059.50	-1,621,954.00	1,035,894.50	36.1%
Net Income	-586,059.50	-1,621,954.00	1,035,894.50	36.1%

No assurance is provided on these financial statements

Midtown Management District
Economic Development Use of Funds
January through June 2025

Accrual Basis

	Jan - Jun 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 Bu...	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 June 2025

Accrual Basis

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	51,139.59	33,000.00	18,139.59	155.0%
Total 601000 · Media, Advertising & Promoti...	51,139.59	33,000.00	18,139.59	155.0%
602000 · Web-site Update & Maint.	14,359.12	27,000.00	-12,640.88	53.2%
603004 · Resident/.Stake Holder Foc Cmmu	1,410.75	15,000.00	-13,589.25	9.4%
603005 · Midtown Newspaper	4,050.00	15,000.00	-10,950.00	27.0%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	7,595.00	9,200.00	-1,605.00	82.6%
609520 · Marketing - Communications	621.28	15,000.00	-14,378.72	4.1%
609700 · Staffing	18,444.41	21,806.00	-3,361.59	84.6%
Total 600000 · Marketing	97,620.15	138,056.00	-40,435.85	70.7%
Total Expense	97,620.15	138,056.00	-40,435.85	70.7%
Net Ordinary Income	-97,620.15	-138,056.00	40,435.85	70.7%
Net Income	-97,620.15	-138,056.00	40,435.85	70.7%

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Midtown Management District
Urban Planning Use of Funds
January through June 2025

Accrual Basis

	Jan - Jun 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	17,171.83	32,965.00	-15,793.17	52.1%
Total 700000 · Urban Planning	17,171.83	158,965.00	-141,793.17	10.8%
Total Expense	17,171.83	158,965.00	-141,793.17	10.8%
Net Ordinary Income	-17,171.83	-158,965.00	141,793.17	10.8%
Net Income	-17,171.83	-158,965.00	141,793.17	10.8%

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

Accrual Basis

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	1,434.36	179,679.00	-178,244.64	0.8%
Total 730000 · Parking Benefits District	1,434.36	179,679.00	-178,244.64	0.8%
Total Expense	1,434.36	179,679.00	-178,244.64	0.8%
Net Ordinary Income	-1,434.36	-179,679.00	178,244.64	0.8%
Net Income	-1,434.36	-179,679.00	178,244.64	0.8%

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Midtown Management District
Cultural Arts & Ent. Use of Funds
January through June 2025

Accrual Basis

	Jan - Jun 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	29,659.00	50,000.00	-20,341.00	59.3%
710110 · Parks Programming	140.00	30,000.00	-29,860.00	0.5%
710113 · Cultural Arts - Communications	6,200.00	16,000.00	-9,800.00	38.8%
710114 · MidtownHOU Arts Micro Grants	10,300.00	35,000.00	-24,700.00	29.4%
710116 · Professional Development	1,327.59	5,000.00	-3,672.41	26.6%
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	33,589.83	110,000.00	-76,410.17	30.5%
710000 · Cultural Arts & Entertainment - O...	0.00	20,000.00	-20,000.00	0.0%
Total 710000 · Cultural Arts & Entertainment	83,847.16	318,500.00	-234,652.84	26.3%
Total Expense	83,847.16	318,500.00	-234,652.84	26.3%
Net Ordinary Income	-83,847.16	-318,500.00	234,652.84	26.3%
Net Income	-83,847.16	-318,500.00	234,652.84	26.3%

Midtown Management District
Bloomberg Use of Funds
January through June 2025

Accrual Basis

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	401,158.71	600,000.00	-198,841.29	66.9%
Total Expense	401,158.71	600,000.00	-198,841.29	66.9%
Net Ordinary Income	-401,158.71	-600,000.00	198,841.29	66.9%
Net Income	-401,158.71	-600,000.00	198,841.29	66.9%

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

Accrual Basis

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	40,298.00	140,000.00	-99,702.00	28.8%
802040 · Public Hearing Service Plan	84,132.85	10,000.00	74,132.85	841.3%
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	43,373.50	60,000.00	-16,626.50	72.3%
Total 805000 · Assessment Collection Costs	43,373.50	60,000.00	-16,626.50	72.3%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	1,744.04	5,000.00	-3,255.96	34.9%
806005 · Gen. Operating/Admin. Expenses	6,912.92	10,000.00	-3,087.08	69.1%
806006 · District Cell Phone & Tablets	646.69	4,220.00	-3,673.31	15.0%
Total 806000 · General Operating/Admin. Exp.	9,303.65	19,220.00	-10,016.35	48.2%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	14,896.51	19,000.00	-4,103.49	78.4%
Total 807000 · Board Meeting & Misc. Exp.	14,896.51	19,000.00	-4,103.49	78.4%
809000 · Administration Expense	17,988.84	355,000.00	-177,011.67	50.1%
Total 800000 · District Administration	381,992.84	645,458.00	-263,465.16	59.2%
Total Expense	381,992.84	645,458.00	-263,465.16	59.2%
Net Ordinary Income	-381,992.84	-645,458.00	263,465.16	59.2%
Net Income	-381,992.84	-645,458.00	263,465.16	59.2%

No assurance is provided on these financial statements

Midtown Management District Special Projects Use of Funds January 2024 through June 2025

Accrual Basis

	Jan '24 - Jun 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	158,750.00	160,000.00	-1,250.00	99.2%
Total 991100 · Security & Public Safety	288,750.00	467,000.00	-178,250.00	61.8%
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	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	260,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	264,307.97	750,000.00	-485,692.03	35.2%
Total 991500 · Service & Maintenance	264,307.97	750,000.00	-485,692.03	35.2%
Total 991000 · Special Projects - Board Apprvd	666,328.39	1,717,000.00	-1,050,671.61	38.8%
Total Expense	666,328.39	1,717,000.00	-1,050,671.61	38.8%
Net Ordinary Income	666,328.39	-1,717,000.00	1,050,671.61	38.8%
Net Income	-666,328.39	-1,717,000.00	1,050,671.61	38.8%

No assurance is provided on these financial statements

Midtown Management District

Check Detail Report

As of July 31, 2025

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Check	07/01/2025	10929	SONJA ROESCH	81 019 033 000 0004 PROPERTY TAX OVERAGE PAYMENT: 2309 C...	-146.52
Check	07/01/2025	10930	PS LPT Properties Investors	81 019 022 000 0019 PROPERTY TAX OVERAGE PAYMENT: 2405 J...	-2,666.33
Check	07/01/2025	10931	TEXAS SFI PARTNERSHIP 65 LT...	81 013 238 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2900 S...	-1,248.71
Check	07/01/2025	10932	CAYDON HOUSTON PROPERTY LP	81 138 633 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2850 F...	-7,041.92
Check	07/01/2025	10933	PEARL RESIDENCES AT MIDTOW...	81 138 723 001 0001 PROPERTY TAX OVERAGE PAYMENT: 3120 S...	-13,867.49
Check	07/01/2025	10934	2100 MILAM LLC	81 015 238 000 0002 PROPERTY TAX OVERAGE PAYMENT: 2100 M...	-164.94
Check	07/01/2025	10935	Pearl Marketplace at Midtown Own...	81 138 723 002 0001 PROPERTY TAX OVERAGE PAYMENT: 515 EL...	-2,194.35
Check	07/01/2025	10936	Athletic Ventures Inc.	81 120 815 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2205 F...	-672.68
Check	07/01/2025	10937	Corelogic Tax Services LLC	81 121 254 001 0005 PROPERTY TAX OVERAGE PAYMENT - JAGUA...	-5.47
Check	07/01/2025	10938	CHICAGO TITLE OF TEXAS LLC	81 124 949 001 0033 PROPERTY TAX OVERAGE PAYMENT - JAGUA...	-7.62
Check	07/01/2025	10939	YENG RACHEL	81 134 069 001 0016 PROPERTY TAX OVERAGE PAYMENT - JAGUA...	-5.52
Bill Pmt -...	07/01/2025	10940	1VISION	500 Business Cards - Madison Walkes	-337.00
Bill Pmt -...	07/01/2025	10941	BRACEWELL LLP	051911.000001 For Service Through May 31, 2025 General Counsel	-15,887.50
Bill Pmt -...	07/01/2025	10942	Goode Systems & Consulting, Inc.	Equipment for Jaime - June 2025	-382.97
Bill Pmt -...	07/01/2025	10943	Harris County Treasurer	Constable Services for August 2025	-41,367.00
Bill Pmt -...	07/01/2025	10944	Madison Walkes	Employee Reimbursements June 2025	-41.24
Bill Pmt -...	07/01/2025	10945	Midtown Parks Conservancy'	Reimbursable Expenses for WF CC Charges Apr 14 - May13, 2025	-3,208.08
Bill Pmt -...	07/01/2025	10946	Reginald Adams, LLC	Mural Project - June 2025 Payment 3 of 5	-9,000.00
Bill Pmt -...	07/01/2025	10947	Speakhaus Coaching LLC	Host/Emcee/Moderator 2025 Administrative Public Hearing on the Servi...	-3,000.00
Bill Pmt -...	07/01/2025	10948	Midtown Parks Conservancy'	Reimbursable Expenses for WF CC Charges May 14 - June 13, 2025	-3,661.49
Bill Pmt -...	07/01/2025	10949	Midtown Parks Conservancy'	Reimbursements	-35,831.72
Bill Pmt -...	07/08/2025	10950	Bryan J. Ross	Distribution Cultural Arts & Entertainment Guides & Midtown Buzz Newsl...	-250.00
Bill Pmt -...	07/08/2025	10951	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- July 2025	-2,955.03
Bill Pmt -...	07/08/2025	10952	Jeffrey E. Segura	Marketing Services	-2,000.00
Bill Pmt -...	07/08/2025	10953	Kwik Kopy	Printing Services	-2,048.00
Bill Pmt -...	07/08/2025	10954	Metropolitan Landscape Manageme...	Monthly Maintenance Agreement BALDWIN & GLOVER Parks --JUNE 2025	-1,710.00
Bill Pmt -...	07/08/2025	10955	Ramiro Delgado	Paint and Brushes for Glover Park - The Home Depot June 2025	-30.26
Bill Pmt -...	07/09/2025	10956	Outsmart Media Company	Pride Month Sign Wrap-June 2, 2025	-1,300.00
Bill Pmt -...	07/09/2025	10957	Audrianna Woods	Hues of Harmony Project Payment 1 of 2	-1,250.00
Check	07/09/2025	10958	Bagby 3208 Austin LLC	81 019 187 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3208 A...	-219.42
Check	07/09/2025	10959	Bagby 3208 Austin LLC	81 019 187 000 0003 PROPERTY TAX OVERAGE PAYMENT: 3208 A...	-181.64
Bill Pmt -...	07/16/2025	10960	AMAO Creative, Inc	HueMan: Short Film Storytelling April 2025	-21,750.00
Bill Pmt -...	07/16/2025	10961	East End Management District	Grass Abatement 06.03.25 & 06.17.25	-746.64
Bill Pmt -...	07/16/2025	10962	FordMomentum LLC	JUNE2025 Communications planning and strategy for MMD 10 year Servi...	-10,051.53
Bill Pmt -...	07/16/2025	10963	HEWITT ELECTRIC	Baldwin Park Lighting VE Option 1701 Elgin St. March 2025	-1,244.00
Bill Pmt -...	07/16/2025	10964	Marci Dallas	Bloomberg Public Art Challenge Activities January - May 2025	-3,480.00
Bill Pmt -...	07/16/2025	10965	Marlon Hall, LLC	Sugar Lift Rental for HueMan Project Installation June 2025	-1,555.63
Bill Pmt -...	07/16/2025	10966	Outspoken Bean LLC	Workshop Writing July 2, 2025	-1,200.00
Bill Pmt -...	07/16/2025	10967	Ramiro Delgado	Sawedged Nuts and Screws for Trash Can- Glover Park - The Home D...	-7.56
Bill Pmt -...	07/16/2025	10968	SEAL Security Solutions LLC	June 1- 30, 2025 - Commissioned Security Officers with Vehicle and Oc...	-53,424.00
Bill Pmt -...	07/16/2025	10969	SEARCH Home Services	Monthly Contribution/Reimbursables expenses to support Program {Ma...	-6,251.07
Bill Pmt -...	07/16/2025	10970	smc Logistics, LLC	Field Maintenance Services in Midtown - JUNE 2025	-31,000.00
Bill Pmt -...	07/23/2025	10971	Sherman Hinch	Artwork - July 2025 Payment 3 of 5	-18,000.00
Bill Pmt -...	07/30/2025	10972	Medley Incorporated	VOID:	0.00
Bill Pmt -...	07/30/2025	10973	Midtown Redevelopment Authority	Operating Expense Reimbursement Quarter Ending June 2025	-250,983.56
Bill Pmt -...	07/30/2025	10974	Padron & Co	Retainers - June	-5,355.00
Bill Pmt -...	07/30/2025	10975	McDonald Wesserman Insurance	MEM Policy # APIN Insurance Coverage 08-01-2025- 08-01-2026; Pro...	-18,262.00
Bill Pmt -...	07/30/2025	10976	Medley Incorporated	VOID: June 2025 Retainer: General Marketing, Social Media Services, ...	0.00
Bill Pmt -...	07/31/2025	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} JULY 2025	-277.17
Bill Pmt -...	07/31/2025	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} JUNE & JULY 2025	-280.91
Bill Pmt -...	07/31/2025	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} JULY 25	-100.79
Total 107600 · Texas Capital Operating x 2140					-576,652.76
Total 10000 · Operating Funds					-576,652.76
TOTAL					-576,652.76

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

July 2025

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2025 TO 12/31/2025

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2024	0.1181	\$3,329,833.62	\$3,222,070.38	\$107,763.24	97%
2023	0.1181	\$3,295,019.02	\$3,279,813.68	\$15,205.34	99%
2022	0.1181	\$3,187,732.34	\$3,180,961.57	\$6,770.77	99%
2021	0.1181	\$3,024,972.34	\$3,019,452.31	\$5,520.03	99%
2020	0.1181	\$2,811,116.60	\$2,806,968.30	\$4,148.30	99%
2019	0.1181	\$2,581,831.38	\$2,578,868.84	\$2,962.54	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.75	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	-34,173.26	2,871,772.96
2023 Assessment Collected	343.11	-11,305.23
2022 Assessment Collected	0.00	4,652.28
2021 Assessment Collected	0.00	1,480.80
2020 Assessment Collected	0.00	0.00
2019 Assessment Collected	0.00	210.55
2018 Assessment Collected	0.00	0.00
2017 Assessment Collected	0.00	0.00
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	1,191.10	24,582.19
Overpayments	0.00	9,769.73
Estimated Payment	0.00	0.00
CAD Corrections	264.13	264.13
CAD Lawsuit Corrections	40,832.98	114,835.13
Collection Fees	567.67	8,885.60
Total Revenue	9,025.73	3,025,148.14

Overpayments & CAD Refunds Presented

41,097.11 124,854.57

Overpayments Applied to Assessment

0.00 0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2020	2,412,004,908		
ASSESSED VALUE FOR 2021	2,568,831,965		
ASSESSED VALUE FOR 2022	2,699,180,317		
ASSESSED VALUE FOR 2023	2,790,024,539		
ASSESSED VALUE FOR 2024	2,819,503,436	UNCERTIFIED	573,607

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 July 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	
MID-MAIN PROPERTIES	81 135 584 001 0001	2024	21,894.20
***COHEN JAY H	81 019 190 000 0006	2013 - 2024	7,876.88
MIDTOWN REDEVELOPEMENT AUTH.	81 141 460 001 0001	2024	6,907.90
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 831 001 0001	2024	5,901.34
**ROBINSON DORRIS	81 034 159 000 0004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 512 000 0006	2012 - 2024	4,138.89
3000 SMITH LTD	81 013 231 000 0003	2024	3,263.82
HONEY JAMES W	81 013 173 000 0009	2017 - 2024	3,131.29
** ANTWINE LINDA	81 013 088 000 0009	2009 - 2024	3,114.05
**BLOCKER NATHAN & MAGNOLIA	81 114 588 017 0016	2007 - 2024	2,985.09

***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%	97%
July	97%	96%	97%	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
 July 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	3,180,961.57	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,279,813.68	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,222,070.38	
			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	1	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	2	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 06/13/2025

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through June 13, 2025

Settled

11,551,426,548
1,792
1,365,028,913
11.82%

Original value of Settled accounts as of 06/13/2025

Number of Settled accounts as of 06/13/2025

Reduction in value of **Settled** accounts

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

Unsettled

556,712,454
82

Original value of Unsettled accounts as of 06/13/2025

Number of Unsettled accounts as of 06/13/2025

0.1181 Tax rate per \$100 valuation

\$77,694

Estimated reduction in assessment on 82 Unsettled accounts,
based on **11.82%** average

Midtown Management District

Lawsuit and Arbitration Status Summary as of 06/13/2025

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	2019-72490				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	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	NA
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874	4/5/2024	4,100,000	\$817.22	14.44%	NA	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	1,345,770	\$1,245.56	2022-68385				0.00%	Received	
Tax Year 2022	Total	Unsettled Accounts, original value	2,272,170								
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	0132600010001	3201 Louisiana LLC	25,322,075	\$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	\$7,041.92	5.08%	6/2/2025	6/26/2025
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693	5/9/2025	57,000,000	\$13,867.49	17.08%	6/2/2025	6/26/2025
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392	5/9/2025	990,000	\$164.94	12.36%	6/2/2025	6/26/2025
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054	5/9/2025	1,150,000	\$146.52	12.06%	6/2/2025	6/26/2025
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120	5/9/2025	22,000,000	\$2,194.35	7.79%	6/2/2025	6/26/2025
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523A				0.00%	Received	
			1,672,470,164				1,382,225,115				
			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	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%		

Midtown Management District Lawsuit and Arbitration Status Summary as of 06/13/2025

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 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	01909000000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	72,461,739								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	9								

Tax Year 2024

Settled											
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845	\$26,364.46	2024-47051				0.00%		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355	\$4,085.50	2024-47051				0.00%		
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575	\$56,892.99	2024-49652	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
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	\$1,702.21	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	\$4,938.52	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	\$59,098.01	2024-58950	4/11/2025	44,500,000	\$6,843.51	11.52%	5/1/2025	5/28/2025
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$4,775.35	RBAE-019782				0.00%	25.25B	
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,222	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0021520000009	1701 Webster Ltd	2,000,200	\$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	2,200,606	\$2,604.62	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	1,040,000	\$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	1,405,600	\$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	7,307,331	\$8,334.71	2024-56416	5/9/2025	6,000,000	\$1,248.71	14.98%	6/2/2025	6/26/2025
Tax Year 2024	1208150010001	Athletic Venture Inc	4,160,688	\$4,924.28	2024-59035	5/9/2025	3,600,000	\$672.68	13.66%	6/2/2025	6/26/2025
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,86	\$9,752.33	2024-61684	5/9/2025	6,000,000	\$2,666.33	27.34%	Received	6/26/2025
Tax Year 2024	1247680010008	HSU Jeannie	450,000	\$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	1,000,000	\$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	0132700010001	2900 Milam Partners Ltd	37,724,706	\$44,552.88	2024-47301	6/13/2025	34,750,000	\$3,513.13	7.89%	7/9/2025	7/30/2025
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212	\$100,588.38	2024-47307	6/13/2025	79,000,000	\$7,289.38	7.25%	7/9/2025	7/30/2025
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963	\$117,802.34	2024-50819	6/13/2025	86,000,000	\$16,236.34	13.78%	Received	7/30/2025
Tax Year 2024	1300540010001	Central Bank	5,826,760	\$6,881.40	2024-52074	6/13/2025	5,350,000	\$563.05	8.18%	7/9/2025	7/30/2025
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875	\$21,647.58	2024-61583	6/13/2025	17,000,000	\$1,570.58	7.26%	7/9/2025	7/30/2025
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500	\$3,765.62	2024-65195	6/13/2025	2,996,686	\$226.53	6.02%	Received	7/30/2025
Tax Year 2024	0021600000003	William Marsh Rice University	726,485	\$857.98	2024-65195	6/13/2025	618,314	\$127.75	14.89%	Received	7/30/2025
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245	\$82,380.94	2024-67720	6/13/2025	64,700,000	\$5,970.24	7.25%	Received	7/30/2025
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863	\$41,341.92	2024-67720	6/13/2025	32,250,000	\$3,254.67	7.87%	Received	7/30/2025
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330	\$12,060.76	2024-55576	6/13/2025	8,450,000	\$2,081.31	17.26%	Received	7/30/2025
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208	\$62,445.98	2023-55523A				0.00%		
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	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!	Received	
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940	\$32,283.75	2024-61637				0.00%		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812	\$13,936.76	2024-61853				0.00%		

Midtown Management District

Lawsuit and Arbitration Status Summary as of 06/13/2025

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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	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$1,034.42	2024-69892				0.00%		
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	782,888	\$924.59	2024-74336				0.00%		
Tax Year 2024	0132670000013	Dang Buu Q	537,403	\$634.67	2024-74336				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	Total	Settled Accounts, original & settled value	1,014,672,752				792,317,469				
Tax Year 2024	Total	Settled Accounts, number of accounts	105								

Unsettled											
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,261,496	\$1,489.83	2024-51748				0.00%	Received	
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327	\$5,026.72	2024-4961				0.00%	Received	
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
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	\$1,096.87	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	\$916.50	2024-51748				0.00%		
Tax Year 2024	0021750000017	Group I Realty Inc	232,229	\$279.05	2024-51748				0.00%		
Tax Year 2024	0021760000001	Golconda Venture	2,652,266	\$3,166.77	2024-51748				0.00%		
Tax Year 2024	1224190010001	Group I Realty Inc	4,552,500	\$4,797.51	2024-51748				0.00%		
Tax Year 2024	1297010010001	Cars DB4 LP	1,742,735	\$2,099.80	2024-51748				0.00%		
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,721	\$4,944.60	2024-51748				0.00%		
Tax Year 2024	1303900020001	Group I Realty Inc	2,459,860	\$2,444.50	2024-51748				0.00%		
Tax Year 2024	1350820010001	Group I Realty Inc	3,212,910	\$3,801.53	2024-51748				0.00%		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,739.41	2024-51748				0.00%		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,778		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	1,847,500		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	4,828,135	\$6,883.03	2024-52313				0.00%		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788	\$1,333.10	2024-52702				0.00%		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381	\$5,855.85	2024-54180				0.00%		
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302	\$7,863.45	2024-54180				0.00%		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-55055				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	0022630020001	H Midtown LP	46,163,609	\$54,519.22	2024-57441				0.00%		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890	\$5,985.18	2024-57902				0.00%		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299	\$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	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	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61850				#DIV/0!		
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	0190900000005	TND Investments LLC Inc	1,434,990	\$1,694.72	2024-65934				0.00%		

Midtown Management District
Lawsuit and Arbitration Status Summary as of 06/13/2025

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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	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,227.75	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,512,233	\$5,530.58	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	1,834,380	\$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	2024-71074				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	2024-71583				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,971,250	\$5,871.05	2024-72011				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72153				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	\$1,163.28	2024-73618				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,938,720	\$2,289.63	2024-74776				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350	\$15.77	2024-75012				0.00%		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000	\$4,676.76	2024-75012				0.00%		
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,275.07	2024-75129				0.00%		
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,368,258	\$1,151.91	2024-75708				0.00%		
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,888	\$3,399.57	2024-76188				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,874	\$1,191.52	2024-77407				0.00%		
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,662,183	\$1,938.04	2024-77426				0.00%		
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,093,831	\$4,244.17	2024-77441				0.00%		
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,142,215	\$1,354.32	2024-77441				0.00%		
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,714,250	\$3,205.58	2024-77808				0.00%		
Tax Year 2024	0190280000010	Ak Amirian LLC	2,054,695		2024-77912				#DIV/0!		
Tax Year 2024	0190900000001	BAP 2800 LLC	94,439	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,028	\$912.24	2024-82976				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,058	\$912.27	2024-83933				0.00%		
Tax Year 2024	0190330000008	2515 Caroline Ltd	1,035,035	\$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	478,860,405								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	70								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	11,551,426,548	10,186,397,635
Cumulative	Grand Total	Settled Accounts, number of accounts	1,792	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	556,712,454
Cumulative	Grand Total	Unsettled Accounts, number of accounts	82

Midtown Management District
Lawsuit and Arbitration Status Summary as of 06/13/2025

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
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Color Legend

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

Abbreviations

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

DRAFT

RESOLUTION ADOPTING A TITLE VI COMPLIANCE PLAN FOR THE MIDTOWN MANAGEMENT DISTRICT

WHEREAS, on July ##, 2025, Midtown adopted a Title VI Compliance Plan in accordance with 49 CFR Part 21;

WHEREAS, the proposed Title VI Compliance Plan attached hereto is intended to meet such requirements; and

WHEREAS, Midtown desires to submit the Title VI Compliance Plan to the FTA for review and approval by those agencies or their representatives prior to final implementation:

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

Section 1. Midtown hereby approves the Title VI Compliance Plan attached hereto which plan shall be submitted for review and approval by the FTA or such other agencies as required.

Section 2. The Title VI Compliance Plan shall be administered and enforced by the officers, agents and employees of Midtown in accordance with the terms set forth therein.

Section 3. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this the ____ day of July, 2025.

Chairman Board of Directors

ATTEST:

Secretary, Board of Directors
(SEAL)



midtown

H O U S T O N

MIDTOWN MANAGEMENT DISTRICT
TITLE VI PROGRAM
CIVIL RIGHTS ACT OF 1964

JULY 2025

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POLICY STATEMENT

The Midtown Management District (d.b.a. Midtown) assures that no person shall on the grounds of race, color, or national origin, as provided by Title VI of the Civil Rights Act of 1964, and in accordance with Title VI regulations (49 CFR part 21) consistent with FTA Circular 4702.1B Title VI Requirements and Guidelines for Federal Transit Administration, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance. Midtown's responsibilities in its commitment to non-discrimination, including:

- Ensuring equal and meaningful access to all federally funded programs.
- Promoting full and fair participation in transportation-based decision making.
- Providing clear communication to all residents including persons with limited English proficiency.

Midtown's Title VI Coordinator or equivalent is responsible for initiating and monitoring Title VI activities, assuring the preparation of required reports.

AUTHORITIES

Title VI of the 1964 Civil Rights Act provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance (please refer to 42 USC 2000d, 49 CFR part 21 and FTA C 4702.1B).

Matt Thibodeaux
Executive Director
Midtown Management District

Date

TITLE VI PROCEDURES

Midtown developed this Title VI Program to address the requirements of the FTA Circular 4702.1B, Title VI Requirements and Guidelines for FTA Recipients. Midtown has developed all of the necessary procedures and processes to be in compliance with Title VI regulations, including a complaint process and a Title VI notice to the public.

Midtown's Board of Directors reviewed and approved the Title VI Program. A copy of the resolution approving the program is included at the beginning of this documentation.

REQUIREMENT TO NOTIFY BENEFICIARIES OF PROTECTION UNDER TITLE VI

Midtown will post the following notice to the public at the Midtown offices and on the Midtown website. Since Houston Metro runs the transit system, the Houston Metro Title VI notice is listed on the transit stops and buses.

The Midtown Management District hereby gives public notice that it is the Midtown's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person in the United States of America shall, on the grounds of race, color, or national origin, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal financial assistance.

Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with Midtown. Any such complaint must be in writing or by phone and filed with the Midtown Title VI Coordinator within one hundred-eighty (180) days following the date of the alleged discriminatory occurrence. Title VI Discrimination Complaint Forms may be obtained from this office at no cost to the complainant by calling 713-526-7577. Individuals may get more information about the Title VI Program by calling 713-526-7577 or by messaging Midtown at <https://midtownhouston.com/contact/>.

If you would like to file with Federal Transit Administration (FTA) Regional Office, please send a written complaint to FTA Region VI, 819 Taylor Street, Room 14A02, Fort Worth, TX 76102. A complainant may also file a complaint directly with the FTA by filing a complaint with the Office of Civil Rights, Attention: Title VI Program Coordinator, East Building, 5th Floor-TCR, 1200 New Jersey Ave., SE, Washington, DC 20590.

If you like more information on Title VI, please visit the Midtown website (<https://midtownhouston.com>) or contact Midtown via phone 713-526-7577, via email to <https://midtownhouston.com/contact/>, or via mail to: 410 Pierce Street, Suite 355, Houston, TX 77002. This notice is to be posted in the offices of the Midtown Management District, on the Midtown website (<https://midtownhouston.com/>) and at other strategic locations throughout Midtown.

Midtown will provide translations of all requested documents or provide a translator at any public meetings at no cost.

If information is needed in another language, contact Midtown at 713-526-7577.

Título VI Aviso Público

Por medio de la presente, el Distrito Administrativo de Midtown (Midtown) le notifica al público su política de garantizar el pleno cumplimiento del Título VI del Acta de Derechos Civiles de 1964 de la Ley de Restauración de Derechos Civiles de 1987 y de los estatutos y reglamentos relacionados a tales leyes, en todos los programas y actividades del Distrito. El Título VI establece que ninguna persona en los Estados Unidos de América puede ser excluida por motivos de raza, color, o nacionalidad de participar en, ser negado los beneficios de, o ser sujeto de otro modo a discriminación bajo cualquier programa o actividad que reciba asistencia financiera federal.

Si usted cree haber sido perjudicado por una práctica discriminatoria e ilegal bajo el Título VI puede presentar una queja formal ante el Distrito (Midtown). Las quejas pueden hacerse por escrito o por teléfono. Estas deben ser presentadas ante el Coordinador del Título VI de Midtown dentro de los ciento ochenta (180) días siguientes a la fecha de la ocurrencia discriminatoria alegada. Los Formularios de Queja de Discriminación del Título VI se pueden obtener en esta oficina sin costo alguno para el reclamante llamando al 713-526-7577. Las personas pueden obtener más información sobre el Programa Título VI llamando al 713-526-7577 o por mensajería en Midtown <http://houstonmidtown.com/press/contact>.

Si desea presentar una queja ante la Oficina Regional de la Administración Federal de Tránsito (FTA), envíe una queja por escrito a FTA Region VI, 819 Taylor Street, Room 14A02, Fort Worth, TX 76102. Un denunciante también puede presentar una queja directamente con el FTA presentando una queja ante la Oficina de Derechos Civiles, Atención: Coordinador del Programa Título VI, East Building, 5th Floor-TCR, 1200 New Jersey Ave., SE, Washington, DC 20590.

Para obtener más información acerca del Título VI, visite nuestra página web (<http://houstonmidtown.com>), llámenos al teléfono 713-526-7577, escríbanos por correo electrónico a través del siguiente link (<http://houstonmidtown.com/press/contact>), o envíenos un correo postal: 410 Pierce Street, suite 355, Houston, TX 77002. Este aviso será publicado en las oficinas, en la página web (<http://houstonmidtown.com>) y en otros lugares estratégicos a lo largo del Distrito (Midtown).

Midtown proporcionará traducciones de todos los documentos solicitados o proveerá un traductor en cualquier reunión pública sin costo alguno.

Si se necesita información en otro idioma, póngase en contacto con Midtown a 713-526-7577.

REQUIREMENT TO DEVELOP TITLE VI COMPLAINT PROCEDURES AND COMPLAINT FORM

These procedures cover all complaints filed under Title VI of the Civil Rights Act of 1964 as amended, relating to any transportation or program or activity receiving federal financial assistance administered by Midtown or sub-recipients and contractors. The program is also conducted in accordance with FTA C 4702.1B. Midtown's Complaint Form is provided in Appendix A.

The procedures do not deny the right of the complainant to file formal complaints with other state or federal agencies or to seek private counsel for complaints alleging discrimination. Midtown has authority for accepting complaints for investigation, but complainants may also file complaints with TxDOT or the Federal Transit Administration within 180 days of the alleged offense. If you would like to file with TxDOT, please send a written complaint to Texas Department of Transportation, ATTN: Civil Rights Division, 125 E. 11th Street, Austin, TX 78701. If you would like to file with FTA, please send a written complaint to FTA Region VI, 819 Taylor Street, Room 14A02, Fort Worth, TX 76102.

Complaints or compliments can be filed to the ADA Coordinator in person at 410 Pierce Street, Suite 355, Houston, TX 77002, in writing to 410 Pierce Street, Suite 355, Houston, TX 77002, by email at <https://midtownhouston.com/contact/>, or by calling 713-526-7577, 8:00 a.m. to 5:00 p.m., Monday through Friday. The complainant also has the right to formally file a complaint through the following process. The Title VI Coordinator will make every effort to pursue a resolution of the complaint. Initial interviews with the complainant and the respondent will request information regarding specifically requested relief and settlement opportunities.

Every effort will be made to obtain early resolution of complaints at the lowest level possible. The Civil Rights Coordinator will make every effort to pursue a resolution of the complaint. Initial interviews with the complainant and the respondent will request information regarding specifically requested relief and settlement opportunities.

PROCEDURES

Any individual, group of individuals or entity that believes they have been subjected to discrimination on the basis of race, color, or national origin, as prohibited by Title VI nondiscrimination provisions by Midtown, may file a written complaint. A formal complaint must be filed within 180 calendar days of the alleged occurrence, or when the alleged discrimination became known to the complainant.

The complainant must meet the following requirements:

- a. In writing;
- b. Signed;
- c. Dated for the alleged act of discrimination; and
- d. Contain a detailed description of the issues including name(s) and job(s).

Allegations received by fax, e-mail or telephone will be reduced to writing and provided to the complainant for confirmation or revision before processing. A complaint form will be forwarded to the complainant for him/her to complete, sign and return to Midtown for processing.

A complaint will be accepted based on the following:

- a. If complaint has been filed in timely manner;
- b. If complaint/allegations involve a covered basis such as race, color, national origin or disability; and
- c. If complaint/allegations involve a program or activity of a federal-aid recipient, sub-recipient, or contractor or, in the case of ADA allegations, an entity open to the public.

A complaint may be dismissed for the following reasons:

- a. Complainant requests the withdrawal of the complaint;
- b. Complainant fails to respond to repeated requests for additional information needed to process complaint; or
- c. Complainant cannot be located after reasonable attempts.

Once Midtown has all of the documentation associated with the investigation, the complainant will be notified in writing of the determination within ten (10) calendar days. The complaint will receive a case number and then be logged into Midtown's records identifying its basis (race, color, or national origin) and alleged harm.

Within 40 calendar days of the acceptance of the complaint, an investigative report will be prepared by the Title VI Coordinator. The report shall include a narrative description of the incident, identification of persons interviewed, findings and recommendations for disposition.

The Title VI Coordinator will forward the report to Midtown's legal counsel for review.

The legal counsel will review the report and associated documentation and will provide input within 10 calendar days with the Title VI Coordinator and have any modifications implemented as needed.

Midtown's final investigative report and a copy of the complaint will be forwarded to FTA within 60 calendar days of the acceptance of the complaint. Midtown will notify the parties of its preliminary findings.

REQUIREMENT TO RECORD AND REPORT TRANSIT-RELATED TITLE VI INVESTIGATIONS, COMPLAINTS AND LAWSUITS

There were no transit-related Title VI investigations, complaints, and/or lawsuits in the past three (3) years.

	Date (Month, Day, Year)	Summary (include basis of complaint: race, color, or national origin)	Status	Action(s) Taken
Investigations				
1	None			
2				
3				
Lawsuits				
1	None			
2				
3				
Complaints				
1	None			
2				
3				

PROMOTING INCLUSIVE PUBLIC PARTICIPATION

Midtown maintains a public participation process for all construction projects. The Board of Directors meetings are all open to the public and once every quarter the meetings are held in the evening to ensure a greater chance for involvement from concerned stakeholders. Notices of these meetings can be made in Spanish as stated on the notice. Midtown also has bilingual staff at the meetings to translate upon request. The projects are discussed in detail at the public meetings which occur before construction begins. Oral comments can be translated as necessary. Midtown utilizes multiple media outlets to advertise important meetings such as newspapers, mailers, website notices and other means.

Midtown utilizes multiple media outlets, including the Houston Chronicle, to advertise important meetings such as newspapers, mailers, website notices and other means. Midtown keeps up a blog on their website with current events and news as well as the seasonal newsletter called the Midtown Buzz.

BLOGS



A Guide on How to Spend Your Summer Day in Midtown: Coffee, Culture, and Cocktails

Summer in Houston is the perfect time to rediscover Midtown Houston, one of the city's most walkable neighborhoods and a hub for creativity, culture, and community. Whether you're exploring a new coffee shop, planning an afternoon out, or looking for a place to enjoy dinner and drinks, Midtown offers a full day's worth of experiences for both visitors and residents.

[READ MORE](#)



Your Guide to a Safer Summer in Midtown Houston: Community Tips & Resources

As summer kicks off and Midtown Houston fills with visitors, community events, and outdoor fun, it's the perfect time to refresh your safety game plan. Whether you're enjoying an evening in Bagby Park, attending a community event, or heading out of town for vacation, these simple steps can help keep you, your home, and your vehicle secure.

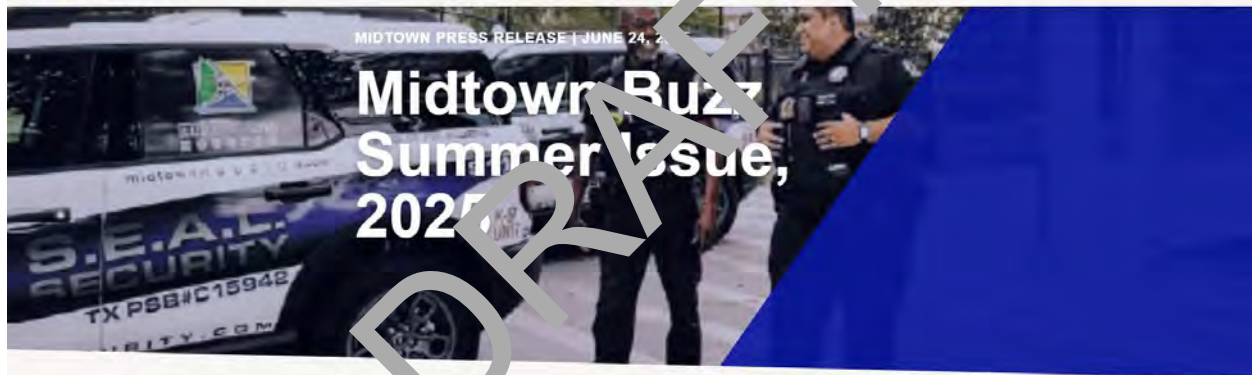
[READ MORE](#)



Free & Fun : July in Midtown

July in Midtown Houston means long sunny days, cool community vibes, and exciting ways to enjoy the city. Whether you're looking to chill out with yoga, groove to a summer movie, or dance at Houston's hottest new day party, Midtown's public spaces have you covered.

[READ MORE](#)



SAFER STREETS, STRONGER COMMUNITY: MIDTOWN CRIME DROPS AS POPULATION GROWS

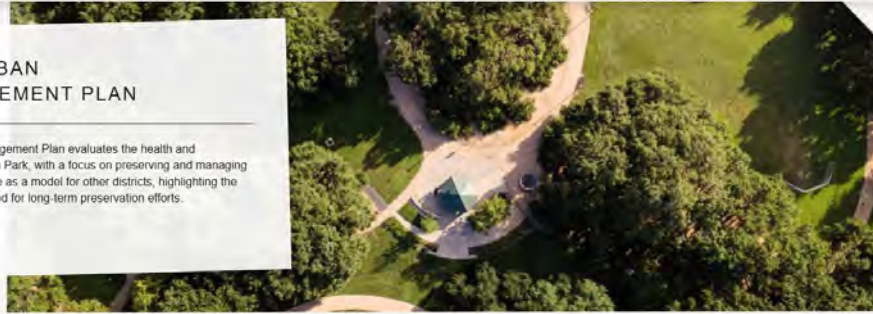
As Midtown Houston welcomes more residents, businesses, and visitors at an unprecedented rate, public safety remains a core service area. We're listening and taking action to create programs that enhance security and respond to the concerns of business owners, residents, and visitors. Your input has been invaluable in shaping our approach.

Despite steady population growth, crime has decreased 23% since 2019—a clear sign that Midtown's investments in modern safety infrastructure and responsive programming are working. Backed by innovative

Midtown provides full plans on the website as well. The website has access to the Parks and Public Space Master Plan, Houston Affordable Housing Plan, Cultural Arts Master Plan, and Baldwin Park Urban Forestry Management Plan for the public review. The Plans page also has a link to provide feedback to Midtown.

Baldwin Park URBAN FORESTRY MANAGEMENT PLAN

The Baldwin Park Urban Forestry Management Plan evaluates the health and distribution of trees in Elizabeth Baldwin Park, with a focus on preserving and managing its historic live oaks. This plan can serve as a model for other districts, highlighting the importance of urban forests and the need for long-term preservation efforts.

[READ MORE](#)


have a concern? [REPORT IT WITH SEECCLICKFIX](#) [REPORT](#)

All Midtown construction projects will go through the Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP), which involves more public participation. In the H-GAC Public Involvement Plan, it states that, “H-GAC currently provides some materials in Spanish such as factsheets and web content. H-GAC also has several experienced staff members who are fluent in both Spanish and English.”

Midtown provides updates through social media including Facebook, X/Twitter, Youtube, Instagram, and Tiktok. Events and news items are posted on the page and open to the public. Midtown allows the community to provide communication to the district through these social media outlets.

REQUIREMENT TO PROVIDE MEANINGFUL ACCESS TO LIMITED ENGLISH PROFICIENCY (LEP) PERSONS

MIDTOWN FOUR FACTOR ANALYSIS

Factor 1 Assessing the Number or Proportion of LEP Persons served or Encountered in Eligible Service Population

(a) How LEP persons interact with the recipient's agency

LEP individuals would come in contact with Midtown during the planning, procurement, and construction of federally-approved transit and pedestrian capital projects.

(b) Identification of LEP communities, and assessing the number or proportion of LEP persons from each language group to determine the appropriate language services for each language group

The best, most comprehensive table to identify Limited English Proficiency levels by their population is the American Community Survey of Language Spoken at Home by Ability to Speak English (Table B16001); however, this table has not been updated since 2015. Midtown decided to continue to use this table along with other tables that have more up to date information. For this data, Midtown's population is considered all US Census Tracts that have a portion within Midtown boundaries.

According to the American Community Survey 2015 5-year data, there is 5.8 percent of the transit service area population who speak English "less than well" that speak a language other than English at home. Midtown used all US Census tracts that contain any portion of the management district boundary. The percentage of Spanish speaking individuals who reported speaking English "less than well" is 3.0 percent or 963 individuals of the total management district population.

2015 American Community Survey Data							
Midtown Management District							
Limited English Proficiency							
Language Spoken at Home	Speak English "very well"		Speak English "less than well"		Total		
	Number "very well"	%	Number "less than well"	%	Total	% of Total Language Group	% of Speaking Less Than Well of Total Population
Total population					31,790		
Speak only English					24,987	78.6%	
Spanish or Spanish Creole	2,333	71.1%	963	28.9%	3,333	10.5%	3.0%
French (incl. Patois, Cajun)	244	81.1%	57	18.9%	301	0.9%	0.2%
French Creole	0	0.0%	0	0.0%	0	0.0%	0.0%
Italian	124	68.9%	56	31.1%	180	0.6%	0.2%
Portuguese or Portuguese Creole	108	61.4%	68	38.6%	176	0.6%	0.2%
German	209	90.9%	21	9.1%	230	0.7%	0.1%
Yiddish	0	0.0%	0	0.0%	0	0.0%	0.0%
Other West Germanic languages	90	100.0%	0	0.0%	90	0.3%	0.0%
Scandinavian languages	16	100.0%	0	0.0%	16	0.1%	0.0%
Greek	19	50.0%	19	50.0%	38	0.1%	0.1%
Russian	66	72.5%	25	27.5%	91	0.3%	0.1%
Polish	78	90.7%	8	9.3%	86	0.3%	0.0%
Serbo-Croatian	56	100.0%	0	0.0%	56	0.2%	0.0%
Other Slavic languages	11	100.0%	0	0.0%	11	0.0%	0.0%
Armenian	0	0.0%	0	0.0%	0	0.0%	0.0%
Persian	40	62.5%	24	37.5%	64	0.2%	0.1%
Gujarati	128	90.1%	14	9.9%	142	0.4%	0.0%
Hindi	156	88.6%	20	11.4%	176	0.6%	0.1%
Urdu	56	87.5%	8	12.5%	64	0.2%	0.0%
Other Indic languages	102	46.4%	118	53.6%	220	0.7%	0.4%
Other Indo-European languages	0	0.0%	41	100.0%	41	0.1%	0.1%
Chinese	436	84.5%	80	15.5%	516	1.6%	0.3%
Japanese	69	46.3%	80	53.7%	149	0.5%	0.3%
Korean	16	64.0%	9	36.0%	25	0.1%	0.0%
Mon-Khmer, Cambodian	0	0.0%	41	100.0%	41	0.1%	0.1%

Hmong	0	0.0%	0	0.0%	0	0.0%	0.0%
Thai	0	0.0%	0	0.0%	0	0.0%	0.0%
Laotian	0	0.0%	0	0.0%	0	0.0%	0.0%
Vietnamese	114	54.3%	96	45.7%	210	0.7%	0.3%
Other Asian languages	88	57.5%	65	42.5%	153	0.5%	0.2%
Tagalog	100	86.2%	16	13.8%	116	0.4%	0.1%
Other Pacific Island languages	74	100.0%	0	0.0%	74	0.2%	0.0%
Navajo	0	0.0%	0	0.0%	0	0.0%	0.0%
Other Native North American	0	0.0%	0	0.0%	0	0.0%	0.0%
Hungarian	0	0.0%	0	0.0%	0	0.0%	0.0%
Arabic	120	100.0%	0	0.0%	120	0.4%	0.0%
Hebrew	58	100.0%	0	0.0%	58	0.2%	0.0%
African languages	10	100.0%	0	0.0%	10	0.0%	0.0%
Other and unspecified languages	16	100.0%	0	0.0%	16	0.1%	0.0%

Source: U.S. Census Bureau, 2015 American Community Survey 5-Year Estimates
B16001 : Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over
Census Tracts – Census Tract 3125, Harris County, Texas; Census Tract 3126, Harris County, Texas; Census Tract 4101, Harris County, Texas; Census Tract 4105, Harris County, Texas; Census Tract 4106, Harris County, Texas; Census Tract 4107.01, Harris County, Texas; Census Tract 4107.02, Harris County, Texas; Census Tract 4119, Harris County, Texas
https://www2.census.gov/programs-surveys/acs/summary_file/2015/data/

Table C16001, Language Spoken at Home, provides similar information with fewer languages identified. The breakdown is similar to the above table. The percentage of Spanish-speaking individuals who report speaking English “less than well” is 1.55% of the Midtown Management District, which does not meet the Safe Harbor threshold. No languages met the Safe Harbor threshold based on this table.

LANGUAGE SPOKEN AT HOME FOR THE POPULATION 5 YEARS AND OVER					
Language Spoken at Home	Speak English "very well"	Speak English "less than well"	Total Number	Percent of Total Language Sub-Group	Speaking Less than Well Percent of Total Population
Total population			12,551		
Speak only English			9,311	74.19%	
Spanish or Spanish Creole	1,655	294	1,859	14.81%	1.55%
French (incl. Haitian, Cajun)	110	0	110	0.88%	0.00%
German	0	0	0	0.00%	0.00%
Russian, Polish, or other Slavic languages	74	0	74	0.59%	0.00%
Other Indo-European languages	331	19	350	2.79%	0.15%
Korean	19	0	19	0.15%	0.00%
Chinese	158	0	158	1.26%	0.00%
Vietnamese	16	17	33	0.26%	0.14%
Tagalog	159	0	159	1.27%	0.00%
Other Asian and Pacific Island languages	310	61	371	2.96%	0.49%
Arabic	11	34	45	0.36%	0.27%
Other and unspecified languages:	62	0	62	0.49%	0.00%
LANGUAGE SPOKEN AT HOME FOR THE POPULATION 5 YEARS AND OVER Survey/Program: American Community Survey Universe: Population 5 years and over Year: 2023 Estimates: 5-Year Table ID: C16001 Census Tract 4106.01; 4106.02; 3125.01; 3125.02; 4107.06					

For Table B16004, Age by Language Spoken at Home by Ability to Speak English, again no language was identified as meeting the threshold for Safe Harbor.

LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER		
	Language Spoken at Home	Speak English "Less Than Well"
English	9,160	N/A
Spanish	1,827	62
Indo-European languages	534	0
Asian and Pacific Island languages	740	17
Other Language	107	0
Total Population	12,368	79
AGE BY LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER Survey/Program: American Community Survey Universe: Population 5 years and over Year: 2023 Estimates: 5-Year Table ID: B16004		
Census Tract 4106.01; 4106.02; 3125.01; 3125.02; 4107.06		

(c) The literacy skills of LEP populations in their native languages, in order to determine whether translation of documents will be an effective practice

Midtown has not monitored the literacy rates of LEP populations in their native languages; however, Midtown provides both written and spoken translations in order to serve the LEP population effectively. Midtown will continue to provide written translations in Spanish but will document when requested to translate information orally. Requests for oral translations in any languages will be documented as well.

(d) Whether LEP persons are underserved by the recipient due to language barriers

Presently, there are no known language barriers that cause LEP persons to be underserved. Midtown will notify LEP persons of their rights and will monitor complaints about barriers.

Factor 2: Assessing the Frequency with Which LEP Individuals Come into Contact with your programs, activities, and services

Midtown does not provide transit services, rather utilizes FTA funds in order to develop pedestrian infrastructure that enhances people's ability to easily access the transit services provided by Houston METRO. So, the most likely instances that LEP persons would encounter the projects conducted by Midtown are during procurement or construction. Midtown makes the fact known during all procurement endeavors, advertising efforts, public meetings, and other instances that documents, instructions, and other important materials can be translated at no cost to the user. Very rarely does any of the construction require any detours or significant changes to accessing public transportation, so there is minimal disruption for transit users. In instances where there are disruptions, Midtown works with Houston METRO to address any concerns while keeping LEP persons in mind.

Factor 3: Assessing the Nature and Importance of Program, Activity or Service

As stated in the Factor 2 analysis, Midtown does not provide transit services but does utilize FTA funds for the construction of pedestrian infrastructure. The construction of sidewalks, ADA ramps, pedestrian lighting and signalization provides benefit to all users of transit services but

does not have any unique impact on LEP persons. Midtown is able to translate all important documents and instructions in Spanish and any other language upon request.

Factor 4: Assessing the Resources Available to Transit and Costs

Midtown offers many opportunities for LEP persons to fully access information regarding the construction projects. Midtown Management District staff has the ability to proficiently translate oral conversations as well as written documentation from English to Spanish, or vice versa. Since no language met the threshold of safe harbor, Midtown does not anticipate many requested translations. Costs from any requested translations (either due to staff time or other translation services) and printing of translated documents might range from \$500 to \$1,500 a year. All costs are absorbed into the Midtown Management District's annual budget.

DRAFT

LANGUAGE ASSISTANCE PLAN (LAP) IMPLEMENTATION PLAN

Task 1 - Identifying LEP Individuals Who Need Language Assistance

Number or Proportion of LEP Persons served or Encountered in Eligible Service Population

According to the American Community Surveys included in the LEP Four Factor Analysis, no language was identified as meeting the Safe Harbor threshold of 1,000 individuals or 5% of the population. Midtown has already translated the public notice, complaint procedures, and compliant form into Spanish and will maintain the translation on their website.

Frequency with Which LEP Individuals Come Into Contact with your Programs, Activities and Services

Midtown does not provide transit services, rather utilizes FTA funds in order to develop Midtown does not provide transit services, rather utilizes FTA funds in order to develop pedestrian infrastructure that enhances people's ability to easily access the transit services provided by Houston METRO. So, the most likely instances that LEP persons would encounter the projects conducted by Midtown are during procurement or construction. Midtown makes the fact known during all procurement endeavors, advertising efforts, public meetings, and other instances that documents, instructions, and other important materials can be translated at no cost to the user. Very rarely does any of the construction require any detours or significant changes to accessing public transportation, so there is minimal disruption for transit users. In instances where there are disruptions, Midtown works with Houston METRO to address any concerns while keeping LEP persons in mind.

Task 2 - Language Assistance Measures

1. Every effort will be made to ensure at least one Spanish speaking employee at every public contact encounter, when requested in advance of meeting.
2. Midtown maintains a call list of employees that are available to provide language assistance, upon request.
3. Employment opportunities are advertised in multiple languages, including English, Spanish and any other requested language, as needed.
4. Published informational brochures and other important documentation regarding Midtown are written in English and Spanish and can be translated into any other language, upon request.
5. Midtown will have "I Speak" Card available at the Midtown offices and at any public contact encounter.
6. Utilization of language-free pictograms when possible.
7. American Sign Language interpreters are available for face-to-face meetings with Midtown staff upon advanced request.
8. Quarterly board meetings in evening hours at community location.

Task 3 – Providing Notice to LEP Persons

The Title VI Notice to the Public will be posted on Midtown offices, website, and at other strategic locations in Midtown facilities. The Title VI Notice to the Public has included a statement about translation availability at no cost

Task 4 – Monitoring and Evaluating Language Access Plan

Midtown will monitor the number of requests for translation for transit programs and services and note any comments and complaints about translations or language assistance. Midtown has created an internal log for all requests for translation assistance that logs the date, the requested language, and the actions taken to accommodate the request. The Language Access Plan will be updated every three years.

Task 5 - Training Staff

Training in LEP language assistance measures will be provided in conjunction with orientation for new employees to identify resources and procedures when communicating with LEPs. All new staff members will be informed of the Title VI plan and all language assistance measures that all employees of Midtown must perform.

DRAFT

MINORITY REPRESENTATION ON PLANNING AND ADVISORY BODIES

Midtown will actively encourage committee membership by all interested parties regardless of race, color, or national origin. Currently, Midtown has an appointed Board of Directors with 17 active members, and there are three open positions on the Board.

Board members are required to be residents, property owners, or an agent of a property owner. When there is a vacancy, the Board publicly solicits invitations (through announcements at their board meetings). Midtown uses a Nominating Committee process to interview the applicants and to determine who would best have the qualifications to serve on the Midtown board. Once vetted, Midtown makes a recommendation to Houston City Council for these decisions. The City Council then votes on these positions to codify the action.

Below is the population demographic and Board of Directors breakdown.

<i>Body</i>	<i>White</i>	<i>Hispanic/ Latino</i>	<i>Black/ African- American</i>	<i>Asian</i>	<i>American Indian, Alaska Native, and Native Hawaiian and Other Pacific Islanders</i>	<i>Other</i>
Population	47.6%%	19.0%	17.2%	10.2%	1.1%	4.9%
Board of Directors						

MONITORING SUBRECIPIENTS

Midtown does not have any subrecipients who receive federal financial assistance.

DETERMINATION OF SITE OR LOCATION OF FACILITIES

In the past three years, Midtown has not constructed any new transit facilities. Any construction of transit facilities receiving federal financial assistance within Midtown will perform a Title VI site equity analysis during the planning stage with regard to the location of the facility.

REQUIREMENT TO SET SYSTEM-WIDE SERVICE STANDARDS AND POLICIES

Midtown does not provide fixed route transit services and the requirements of Chapter IV do not apply to Midtown.

APPENDIX A – TITLE VI COMPLAINT FORM

The Midtown Management District is committed to ensuring that no person is excluded from participation in or denied the benefits of its services on the basis of race, color, or national origin, as provided by Title VI of the Civil Rights Act of 1964, as amended. Title VI complaints must be filed within 180 days from the date of the alleged discrimination.

The following information is necessary to assist us in processing your complaint. If you require any assistance in completing this form, please contact the Capital Projects Manager for Midtown by calling 713-526-7577. The completed form must be returned to the Midtown Management District, 410 Pierce Street, Suite 355, Houston, Texas 77002.

Your Name:	Phone:
Street Address:	Alt Phone:
	City, State & Zip Code:
Person(s) discriminated against (if someone other than complainant): Name(s):	
Street Address, City, State & Zip Code:	

Which of the following best describes the reason for the alleged discrimination took place?
(Circle one)

- Race
- Color
- National Origin (Limited English Proficiency)

Date of Incident: _____

Please describe the alleged discrimination incident. Provide the names and title of all Midtown employees involved if available. Explain what happened and whom you believe was responsible. Please use the back of this form if additional space is required.

TITLE VI COMPLAINT FORM

The Midtown Management District

Please describe the alleged discrimination incident (continued)

Have you filed a complaint with any other federal, state, or local agencies? Yes / No
If so, list agency / agencies and contact information below:

Agency:	Contact Name:
Street Address, City, State & Zip Code:	Phone
Agency:	Contact Name:
Street Address, City, State & Zip Code:	Phone

Complainants Signature:

Date:

Print or Type Name of Complainant

Date Received:
Review By:

FORMULARIO DE QUEJAS DEL TÍTULO VI

El Distrito Administrativo de Midtown (Midtown) está comprometida a garantizar que ninguna persona sea excluida de participar o se le sean negados los beneficios de sus servicios sobre la base de raza, color u origen nacional, conforme a lo dispuesto por el Título VI del Acta de Derechos Civiles de 1964. Las quejas conforme al Título VI deben ser presentadas dentro de los 180 días siguientes a la fecha de la supuesta discriminación.

La siguiente información es necesaria para ayudarnos a procesar su queja. Si necesita ayuda para completar este formulario, por favor póngase en contacto con el Administrador de Proyectos de Capital de Midtown llamando al 713-526-7577. El formulario completo deberá ser devuelto a la siguiente dirección: Midtown Management District, 410 Pierce Street, Suite 355, Houston, Texas 77002.

Nombre:	Teléfono:
Dirección residencial:	Teléfono Alternativo:
	Ciudad, Estado, y Código Postal:
Persona(s) contra la(s) que se discriminó (si no se trata de la persona que presenta la queja):	
Nombre(s):	
Dirección residencial, Ciudad, Estado, y Código Postal:	

¿Cuál de los siguientes casos describe mejor la razón de la presunta discriminación? (Círcule una opción.)

- ☐ Raza
- ☐ Color
- ☐ Origen nacional (Conocimiento limitado del inglés)

Fecha del incidente:

Por favor describa el presunto incidente discriminatorio. Proporcione los nombres y puestos de todos los empleados de Midtown que estuvieron involucrados, si están disponibles. Explique lo qué fue lo que sucedió y quién considera que fue responsable. Por favor use el reverso de este formulario si requiere espacio adicional.

FORMULARIO DE QUEJAS DEL TÍTULO VI

El Distrito Administrativo de Midtown

Por favor describa el presunto incidente discriminatorio (continuación)

¿Ha presentado usted una queja ante alguna otra agencia federal, estatal o local?
(Marque con un círculo) **Si / No**

Si la respuesta es “Si,” indique a continuación la agencia o agencias y la información de contacto:

Agencia:	Nombre de contacto:
Dirección, Ciudad, Estado, Código postal:	Teléfono:
Agencia:	Nombre de contacto:
Dirección, Ciudad, Estado, Código postal:	Teléfono:

Firma de quien presenta la queja

Fecha

Imprima el nombre de quien presenta la queja

Date Received:

Review By:

APPENDIX B – PROCEDIMIENTOS DE QUEJA Y FORMULARIO DE QUEJA

Estos procedimientos cubren todas las quejas presentadas conforme al Título VI de la Ley de Derechos Civiles de 1964, según enmendada, en relación con cualquier transporte, programa o actividad que reciba asistencia financiera federal administrada por Midtown o subcontratantes y contratistas. El programa también se lleva a cabo de acuerdo con la Circular 4702.1B de FTA. El formulario de queja de Midtown se encuentra en el Apéndice A.

Los procedimientos no niegan el derecho del reclamante a presentar quejas formales con otras agencias estatales o federales ni a buscar un abogado privado para las quejas que aleguen discriminación. Midtown tiene autoridad para aceptar quejas de investigación, pero los denunciantes también pueden presentar quejas ante TxDOT o la Administración Federal de Tránsito (FTA) dentro de los 180 días posteriores al presunto delito. Si desea presentar una queja con TxDOT, envíe la queja por escrito a Texas Department of Transportation, ATTN: Civil Rights Division, 125 E. 11th Street, Austin, TX 78701. Si desea presentar una queja con FTA, envíe la queja por escrito al FTA Región VI, 819 Taylor Street, habitación 14A02, Fort Worth, TX 76102.

Las quejas o cumplidos pueden ser presentadas en persona al Coordinador del ADA en 410 Pierce Street, Suite 355, Houston, TX 77002, enviadas al 410 Pierce Street, Suite 355, Houston, TX 77002, enviadas por e-mail a través de <https://midtownhouston.com/contact>, o llamando al 713-526-7577, de 8:00 A.M. a 5:00 P.M., de lunes a viernes. Se hará todo lo posible para obtener una resolución temprana de las quejas. El Coordinador del Título VI hará todo lo posible para buscar una resolución de la queja. Las entrevistas iniciales con el reclamante y el demandado solicitarán información con respecto a las oportunidades de remedio y solución específicamente solicitadas.

Se hará todo lo posible para obtener una resolución temprana de las quejas. El Coordinador del Título VI hará todo lo posible para buscar una resolución de la queja. Las entrevistas iniciales con el reclamante y el demandado solicitarán información con respecto a las oportunidades de remedio y solución específicamente solicitadas.

PROCEDIMIENTOS

Cualquier persona, grupo de personas o entidad que crea que ha sido víctima de discriminación por motivos de raza, color u origen nacional—tal como lo prohíben las disposiciones de Midtown de no discriminación del Título VI—puede presentar una queja por escrito. Una queja formal se debe presentar dentro de los 180 días posteriores a la supuesta ocurrencia, o cuando la supuesta discriminación fue conocida por el reclamante. La queja será tratada de la siguiente manera:

El denunciante debe cumplir con los siguientes requisitos. La Queja será:

1. Por escrito;
2. Fermado;
3. Fechado para el presunto acto de discriminación; y
4. Contener una descripción detallada de los problemas, incluyendo nombre(s) y trabajo(s).

Las acusaciones o alegaciones recibidas por fax o correo electrónico o teléfono serán escritas y provistas al reclamante para ser confirmadas o revisadas antes de ser procesadas. El reclamante recibirá un formulario de queja que deberá ser completada, firmada y devuelta a Midtown para ser procesada.

La aceptación de una queja dependerá de los siguientes factores:

1. Si la queja es presentada a tiempo;
2. Si las alegaciones involucran una queja del Título VI de raza, color u origen nacional; o
3. Si las alegaciones involucran un programa o actividad de un receptor, subreceptor o contratista de ayuda federal o, en el caso de las alegaciones de ADA, una entidad abierta al público.

Una queja puede ser desestimada por las siguientes razones:

1. El reclamante solicita el retiro de la queja; o
2. El reclamante no responde a las repetidas solicitudes de proveer información adicional necesarias para procesar la queja; o
3. El reclamante no puede ser localizado después de varios intentos.

Una vez que Midtown tenga toda la documentación asociada con la investigación, se le notificará por escrito al demandante la determinación dentro de diez (10) días calendario. La queja recibirá un número de caso y se registrará en los registros de Midtown identificando su base o razón (raza, color, u origen nacional) y presunto daño.

Dentro de los 40 días calendarios de la aceptación de la queja, el Coordinador del Título VI preparará un informe de investigación. El informe incluirá una descripción narrativa del incidente, identificación de las personas entrevistadas, hallazgos y recomendaciones para la disposición.

El Coordinador del Título VI enviará el informe al asesor legal para su revisión.

El asesor legal revisará el informe y la documentación asociada y proporcionará comentarios dentro de 10 días calendarios al Coordinador del Título VI, y se implementarán las modificaciones necesarias.

El informe final de investigación de Midtown y una copia de la queja serán enviadas a FTA dentro de los 60 días calendarios posteriores a la aceptación de la queja. Midtown notificará a las partes sobre sus conclusiones preliminares.

Midtown Management District

June 2025





Midtown Management District

Field Maintenances Services

June 2025

Date	Quadrants Cleaned	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bandit Signs Collected	Bags of Leaves Collected
6/2	Q1	7.85	7.86	11	550	0	5
6/3	Q2	5.07	5.08	13	650	0	6
6/4	Q3	5.00	5.00	11	600	0	5
6/5	Q4	4.35	4.36	20	1000	0	10
6/6	Q5	5.49	5.50	22	1100	0	2
6/9	Q1	7.85	7.85	9	450	0	3
6/10	Q2	5.07	5.08	11	550	0	2
6/11	Q3	5.00	5.00	13	650	0	3
6/12	Q4	4.35	4.36	14	700	0	6
6/13	Q5	5.17	5.17	11	550	0	4
6/16	Q1	10.52	10.53	13	650	0	4
6/17	Q2	6.78	6.78	11	550	0	2
6/18	Q3	5.00	5.00	13	650	0	4
6/19	Q4	4.35	4.36	14	700	0	3
6/20	Q5	4.81	4.82	16	800	0	3
6/23	Q1	7.85	7.86	20	1000	0	4
6/24	Q2	6.31	6.32	8	400	0	5
6/25	Q3	5.00	5.00	13	650	0	3
6/26	Q4	4.35	4.36	9	450	0	8
6/27	Q5	5.02	5.03	11	550	0	7
6/30	Q1	9.28	9.29	12	600	0	7
Total		124.47	124.62	276	13800	0	96



Midtown Management District

Field Maintenances Services

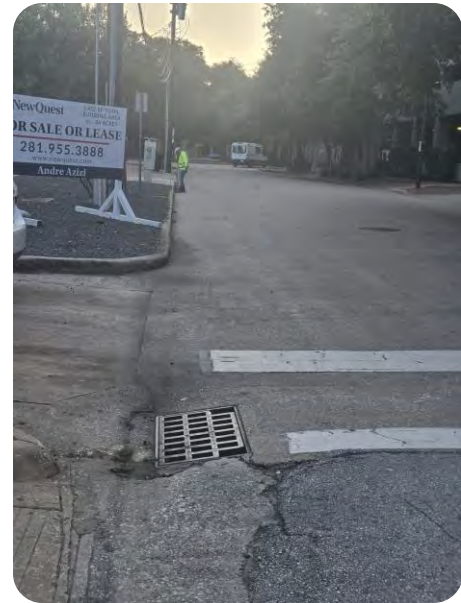
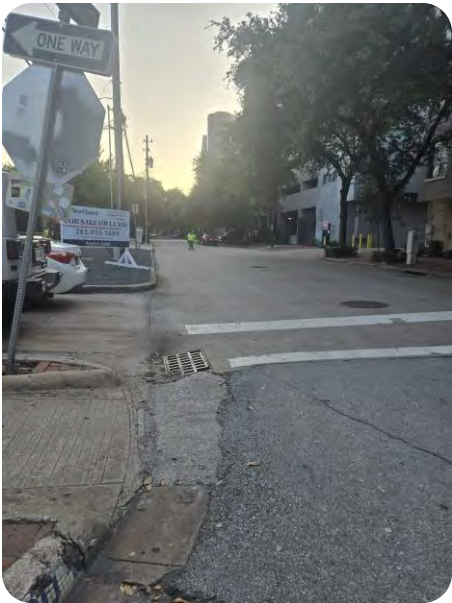
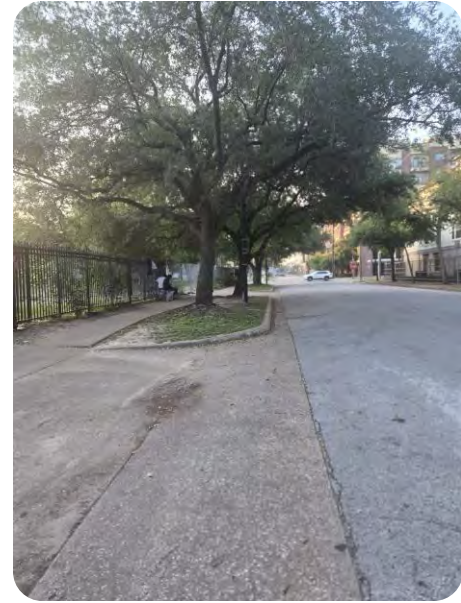
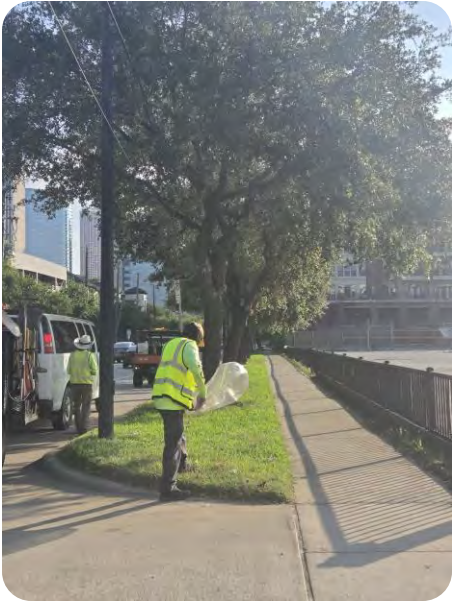
Totals 2025

Month	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bags of Leaves Collected
January	116.1	116.19	360	18000	663
February	125.71	125.83	239	11950	556
March	661.26	121.8	338	21900	849
April	122.89	122.95	406	24300	847
May	120.34	120.47	304	15200	358
June	124.47	124.62	276	13800	96
Total	1270.77	731.86	2103	105150	3369





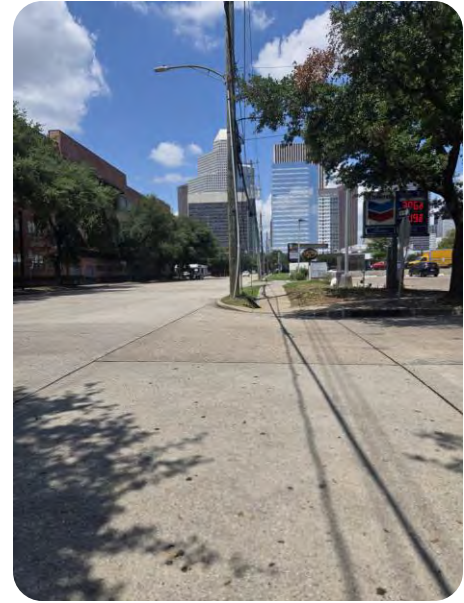
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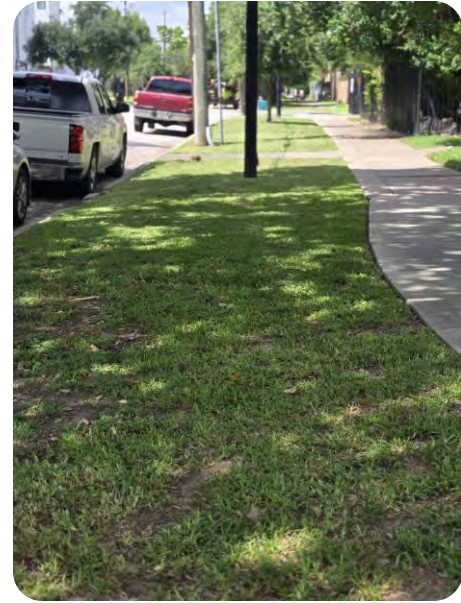
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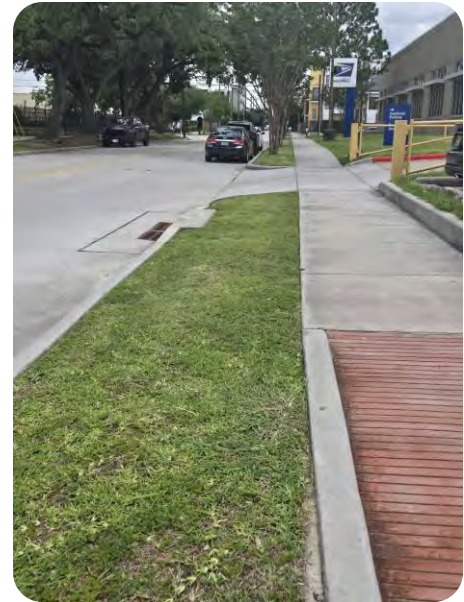
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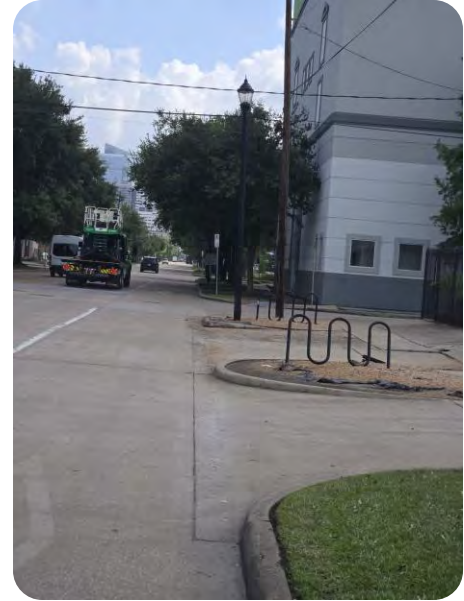
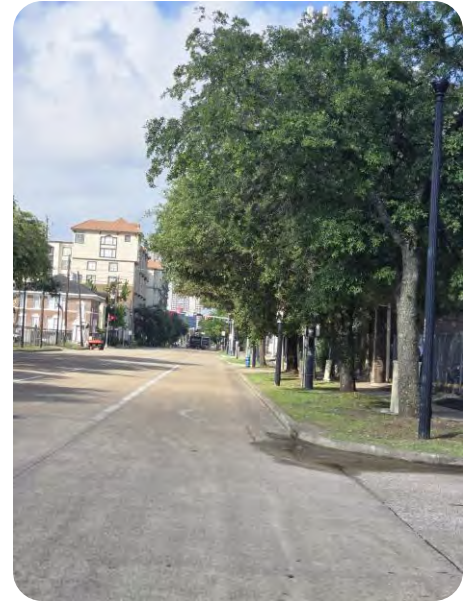
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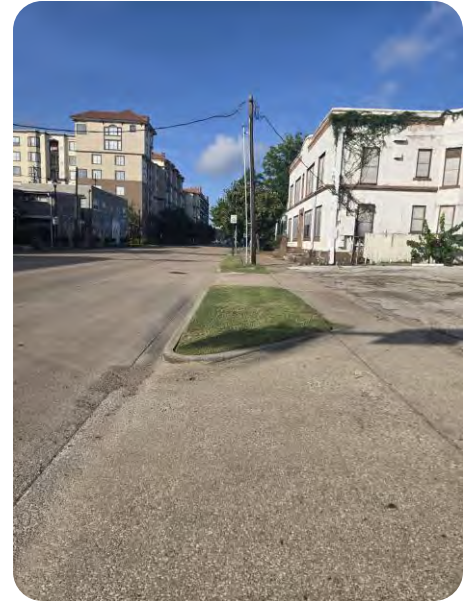
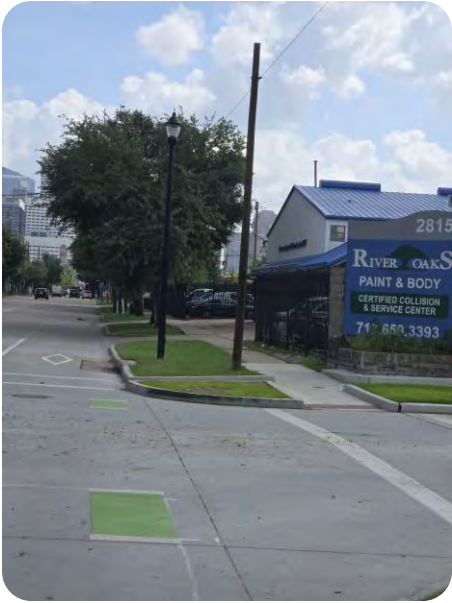
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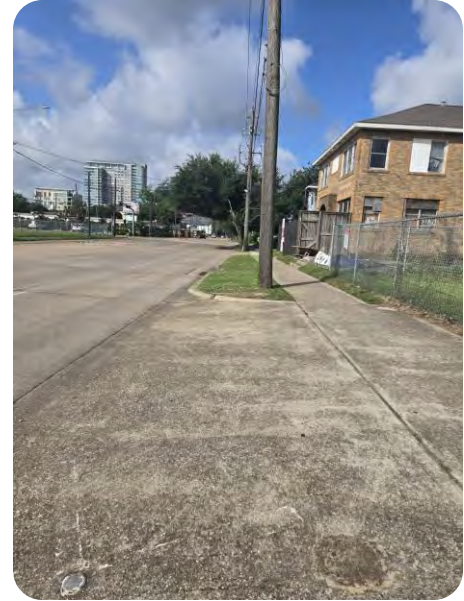
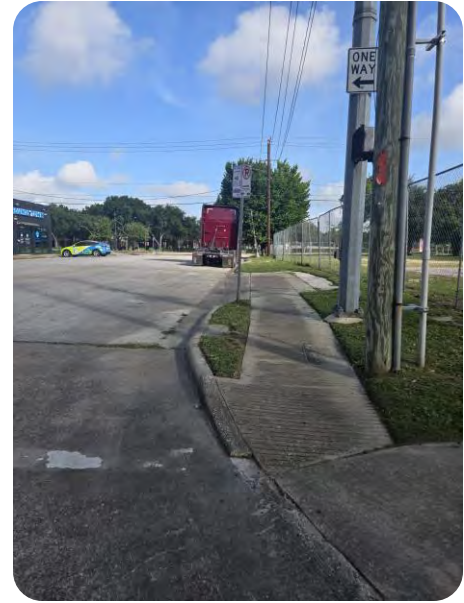
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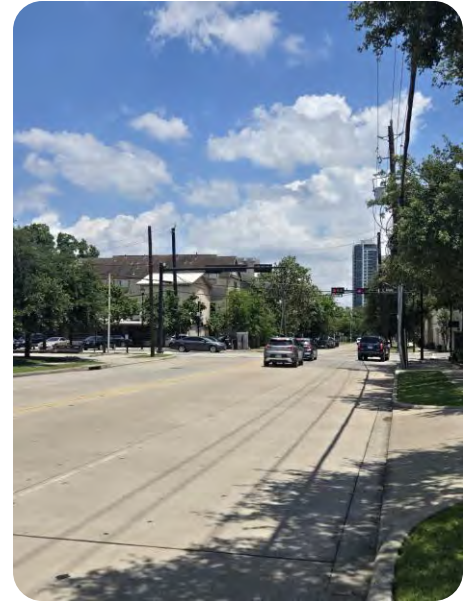
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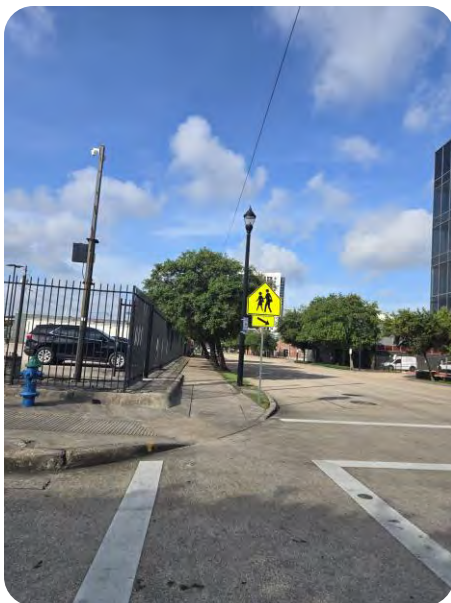
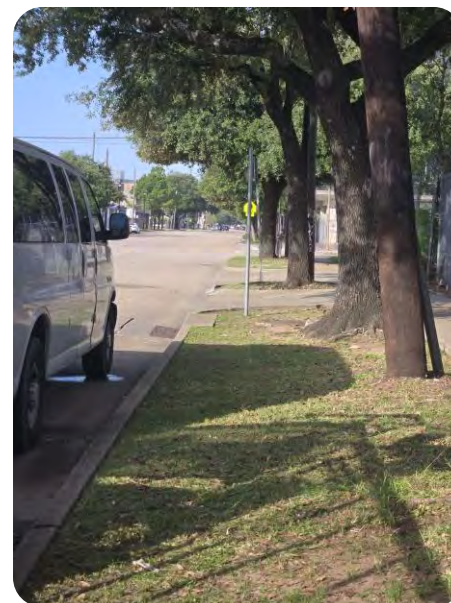
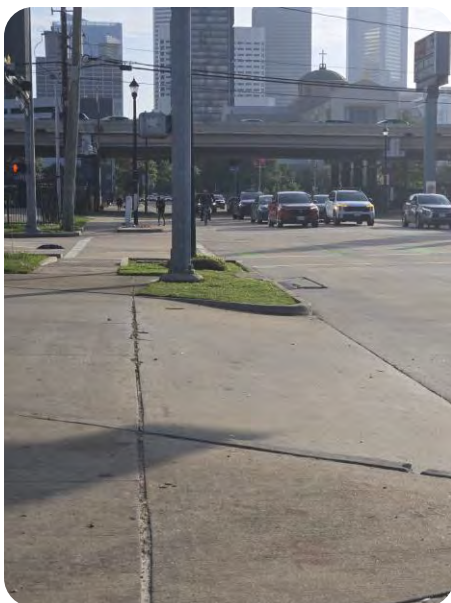
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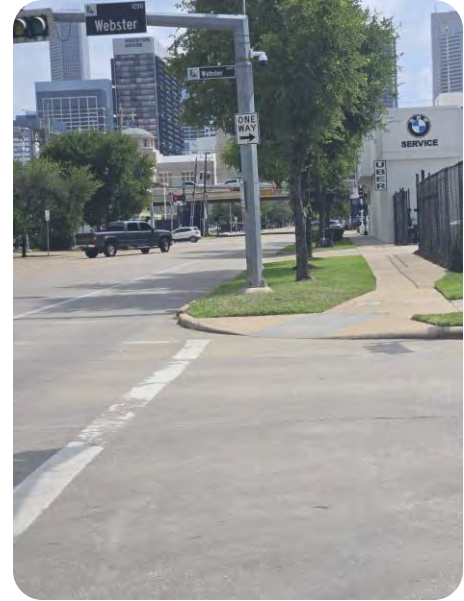
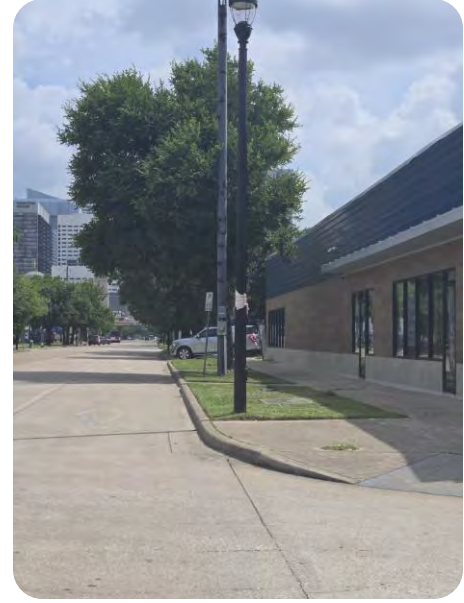
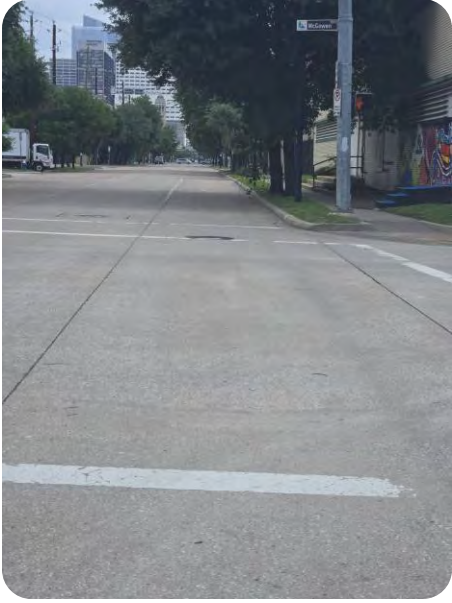
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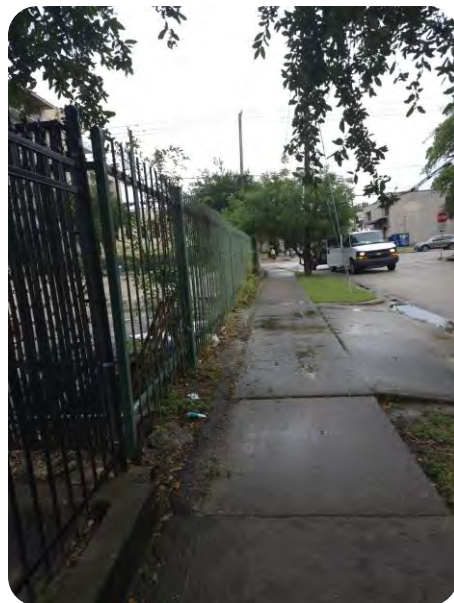
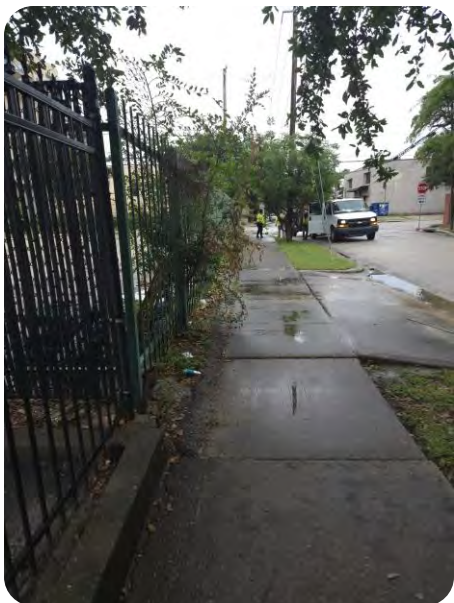
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Midtown Parks Conservancy

June 2025





Midtown Parks Conservancy

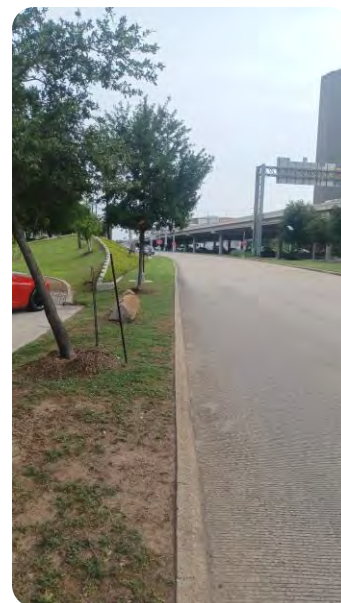
Field Maintenance Services

June 2025

Date	Streets Cleaned	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Signs	Tires	Special Projects
6/2	Elgin, Bagby, McGowen, Holman, Gray, Carolina, Main	4.25	153	7650	0	0	0
6/3	Carolina, Main	1.13	52	2600	0	0	0
6/4	Carolina, Main, McGowen, Gray, Elgin, Bagby	2.46	79	3950	0	0	0
6/5	Elgin, McGowen, Bagby, Gray	1.77	83	4150	0	0	0
6/6	McGowen, Elgin, Main	1.46	52	2600	0	0	0
6/9	Bagby, Main, Carolina, Holman, Elgin, Gray	4.71	157	7600	0	0	0
6/10	Bagby, McGowen, Elgin	2.24	57	4350	0	0	0
6/11	Carolina, Holman	1.24	97	4850	0	0	0
6/13	Holman	0.46	83	4150	0	0	0
6/14	Main, McGowen, Gray	2.87	57	2850	0	0	0
6/16	Bagby, Holman, Carolina, McGowen, Gray, Main	5.44	147	7350	0	0	0
6/17	Bagby	0.57	57	2850	0	0	0
6/18	Carolina, McGowen, Elgin	3.06	83	4150	0	0	0
6/19	Mcgowen	0.51	101	5050	0	0	0
6/20	Main, Holman	1.21	92	4600	0	0	0
6/23	Bagby, Gray, Pierce, McGowen, Carolina, Elgin, Main, Holman	8.55	127	6350	0	0	0
6/24	Carolina	0.39	87	4350	0	0	0
6/25	Carolina, McGowen	1.2	79	3950	0	0	0
6/26	Carolina	0.39	92	4600	0	0	0
6/27	Main	1.22	87	4350	0	0	0
6/30	Carolina, Main, Holman, Gray, Bagby	8.17	132	6600	0	0	0
Total	34	54.03	1979	98950	0	0	0

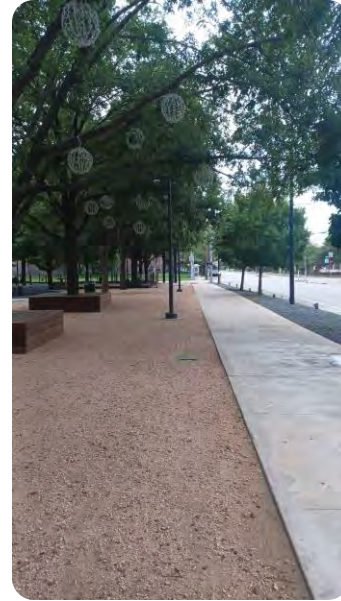


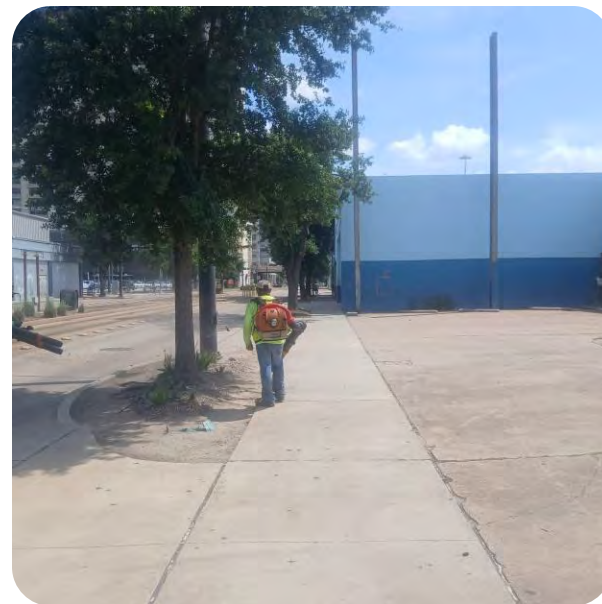
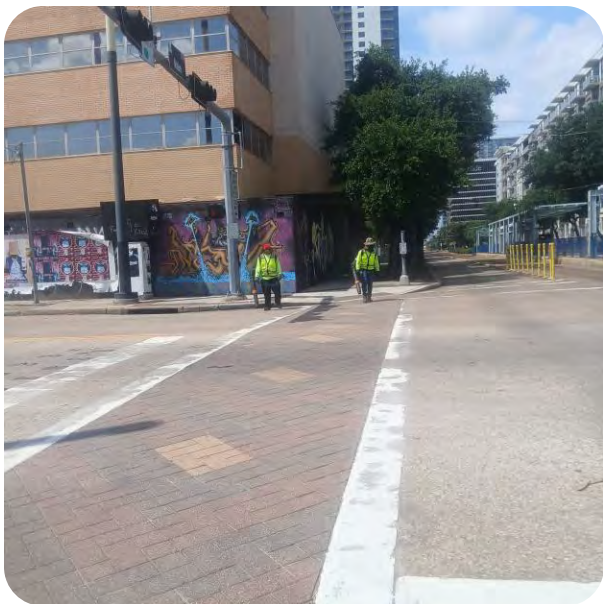
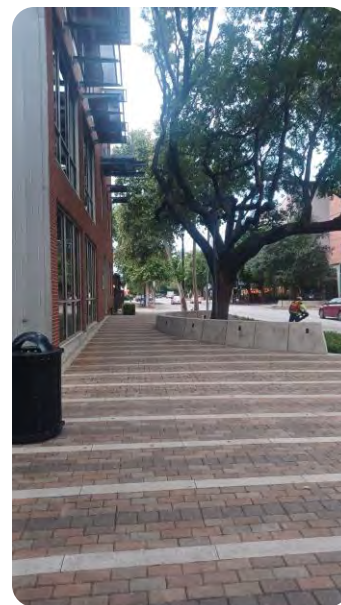




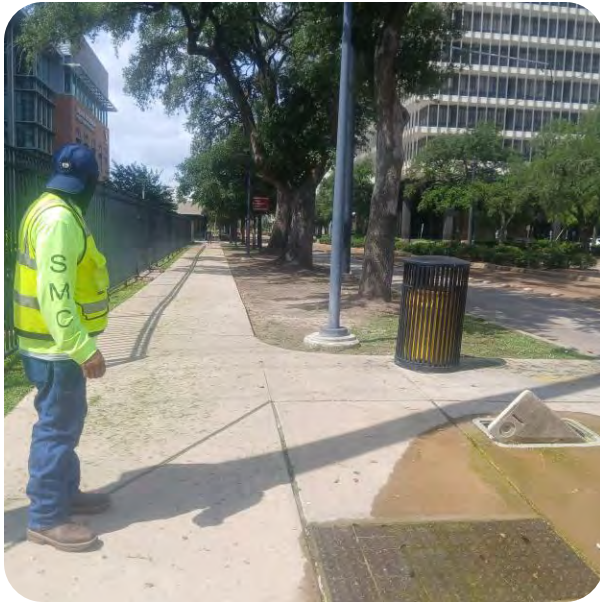
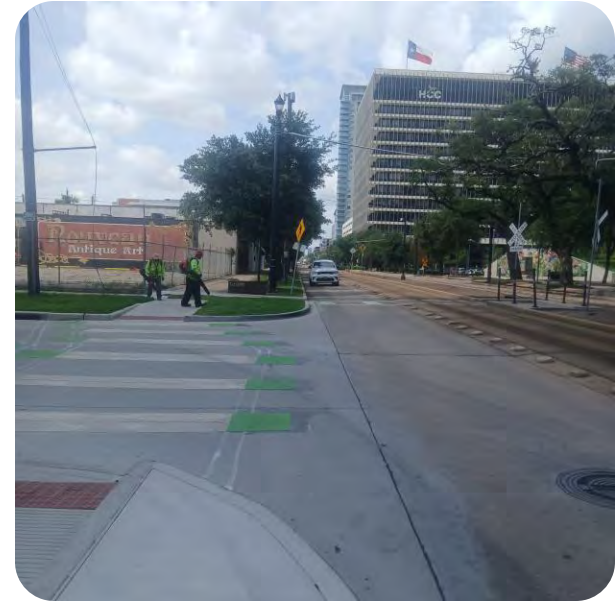
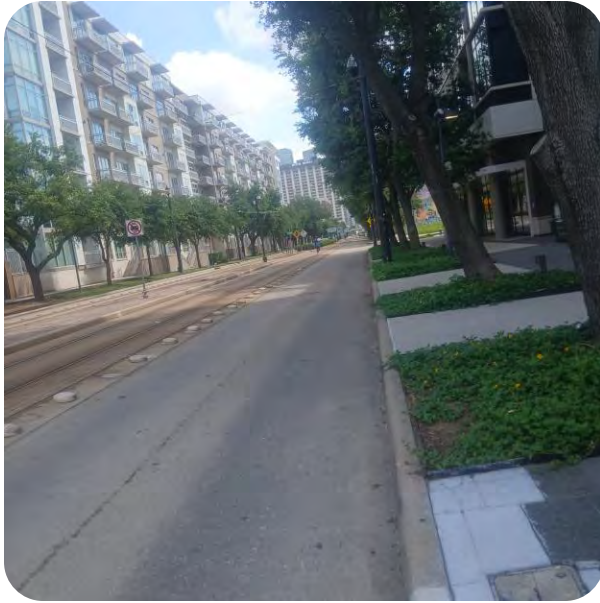
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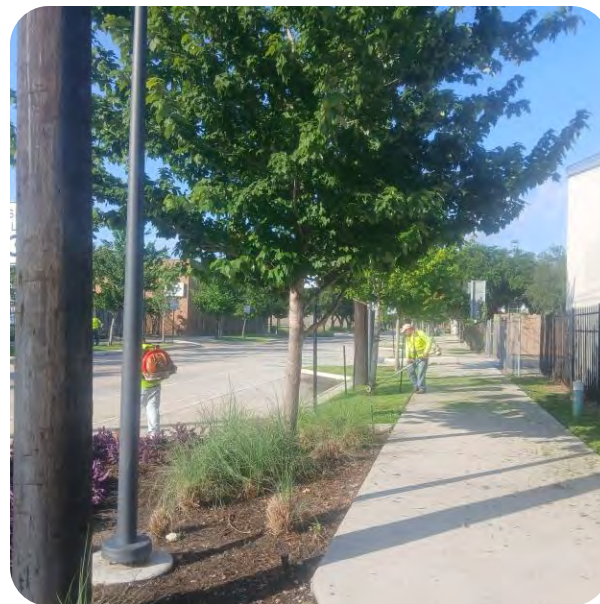
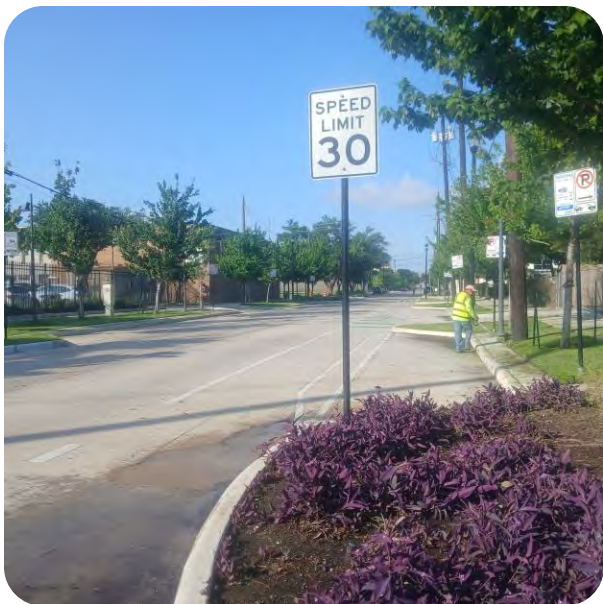
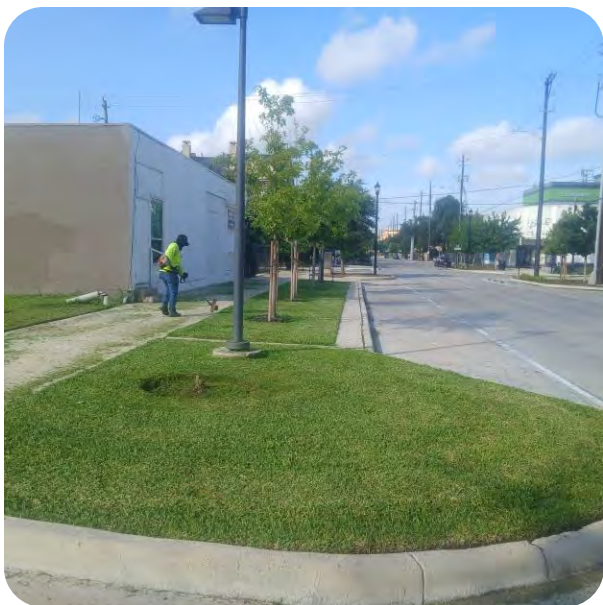




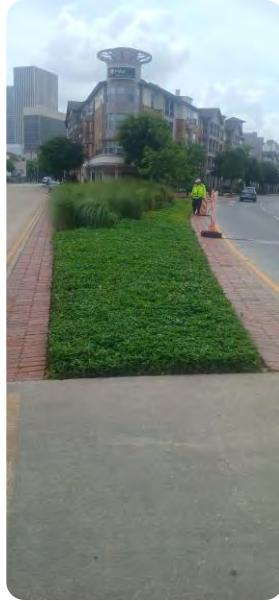
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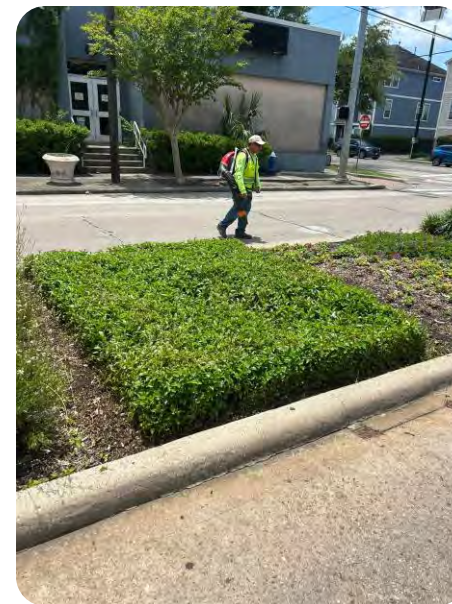
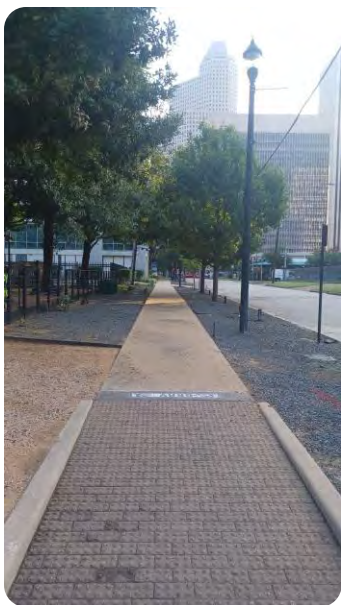
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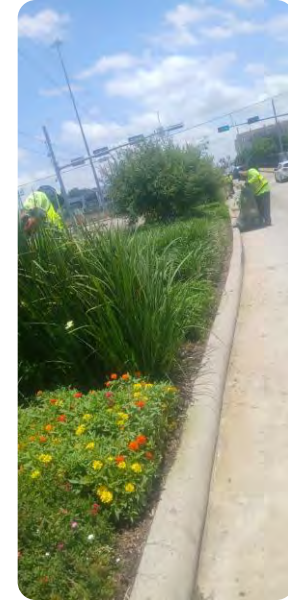


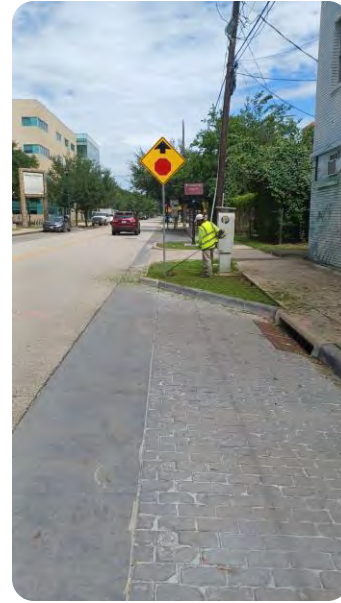






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Graffiti Abatement Reports

June 2025

Midtown Management District

Monthly Graffiti Abatement Reports

2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Abated													
Business Property	0	0	2	0	0	0							2
Public Property	51	36	50	45	44	46							272
Trash Dumpsters	0	0	0	0	0	0							0
Total:	51	36	52	45	44	46							274

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	272							6,848
Trash Dumpsters	5	0	2	2	3	0	0	0							12
Total:	3499	617	548	499	479	472	499	274							6,887



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

June 3, 2025

Public Property

before

6842



500 Gray

after



before

6843



500 Gray

after



before

6844



400 Hadley

after



before

6845



400 Hadley

after



before

6846



2500 Bagby

after



before

6847



400 Bagby

after



before

6848



2600 Bagby

after



before

6849



2600 Bagby

after



before

6850



400 Drew

after



before

6851



400 Drew

after



before

6852



2800 Baldwin

after



before

6853



2700 Bagby

after



before

6854



300 Tuam

after



before

6855



300 Tuam

after



before

6856



300 Tuam

after



before

6857



2700 Brazos

after



before

2600 Smith

after



before

2600 Smith

after



before

6860



600 Anita

after



before

6861



500 Tuam

after



before

6862



800 Berry

after



before

6863



800 Berry

after





midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

June 17, 2025

Public Property

before

1400 Holman

after



before

3200 Austin

after



before

6866



3200 Austin

after



before

6867



2900 Austin

after



before

6868



2900 Austin

after



before

6869



1400 McGowen

after



before

1400 McGowen

after



before

1400 McGowen

after



before

6872



1300 McLenny

after



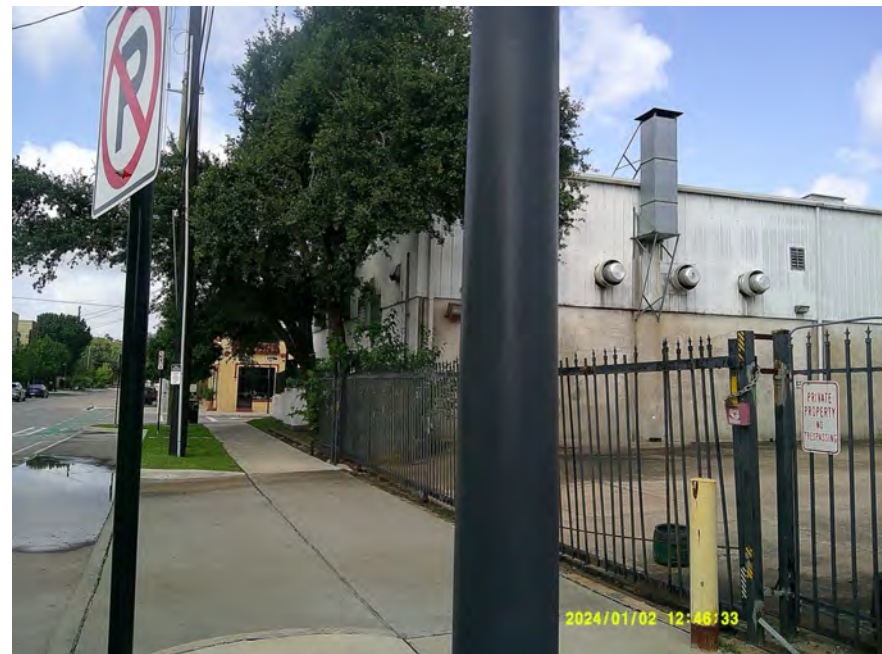
before

6873



2900 Caroline

after



before

6874



2600 San Jacinto

after



before

6875



700 Gray

after



before

6876



600 Gray

after



before

6877



2600 Brazos

after



before

6878



2600 Brazos

after



before

6879



2500 Dennis

after



before

6880



2400 Brazos

after



before

6881



2500 Smith

after



before

6882



2500 Smith

after



before

6883



700 Dennis

after



before

6884



2500 Louisiana

after



before

6885



3500 Travis

after



before

6886



Midtown Park

after



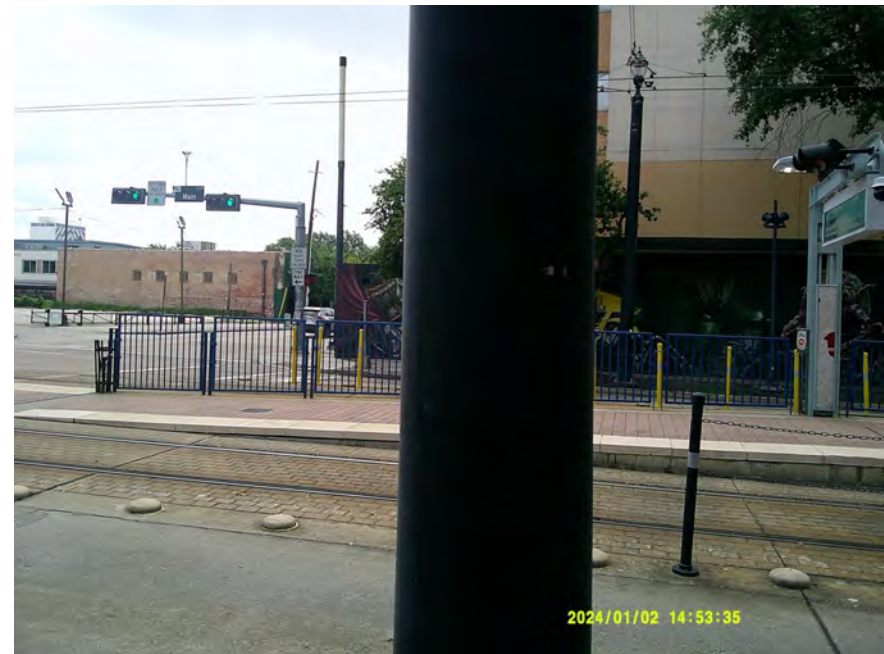
before

6887

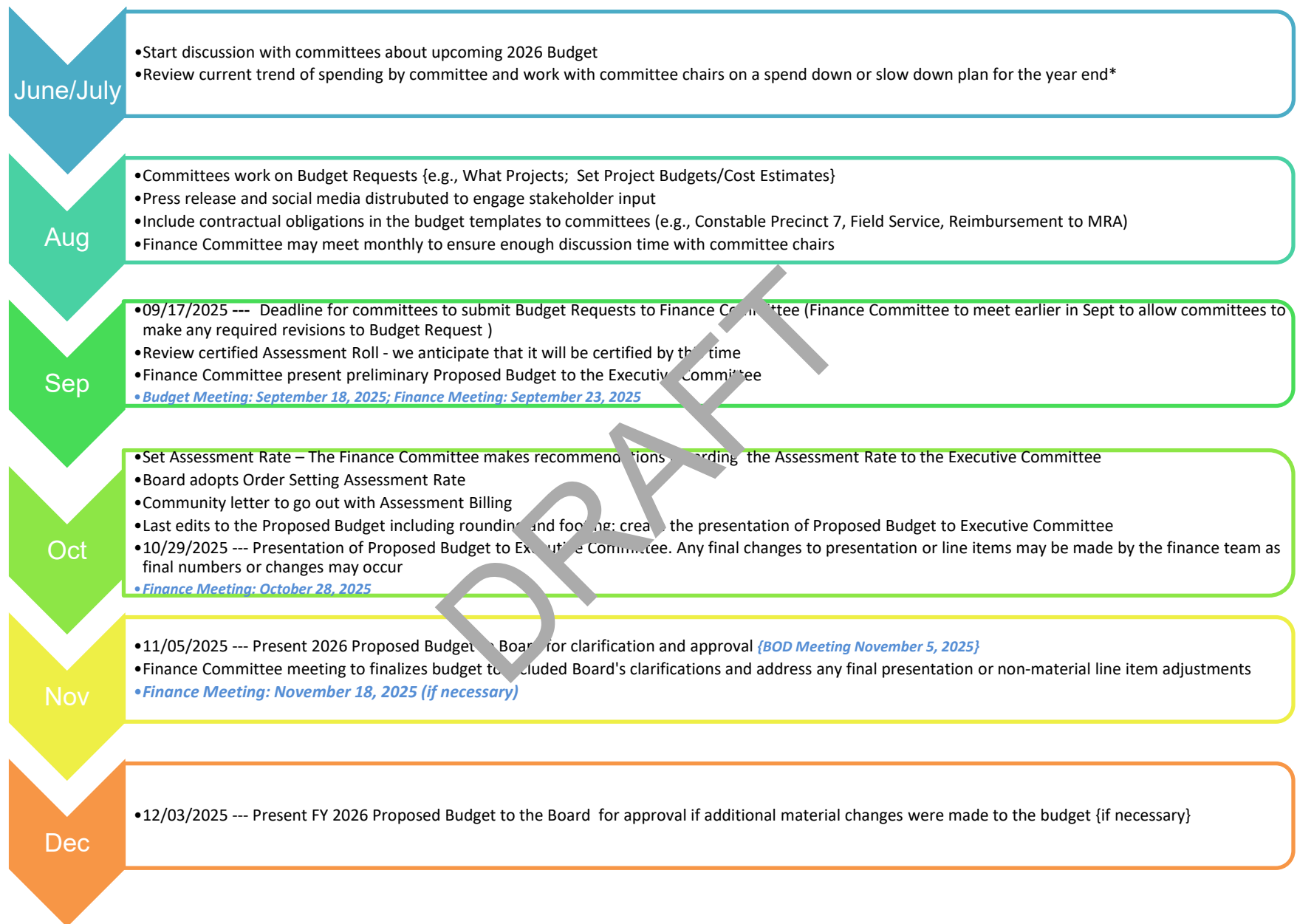


Midtown Park

after



Timeline for 2026 Budget Planning (For discussion purposes only)



*Committee Chairs will make requests to the Director of Operations if spenddown issues require further action by management to meet budget goals.