



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
February 5, 2025**

(For Board Members Only)



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

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

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

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

- January 21, 2025
- March 18, 2025
- May 20, 2025
- July 15, 2025
- September 16, 2025
- November 18, 2025
- February 18, 2025
- April 15, 2025
- June 17, 2025
- August 19, 2025
- October 21, 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
- March 25, 2025
- May 27, 2025
- September 30, 2025
- February 25, 2025
- April 22, 2025
- July 29, 2025
- November 18, 2025

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

- March 13, 2025
- September 11, 2025
- June 12, 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. ***



Midtown Management District

WALTER P MOORE



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, February 5, 2025, at 6:00 p.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/l/meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

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

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

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

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.

3. Consent Agenda

- a. Approve Minutes for January 8, 2025, Board Meeting
- b. Approve the correction of the Minutes for December 4, 2024 Board Meeting
- c. Approve Financial Report for the Month of December 2024
- d. Approve Payment of Invoices for January 2025
- e. Approve Equi-Tax Report for January 2025

4. Review, discuss and take necessary action regarding the Resolution authorizing the Federal Transportation Administration TrAMS recipient document.

5. Report on Capital Improvement Projects of the Midtown Redevelopment Authority.

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

a. Public Safety. **Jeanette Criglar, Chair**

b. Service & Maintenance **Christopher Johnston, Chair**

i. Recommendation to award the contract for the Midtown Streetscape Refresh Special Project.

c. Marketing and Economic Development **Debbie Tyler-Dillard, Chair**

d. Urban Planning. **Maggie Segrich, Chair**

i. Recommendation to award the contract for the Gray Street Bikeway Enhancements.

e. Cultural Arts & Entertainment. **Desmond Bertrand-Pitts, Chair**

i. Assessment Funded Projects

ii. Grant Funded Projects

(a) HueMan:Shelter

(b) MidtownHOU Micro Grants

f. Finance and Budget. **Kelly Young, Chair**

g. Community Activity Report. **Christopher Johnston, Liaison**

- i. Super Neighborhood #62
 - h. Service and Improvement Plan **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - i. Staff update
 - i. Executive Committee **Jeanette Criglar, Chair**
7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.
- a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. Personnel matters (Section 551.074, Texas Government Code).

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

8. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, March 5, 2025, at 11:00 a.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

9. 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 6:00 p.m. Registration sign-in sheets for those making public comments will be picked up promptly at 6:00 p.m.**

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



MINUTES

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

January 8, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, January 8, 2025, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pizence Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

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

All of the above were physically present except Directors Young, Tyler-Dillard, and Criglar, who were absent.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, Sally Adame (who joined via video conference), Jaime Giraldo, Chrystal Davis; Melissa Morton of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell, LLP; Madison Walkes, Ashley Segura, and Ashley Small (who joined via video conference) of Medley, Inc.; Jennifer Gribble and Lynda Guidry (who joined via video conference) of the Midtown

Super Neighborhood #62; MMD Marylene Chan (who joined via video conference), Jordan Rueter, Chuck Luedemann, Jocias Pitre, and Juliet Garcia (who all joined via video conference), and Midtown resident Dwanye Harris.

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

Vice Chair Segrich called the meeting to order and welcomed everyone.

Cynthia Alvarado called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS.

Jennifer Gribble, President of the Midtown Super Neighborhood #62 (“MSN #62”) thanked the Board for listening to the public comments at the MMD Board of Directors December 4, 2024, meeting and pausing on approving the Midtown Service and Improvement Plan. She also announced that MSN #62 will be meeting at 1st Celsius on Wednesday, January 8, 2025, at 5:45 p.m.

Ms. Alvarado announced that the Midtown staff are continuing to work on securing petitions in support of the District’s 10-Year Service and Improvement Plan and Assessment Plan (2025-2034), (the “Proposed Service Plan 2025-2034”). She stated that the owners of 55 properties (collectively valued at \$322 million) submitted signed petitions. She further stated that the Administrative Public Hearing (the “Public Hearing”) was postponed and will most likely take place during the 1st quarter of 2025. Ms. Alvarado further stated that there will likely be additional review and revisions to the Proposed Service Plan 2025-2034 and the budget for Fiscal Year 2025.

Director Douglas asked about the strategy and process going forward to allow for more feedback from the Board and the Midtown community. He also asked whether the petitions already obtained could still be used if there were changes to the Proposed Service Plan 2025-2034. Clark Lord responded to Director Douglas and pointed out that the process had been ongoing for more than a year and that there has already been a lot of feedback from Board Committees and Midtown stakeholders to the current draft of the Proposed Service Plan 2025-2034. He stated that the delay in the Public Hearing was to allow time for the Board to review and consider the comments made in the past few weeks and make any adjustments to the Proposed Service Plan 2025-2034 that the Board determines are appropriate. Attorney Lord stated that he was available to discuss any specific legal issues directly with Director Douglas or any Board member who had questions.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR DECEMBER 4, 2024 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF NOVEMBER 2024**
- C. APPROVE PAYMENT OF INVOICES FOR DECEMBER 2024**
- D. APPROVE EQUI-TAX REPORT FOR DECEMBER 2024**

Cynthia Alvarado presented the various items on the consent agenda.

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

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

Peggy Foreman presented the Resolution Regarding the Annual Review of the District's Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District. She reminded Board Members that Texas law requires the Board to review its Investment Policy and List of Authorized and Qualified Brokers annually. Ms. Foreman stated that there were no recommendations for any substantive changes to the Investment Policy. She also reminded the Board that the District has historically had a broad list of financial institutions identified on the exhibit attached to the Investment Policy (Exhibit A-VI) to allow the investment officer maximum flexibility, however the District only utilizes a small number of the financial institutions listed on the exhibit.

Director Lefsrud made a motion to approve the Resolution Regarding the Annual Review of the District's Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District as presented. The motion was seconded by Director Goldstein and carried by unanimous vote.

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

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

Caroline Street Remedial Drainage Pilot Project – The contractor has completed majority of the utility line connections. The substantial completion inspection is anticipated to occur in late January 2025. Once all work is completed, the effectiveness will be evaluated and the MRA staff will make a recommendation of whether to move forward with similar remedial

drainage work in other areas along Caroline Street or explore a different plan to address the ponding issues.

Sidewalk Assessment – The MRA staff are working with the design team to develop procurement documents to move forward with solicitation of bids for repair and/or replacement of sidewalk panels that are 20 feet or less which do not require submission of full design plans or approval of the City.

Midtown Development Survey – As previously reported at the December 2024 MMD Board meeting, MRA received approximately 300 responses to the Midtown Development Survey which ended in November 2024. The MRA staff is still reviewing, analyzing and assembling the survey results which will be presented to the MRA and MMD Boards at future meetings. The MRA staff anticipates meeting with some additional potential Midtown developers later in January 2025.

PARTNER PROJECTS

Gray Street Bikeway Enhancements – Consultants will provide a presentation at the Urban Planning Committee meeting on Monday, January 13, 2025. The MRA staff anticipates presenting recommendations regarding the project to the Board for approval at the February 2025 Board meeting.

CenterPoint Lighting Assessment Survey – The MRA staff received feedback from the City regarding additional requirements for the proposed new lighting installations. The 81 sites identified for new lighting installations are still being reviewed by City representatives to confirm compliance with these additional requirements.

Special Projects

Midtown Streetscape Refresh Project - The MRA staff will make a presentation to the Service and Maintenance Committee on Monday, January 13, 2025 including its recommendation regarding moving forward with the project. Upon obtaining Committee approval, the staff will present project recommendations to the Executive Committee at the January 2025 meeting and seek final Board approval at the February 2025 Board meeting.

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. There were no action items. Director Johnston provided an update on the status of the various

pending projects. He announced that there would be an in-depth discussion regarding the Tri-Party Agreement between Midtown Parks Conservancy, MRA and the District at the next Service and Maintenance Committee meeting.

Director Johnston announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, January 13, 2025, at 4:00 p.m.

B. Urban Planning Committee – Maggie Segrich, Chair

Director Segrich presented the Urban Planning Committee report. There were no action items. She stated that the City legal department is reviewing the Maintenance Agreement with the City, which is being expanded to include maintenance of certain bicycle lanes, pedestrian walkways, and entry portals.

Director Segrich announced that the next Urban Planning Committee meeting will be held on Monday, January 13, 2025, at 4:00 p.m.

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

Mrs. Chrystal Davis announced that the Marketing and Economic Development Committee did not meet in December 2024. Ms. Ashley Segura of Medley, Inc. provided the communications report for November 2024. There were no action items.

Mrs. Davis announced that the next Marketing and Economic Development Committee meeting will be held on Tuesday, January 21, 2025 at 3:00 p.m.

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

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

i. Assessment Funded Projects

Ms. Snipe reported that the deadline for receiving applications for the Micro Grants is January 12, 2025. She stated that the approved budget for the project was \$35,000 and that a panel of 3 judges will review the applications and make recommendations to award the Micro Grants.

ii. Grant – Non-Assessment Funded Projects

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

Ms. Snipes stated that agreements were finalized for the following project components.

- METRO Bus Shelters
- TXDOT Underpasses
- Large Scale Mural
- Social Media Storyteller
- Film Storyteller

Clark Lord reminded the Board that the respective artist agreements were authorized at the time the Grant documents were approved with Bloomberg Philanthropies and that no further action by the Board was needed.

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

E. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston presented the Super Neighborhood #62 report. He stated that the MSN #62 met on Wednesday, December 11, 2024, at 5:45 p.m. at South Main Baptist Church. Director Johnston reported that he advised MSN #62 that the District was rescheduling the December 18, 2024 Public Hearing to allow time to consider the recent recommendations from those providing public comments at the District's last Board meeting on December 4, 2025. He further reported that MSN #62 had additional discussions regarding the current draft of the Proposed Service and Improvement Plan (2025-2034).

Director Johnston announced that the MSN #62 will meet on Wednesday, January 8, 2025, at 5:45 p.m. at 13 Celsius located at 3000 Caroline Street, Houston, Texas 77004.

F. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo presented the Public Safety Committee report on behalf of Director Garcia. He provided updates regarding the pending efforts to improve public safety in Midtown.

i. S.E.A.L. Security Solutions, LLC., Contract for Patrol Services.

Mr. Giraldo reported that the agreement with S.E.A.L. Security Solutions, LLC (“SEAL”) was up for renewal and that SEAL has requested a 3% increase in their fee for patrol services. A copy of the agreement was included in the Board Information Packet. He further stated that the budget for services in 2024 was \$372,980.00 and was increased to \$391,500.00 for 2025.

Ms. Foreman advised the Board that a couple of modifications would be made to the document contained in the Board Information Packet. She outlined the changes and stated that the changes had been agreed to by SEAL. To avoid disruption in patrol services, Ms. Foreman asked the Board to approve the contract subject to the changes presented and final review by counsel.

Director Garcia made a motion to approve the S.E.A.L Security Solutions, LLC Contract for Patrol Services subject to the changes presented and final review by counsel. The motion was seconded by Director Reybitz and carried by unanimous vote.

ii. S.E.A.L. Security Solutions, LLC., Midtown vehicle branding.

Mr. Giraldo presented artistic renderings of the proposed Midtown branding of the SEAL patrol vehicles used in Midtown to increase visibility. He further stated that SEAL will cover the cost of installing the Midtown branding on the patrol vehicles.

iii. Proposal from SMC relating to Homeless Encampment and Special Projects Clean-Up.

Mr. Giraldo also presented a proposal from SMC Landscape Services (“SMC”) relating to homeless encampment and special projects clean-up. He reminded the Board that \$35,000.00 was allocated in the FY 2025 budget for directed clean-ups. Mr. Giraldo presented the terms of the proposal and stated that SMC will provide a team of 3 employees equipped with all the necessary tools, equipment and supplies to provide bi-weekly clean-up services at various sites within the District. He also stated that the services will include removal and disposal of trash, debris and bio-hazardous materials. He further stated that the SMC team will be accompanied by law enforcement personnel during the clean-ups and that the services will supplement and not replace any clean-up services provided by the City.

Director Reybitz made a motion to approve the proposal from SMC Landscape Services relating to homeless encampment and special projects cleanup. The motion was seconded by Director Garcia and carried by unanimous vote.

Director Garcia announced that the next Public Safety Committee meeting will be held on Tuesday, January 21, 2025, at 11:30 a.m.

G. Executive Committee – Jeanette Criglar, Chair

Vice Chair Segrich 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, February 5, 2025 at 6:00 p.m.**

9. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____



**REVISED AND RESTATED
MINUTES
MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS' MEETING**

December 4, 2024

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, December 4, 2024, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

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

All of the above were present except Directors Lefsrud, Bertrand-Pitts, Douglas, and LeVasseur.

In addition, present at the meeting, were Midtown Staff members Matt Thibodeaux, Kandi Schramm (who joined via video conference), Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado (who joined via video conference), Marlon Marshall, David Thomas, Jaime Giraldo (who joined via video conference), Chrystal Davis, Willie Larry; Melissa Morton of The Morton Accounting Services; Peggy Foreman of Burney and Foreman; Clark Lord of Bracewell,

LLP; Ashley Small and Ivy Batista (who joined via video conference) and Ashley Segura of Medley, Inc.; Jennifer Gribble and Lynda Guidry of the Midtown Super Neighborhood #62; Janice Gorman of Williamsburg Enterprises; Erica Rocha of SEAL Security Solutions (who joined via video conference); Barry Espinosa of the Oxberry Group; Pastor Evan McClanahan of the First Lutheran Church; Tenel Tayar and Brandon Eads of the Fifth Corner District; and Midtown residents: Clinton Turner (who joined via video conference), Cynthia Aceves-Lewis, Michael Lewis, Jen Shar, and Christopher Urbanczyk.

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

Chair Criglar called the meeting to order and welcomed everyone.

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

2. RECEIVE PUBLIC COMMENTS.

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

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

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

Jennifer Gribble, President of the MSN #62, reminded the Board that MSN #62 conducted a survey of Midtown stakeholders in January 2023 and used the results of that survey to create the MSN #2 Action Plan, which identified the top three priorities for Midtown stakeholder as: public safety, economic development, and service and maintenance. Ms. Gribble stated that

MSN #62 was concerned about the District's allocation of funds in its budget toward projects that are not aligned with these three priorities.

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

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

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

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

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

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

stakeholders to work with the District to make improvements for the betterment of the entire District.

3. CONSENT AGENDA.

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

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

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

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

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

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

Director Segrich made a motion to take the Finance Committee report and agenda item 5(e)(1) relating to the Budget for FY 2025 out of order. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

Finance Committee – Kelly A. Young, Chair

i. Approve Budget for FY 2025

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

Ms. Morton also stated that revenues of approximately \$179,000.00, representing a portion of the parking revenues from the Midtown Parking Benefits District, is anticipated to be received in

FY 2025. The total from all funding sources is projected at \$3,937,679.00, which is a slight increase over 2024 total revenues.

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

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

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

A. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report.

i. Reallocate funding for Baldwin Park Lighting Program

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

ii. Graffiti abatement on private property

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

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

Director Johnston advised the Board that the bids came in higher than expected for the Midtown Streetscape Refresh project, which consists of major repairs,

replacements, and upgrades of certain legacy improvements within the District. He stated that the scope of work includes long-term tree management, care and maintenance, planting of new trees, tree pruning, landscape management and preservation, irrigation system calibration and upgrades, pedestrian lighting installation, pavement striping, replacement of missing or damaged landscaping, trees, drain grates, utility covers and litter bins. Director Johnston stated that the work will span approximately 65 total blocks on Elgin, Gray and Main Streets.

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

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

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

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

B. Urban Planning Committee – Maggie Segrich, Chair

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

i. Midtown Gray Street Bikeway Enhancements

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

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

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

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

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

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

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

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

E. Finance Committee – Kelly Young, Chair

See summary of Finance Committee Report under paragraph 5 above.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

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

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

G. Public Safety Committee – Jeanette Criglar, Chair

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

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

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

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

J. Executive Committee – Jeanette Criglar, Chair

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

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

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

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

Sidewalk Assessment – The MRA staff has received confirmation that sidewalk panels measuring less than 20 linear feet do not require submission of full design plans or the

approval by the City prior to repair or replacement. The MRA staff is in the process of identifying those sidewalk segments that are eligible to move forward with repair and/or replacement.

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

PARTNER PROJECTS

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

Gray Street Bikeway Enhancements – The project scope of work will be revised to reduce the number of graphic pavement marking locations from 5 to either 1 or 2. Based on the bids received, the total cost for 2 locations is approximately \$117,132.00. The Midtown staff will make recommendations regarding the project at a future Board meeting.

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

Special Projects

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

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

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

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

There was no Executive Session.

8. ANNOUNCEMENTS

NEXT MEETING DATE

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

9. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

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**Midtown Management District
Balance Sheet Prev Year Comparison
As of December 31, 2024**

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	2,909,895.12	2,894,039.65	15,855.47	0.6%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	2,921,317.82	2,905,462.35	15,855.47	0.6%
Accounts Receivable	217,637.12	3,302,827.59	-3,085,190.47	-93.4%
Other Current Assets	9,113.57	9,113.57	0.00	0.0%
Total Current Assets	3,148,068.51	6,217,403.51	-3,069,335.00	-49.4%
Other Assets	35,887.60	36,959.00	-1,071.40	-2.9%
TOTAL ASSETS	3,183,956.11	6,254,362.51	-3,070,406.40	-49.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	155,303.89	497,541.12	-334,237.23	-68.3%
Other Current Liabilities	166,702.56	3,342,037.06	-3,175,335.10	-95.0%
Total Current Liabilities	322,006.45	3,831,578.78	-3,509,572.33	-91.6%
Total Liabilities	322,006.45	3,831,578.78	-3,509,572.33	-91.6%
Equity				
390000 · Fund Balance Roll-Forward	2,422,783.73	2,074,997.89	347,785.84	16.8%
Net Income	439,165.93	347,785.84	91,380.09	26.3%
Total Equity	2,861,949.66	2,422,783.73	439,165.93	18.1%
TOTAL LIABILITIES & EQUITY	3,183,956.11	6,254,362.51	-3,070,406.40	-49.1%

Note: These financials do not represent the year end balances. There will be additional adjusting entries and invoices to finalize year end numbers.

**Midtown Management District
Profit & Loss
January through December 2024**

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	TOTAL
Ordinary Income/Expense													
Income													
400000 · Revenue - Assessments	2,414,427.01	525,735.09	48,999.30	12,686.97	18,300.27	-6,235.61	-7,759.64	-96,653.88	-2,008.94	46,978.52	89,016.66	714,198.74	3,757,684.49
400102 · Grant Revenue	0.00	0.00	0.00	0.00	0.00	700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	700,000.00
402000 · Metro Rail Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,000.00	0.00	0.00	-46,000.00	0.00
403000 · Other Income	0.00	866.17	2,475.40	1,956.74	0.00	0.00	0.00	166,218.00	0.00	0.00	0.00	5,932.37	177,448.68
404000 · Int Income	13,289.78	19,942.70	22,632.17	19,948.41	18,139.07	16,512.18	16,616.34	13,984.77	12,434.38	13,238.22	11,153.86	8,066.10	185,957.98
406000 · Interest on CD	12.23	0.00	61.49	0.00	0.00	61.64	0.00	0.00	0.00	0.00	0.00	61.64	197.00
Total Income	2,427,729.02	546,543.96	74,168.36	34,592.12	36,439.34	710,338.21	8,856.70	83,548.89	56,425.44	60,216.74	100,170.52	682,258.85	4,821,288.15
Gross Profit	2,427,729.02	546,543.96	74,168.36	34,592.12	36,439.34	710,338.21	8,856.70	83,548.89	56,425.44	60,216.74	100,170.52	682,258.85	4,821,288.15
Expense													
500000 · Security and Public Safety	222,109.29	72,140.95	109,486.37	83,496.69	83,347.47	88,754.00	34,529.37	144,983.81	80,141.70	59,811.35	151,168.60	44,065.32	1,174,034.92
600000 · Marketing & Economic Developmen	13,773.84	4,380.84	14,719.87	3,937.84	10,732.84	13,800.34	-3,701.58	17,035.98	10,996.02	3,697.41	17,909.02	6,197.24	113,602.66
700000 · Urban Planning	0.00	0.00	7,847.60	0.00	0.00	0.00	847.60	15,695.20	0.00	0.00	8,233.91	0.00	23,929.11
710000 · Cultural Arts & Entertainment	18,392.72	30,465.74	42,396.90	49,042.38	2,859.63	16,289.49	-10,900.00	35,645.24	58,095.57	11,098.44	48,684.86	92,142.28	394,202.25
720000 · Service & Maintenance	34,845.84	35,125.67	51,231.88	130,569.77	43,233.95	126,034.70	59,690.87	65,703.37	119,495.74	72,966.32	478,131.36	57,828.92	1,275,318.37
730000 · Parking Benefits District	13,262.50	53,675.00	7,500.00	200.00	21,878.41	9,320.00	3,948.45	0.00	-2,600.00	170,000.00	2,325.00	0.00	279,509.36
800000 · District Administration	16,001.57	34,152.60	100,675.96	36,970.52	54,000.89	354,000.32	16,199.96	-158,634.73	42,730.55	38,093.11	149,183.29	105,144.09	788,949.13
991000 · Special Projects - Board Apprvd	30,000.00	50,000.00	83,750.00	299.97	400.00	5,000.00	144.65	0.00	29,384.80	62,600.00	16,107.00	6,890.00	332,576.42
Total Expense	348,385.76	279,940.80	417,608.58	304,000.00	224,000.00	654,151.85	92,053.12	120,428.87	338,244.38	418,266.63	871,743.04	312,267.85	4,382,122.22
Net Ordinary Income	2,079,343.26	266,603.16	-343,440.22	9,925.00	-188,000.00	56,186.36	-83,196.42	-36,879.98	-281,818.94	-358,049.89	-771,572.52	369,991.00	439,165.93
Net Income	2,079,343.26	266,603.16	-343,440.22	9,925.00	-188,000.00	56,186.36	-83,196.42	-36,879.98	-281,818.94	-358,049.89	-771,572.52	369,991.00	439,165.93

Midtown Management District
Sources of Funds
January through December 2024

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments				
402500 · Refunds/Assessment Adjustments	-274,005.30	0.00	-274,005.30	100.0%
402600 · Assessment Collection Costs	0.00	7,000.00	-7,000.00	0.0%
400000 · Revenue - Assessments - Other	4,031,689.79	3,358,142.00	673,547.79	120.1%
Total 400000 · Revenue - Assessments	3,757,684.49	3,365,142.00	392,542.49	111.7%
400102 · Grant Revenue	700,000.00	150,000.00	550,000.00	466.7%
403000 · Other Income				
403100 · Booth and Events Fees	11,230.68	5,000.00	6,230.68	224.6%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	166,218.00	275,000.00	-108,782.00	60.4%
Total 403000 · Other Income	177,448.68	281,000.00	-103,551.32	63.1%
404000 · Int Income	185,957.98	120,000.00	65,957.98	155.0%
406000 · Interest on CD	197.00	125.00	72.00	157.6%
Total Income	4,821,288.15	3,916,267.00	905,021.15	123.1%
Gross Profit	4,821,288.15	3,916,267.00	905,021.15	123.1%
Net Ordinary Income	4,821,288.15	3,916,267.00	905,021.15	123.1%
Net Income	4,821,288.15	3,916,267.00	905,021.15	123.1%

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Midtown Management District Security & Public Safety Use of Funds

January through December 2024

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	50,000.00	-50,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	475,867.00	473,407.00	2,460.00	100.5%
502012 · S.E.A.L. Security Program	329,910.90	372,980.00	-43,069.10	88.5%
502014 · SEARCH (Homeless Services)	68,851.63	65,300.00	3,551.63	105.4%
502015 · HPD Homeless Outreach Team	75,350.00	70,000.00	5,350.00	107.6%
502016 · Directed Enforcement	75,000.00	63,500.00	11,500.00	118.1%
Total 502000 · Enhancement Public Safety	1,024,979.53	1,045,187.00	-20,207.47	98.1%
504000 · Security Coordinator	2,770.44	2,500.00	270.44	110.8%
507000 · Street Outage Survey	2,805.00	3,000.00	-195.00	93.5%
508000 · Public Safety Light Program	14,023.25	15,000.00	-976.75	93.5%
509000 · National Night Out	27,540.79	8,500.00	19,040.79	324.0%
509001 · Coffee with a Cop	3,260.07	2,000.00	1,260.07	163.0%
509500 · Public Safety Parks Program	0.00	6,000.00	-6,000.00	0.0%
509555 · Public Safety Communications	1,289.94	3,000.00	-1,710.06	43.0%
509560 · Professional Development	874.11	5,000.00	-4,125.89	17.5%
509700 · Staffing	96,491.79	153,059.00	-56,567.21	63.0%
Total 500000 · Security and Public Safety	1,174,034.92	1,293,246.00	-119,211.08	90.8%
Total Expense	1,174,034.92	1,293,246.00	-119,211.08	90.8%
Net Ordinary Income	-1,174,034.92	1,293,246.00	119,211.08	90.8%
Net Income	-1,174,034.92	-1,293,246.00	119,211.08	90.8%

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

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	1,823.42	9,000.00	-7,176.58	20.3%
722052 · Electric	4,047.40	3,700.00	347.40	109.4%
722053 · Path Gravel	0.00	18,360.00	-18,360.00	0.0%
722054 · Irrigation repair	4,455.00	6,113.00	-1,658.00	72.9%
722055 · Landscape Repairs	32,518.00	30,600.00	1,918.00	106.3%
722056 · Baldwin/Glover Landscape Contra	20,520.00	20,520.00	0.00	100.0%
722057 · Park Lighting	43,173.00	12,049.00	31,124.00	358.3%
722058 · Dog Park Maintenance	3,865.00	5,100.00	-1,235.00	75.8%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	1,123.50			
Total 722005 · Baldwin/Glover Park Maintenance	111,525.32	110,442.00	1,083.32	101.0%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	372,000.00	372,000.00	0.00	100.0%
Total 725001 · Field Service TEAM	372,000.00	372,000.00	0.00	100.0%
725002 · Graffiti	8,146.40	10,000.00	-3,853.60	67.9%
725003 · Supplies	139.88	612.00	-472.12	22.9%
725004 · Storage	6,715.00	5,400.00	1,315.00	124.4%
725005 · Seasonal Planting PROW	0.00	20,400.00	-20,400.00	0.0%
725007 · Tree Maintenance	10,492.00	66,000.00	-55,808.00	15.8%
725008 · Landscaping/Tree Planting	3,980.00	20,400.00	-16,420.00	19.5%
725009 · Pet Bags	4,199.70	5,100.00	-900.30	82.3%
725011 · Street Curb Cleaning	32,850.00			
725015 · Maintenance Expenses	760.00	4,080.00	-3,320.00	18.6%
Total 725000 · Midtown Field Service Prog	109,282.98	506,292.00	-67,009.02	86.8%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,120.00	-6,120.00	0.0%
726003 · Dark Blocks Programs	0.00	6,120.00	-6,120.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,400.00	-20,400.00	0.0%
726005 · Pocket Prairies Project	0.00	20,400.00	-20,400.00	0.0%
726010 · SeeClickFix	573.75	11,480.00	-906.25	92.1%
726100 · Legacy Maintenance	382,966.00	382,966.00	0.00	100.0%
726200 · District New Improvement Prog	135,003.00	135,003.00	0.00	100.0%
726300 · Legacy & New Improv Contingency	90,725.28	75,000.00	15,725.28	121.0%
Total 726000 · Service Maintenance - Other	619,268.03	657,489.00	-38,220.97	94.2%
728000 · Staffing	105,242.04	161,665.00	-56,422.96	65.1%
Total 720000 · Service & Maintenance	1,275,318.37	1,435,888.00	-160,569.63	88.8%
Total Expense	1,275,318.37	1,435,888.00	-160,569.63	88.8%
Net Ordinary Income	-1,275,318.37	-1,435,888.00	160,569.63	88.8%
Net Income	-1,275,318.37	-1,435,888.00	160,569.63	88.8%

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

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing & Economic Developmen				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	45,967.98	33,000.00	12,967.98	139.3%
Total 601000 · Media, Advertising & Promotion	45,967.98	33,000.00	12,967.98	139.3%
602000 · Web-site Update & Maint.	6,870.73	0.00	6,870.73	100.0%
603004 · Resident/.Stake Holder Foc Cmmu	3,092.07	15,000.00	-11,907.93	20.6%
603005 · Midtown Newspaper	26,903.50	33,400.00	-6,496.50	80.5%
607000 · Midtown eNews	0.00	1,800.00	-1,800.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609500 · Marketing & Economic Developmen	135.00	3,000.00	-2,865.00	4.5%
609510 · Professional Development	0.00	500.00	-500.00	0.0%
609520 · Marketing - Communications	4,762.00	10,000.00	-5,238.00	47.6%
609700 · Staffing	25,871.38	36,806.00	-10,934.62	70.3%
Total 600000 · Marketing & Economic Developmen	113,602.66	142,706.00	-29,103.34	79.6%
Total Expense	113,602.66	142,706.00	-29,103.34	79.6%
Net Ordinary Income	-113,602.66	-142,706.00	29,103.34	79.6%
Net Income	-113,602.66	-142,706.00	29,103.34	79.6%

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Midtown Management District Urban Planning Use of Funds

January through December 2024

Accrual Basis

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

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

Accrual Basis

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

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

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	15,000.00	15,000.00	0.00	100.0%
710103 · Midtown Mural Project	11,650.00	7,500.00	4,150.00	155.3%
710106 · Art in the Park	60,893.09	70,000.00	-9,106.91	87.0%
710107 · Mistletoe Market	116,033.13	70,000.00	46,033.13	165.8%
710108 · Special Events in Bagby Park	49,217.64	58,000.00	-8,782.36	84.9%
710110 · Parks Programming	30,000.00	30,000.00	0.00	100.0%
710113 · Cultural Arts - Communications	19,022.89	12,000.00	7,022.89	158.5%
710114 · MidtownHOU Arts Micro Grants	200.00	35,000.00	-34,800.00	0.6%
710116 · Professional Development	784.62	5,000.00	-4,215.38	15.7%
710117 · Membership	2,750.00	2,500.00	250.00	110.0%
710118 · Grant Consultants	6,920.00	8,000.00	-1,080.00	86.5%
710119 · Black Heritage Month Event	26,613.23	20,000.00	6,613.23	133.1%
710700 · Staffing	54,192.10	64,261.00	-10,068.90	84.3%
710000 · Cultural Arts & Entertainment - Other	925.55			
Total 710000 · Cultural Arts & Entertainment	394,202.25	397,261.00	-3,058.75	99.2%
Total Expense	394,202.25	397,261.00	-3,058.75	99.2%
Net Ordinary Income	-394,202.25	-397,261.00	3,058.75	99.2%
Net Income	-394,202.25	-397,261.00	3,058.75	99.2%

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

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	50,000.00	227,000.00	-177,000.00	22.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	83,750.00	160,000.00	-76,250.00	52.3%
Total 991100 · Security & Public Safety	213,750.00	467,000.00	-253,250.00	45.8%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	116,714.42	75,000.00	41,714.42	155.6%
Total 991200 · Marketing and Economic Dev	116,714.42	75,000.00	41,714.42	155.6%
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	1,056.00	750,000.00	-748,944.00	0.1%
Total 991500 · Service & Maintenance	1,056.00	750,000.00	-748,944.00	0.1%
Total 991000 · Special Projects - Board Apprvd	332,576.42	1,717,000.00	-1,384,423.58	19.4%
Total Expense	332,576.42	1,717,000.00	-1,384,423.58	19.4%
Net Ordinary Income	-332,576.42	-1,717,000.00	1,384,423.58	19.4%
Net Income	2,576.42	-1,717,000.00	1,384,423.58	19.4%

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**Midtown Management District
District Administration Use of Funds**

Accrual Basis

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	170,810.00	112,500.00	58,310.00	151.8%
802040 · Public Hearing Service Plan	242,366.89	175,000.00	67,366.89	138.5%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	16,593.81	17,000.00	-406.19	97.6%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	6,000.00	-2,405.00	59.9%
804004 · General Liability	8,240.00	10,000.00	-1,760.00	82.4%
804005 · Insurance - other	3,871.00	5,000.00	-1,129.00	77.4%
Total 804000 · Insurance Expense	15,706.00	21,000.00	-5,294.00	74.8%
805000 · Assessment Collection Costs				
805120 · Collection Costs	55,403.68	60,000.00	-4,596.32	92.3%
Total 805000 · Assessment Collection Costs	55,403.68	60,000.00	-4,596.32	92.3%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,201.76	5,000.00	-2,798.24	44.0%
806005 · Gen. Operating/Admin. Expenses	5,731.30	10,000.00	-4,268.70	57.3%
806006 · District Cell Phone & Tablets	1,426.34	4,320.00	-2,893.66	33.0%
Total 806000 · General Operating/Admin. Exp.	9,359.40	19,320.00	-9,960.60	48.4%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	10,211.24	19,500.00	-9,288.76	52.4%
Total 807000 · Board Meeting & Misc. Exp.	10,211.24	19,500.00	-9,288.76	52.4%
809000 · Administration Expense	268,499.13	345,000.00	-76,501.89	77.8%
Total 800000 · District Administration	788,949.13	774,320.00	14,629.13	101.9%
Total Expense	788,949.13	774,320.00	14,629.13	101.9%
Net Ordinary Income	-788,949.13	-774,320.00	-14,629.13	101.9%
Net Income	-788,949.13	-774,320.00	-14,629.13	101.9%

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**Midtown Management District
Check Detail Report**

As of January 22, 2025

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
107600 - Texas Capital Operating x 2140					
Check	01/08/2025	10628	TEXAS SFI PARTNERSHIP 65 LTD ETAL	81 013 238 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2900 SMITH ST : YEAR 2023	-1,845.48
Check	01/08/2025	10629	Cloudbreak Houston LLC	81 025 010 000 0001 PROPERTY TAX OVERAGE PAYMENT: 4640 MAIN ST 286 : YEAR 2022	-615.59
Check	01/08/2025	10630	408 Hadley LLC	81 121 005 001 0004 PROPERTY TAX OVERAGE PAYMENT: 408 HADLEY ST : YEAR 2023	-81.51
Check	01/08/2025	10631	2314 BRAZOS LLC	81 033 008 000 0007 PROPERTY TAX OVERAGE PAYMENT: 2314 BRAZOS ST : YEAR 2023	-182.49
Check	01/08/2025	10632	Parish Lucille M	81 033 247 004 0002 PROPERTY TAX OVERAGE PAYMENT: 4822 FANNIN ST : YEAR 2023	-134.22
Check	01/08/2025	10633	DANG BUU Q		-82.08
Check	01/08/2025	10634	KMC Property Management LLC	81 022 053 000 0005 PROPERTY TAX OVERAGE PAYMENT: 4211 CAROLINE ST : YEAR 2023	-138.32
Check	01/08/2025	10635	2323 Caroline LLC	81 019 033 000 0007 PROPERTY TAX OVERAGE PAYMENT: 2323 CAROLINE ST : YEAR 2023	-16.53
Check	01/08/2025	10636	2515 CAROLINE LTD'	81 019 033 000 0008 PROPERTY TAX OVERAGE PAYMENT: MCILHENNY ST : YEAR 2023	-2.44
Bill Pmt -Check	01/08/2025	10637	Blanca Martinez	Traffic Control Mistletoe Market December 2024	-742.50
Bill Pmt -Check	01/08/2025	10638	Brittany Aguilera	Traffic Control Mistletoe Market December 2024	-1,402.50
Bill Pmt -Check	01/08/2025	10639	Burney & Foreman		-12,000.00
Bill Pmt -Check	01/08/2025	10640	Chantel Brown- Cunningham	Traffic Control Mistletoe Market December 2024	-1,100.00
Bill Pmt -Check	01/08/2025	10641	David Gomez	Glover Park Stage Maintenance December 2024	-1,123.50
Bill Pmt -Check	01/08/2025	10642	David Marshall	Traffic Control Mistletoe Market December 2024	-1,347.50
Bill Pmt -Check	01/08/2025	10643	Equi-Tax, Inc.		-65,024.76
Bill Pmt -Check	01/08/2025	10644	Genea Arambula	Traffic Control Mistletoe Market December 2024	-412.50
Bill Pmt -Check	01/08/2025	10645	Harris County Treasurer	Constable Services for 02.01.2025	-41,367.00
Bill Pmt -Check	01/08/2025	10646	Houston Business Journal	service run date: 09/20/2024	-528.00
Bill Pmt -Check	01/08/2025	10647	Jaime Giraldo	November and December 2024	-85.09
Bill Pmt -Check	01/08/2025	10648	Jeffrey E. Segura		-1,325.00
Bill Pmt -Check	01/08/2025	10649	Medley Incorporated	December 2024 Retainer: General Marketing, Social Media Services, Communications	-7,786.65
Bill Pmt -Check	01/08/2025	10650	Minor Design Group, Inc.	Concept: Mistletoe Market December 2024	-2,110.00
Bill Pmt -Check	01/08/2025	10651	Pop Shop Houston, LLC	Mistletoe Market December 2024	-2,510.00
Bill Pmt -Check	01/08/2025	10652	SEAL Security Solutions LLC	Commissioned Security Officers with Vehicle and Occassional K-9 - Mistletoe Market Dec 2024	-5,602.10
Bill Pmt -Check	01/08/2025	10653	XTICKERS DESIGNS INC	Midtown Letters Face Wrap November, 2024	-6,225.00
Bill Pmt -Check	01/15/2025	10654	APIECE	Refund - Artist not able to participate - Single Booth \$275 10x6 Booth Space December 2024	-275.00
Bill Pmt -Check	01/15/2025	10655	BRACEWELL LLP	051911.000001 For Service Through December 31, 2024 General Counsel	-21,925.00
Bill Pmt -Check	01/15/2025	10656	Kwik Kopy	24 x 36 Full Color Mounted on Foam Board MAP Boundary January 2025	-85.00
Bill Pmt -Check	01/15/2025	10657	Metropolitan Landscape Management, Inc.	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --DECEMBER SERVICES 2024	-1,710.00
Bill Pmt -Check	01/15/2025	10658	Padron Design Studio LLC DBA Padron & Co		-4,500.00
Bill Pmt -Check	01/15/2025	10659	smc Logistics, LLC		-22,380.00
Bill Pmt -Check	01/15/2025	10660	smc Logistics, LLC	Field Maintenance Services in Midtown - DEC 2024	-31,000.00
Total 107600 - Texas Capital Operating x 2140					-235,665.76
Total 10000 - Operating Funds					-235,665.76
TOTAL					-235,665.76

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MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

January 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	\$3,442,003.16	\$2,379,389.20	\$1,062,613.96	69%
2023	0.1181	\$3,333,212.40	\$3,306,930.97	\$26,281.43	99%
2022	0.1181	\$3,187,997.61	\$3,176,309.29	\$11,688.32	99%
2021	0.1181	\$3,025,174.04	\$3,017,971.51	\$7,202.53	99%
2020	0.1181	\$2,811,309.44	\$2,806,968.30	\$4,341.14	99%
2019	0.1181	\$2,581,831.38	\$2,578,658.29	\$3,173.09	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.75	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	2,029,091.78	2,029,091.78
2023 Assessment Collected	15,812.06	15,812.06
2022 Assessment Collected	0.00	0.00
2021 Assessment Collected	0.00	0.00
2020 Assessment Collected	0.00	0.00
2019 Assessment Collected	0.00	0.00
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	3,789.25	3,789.25
Overpayments	8,505.08	8,505.08
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	2,495.10	2,495.10
Collection Fees	3,920.26	3,920.26
Total Revenue	2,063,613.53	2,063,613.53

Overpayments & CAD Refunds Presented	10,999.31	10,999.31
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN 2015 - 2024

ASSESSED VALUE FOR 2020	2,412,168,193	
ASSESSED VALUE FOR 2021	2,569,002,752	
ASSESSED VALUE FOR 2022	2,699,404,931	
ASSESSED VALUE FOR 2023	2,822,364,404	
ASSESSED VALUE FOR 2024	2,914,481,877	UNCERTIFIED 573,607

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 January 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	ASSESSMENT AMOUNT
***COHEN JAY H	81 019 190 00 0006	2013 - 2023	6,782.80
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2023	4,087.24
CRIADO MINNIE F	81 120 000 000 0000	2012 - 2023	3,717.71
**WASHINGTON ROMANUEL L JR	81 019 112 00 0004	2000 - 2014	2,884.42
** ANTWINE LINDA	81 013 08 000 0009	2009 - 2023	2,825.45
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2023	2,776.71
GILLESPIE JOE D	81 117 887 000 0143	2021 - 2023	2,739.50
HONEY JAMES W	81 019 170 000 0009	2017 - 2023	2,710.19
MATA MARCIAL & DIANA	81 019 077 000 0006	2017 - 2023	2,094.17
WALKER THOMAS E	81 114 588 022 0002	2014 - 2023	2,017.62

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

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

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
January 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	2,578,658.29	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,968.30	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,017,971.51	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,176,309.29	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,306,930.97	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	2,379,389.20	
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2024 EXEMPTIONS

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

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/06/2024**

Jur 953

Summary

For Tax Years 2005-2024, for the period of June 2009 through December 06, 2024

Settled

10,263,659,661	Original value of Settled accounts as of 12/06/2024
1,696	Number of Settled accounts as of 12/06/2024
1,064,177,089	Reduction in value of Settled accounts
10.37%	Average % reduction in value of Settled accounts

Unsettled

1,862,285,373	Original value of Unsettled accounts as of 12/06/2024
124	Number of Unsettled accounts as of 12/06/2024

0.1181 Tax rate per \$100 valuation

\$228,038	Estimated reduction in assessment on 124 Unsettled accounts, based on 10.37% average
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**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/06/2024**

Jur 953

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

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	013264000004	Tehuacana Partners Ltd	3,782,550	\$4,467.19	2023-72264	7/3/2024	3,300,000	\$569.89	12.76%	7/23/2024	8/27/2024
Tax Year 2023	0220510000008	Bermac Arts LLC	2,765,046	\$3,265.52	2023-76163	7/3/2024	2,200,000	\$667.32	20.44%	7/23/2024	8/27/2024
Tax Year 2023	0021520000009	1701 Webster Ltd	2,368,567	\$2,797.28	101-23-010298	7/3/2024	1,721,000	\$764.78	27.34%	25.25(b)	8/27/2024
Tax Year 2023	0332560050015	Excelsior Land Co Inc	1,647,890	\$1,946.16	2023-55956	7/3/2024	1,625,000	\$27.04	1.39%	Received	8/27/2024
Tax Year 2023	0152330000002	Post Midtown Square Lp	85,133,359	\$100,542.50	2023-60237	8/2/2024	77,066,500	\$9,526.96	9.48%	Received	8/27/2024
Tax Year 2023	1310080010001	Post Midtown Square Lp	35,000,000	\$41,335.00	2023-60237	8/2/2024	31,683,500	\$3,916.79	9.48%	Received	8/27/2024
Tax Year 2023	1243870010001	Vivo Ltd & Keenan Ltd	6,294,634	\$7,433.96	2023-61561	8/2/2024	6,175,000	\$141.28	1.90%	Received	8/27/2024
Tax Year 2023	1262200010001	Basile Houston LLC	6,923,511	\$8,176.67	2023-61587	8/2/2024	6,750,000	\$204.92	2.51%	Received	8/27/2024
Tax Year 2023	0190730000001	WWBD LP	4,936,278	\$5,829.74	2023-64783	8/2/2024	4,200,000	\$869.54	14.92%	8/19/2024	9/26/2024
Tax Year 2023	0190290000005	OS Austin LLC	1,097,457	\$1,296.10	2023-65171	8/2/2024	955,000	\$168.24	12.98%	8/19/2024	9/26/2024
Tax Year 2023	0021780000001	Aim Marketing Services LLC	2,710,854	\$3,201.52	2023-68784	8/2/2024	2,450,000	\$308.07	9.62%	8/19/2024	9/26/2024
Tax Year 2023	1372850010001	Caroline St Realty Inc	3,695,525	\$4,364.42	2023-69100	8/2/2024	3,141,000	\$654.90	15.01%	8/19/2024	9/26/2024
Tax Year 2023	1372850010002	Caroline St Realty Inc	1,148,173	\$1,355.99	2023-69100	8/2/2024	980,000	\$198.61	14.65%	8/19/2024	9/26/2024
Tax Year 2023	0190850000008	Caroline Street Realty Inc	766,937	\$905.75	2023-6130	8/2/2024	745,000	\$25.91	2.86%	8/19/2024	9/26/2024
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,612,644	\$8,990.53	2023-50543	11/1/2024	6,050,000	\$1,845.48	20.53%	11/19/2024	12/30/2024
Tax Year 2023	0132700040001	Pearl Midtown Ltd	32,239,636	\$38,075.01	2023-52649	9/6/2024	29,000,000	\$3,826.01	10.05%	9/25/2024	10/30/2024
Tax Year 2023	0191440000005	3100 Fannin Purchase Company LLC	1,226,687	\$1,448.72	2023-53578	9/6/2024	950,000	\$326.77	22.56%	9/25/2024	10/30/2024
Tax Year 2023	0191460000014	3100 Fannin Realty Ltd	4,300,207	\$5,076.61	2023-53578	9/6/2024	3,900,000	\$472.64	9.31%	9/25/2024	10/30/2024
Tax Year 2023	0192240000001	Strings Prop LLC	5,272,136	\$6,266.39	2023-54426	9/6/2024	4,500,000	\$911.89	14.65%	9/25/2024	10/30/2024
Tax Year 2023	1502790010001	William Marsh Rice University	80,213,406	\$94,327.60	2023-56011	10/4/2024	72,000,000	\$9,700.03	10.24%	Received	10/30/2024
Tax Year 2023	0191390000005	Boniuk Interests Ltd	1,666,422	\$1,966.88	2023-59188	9/6/2024	1,550,000	\$137.33	6.98%	9/25/2024	10/30/2024
Tax Year 2023	0190220000019	PS LPT Properties Investors	8,529,936	\$10,056.83	2023-62136	9/6/2024	5,500,000	\$3,554.73	35.37%	9/25/2024	10/30/2024
Tax Year 2023	0250250000001	Boniuk Interests Ltd	98,677	\$4,250.64	2023-64924	9/6/2024	3,175,000	\$500.36	11.77%	9/25/2024	10/30/2024
Tax Year 2023	0330110000008	2416 Brazos LLC	1,327,115	\$1,628.11	2023-65463	9/6/2024	1,162,500	\$245.20	15.15%	9/25/2024	10/30/2024
Tax Year 2023	1393240010001	2416 Brazos LLC	5,164,433	\$6,099.15	2023-65476				0.00%		
Tax Year 2023	1206550010001	Wichita Enterprises Inc	2,334,954	\$2,639.48	2023-67445	9/6/2024	2,020,000	\$253.86	9.62%	9/25/2024	10/30/2024
Tax Year 2023	0190900000001	Bap 2800 LLC	925,500	\$1,109.55	2023-68907	9/6/2024	800,000	\$164.75	14.85%	9/25/2024	10/30/2024
Tax Year 2023	0220560000013	Smith Harry Leonard	199,447	\$249.43	2023-69893	10/4/2024	159,478	\$61.09	24.49%	10/24/2024	11/25/2024
Tax Year 2023	0330080000009	Macey Louis & Trustee	1,347,403	\$1,585.38	2023-70692	9/6/2024	1,157,500	\$218.37	13.77%	9/25/2024	10/30/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,422,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	7,759,248	\$6,801.67	2023-52281	10/4/2024	4,300,000	\$1,723.37	25.34%	Received	10/30/2024
Tax Year 2023	0132700010001	2900 Milam Partners Ltd	44,287,212	\$52,303.20	2023-52711	10/4/2024	39,500,000	\$5,653.70	10.81%	10/22/2024	11/25/2024
Tax Year 2023	0191460000005	Niazi Family Investments Ltd	1,581,285	\$1,867.50	2023-71056	10/4/2024	1,400,000	\$214.10	11.46%	10/22/2024	11/25/2024
Tax Year 2023	1210050010004	408 Hadley LLC	519,021	\$612.96	2023-65518	11/1/2024	450,000	\$81.51	13.30%	11/19/2024	12/30/2024
Tax Year 2023	0330080000007	2314 Brazos LLC	1,149,529	\$1,357.59	2023-76033	11/1/2024	995,000	\$182.49	13.44%	11/19/2024	12/30/2024
Tax Year 2023	0332470040002	Parish Lucille M	763,652	\$901.87	2023-76624	11/1/2024	650,000	\$134.22	14.88%	11/19/2024	12/30/2024
Tax Year 2023	0132670000006	Dang Buu Q & Nguyen Dung T	776,900	\$917.52	2023-84233	11/1/2024	725,000	\$61.30	6.68%	11/19/2024	12/30/2024
Tax Year 2023	0132670000013	Dang Buu Q	537,598	\$634.90	2023-84233	11/1/2024	520,000	\$20.78	3.27%	11/19/2024	12/30/2024
Tax Year 2023	0220530000005	Nanes Plaza LLC	817,120	\$965.02	2023-84764	11/1/2024	700,000	\$138.32	14.33%	11/19/2024	12/30/2024
Tax Year 2023	0190330000007	2323 Caroline LLC	769,000	\$908.19	2023-86028	11/1/2024	755,000	\$16.53	1.82%	11/19/2024	12/30/2024
Tax Year 2023	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2023-86028	11/1/2024	163,000	\$2.44	1.25%	11/19/2024	12/30/2024
Tax Year 2023	0191470000003	First Interstate Bk TX N A	890,411	\$1,051.58	2023-50619				0.00%		
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619				0.00%		
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619				0.00%		
			1,353,298,945				1,146,342,921				
			165								

Unsettled

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Tax Year 2023	019143000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212				0.00%	25.25(b)	
Tax Year 2023	019090000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1386330010001	Caydon Houston Property LP	117,462,672	\$138,723.42	2023-45156				0.00%		
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504				0.00%	Received	
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-53693				0.00%		
Tax Year 2023	0152380000002	2100 Milam LLC	1,129,661	\$1,334.13	2023-54392				0.00%		
Tax Year 2023	0250250000009	TV Prop LLC	342,606	\$404.62	2023-54937				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,085.50	2023-54942				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55151				0.00%		
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63236				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,305,073	\$1,215.32	2023-65054				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	23,858,040	\$28,176.35	2023-68120				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.23	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,185.57	2023-77446				0.00%		
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,423	\$1,267.52	2023-84738				0.00%		
Tax Year 2023	1246820010001	Opal Arrow LLC	4,904,496	\$5,851.66	2023-85807				0.00%		
Tax Year 2023	1246820010002	Opal Arrow LLC	50,652	\$886.32	2023-85807				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	391,549,956								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	33								

Tax Year 2024

Settled											
Tax Year 2024	0250330000001	Travis Street Corner LLC	1,128,126		RBAE-000356	10/4/2024	1,650,000		NYB	0.00%	25.25B
Tax Year 2024	0220670000013	Phan Dao C & Muoi	1,079,379		RBAE-000991	10/4/2024	990,000		NYB	0.00%	25.25B
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868		RBAE-001078	10/4/2024				#DIV/0!	25.25B
Tax Year 2024	1290830010001	Ox Midtown LLC	4,088,154	\$4,428.75	RBAE-003193	10/4/2024	3,750,000		NYB	0.00%	25.25B
Tax Year 2024	0190390000007	Ox Midtown LLC	1,062,700	\$1,181.00	RBAE-003194	10/4/2024	1,000,000		NYB	0.00%	25.25B
Tax Year 2024	0152370000001	Smith St Office LLC	2,996,867		RBAE-004658	10/4/2024	2,905,000		NYB	0.00%	25.25B
Tax Year 2024	0152370000002	Smith St Office LLC	617,465		RBAE-004658	10/4/2024				#DIV/0!	25.25B
Tax Year 2024	0081910000001	2303 MT LLC	3,756,708		RBAE-006832	10/4/2024	3,500,000		NYB	0.00%	25.25B
Tax Year 2024	1448440010001	Fred & Soody Sharif Partnership Ltd	3,921,042	\$0.00	RBAE-003986	12/6/2024	3,450,000	Amount Due		0.00%	NA Due
Tax Year 2024	0132220000011	Dennis Austin LLC	660,000	\$779.46	RBAE-005674	12/6/2024	550,000	\$129.91		16.67%	25.25B 1/31/2025
Tax Year 2024	0190310000001	2602 Richmond LP	2,019,050	\$0.00	RBAE-006602	12/6/2024	1,850,000	Amount Due		0.00%	NA Due
Tax Year 2024	0132280000003	ATH Holdings LLC	1,653,286	\$1,952.53	RBAE-007883	12/6/2024	1,550,000	\$121.98		6.25%	25.25B 1/31/2025
Tax Year 2024	0250010210002	4400 San Jacinto LLC	1,560,726	\$0.00	RBAE-009193	12/6/2024	1,425,000	Amount Due		0.00%	NA Due
Tax Year 2024	1385670010001	Smith Howard F III	4,305,892	\$5,085.26	RBAE-011413	12/6/2024	3,650,000	\$774.61		15.23%	25.25B 1/31/2025
Tax Year 2024	1201320010001	George Thomas	374,916	\$354.22	RBAE-011906	12/6/2024	350,000	\$23.54		6.65%	25.25B 1/31/2025
Tax Year 2024	0152420000014	2204 Interests Ltd	3,257,998	\$3,847.70	RBAE-012016	12/6/2024	3,000,000	\$304.70		7.92%	25.25B 1/31/2025
Tax Year 2024	0191460000007	H T Investment Corporation	2,412,000	\$2,848.57	RBAE-000353	12/6/2024	2,100,000	\$368.47		12.94%	25.25B 1/31/2025
Tax Year 2024	1215900010010	Ozgul Merih & Ayse	590,605	\$558.00	RBAE-003360	12/6/2024	520,000	\$66.70		11.95%	25.25B 1/31/2025

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Tax Year 2024	1249490010008	NIS Investments Incorporated	302,177	\$0.00	RBAE-005650	12/6/2024	290,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190280000007	Dennis Austin LLC	513,812	\$606.81	RBAE-005672	12/6/2024	460,000	\$63.55	10.47%	25.25B	1/31/2025
Tax Year 2024	0130800000005	Lynx Lane Terraces	787,579	\$930.13	RBAE-010172	12/6/2024	700,000	\$103.43	11.12%	25.25B	1/31/2025
Tax Year 2024	0191820030013	Womack Gerald	302,500	\$357.25	RBAE-010266	12/6/2024	275,000	\$32.47	9.09%	25.25B	1/31/2025
Tax Year 2024	1247680020003	Yates Maria	480,484	\$453.96	RBAE-010415	12/6/2024	450,000	\$28.80	6.34%	25.25B	1/31/2025
Tax Year 2024	0250280000005	Alabama Center LLC	2,258,431	\$2,667.21	RBAE-011394	12/6/2024	2,150,000	\$128.06	4.80%	25.25B	1/31/2025
Tax Year 2024	0190850000012	2808 Caroline LLC	4,920,409	\$5,811.00	RBAE-011605	12/6/2024	4,625,000	\$348.88	6.00%	25.25B	1/31/2025
Tax Year 2024	1416790010001	West Ontario Management LLC	3,139,414	\$0.00	RBAE-014605	12/6/2024	2,900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0190230000005	Conway Michael P Williams Michelle Y	978,916	\$0.00	RBAE-015004	12/6/2024	900,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	0250230000005	401 Richmond LLC	1,389,953	\$0.00	RBAE-015004	12/6/2024	1,285,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	Total	Settled Accounts, original & settled value	51,795,457				46,275,000				
Tax Year 2024	Total	Settled Accounts, number of accounts	28								

Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208		2024-55523A					#DIV/0!	
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598		2024-34506					#DIV/0!	
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706		2024-47301					#DIV/0!	
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212		2024-47307					#DIV/0!	
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845		2024-47361					#DIV/0!	
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355		2024-47361					#DIV/0!	
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,179		2024-48506					#DIV/0!	
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,722,496		2024-49617					#DIV/0!	
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	56,327		2024-49617					#DIV/0!	
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,118,571		2024-49653					#DIV/0!	
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,000		2024-49725					#DIV/0!	
Tax Year 2024	0152380000001	Boyd Linda C	7,017,222		2024-50320					#DIV/0!	
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,418,834		2024-50643					#DIV/0!	
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,730,431		2024-50643					#DIV/0!	
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,128,881		2024-50747					#DIV/0!	
Tax Year 2024	1502790010001	William Marsh Rice University	99,729,963		2024-50819					#DIV/0!	
Tax Year 2024	1414600010001	William Marsh Rice University	3,845,480		2024-50828					#DIV/0!	
Tax Year 2024	0250250000009	TV Prop LLC	342,606		2024-51000					#DIV/0!	
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806		2024-51000					#DIV/0!	
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162		2024-51566					#DIV/0!	
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724		2024-51566					#DIV/0!	
Tax Year 2024	0021380000013	Shepherd W M	336,431		2024-51748					#DIV/0!	
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505		2024-51748					#DIV/0!	
Tax Year 2024	0021390000011	Cars DB4 LP	361,505		2024-51748					#DIV/0!	
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131		2024-51748					#DIV/0!	
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636		2024-51748					#DIV/0!	
Tax Year 2024	0021750000006	Cars DB4 LP	928,200		2024-51748					#DIV/0!	
Tax Year 2024	0021750000008	Group I Realty Inc	331,500		2024-51748					#DIV/0!	
Tax Year 2024	0021750000016	Group I Realty Inc	763,750		2024-51748					#DIV/0!	
Tax Year 2024	0021750000017	Group I Realty Inc	232,050		2024-51748					#DIV/0!	
Tax Year 2024	0021760000001	Golconda Venture	2,676,266		2024-51748					#DIV/0!	
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500		2024-51748					#DIV/0!	
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731		2024-51748					#DIV/0!	

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/06/2024**

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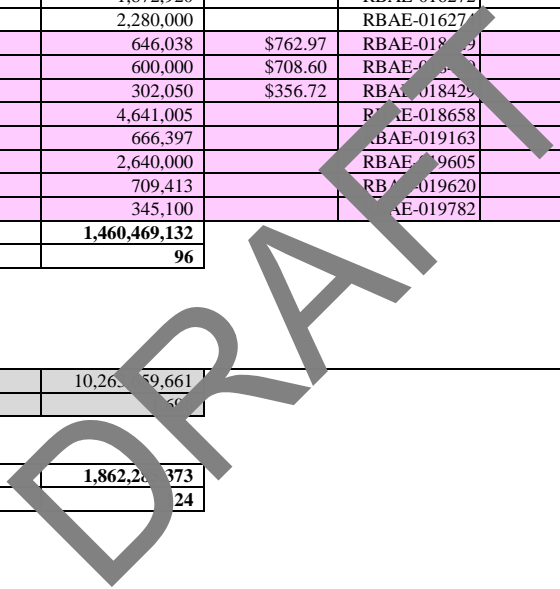
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793		2024-51748				#DIV/0!		
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860		2024-51748				#DIV/0!		
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910		2024-51748				#DIV/0!		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007		2024-51748				#DIV/0!		
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	6,382,864		2024-51835				#DIV/0!		
Tax Year 2024	1300540010001	Central Bank	5,826,760		2024-52074				#DIV/0!		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257				#DIV/0!		
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500		2024-52257				#DIV/0!		
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135		2024-52074				#DIV/0!		
Tax Year 2024	0060600000003	Hy Travis LLC	1,526,000		2024-52074				#DIV/0!		
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,466		2024-52610				#DIV/0!		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788		2024-52702				#DIV/0!		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381		2024-54180				#DIV/0!		
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302		2024-54180				#DIV/0!		
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645		2024-55049				#DIV/0!		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862		2024-55055				#DIV/0!		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402		2024-55069				#DIV/0!		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330		2024-55576				#DIV/0!		
Tax Year 2024	0022630020001	H Midtown LP	46,163,609		2024-57441				#DIV/0!		
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,057,331		2024-56416				#DIV/0!		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,170		2024-57902				#DIV/0!		
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,704,676		2024-58950				#DIV/0!		
Tax Year 2024	1208150010001	Athletic Venture Inc	69,588		2024-59035				#DIV/0!		
Tax Year 2024	0192240000001	Strings Prop LLC	4,300,290		2024-59838				#DIV/0!		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000		2024-60628				#DIV/0!		
Tax Year 2024	1246630010001	Davita Rent Dept	2,400,000		2024-61073				#DIV/0!		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000		2024-61227				#DIV/0!		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,700,021		2024-61559				#DIV/0!		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,320,875		2024-61583				#DIV/0!		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,700,564		2024-61602				#DIV/0!		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	5,335,940		2024-61637				#DIV/0!		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686		2024-61684				#DIV/0!		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61850				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	11,800,812		2024-61853				#DIV/0!		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604		2024-62092				#DIV/0!		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	54,441,557		2024-64864				#DIV/0!		
Tax Year 2024	1349300000001	2800 Main LLC	76,102,154		2024-64966				#DIV/0!		
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,500		2024-65195				#DIV/0!		
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,990		2024-65934				#DIV/0!		
Tax Year 2024	0152330000002	Post Midtown Square LP	69,755,245		2024-67720				#DIV/0!		
Tax Year 2024	1310080010001	Post Midtown Square LP	35,005,863		2024-67720				#DIV/0!		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,227.75	2024-70967				0.00%		
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	782,888	\$924.59	2024-74336				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350		2024-75012				#DIV/0!		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000		2024-75012				#DIV/0!		
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522		RBAE-005366				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/06/2024**

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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	002152000009	1701 Webster Ltd	2,065,200		RBAE-012784				#DIV/0!		
Tax Year 2024	1224910010001	Nova Terranova LLC	1,680,000		RBAE-014195				#DIV/0!		
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,644,147		RBAE-015969				#DIV/0!		
Tax Year 2024	0132670000003	Greatland Investment Inc	712,144		RBAE-016130				#DIV/0!		
Tax Year 2024	0021510000007	Webster-Chenevert Ltd	2,406,862		RBAE-016265				#DIV/0!		
Tax Year 2024	0021520000003	Webster-Chenevert Ltd	660,000		RBAE-016269				#DIV/0!		
Tax Year 2024	0021520000014	1701 Webster Ltd	1,872,920		RBAE-016272				#DIV/0!		
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000		RBAE-016277				#DIV/0!		
Tax Year 2024	0250320000001	H & T Investment Corp	646,038	\$762.97	RBAE-018709				0.00%		
Tax Year 2024	0250320000006	HT Investment Corp	600,000	\$708.60	RBAE-018711				0.00%		
Tax Year 2024	0250320000010	H & T Investment Corp	302,050	\$356.72	RBAE-018429				0.00%		
Tax Year 2024	1204350010001	Car Spa Midtown I LP	4,641,005		RBAE-018658				#DIV/0!		
Tax Year 2024	0021600000021	William Marsh Rice University	666,397		RBAE-019163				#DIV/0!		
Tax Year 2024	0220510000008	4101 San Jacinto LLC	2,640,000		RBAE-019605				#DIV/0!		
Tax Year 2024	0190880000016	Gaumer Mary K	709,413		RBAE-019620				#DIV/0!		
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100		RBAE-019782				#DIV/0!		
Tax Year 2024	Total	Unsettled Accounts, original value	1,460,469,132								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	96								

Cumulative	
Settled	
Cumulative Grand Total	Settled Accounts, original value 10,263,59,661
Cumulative Grand Total	Settled Accounts, number of accounts 50
Unsettled	
Cumulative Grand Total	Unsettled Accounts, original value 1,862,263,373
Cumulative Grand Total	Unsettled Accounts, number of accounts 24



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

Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/06/2024

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
	25.25b	Settled under Tax Code 25.25b; refund processed									

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U.S. Department
of Transportation

**Federal Transit
Administration**

Headquarters

1200 New Jersey Avenue, SE
Washington, DC 20590

December 6, 2024

Dear Colleague:

FTA is pleased to announce the release of a recent enhancement in TrAMS, FTA's grants management system of record, specific to the organization and labeling of recipient documents. As you are aware, one of the prerequisites to be a recipient of FTA funding is demonstrating legal capacity to carry out the project(s) included in federal assistance awards. This is generally based on the review of the recipient organization's documentation and certification that it has the legal capacity to carry out FTA-funded programs and projects. Specifically, the recipient must be eligible and authorized under state or local law to request, receive, and spend FTA funds to administer FTA-assisted projects.

- **Opinion of Counsel:** Each recipient must be legally empowered to carry out the activities specified in the award.
- **Authorizing Resolution:** Each recipient organization must have a resolution or equivalent, from the recipient's Board of Directors or equivalent Authorizing Official, to be responsible for applying for assistance and legally committing the applicant or recipient to compliance with terms of an award.

This enhancement provides updated document labels within the Recipient Document profile module for these two required documents, as well as includes an enhanced search functionality for all users to find important documents that may be uploaded in their profile. In an effort to assist with the rollout of this enhancement, TrAMS has attempted to proactively label any documents that were named using these terms for the recipient. However, all recipients are asked to review and confirm that the correct document was properly labeled by the system. Additionally, if the system was unable to locate a document labeled using these terms, recipients must locate and properly identify both documents within their Recipient profile.

Beginning **March 5, 2025**, TrAMS will prevent any recipients that have not properly identified the Opinion of Counsel and Authorizing Resolution in their Recipient Document profile from transmitting or submitting new applications unless they have correctly labeled and/or uploaded their required legal documents.

To prevent any grant making delays please confirm and/or upload in TrAMS current copies of your Authorizing Resolution and Opinion of Counsel for your organization. This can be completed by selecting your organizations record using your Recipient ID under Recipient Organizations. Once your organization has been selected, next click on Related Actions and select the Recipient Documents field. Finally confirm or upload each document using the Opinion of Counsel and Authorizing Resolution Document Types. Information on this enhancement and a short tutorial video are available on [FTA's TrAMS webpage](#).

Sincerely,

Bruce Robinson

Bruce Robinson
Associate Administrator
Office of Program Management
Federal Transit Administration

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MIDTOWN MANAGEMENT DISTRICT

Resolution No. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDTOWN MANAGEMENT DISTRICT, AUTHORIZING THE EXECUTIVE DIRECTOR TO FILE APPLICATIONS WITH THE FEDERAL TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53; TITLE 23, UNITED STATES CODE, OR OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION.

WHEREAS, the Federal Transit Administrator has been delegated authority to award federal financial assistance for a transportation project;

WHEREAS, the grant or cooperative agreement for federal financial assistance will impose certain obligations upon the applicant, and may require the applicant to provide the local share of the project cost;

WHEREAS, the applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project,

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

1. That the Executive Director is authorized to execute and file an application for federal assistance on behalf of the Midtown Management District with the Federal Transit Administration for federal assistance authorized by 49 U.S.C. Chapter 53, title 23, United States Code, or other federal statutes authorizing a project administered by the Federal Transit Administration.
2. That the Executive Director is authorized to execute and file with its applications the annual certifications and assurances and other documents the Federal Transportation Administration requires before awarding a federal assistance grant or cooperative agreement.
3. That the Executive Director is authorized to execute grant and cooperative agreements with the Federal Transit Administration on behalf of Midtown Management District.

CERTIFICATION

The undersigned duly qualified, Executive Director, acting on behalf of the Midtown Management District, certifies that the foregoing is a true and correct copy of a resolution passed and adopted at a legally convened meeting of the Board of Directors for the Midtown Management District held on the -- day of ----, 2025.

[ATTEST/SEAL]

Matt Thibodeaux

Executive Director

Date _____

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Monthly Digital Outcomes

Midtown Channels

297

New Followers

4,012 (78.6%)

Engagements Decreased

997,278 (16.9%)

Impressions Decreased

23,491 (69.5%)

Video Views Decreased

Midtown Parks Channels

0

New Followers

28 (154.5%)

Engagements Increased

20,025 (31.2%)

Impressions Decreased

2 (90.5%)

Video Views Decreased

In December, Midtown continued to connect with its audience while celebrating the season with highlights such as Micro-Grants, the festive Mistletoe Market, and Mistletoe on Main. This month, we gained 297 new followers and achieved 4,012 engagements, though engagements decreased by 78.6% and impressions by 16.9% due to redirecting our ad budget to bring on influencers to help promote Mistletoe Market. Despite this shift, our community responded enthusiastically to holiday content, reinforcing Midtown's reputation as a vibrant hub for celebrations and local business support.

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Activities for the Month

- 2 Newsletters Sent
- 20 Social Media Posts
- Mistletoe On The Main
- HueMan Shelter website maintenance
- Mistletoe Market 2024
- Black History Now Timeline

Top Press Mentions

16

Total Number of Placements, including calendar listings

\$1,780

Total Media Value

119,555

Total Media Reach

- Click2Houston
- 365 Things To Do In Houston

Eventbrite Data

- Number of Event Attendees: 1,736
- Where attendees see events:
- 27% Instagram
- 13% FaceBook
- 7% EventBrite Search
- 4% Internet Search

Top Neighborhoods

- Houston (873 people)
- Katy (52 people)
- Spring (34 people)

Newsletter

E-News Santa Pictures

94

Emails Sent

65 (71%)

Open Rate

39 (43%)

Click Rate

E-News 12/12

8,858

Emails Sent

3,531 (48%)

Open Rate

138 (2%)

Click Rate

In December, our email campaigns continued to perform well, with notable successes from Mistletoe Market participant outreach. For the Mistletoe Market e-newsletter, **94** emails were sent, achieving an impressive **71%** open rate (65 opens) and a **39%** click rate. Additionally, we sent one general e-newsletter on **12/12**, reaching **8,858** recipients, with a **48%** open rate (3,531 opens) and a **2%** click rate (138 clicks). Despite the holiday season impacting the frequency of newsletter our audience remained engaged, particularly with festive and event-focused content.

Mistletoe Market: A Weekend of Holiday Magic 🎄





Midtown Houston's Mistletoe Market is here! Join us this Saturday, December 14 (12 PM – 9 PM) and Sunday, December 15 (12 PM – 6 PM) at Midtown Park for festive shopping, live entertainment, and creative holiday workshops. Enjoy performances by **DJ MAV**, the **Houston Boychoir**, and more, with headliners **Vincent Powell** and **Kam Franklin**. Shop unique gifts from over 40 local artisans and participate in **ArtJams**, including tree decorating, gingerbread houses, and holiday centerpieces. Don't miss strolling performers, Santa visits, and the holiday magic at Midtown Park!



2024 Midtown Mistletoe Market Photo with Santa Sign-up

Photos with Santa will be sent to you in the coming days!

Digital Ads

Active • Dec 31, 2024		...	View results	
Link clicks Calling all artists and arts organizations! The Cultural Kaleidoscope Microgrant...	31,547 Reach	376 Link clicks	\$88.80 Spent of \$350.00 ⓘ	
Completed • Dec 13, 2024		...	View results	
Website visitors It's the most wonderful time of the year at Midtown's Mistletoe Market! 🎁 🌲 Co...	32,829 Reach	2,022 Link clicks	\$399.99 Spent at \$200.00 per day ⓘ	

MMD Board Portal Outline/Layout

1. Governance Documents

- Articles of Incorporation
- Bylaws
- Board Policies and Procedures
- Conflict of Interest Policy
- Code of Conduct/Ethics

2. Board Member Resources

- Board Member Directory with contact information
- Board Member Roles and Responsibilities
- Board Calendar (Meetings and Important Dates)

3. Meeting Materials

- Agendas for Upcoming Meetings
- Minutes from Previous Meetings
- Attendance Records

4. Financial Documents

- Annual Budget
- Monthly/Quarterly Financial Reports
- Audit Reports
- Tax Filings (e.g., Form 990 for U.S. nonprofits)

6. Legal and Compliance Documents

- Legal Agreements or Contracts

7. Organizational Information

- History of Midtown
- Map of Midtown
- Organizational Chart
- Staff Directory

MMD Board Portal Outline/Layout

- Key Organizational Policies

9. Communication and Advocacy

- Press Releases
- Branding Guidelines

10. Technology and Portal Help

- User Guides for Portal Navigation
- IT Support Contact Information
- FAQs

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