



midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
April 2, 2025**

(For Board Members Only)

**Freedmen's Town/
Fourth Ward**

Downtown

Montrose

Third Ward

Museum District

Midtown Management District



**midtown
HOUSTON**

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

WALTER P MOORE



MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

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

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

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

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

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

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

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

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

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

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

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

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

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



MISSION STATEMENT

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

MIDTOWN MANAGEMENT DISTRICT NOTICE OF MEETING

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

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, April 2, 2025, at 11:00 a.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. entrance)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or ******offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com/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 March 5, 2025, Board Meeting
- b. Approve Financial Report for the Month of February 2025
- c. Approve Payment of Invoices for March 2025
- d. Approve Equi-Tax Report for March 2025
- e. Receive the Investment Report for the month of February 2025.

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

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

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

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

- i. Amended agreement with the City of Houston to maintain certain Enhancements.

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

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

- i. Assessment Funded Projects

- ii. Grant Funded Projects

(a) HueMan:Shelter

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

g. Nominaing Committee. **Gloria Haney, Chair**

- i. Consider appointments of candidates to fill the expired terms for the Board.

- ii. Consider reappointments of Board members.

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

- i. Super Neighborhood #62

- i. Service and Improvement Plan **Jeanette Criglar, Co-Chair**
Kelly A. Young, Co-Chair
 - i. Staff update
 - ii. Draft of the proposed Service and Improvement Plan and Assessment Plan (2025-2034)
 - iii. Authorize a Public Hearing on the levy of assessment.

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

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

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

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

6. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, May 7, 2025, at 6:00 p.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

7. Adjourn



Jeanette Criglar / ca

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

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

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



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

March 5, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 5, 2025, at 11:00 a.m. in the **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	Enrika Butler
Pos. 2	Gloria Haney	Pos. 11	Robbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Edmund Reybitz
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. Leveseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Strich	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 Lefsrud, Bertrand-Pitts, and Tyler-Dillard, who were absent.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Vernon Williams, Kayler Williams, Chandler Snipe, Cynthia Alvarado, Marlon Marshall, Jaime Giraldo, Chrystal Davis, and Jeremy Rocha. Clark Lord of Bracewell, LLP; Melissa Morton of The Morton Accounting Services, Madison Walkes and Ashley Segura of Medley, Inc., and Erica Rocha of S.E.A.L. Security Solutions LLC., were also present in person. Staff members Sally Adame and Kandi Schramm joined via video conference. Jennifer Gribble and Lynda Guidry of the Midtown

Super Neighborhood #62; Tenel Tayar of the Fifth Corner; and Midtown residents and property owners Kay Walton, Leo Kozadinos, and Cindy Jackson joined via video conference.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

2. RECEIVE PUBLIC COMMENTS.

Chair Criglar announced new leadership appointments within the committees. She stated that Director Segrich will serve as the Chair of the Economic Development Committee and Director Tyler-Dillard will serve as the Vice Chair of the Economic Development Committee. She also announced that Director Goldstein will replace Director Segrich as the Chair of the Urban Planning Committee. Director Segrich announced that the new Economic Development Committee will host the 1st meeting on Wednesday, March 19, 2025 at 10:00 a.m. She further stated that Midtown staff will provide the information on the Midtown website and provide agendas.

There were no other public comments.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR FEBRUARY 5, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF JANUARY 2025**
- C. APPROVE PAYMENT OF INVOICES FOR FEBRUARY 2025**
- D. APPROVE EQUIPMENT REPORT FOR FEBRUARY 2025**

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

Director Chan made a motion to approve the Consent Agenda as presented. The motion was seconded by Director Butler. The motion was approved and carried by unanimous vote.

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

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

Caroline Street Remedial Drainage Pilot Project – A remedial drainage project contractor is scheduled to complete site restoration of landscape areas in early March 2025. Upcoming work includes assessment of subsurface utility conflicts near the ponding areas that will be conducted to determine future remedial drainage scope of work.

Brazos Street Reconstruction – The project scope remains under review by the City of Houston to determine revisions required to meet the City's current guiding mobility principles. The MRA staff will meet with the City of Houston to discuss future reconstruction projects in March 2025.

Midtown Decorative Street Light Installation – The CenterPoint Energy field inspection of the proposed installation sites for 81 new Midtown decorative streetlights is still pending.

Midtown Street Overlay and Sidewalk Program – Planning efforts continue on the next phase of street overlay and sidewalk projects. The phase consists of mill and asphalt overlay of pavement surface with sidewalks constructed to generally 5 foot width on local streets and 6 feet width on major thoroughfares. Truxillo Street and Isabella Street overlay and sidewalk improvements are currently in the conceptual design phase.

Midtown Development Survey – A draft of recommendations for programs, projects, and policies to accelerate development was presented to the MRA Board. The next steps include prioritizing recommendations and developing an implementation plan.

Sidewalk Assessment – The MRA consultant presented the proposed sidewalk repair segments of 20 feet or less at the February 2025 Service and Maintenance Committee meeting. The next steps include development of design and procurement documents.

PARTNER PROJECTS

Gray Street Bikeway Enhancements – The construction contract for services in the amount of \$79,732.00 was awarded by the MMD Board to Jerdon Enterprise at their February 2025 board meeting. The MRA Construction Management & Inspection firm is expected to begin pre-construction activities in March 2025.

Special Projects

Midtown Streetscape Refresh Project – The contract of services in the amount of \$1,003,155.15 was awarded by the MMD Board to Landscape Arts in February 2025. The MRA Construction Management & Inspection firm is expected to begin pre-construction activities in March 2025.

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

A. Finance and Budget Committee – Kelly Young, Chair

Mrs. Morton presented the Finance and Budget Committee report on behalf of Director Young. Mrs. Morton summarized the District's financial reports for the period ending January 31, 2025.

i. FY 2025 Amended Budget

Ms. Alvarado stated that, in effort to increase the security presence in the district, Midtown Management District will transition to two S.E.A.L. Security officers providing 24/7 coverage within the district. She further stated in order to accommodate that staffing increase, the budget needs to be amended to show that we are reallocating *assessment dollars* from the Cultural Arts Committee to the Public Safety Committee to offset the additional costs. The following amendments are:

- Discontinuation of Art in the Park that is funded under the Cultural Arts Committee.
- Discontinuation of Mistletoe Market that is funded under the Cultural Arts Committee.
- Reduction in Professional Development that is funded under the Cultural Arts Committee.
- Discontinuation of Black History Now event that is funded under the Cultural Arts Committee.
- Reduction in the estimate cost of the district Street Lighting electricity that is funded under the Public Safety Committee.
- Reduction in funds for the Houston Police Department Homeless Outreach Team (HPD HOT TEAM) funded under the Public Safety Committee. The S.E.A.R.C.H. Homeless Outreach Tema will remain in place.
- Increase for the S.E.A.L. Security program funded under the Public Safety Committee.

Director Chan made a motion to reallocate \$202,500.00 of assessment dollars from the Cultural Arts Committee to the Public Safety Committee there by amending the FY 2025 Budget. The motion was seconded by Director Haney, and it was carried by unanimous vote.

The next Finance and Budget Committee meeting is scheduled for Tuesday, March 25, 2025, at 1:00 p.m.

B. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo provided the Public Safety Committee reports on behalf of Chair Criglar. He reported on public safety activities over the past month and pending efforts to improve public safety in Midtown.

i. Amended S.E.A.L. Security Solutions LLC agreement.

Mr. Giraldo presented the amended agreement with S.E.A.L. Security Solutions LLC, to the Board. He outlined the key terms of the contract. He also stated that under the proposed agreement, S.E.A.L. Security will be contracted to provide two Level III Commissioned Armed Officers per shift, ensuring continuous 24/7 coverage with a total of 336 patrol hours per week. He also stated that these officers will operate Midtown branded marked patrol vehicles, conduct security rounds, submit daily patrol reports, provide monthly activity summaries, and attend Public Safety and Board meetings. Mr. Giraldo stated that additionally, the officers will monitor graffiti and tagging and collaborate with local law enforcement to address security concerns proactively. He also stated that the estimated annual cost of the contract will be \$668,000 (excluding holiday pay).

A motion to approve the Amended S.E.A.L Security Solutions L.L.C. Agreement was made by Director Butler. The motion was seconded by Director Young. Director Chan abstained from the vote. The motion was approved and carried by unanimous vote.

The next Public Safety Committee meeting will be held on Tuesday, March 18, 2025 at 11:30 a.m.

C. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston presented the Service and Maintenance Committee report. He also provided an update on the status of various pending projects.

i. Amended agreement with the City of Houston to maintain certain Enhancements.

Mr. Marshall presented the amended maintenance agreement with the City of Houston to the Board, outlining the continued maintenance of certain enhancements within the Midtown Management District. He stated that the amended agreement updates the existing maintenance services agreement,

originally established through Ordinance No. 2019-0288 on April 17, 2019, between the Midtown Management District and the City of Houston. The key amendments include:

- An updated list of district improvements and locations covered under the agreement.
- Revised district maintenance obligations, clarifying the responsibilities of the District in maintaining these improvements.

Following this presentation, Director Johnston requested that the Service and Maintenance Committee conduct a further review of the amended agreement at the next combined committee meeting. As a result, there was no motion to approve the agreement by the Board. This item has been tabled until the next Board meeting for further evaluation and discussion.

Director Johnston announced that the combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, March 18, 2025, at 4:00 p.m.

D. Marketing Committee – Debbie Tyler-Dillard, Chair

Ms. Alvarado presented the Marketing Committee report on behalf of Director Tyler-Dillard. There were no action items. Mrs. Segura of Medley Inc. presented the Marketing report for January 2025.

Ms. Alvarado announced that the next Marketing Committee meeting will be held on Tuesday, March 18, 2025, at 3:00 p.m.

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

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

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

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

Ms. Snipe provided an update on this grant-funded project. She stated that selected artists have been notified, and several art installation contracts

have been finalized. Additionally, Ms. Snipe reported that the Community Engagement Plan is in its early stages, focusing on businesses located on or near Milam Street in partnership with Ford Momentum.

b. 2025 MidtownHOU Micro Grant:**

Ms. Snipe provided an update on this grant-funded project and stated that the next steps of finalizing contracts are completed and that grantees will soon begin working on their projects and ongoing promotion of the artists' work will go through Midtown's communication channels.

Ms. Snipe announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, March 18, 2025, at 3:00 p.m.

F. Urban Planning Committee - Maggie Segrich, Chair

Director Segrich presented the Urban Planning Committee report. There were no action items. She reported on the progress of the current project and the next steps to be taken regarding the Gray Street Bikeway Enhancements.

Director Segrich announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, March 17, 2025, at 3:00 p.m.

G. Nominating Committee – Chris Haney, Chair

Director Haney provided an update on the process of filling vacant and expired positions on the Board of Directors. She stated that in February 2025, the Committee interviewed five candidates for potential Board appointments, with one more candidate left to be interviewed. The Committee expects to complete the interview process by the end of March 2025 and will present its recommendations at the April 2025 Board meeting. Additionally, she mentioned that the Committee is awaiting updates from the City of Houston regarding the status of current reappointments and new appointments.

H. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston stated that he was unable to attend the February 2025 SN #62 meeting and announced that the next MSN #62 will be held on Wednesday, March 12, 2025, at 5:45 p.m. at South Main Baptist Church.

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

i. Staff Update

Ms. Alvarado presented the Service and Improvement Plan report on behalf of Co-Chairs Criglar and Young. She reported that, based on aggregated data from focus group participants and other community feedback, Midtown staff and Committee Chairs conducted a thorough review of the language in the plan to ensure clarity and alignment with Board and community priorities. Each Committee Chair received a draft of the updated plan and supporting documentation ahead of their February 2025 committee meetings. The draft was included on each committee's February agenda and presented for public input, at the meeting with edits made in real time.

ii. Draft of the proposed Service and Improvement Plan and Assessment Plan (2025-2034)

Ms. Alvarado provided an update on the Service and Improvement Plan. She stated that there was no need for the Board to vote on the Plan at this time. Lastly, Ms. Alvarado informed the Board that staff were updating the Service and Improvement Plan tab on the Midtown website to reflect these ongoing developments.

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

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

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

There was no Executive Session.

7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, April 2, 2025, at 11:00 a.m.**

8. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

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Midtown Management District
Balance Sheet Prev Year Comparison
As of February 28, 2025

	Feb 28, 25	Feb 29, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,619,578.54	5,268,733.59	-649,155.05	-12.3%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,631,001.24	5,280,156.29	-649,155.05	-12.3%
Accounts Receivable	225,137.12	216,565.72	8,571.40	4.0%
Total Current Assets	4,856,138.36	5,496,722.01	-640,583.65	-11.7%
Other Assets				
130501 · Other Misc Assets	35,887.60	36,959.00	-1,071.40	-2.9%
Total Other Assets	35,887.60	36,959.00	-1,071.40	-2.9%
TOTAL ASSETS	4,892,025.96	5,533,681.01	-641,655.05	-11.6%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	149,743.85	532,313.37	-382,569.52	-71.9%
Other Current Liabilities	208,036.32	241,618.84	-33,582.52	-13.9%
Total Current Liabilities	357,780.17	773,932.21	-416,152.04	-53.8%
Total Liabilities	357,780.17	773,932.21	-416,152.04	-53.8%
Equity				
390000 · Fund Balance Roll-Forw...	2,598,521.02	2,422,783.73	175,736.29	7.3%
Net Income	1,935,725.77	2,336,965.07	-401,239.30	-17.2%
Total Equity	4,534,245.79	4,759,748.80	-225,503.01	-4.7%
TOTAL LIABILITIES & EQUITY	4,892,025.96	5,533,681.01	-641,655.05	-11.6%

Midtown Management District
Profit & Loss
January through February 2025

	Jan 25	Feb 25	TOTAL
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	1,627,562.87	723,327.88	2,350,890.75
403000 · Other Income	799.77	0.00	799.77
404000 · Int Income	9,638.69	13,317.75	22,956.44
Total Income	1,638,001.33	736,645.63	2,374,646.96
Gross Profit	1,638,001.33	736,645.63	2,374,646.96
Expense			
500000 · Security and Public Safety	83,534.42	81,655.33	165,189.75
600000 · Marketing	10,093.34	3,943.34	14,036.68
710000 · Cultural Arts & Entertainm...	2,430.00	9,180.00	11,610.00
720000 · Service & Maintenance	34,527.71	7,065.50	141,593.21
800000 · District Administration	20,409.32	34,540.92	54,950.24
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	51,541.31
Total Expense	191,835.10	247,085.09	438,921.19
Net Ordinary Income	1,446,166.23	489,560.54	1,935,725.77
Net Income	1,446,166.23	489,560.54	1,935,725.77

Midtown Management District
Sources of Funds
January through February 2025

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,350,890.75	3,276,860.00	-925,969.25	71.7%
400102 · Grant Revenue	0.00	300,000.00	-300,000.00	0.0%
403000 · Other Income				
403100 · Booth and Events Fees	799.77	5,000.00	-4,200.23	16.0%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	0.00	179,769.00	-179,769.00	0.0%
Total 403000 · Other Income	799.77	185,769.00	-184,969.23	0.4%
404000 · Int Income	22,956.44	175,000.00	-152,043.56	13.1%
Total Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Gross Profit	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Net Ordinary Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%
Net Income	2,374,646.96	3,937,629.00	-1,562,982.04	60.3%

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

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	82,734.00	505,080.00	-422,346.00	16.4%
502012 · S.E.A.L. Security Program	62,569.15	703,000.00	-640,430.85	8.9%
502014 · SEARCH {Homeless Services}	14,499.88	76,401.00	-61,901.12	19.0%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	0.00	69,810.00	-69,810.00	0.0%
Total 502000 · Enhancement Public Safety	159,803.03	1,375,291.00	-1,215,487.97	11.6%
502100 · Direct Clean Ups - SMC	0.00	35,000.00	-35,000.00	0.0%
504000 · Security Coordinator	206.70	3,000.00	-2,793.30	6.9%
507000 · Street Outage Survey	467.50	3,500.00	-3,032.50	13.4%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	2,570.92	5,000.00	-2,929.08	46.7%
509560 · Professional Development	0.00	7,000.00	-7,000.00	0.0%
509700 · Staffing	0.00	153,059.00	-153,059.00	0.0%
Total 500000 · Security and Public Safety	165,189.75	1,714,350.00	-1,549,160.25	9.6%
Total Expense	165,189.75	1,714,350.00	-1,549,160.25	9.6%
Net Ordinary Income	165,189.75	-1,714,350.00	1,549,160.25	9.6%
Net Income	-165,189.75	-1,714,350.00	1,549,160.25	9.6%

Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	15.90	8,000.00	-7,984.10	0.2%
722052 · Electric	858.23	4,700.00	-3,841.77	18.3%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	0.00	6,266.00	-6,266.00	0.0%
722055 · Landscape Repairs	0.00	31,365.00	-31,365.00	0.0%
722057 · Park Lighting	0.00	62,350.00	-62,350.00	0.0%
722058 · Dog Park Maintenance	0.00	5,228.00	-5,228.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	3,420.00	45,520.00	-42,100.00	7.5%
Total 722005 · Baldwin/Glover Park Maintena...	4,294.13	187,248.00	-182,953.87	2.3%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	62,000.00	383,160.00	-321,160.00	16.2%
Total 725001 · Field Service TEAM	62,000.00	383,160.00	-321,160.00	16.2%
725002 · Graffiti	1,493.16	17,300.00	-15,806.84	8.6%
725003 · Supplies	0.00	627.00	-627.00	0.0%
725004 · Storage	1,238.00	7,300.00	-6,062.00	17.0%
725005 · Seasonal Planting PROW	0.00	20,910.00	-20,910.00	0.0%
725007 · Tree Maintenance	0.00	67,958.00	-67,958.00	0.0%
725008 · Landscaping/Tree Planting	0.00	20,910.00	-20,910.00	0.0%
725009 · Pet Bags	0.00	5,228.00	-5,228.00	0.0%
725015 · Maintenance Expenses	0.00	4,182.00	-4,182.00	0.0%
Total 725000 · Midtown Field Service Prog	1,731.16	527,575.00	-462,843.84	12.3%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,273.00	-6,273.00	0.0%
726003 · Dark Blocks Programs	0.00	6,273.00	-6,273.00	0.0%
726004 · Street Safety & Bikeway Main	0.00	20,910.00	-20,910.00	0.0%
726005 · Pocket Prairies Project	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	11,100.00	-11,100.00	0.0%
726100 · Legacy Maintenance	14,710.28	400,000.00	-385,289.72	3.7%
726200 · District New Improvment Prg	10,646.53	200,000.00	-189,353.47	5.3%
726300 · Legacy & New Improv Contingency	16,211.11	75,000.00	-58,788.89	21.6%
Total 726000 · Service Maintenance - Other	41,567.92	740,466.00	-698,898.08	5.6%
728000 · Staffing	0.00	161,665.00	-161,665.00	0.0%
Total 720000 · Service & Maintenance	110,593.21	1,616,954.00	-1,506,360.79	6.8%
Total Expense	110,593.21	1,616,954.00	-1,506,360.79	6.8%
Net Ordinary Income	-110,593.21	-1,616,954.00	1,506,360.79	6.8%
Net Income	-110,593.21	-1,616,954.00	1,506,360.79	6.8%

Midtown Management District
Marketing Use of Funds
January through February 2025

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion	8,896.68	33,000.00	-24,103.32	27.0%
602000 · Web-site Update & Maint.	5,140.00	27,000.00	-21,860.00	19.0%
603004 · Resident/.Stake Holder Foc Cm...	0.00	15,000.00	-15,000.00	0.0%
603005 · Midtown Newspaper	0.00	15,000.00	-15,000.00	0.0%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	0.00	9,200.00	-9,200.00	0.0%
609520 · Marketing - Communications	0.00	15,000.00	-15,000.00	0.0%
609700 · Staffing	0.00	36,806.00	-36,806.00	0.0%
Total 600000 · Marketing	14,036.68	153,056.00	-139,019.32	9.2%
Total Expense	14,036.68	153,056.00	-139,019.32	9.2%
Net Ordinary Income	-14,036.68	-153,056.00	139,019.32	9.2%
Net Income	-14,036.68	-153,056.00	139,019.32	9.2%

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

Accrual Basis

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

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

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	15,000.00	-15,000.00	0.0%
710103 · Midtown Mural Project	0.00	24,000.00	-24,000.00	0.0%
710107 · Mistletoe Market	1,150.00	0.00	1,150.00	100.0%
710108 · Special Events in Bagby Park	6,950.00	50,000.00	-43,050.00	13.9%
710110 · Parks Programming	0.00	30,000.00	-30,000.00	0.0%
710113 · Cultural Arts - Communications	1,960.00	16,000.00	-14,040.00	12.3%
710114 · MidtownHOU Arts Micro Grants	1,550.00	15,000.00	-13,450.00	10.3%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	0.00	5,500.00	-5,500.00	0.0%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	0.00	110,000.00	-110,000.00	0.0%
710000 · Cultural Arts & Entertainment - Other	0.00	20,000.00	-20,000.00	0.0%
Total 710000 · Cultural Arts & Entertainment	11,610.00	298,500.00	-286,890.00	3.9%
Total Expense	11,610.00	298,500.00	-286,890.00	3.9%
Net Ordinary Income	-11,610.00	-298,500.00	286,890.00	3.9%
Net Income	-11,610.00	-298,500.00	286,890.00	3.9%

Midtown Management District
Bloomberg Use of Funds
January through February 2025

Accrual Basis

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	51,541.31	600,000.00	-548,458.69	8.6%
Total Expense	51,541.31	600,000.00	-548,458.69	8.6%
Net Ordinary Income	-51,541.31	-600,000.00	548,458.69	8.6%
Net Income	-51,541.31	-600,000.00	548,458.69	8.6%

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

Accrual Basis

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

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

Accrual Basis

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

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Midtown Management District District Administration Use of Funds

Accrual Basis

January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	10,454.25	140,000.00	-129,545.75	7.5%
802040 · Public Hearing Service Plan	15,576.50	10,000.00	5,576.50	155.8%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	18,253.00	-18,253.00	0.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00	0.0%
804004 · General Liability	0.00	9,000.00	-9,000.00	0.0%
804005 · Insurance - other	0.00	5,735.00	-5,735.00	0.0%
Total 804000 · Insurance Expense	0.00	18,885.00	-18,885.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	28,076.22	0.00	28,076.22	100.0%
805000 · Assessment Collection Costs - Other	0.00	60,000.00	-60,000.00	0.0%
Total 805000 · Assessment Collection Costs	28,076.22	60,000.00	-31,923.78	46.8%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	352.02	5,000.00	-4,647.98	7.0%
806005 · Gen. Operating/Admin. Expenses	0.00	10,000.00	-10,000.00	0.0%
806006 · District Cell Phone & Tablets	0.00	4,320.00	-4,320.00	0.0%
Total 806000 · General Operating/Admin. Exp.	352.02	19,320.00	-18,967.98	1.8%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	491.25	19,000.00	-18,508.75	2.6%
Total 807000 · Board Meeting & Misc. Exp.	491.25	19,000.00	-18,508.75	2.6%
809000 · Administration Expense	0.00	355,000.00	-355,000.00	0.0%
Total 800000 · District Administration	54,950.24	645,458.00	-590,507.76	8.5%
Total Expense	54,950.24	645,458.00	-590,507.76	8.5%
Net Ordinary Income	-54,950.24	-645,458.00	590,507.76	8.5%
Net Income	-54,950.24	-645,458.00	590,507.76	8.5%

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

Accrual Basis

	Jan '24 - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	50,000.00	227,000.00	-177,000.00	22.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	83,750.00	160,000.00	-76,250.00	52.3%
Total 991100 · Security & Public Safety	213,750.00	467,000.00	-253,250.00	45.8%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
Total 991200 · Marketing and Economic Dev	112,214.42	75,000.00	37,214.42	149.6%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	1,056.00	165,000.00	-163,944.00	0.6%
Total 991300 · Urban Planning	1,056.00	165,000.00	-163,944.00	0.6%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	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	328,076.42	1,717,000.00	-1,388,923.58	19.1%
Total Expense	328,076.42	1,717,000.00	-1,388,923.58	19.1%
Net Ordinary Income	-328,076.42	-1,717,000.00	1,388,923.58	19.1%
Net Income	-328,076.42	-1,717,000.00	1,388,923.58	19.1%

Midtown Management District
Check Detail Report

As of March 27, 2025

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Bill Pmt -Check	02/28/2025	10737	Midtown Parks Conservancy'	VOID: Balance due from Budget for Legacy and New Impr.	0.00
Check	03/04/2025	10723	BOYD LINDA C	81 015 238 000 0001 PROPERTY TAX OVERAGE PAYMENT: 2101 LOUISIANA ST : YE...	-167.96
Check	03/04/2025	10724	Walgreen as Lessee	81 126 647 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2612 SMITH ST : YEAR 20...	-865.50
Check	03/04/2025	10725	UTLEY SENA	81 127 788 001 0004 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502130002000...	-21.81
Check	03/04/2025	10726	Stewart Title	81 137 039 001 0007 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502130002000...	-36.95
Check	03/04/2025	10727	KOSKI MARVIN V	81 114 522 002 0001 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502110001000...	-15.37
Check	03/04/2025	10728	Tom Seabury	81 019 176 000 0001 PROPERTY TAX OVERAGE PAYMENT: Jaguar #202502110001000...	-189.83
Check	03/04/2025	10729	PETO FRANK & ULRIKE D	81 114 588 012 0015 PROPERTY TAX OVERAGE PAYMENT	-163.51
Bill Pmt -Check	03/05/2025	10730	Cynthia Alvarado	Reimbursements - 2024	-430.32
Bill Pmt -Check	03/05/2025	10731	Harris County Treasurer	Constable Services for 04.01.2025	-41,367.00
Bill Pmt -Check	03/05/2025	10732	One World Strategy Group LLC	Service & Improvement Plan February 2025	-3,956.25
Bill Pmt -Check	03/05/2025	10733	SEAL Security Solutions LLC	January 1- 31, 2025 - Commissioned Security Officers with Vehicle and Occassional K-9	-30,774.45
Bill Pmt -Check	03/05/2025	10734	Spacetaker DBA Fresh Arts	Roaring Twenties February 2025 Artist Call Management	-1,200.00
Bill Pmt -Check	03/05/2025	10735	Urban Paths Houston, LLC	Planning HueMan, Refreshments, Interpreter, Crossing Guard	-2,700.00
Bill Pmt -Check	03/05/2025	10736	XTICKERS DESIGNS INC	Midtown Letters Face Wrap Rodeo 2025	-5,750.00
Bill Pmt -Check	03/05/2025	10738	Midtown Parks Conservancy'	Balance due from Budget for Legacy and New Impr.	-25,356.81
Bill Pmt -Check	03/11/2025	10739	East End Management District	Graffiti Abatement 02.06.25 & 02.19.25	-746.64
Bill Pmt -Check	03/11/2025	10740	FordMomentum LLC	FEB25 - Communications planning and strategy for MMD 10 year Service and Improvement ...	-5,250.00
Bill Pmt -Check	03/11/2025	10741	Jaime Giraldo	January 2025	-165.92
Bill Pmt -Check	03/11/2025	10742	Lauren Luna Art	Midtown Sign Rodeo Wrap Design March 4, 2025	-1,200.00
Bill Pmt -Check	03/11/2025	10743	Medley Incorporated	February 2025 Retainer: General Marketing, Social Media Services, Communications	-8,173.34
Bill Pmt -Check	03/19/2025	10744	Brian Meniffee	Stretch & Release - February 2025	-1,250.00
Bill Pmt -Check	03/19/2025	10745	Christopher Robinson	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art Challenge Mar...	-2,000.00
Bill Pmt -Check	03/19/2025	10746	Cultural Launch	Bloomberg Public Art Challenge December 2024	-3,960.00
Bill Pmt -Check	03/19/2025	10747	FordMomentum LLC	MAR25 - Communications planning and strategy for MMD 10 year Service and Improvement...	-1,912.50
Bill Pmt -Check	03/19/2025	10748	Jeffrey E. Segura	Bagby Park Midtown Sign Wrap - February 2025	-400.00
Bill Pmt -Check	03/19/2025	10749	Marlon Hall, LLC	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art Challenge Mar...	-27,000.00
Bill Pmt -Check	03/19/2025	10750	Metropolitan Landscape Managem...	Monthly Maintenance Agrmt - BALDWIN PARK GLOVER PARKS --FEBRUARY 2025	-1,710.00
Bill Pmt -Check	03/19/2025	10751	Padron Design Studio LLC DBA Pa...	Maintenance & Content Ongoing Retainer January 2025	-2,250.00
Bill Pmt -Check	03/19/2025	10752	SEAL Security Solutions LLC	February 1- 28, 2025 - Commissioned Security Officers with Vehicle and Occassional K-9	-31,794.70
Bill Pmt -Check	03/19/2025	10753	SEARCH Homeless Services	Monthly Contribution Reimbursables expenses to support Program (Feb 2025)	-6,033.26
Bill Pmt -Check	03/19/2025	10754	Spacetaker DBA Fresh Arts	Houston Endowment Grant - Houston Kaleidoscope	-1,600.00
Bill Pmt -Check	03/20/2025	ACH	City of Houston-Water Dept.	3118 AUSTIN (Elizabeth GLOVER Park) MAR 2025	-7.95
Bill Pmt -Check	03/25/2025	10755	David Gomez	Glover Park Fence Maintenance March 2025	-13,708.00
Bill Pmt -Check	03/25/2025	10756	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- March 2025	-2,955.03
Bill Pmt -Check	03/25/2025	10757	Midtown Parks Conservancy'	February 2025 Reimbursement - Legacy and New Impr.	-16,211.11
Bill Pmt -Check	03/25/2025	10758	Perdue, Brandon, Fielder, Collins &...	12/20/2024 - 01/30/2025 Professional Services rendered in the collection of delinquent taxe...	-3,920.26
Bill Pmt -Check	03/25/2025	10759	smc Logistics, LLC	Field Maintenance Services - Midtown - FEB 2025	-31,000.00
Bill Pmt -Check	03/25/2025	10760	Spacetaker DBA Fresh Arts	HueMan:Shen Project	-5,500.00
Bill Pmt -Check	03/25/2025	ACH	Reliant Energy	ELECTRICAL BILL BALDWIN ST {Baldwin Park} MAR 2025	-264.80
Bill Pmt -Check	03/25/2025	ACH	Reliant Energy	ELECTRICAL BILL 3118 AUSTIN ST {Glover Park} MAR 25	-95.97
Total 107600 · Texas Capital Operating x 2140					-282,105.24
Total 10000 · Operating Funds					-282,105.24
TOTAL					-282,105.24

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

March 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	\$3,434,926.39	\$3,221,203.36	\$213,723.03	94%
2023	0.1181	\$3,327,922.19	\$3,308,579.90	\$19,342.29	99%
2022	0.1181	\$3,187,732.34	\$3,179,516.93	\$8,215.41	99%
2021	0.1181	\$3,024,972.34	\$3,019,098.01	\$5,874.33	99%
2020	0.1181	\$2,811,116.60	\$2,806,968.30	\$4,148.30	99%
2019	0.1181	\$2,581,831.38	\$2,578,658.29	\$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	\$89.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.77	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,789.76	\$71.97	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	41,148.22	2,870,905.94
2023 Assessment Collected	2,665.19	17,460.99
2022 Assessment Collected	1,691.36	3,207.64
2021 Assessment Collected	0.00	1,126.50
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	5,314.33	14,446.01
Overpayments	77.30	9,009.85
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	4,135.70	13,657.08
Collection Fees	1,452.34	6,768.22
Total Revenue	56,484.44	2,936,582.23

Overpayments & CAD Refunds Presented	8,712.55	21,172.79
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2020	2,412,004,908	
ASSESSED VALUE FOR 2021	2,568,831,965	
ASSESSED VALUE FOR 2022	2,699,180,317	
ASSESSED VALUE FOR 2023	2,817,884,971	
ASSESSED VALUE FOR 2024	2,908,489,692	UNCERTIFIED 573,607

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 March 2025

2024 TOP TEN ASSESSMENT PAYERS

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

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	
WILLIAM MARSH RICE UNIVERSITY	81 141 460 001 000	2024	38,790.51
MID-MAIN PROPERTIES	81 135 584 001 001	2024	21,894.20
MHI LANDHOLDINGS LLC	81 141 212 001 000	2024	10,986.45
***COHEN JAY H	81 019 190 001 006	2013 - 2024	7,876.88
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 131 001 000	2024	5,901.34
**ROBINSON DORRIS	81 034 211 000 004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 531 000 006	2012 - 2024	4,138.89
GIANG MUOI T	81 120 177 000 001	2024	3,551.77
3300 SMITH STREET LLC	81 013 242 000 003	2024	3,508.87
WEST ONTARIO MANAGEMENT LLC	81 141 679 001 001	2024	3,424.90

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2021	2022	2023	2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	
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
 March 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	3,019,098.01	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,179,516.93	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,308,579.90	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,221,203.36	
			27,058,984.61	25,706,035.39		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2024 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1196	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability	6	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 03/07/2025

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through March 07, 2025

Settled

10,641,666,141
1,749
1,326,312,308
12.46%

Original value of Settled accounts as of 03/07/2025

Number of Settled accounts as of 03/07/2025

Reduction in value of **Settled** accounts

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

Unsettled

1,550,448,018
121

Original value of Unsettled accounts as of 03/07/2025

Number of Unsettled accounts as of 03/07/2025

0.118% Tax rate per \$100 valuation

\$228,212

Estimated reduction in assessment on 121 Unsettled accounts,
based on **12.46%** average

Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019											
Settled											
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			90								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72021				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2022											
Settled											
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543	1/17/2025	220,000	\$42.52	14.06%	2/11/2025	3/26/2025
Tax Year 2022	0250100000001	Cloudbreak Houston LLC	4,421,246	\$221.49	2022-66386	11/1/2024	3,900,000	\$615.59	11.79%	11/19/2024	12/30/2024
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$24,385.00	2022-63385				0.00%	Received	
			1,686,418,755				1,504,293,749				
			185								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	1,000,400		2022-27072				#DIV/0!		
Tax Year 2022	1282740010001	TAG TBD LLC	1,791,973	\$5,659.00	2022-65874				0.00%		
Tax Year 2022	Total	Unsettled Accounts, original value	5,718,373								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	0132380000001	Texas SFI Partnership 65 Ltd Etal	7,322,644	\$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	1502790010001	William Marsh Rice University	80,000,406	\$94,732.03	2023-56011	10/4/2024	72,000,000	\$9,700.03	10.24%	Received	10/30/2024
Tax Year 2023	1393240010001	2416 Brazos LLC	3,164,393	\$6,099.15	2023-65476	10/4/2024	3,900,000	\$1,493.25	24.48%	3/18/2025	
Tax Year 2023	0220560000013	Smith Harry Leonard	199,347	\$249.43	2023-69893	10/4/2024	159,478	\$61.09	24.49%	10/24/2024	11/25/2024
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059				0.00%		
Tax Year 2023	0250210000001	4510 S Main LLC	5,759,248	\$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	1/17/2025	770,959	\$141.08	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,825,229	\$5,698.60	2023-50619	1/17/2025	4,177,907	\$764.49	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,531,409	\$4,170.59	2023-50619	1/17/2025	3,057,657	\$559.50	13.42%	2/11/2025	3/26/2025

Midtown Management District Lawsuit and Arbitration Status Summary as of 03/07/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2023	0130760120011	Current Owner	255,000	\$301.16	2022-01543	1/17/2025	218,000	\$43.70	14.51%	2/11/2025	3/26/2025
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,266.52	2023-84738	1/17/2025	940,000	\$156.38	12.35%	2/11/2025	3/26/2025
Tax Year 2023	1246820010001	Opal Arrow LLC	4,954,496	\$5,851.26	2023-85807	1/17/2025	4,250,000	\$832.01	14.22%	2/11/2025	3/26/2025
Tax Year 2023	1246820010002	Opal Arrow LLC	750,652	\$886.52	2023-85807	1/17/2025	640,000	\$130.68	14.74%	2/11/2025	3/26/2025
Tax Year 2023	0191430000010	Cynthias Properties LP	380,333	\$449.17	101-23-008212	1/17/2025	300,000	\$94.87	21.12%	25.25(b)	3/26/2025
Tax Year 2023	1266470010001	Brooklyn McGowen LLC	5,738,093	\$6,776.69	2023-48504	7/2025	5,005,238	\$865.50	12.77%	Received	3/26/2025
Tax Year 2023	0132600010001	3201 Louisiana LLC	25,302,075	\$29,881.75	2023-57974				0.00%	Received	
			1,391,752,009				1,169,602,682				
			177								

Unsettled											
Tax Year 2023	0190900000005	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	2023-40903				0.00%		
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	68,742,161	\$81,184.49	2023-65693				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	2023-54932				0.00%		
Tax Year 2023	0250280000004	Ben Wah Prop LLC	919,140	\$1,103.50	2023-54932				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$80,320.71	2023-50923				0.00%		
Tax Year 2023	0022630020001	H Midtown LP	49,713,045	\$58,911.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,955.77	2023-63236				0.00%		
Tax Year 2023	0190330000004	Roesch Sonja	1,300,000	\$1,200.00	2023-65054				0.00%		
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,658,040	\$28,170.05	2023-68120				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.00	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	4,887,300	\$5,864.40	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	1,450,000	\$1,740.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	8,000,000	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,000	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	3,201,79,894								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	17								

Tax Year 2024

Settled											
Tax Year 2024	0250330000001	Travis Street Corner LLC	1,798,126	\$0.00	RBAE-000356	10/4/2024	1,650,000	NYB	0.00%	25.25B	
Tax Year 2024	0220670000013	Phan Dao C & Muoi	1,079,379	\$0.00	RBAE-000991	10/4/2024	990,000	NYB	0.00%	25.25B	
Tax Year 2024	0332470040001	Khodadadian Manouchehr	566,868	\$669.47	RBAE-001078	12/6/2024	550,000	\$19.92	2.98%	25.25B	3/26/2025
Tax Year 2024	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	1281720010002	Smith St Office LLC	2,996,867	\$0.00	RBAE-004658	10/4/2024	2,905,000	NYB	0.00%	25.25B	
Tax Year 2024	0152370000002	Smith St Office LLC	617,465	\$729.23	RBAE-004658	12/6/2024	595,000	\$26.53	3.64%	25.25B	3/26/2025
Tax Year 2024	0081910000001	2303 MT LLC	3,756,708	\$4,436.67	RBAE-006832	10/4/2024	3,500,000	\$303.17	6.83%	25.25B	3/26/2025
Tax Year 2024	1448440010001	Fred & Soody Sharifi 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

Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	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
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-010177	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-010715	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-010715	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-014605	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-014605	12/6/2024	1,285,000	Amount Due	0.00%	25.25B	Due
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598	\$491.86	RBAE-014605	1/17/2025	507,500	\$12.37	2.51%	2/11/2025	3/26/2025
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225	\$1,555.64	RBAE-0150320	1/17/2025	1,175,000	\$167.96	10.80%	2/11/2025	3/1/2025
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,323,845		2024-47361				#DIV/0!		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,459,355		2024-47361				#DIV/0!		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	68,722,459	\$8,461.22	RBAE-0148506	2/7/2025	66,000,000	\$3,215.22	3.96%	2/24/2025	3/26/2025
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,173,575		2024-49653				#DIV/0!		
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,000		2024-49725				#DIV/0!		
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	17,889,834	\$18,890.00	2024-50643				0.00%		
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	4,733,831	\$38,973.00	2024-50643				0.00%		
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	5,122,580		2024-50747				#DIV/0!		
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	1,320,000		2024-51835				#DIV/0!	Received	
Tax Year 2024	0060600000003	Hy Travis LLC	1,520,000		2024-52610				#DIV/0!		
Tax Year 2024	0060610000008	Hy Travis LLC	4,181,000		2024-52610				#DIV/0!		
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	2,294,670		2024-58950				#DIV/0!		
Tax Year 2024	1224910010001	Nova Terranova LLC	1,700,000	\$1,984.08	RBAE-014195	1/17/2025	1,400,000	\$330.68	16.67%	25.25B	3/26/2025
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,544,147	\$1,941.74	RBAE-015969	1/17/2025	1,600,000	\$52.14	2.69%	25.25B	3/26/2025
Tax Year 2024	0132670000003	Greatland Investment Inc	12,144	\$841.04	RBAE-016130	1/17/2025	615,000	\$114.72	13.64%	25.25B	3/26/2025
Tax Year 2024	0021510000007	Webster-Chenevert Ltd	2,406,862	\$2,745.83	RBAE-016265	1/17/2025	2,325,000	\$0.01	0.00%	25.25B	
Tax Year 2024	0021520000003	Webster-Chenevert Ltd	660,000	\$679.08	RBAE-016269	1/17/2025	575,000	PAID	0.00%	25.25B	
Tax Year 2024	0021520000014	1701 Webster Ltd	1,872,920	\$1,889.60	RBAE-016272	1/17/2025	1,600,000	PAID	0.00%	25.25B	
Tax Year 2024	0021700000009	1701 Webster Ltd	2,280,000	\$2,444.67	RBAE-016274	1/17/2025	2,070,000	PAID	0.00%	25.25B	
Tax Year 2024	0250320000001	H & T Investment Corp	646,038	\$762.97	RBAE-018429	1/17/2025	585,000	\$72.09	9.45%	25.25B	3/26/2025
Tax Year 2024	0250320000006	HT Investment Corp	600,000	\$708.60	RBAE-018429	1/17/2025	500,000	\$118.10	16.67%	25.25B	3/26/2025
Tax Year 2024	0250320000010	H & T Investment Corp	302,050	\$356.72	RBAE-018429	2/7/2025	281,000	\$24.86	6.97%	25.25B	3/26/2025
Tax Year 2024	1204350010001	Car Spa Midtown I LP	4,641,005	\$5,481.03	RBAE-018658	1/17/2025	4,200,000	\$520.83	9.50%	25.25B	3/26/2025
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$407.56	RBAE-019782				0.00%	25.25B	
Tax Year 2024	0021600000021	William Marsh Rice University	666,397	\$787.01	RBAE-019163	2/7/2025	572,000	\$111.48	14.17%	25.25B	3/26/2025
Tax Year 2024	0220510000008	4101 San Jacinto LLC	2,640,000	\$3,117.84	RBAE-019605	2/7/2025	2,300,000	\$401.54	12.88%	25.25B	3/26/2025
Tax Year 2024	0190880000016	Gaumer Mary K	709,413	\$837.82	RBAE-019620	3/7/2025	675,000	\$40.64	4.85%	25.25B	3/26/2025
Tax Year 2024	0250230000009	401 Richmond LLC	1,719,850	\$2,031.14	RBAE-020120	2/7/2025	1,597,000	\$145.08	7.14%	25.25B	3/26/2025
Tax Year 2024	0190320000008	LLR Management Inc	819,679	\$968.04	RBAE-020175	2/7/2025	775,000	\$52.76	5.45%	25.25B	3/26/2025
Tax Year 2024	0250180000006	15 21 Japhet Realty Ltd	1,321,537	\$1,560.74	RBAP-018555	2/7/2025	1,175,000	\$173.06	11.09%	25.25B	3/26/2025
Tax Year 2024	0191430000001	Cynthia Properties LP	1,089,180	\$1,286.32	RBAP-019893	2/7/2025	975,000	\$134.84	10.48%	25.25B	3/26/2025

Midtown Management District Lawsuit and Arbitration Status Summary as of 03/07/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	Total	Settled Accounts, original & settled value	390,000,403				138,922,500				
Tax Year 2024	Total	Settled Accounts, number of accounts	70								
Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,414,208		2023-55523A				#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	0191440000005	3100 Fannin Purchase Company LLC	1,261,496		2024-49000				#DIV/0!		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327		2024-49017				#DIV/0!		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963		2024-50819				#DIV/0!		
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828				#DIV/0!		
Tax Year 2024	0250250000009	TV Prop LLC	342,606		2024-51000				#DIV/0!		
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806		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	93,000		2024-51748				#DIV/0!		
Tax Year 2024	0021750000008	Group I Realty Inc	251,500		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	2,576,006		2024-51748				#DIV/0!		
Tax Year 2024	1224190010001	Group I Realty Inc	4,000,500		2024-51748				#DIV/0!		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,000		2024-51748				#DIV/0!		
Tax Year 2024	1303900010001	Group I Realty Inc	1,086,790		2024-51748				#DIV/0!		
Tax Year 2024	1303900020001	Group I Realty Inc	2,009,860		2024-51748				#DIV/0!		
Tax Year 2024	1350820010001	Group I Realty Inc	3,008,910		2024-51748				#DIV/0!		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	700,007		2024-51748				#DIV/0!		
Tax Year 2024	1300540010001	Central Bank	1,826,760		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		2024-52313				#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	5,067,890		2024-57902				#DIV/0!		
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588		2024-59035				#DIV/0!		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299		2024-59838				#DIV/0!		

Midtown Management District
Lawsuit and Arbitration Status Summary as of 03/07/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000		2024-60628				#DIV/0!		
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000		2024-61227				#DIV/0!		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321		2024-61559				#DIV/0!		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875		2024-61583				#DIV/0!		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564		2024-61602				#DIV/0!		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,940		2024-61637				#DIV/0!		
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686		2024-61655				#DIV/0!		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897		2024-61650				#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		2024-63864				#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		2024-67820				#DIV/0!		
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	875,889	\$5,334.42	2024-69892				0.00%		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,377.77	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,687,300	\$5,538.98	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	4,687,300	\$2,220.00	2024-71012				0.00%		
Tax Year 2024	1331360010001	Travis Street Plaza LP	3,475,121	\$7,647.31	2024-71012				0.00%		
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,040	\$576.20	2024-71074				0.00%		
Tax Year 2024	0190730000001	WWBD LP	2,355,388	\$5,380.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,114,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,521	\$1,356.65	2024-71460				0.00%		
Tax Year 2024	0190290000005	OS Austin LLC	1,047,440	\$1,237.03	2024-71788				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,071,250		2024-71791				#DIV/0!		
Tax Year 2024	0190330000004	Roesch Sonja	1,009,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,533,470	\$2,543.25	2024-72204				0.00%		
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-72881				0.00%		
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.28	2024-73618				0.00%		
Tax Year 2024	0132670000006	Dang Buu Q & Nguyen Dung T	782,888	\$924.59	2024-74336				0.00%		
Tax Year 2024	0132670000013	Dang Buu Q	537,403	\$634.67	2024-74336				0.00%		
Tax Year 2024	1251930010001	E & I Investments Inc	1,938,720	\$2,289.63	2024-74776				0.00%		
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350		2024-75012				#DIV/0!		
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000		2024-75012				#DIV/0!		
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,273.25	2024-75129				0.00%		
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,368,258	\$1,615.91	2024-75708				0.00%		
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,888	\$3,359.81	2024-76188				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,641,183	\$1,938.24	2024-77426				0.00%		
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,593,831	\$4,244.31	2024-77441				0.00%		
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,144,215	\$1,351.32	2024-77441				0.00%		
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,714,296	\$3,205.58	2024-77808				0.00%		
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695		2024-77912				#DIV/0!		

Midtown Management District **Lawsuit and Arbitration Status Summary as of 03/07/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	0190900000001	BAP 2800 LLC	946,439	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458		2024-83933				#DIV/0!		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-83933				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522		RBAE-005366				#DIV/0!		
Tax Year 2024	0021520000009	1701 Webster Ltd	2,065,200		RBAE-012784				#DIV/0!		
Tax Year 2024	0190880000016	Gaumer Mary K	709,413	\$837.82	RBAE-019000				0.00%		
Tax Year 2024	1247680010008	HSU Jeannie	451,000	\$426.10	RBAE-000045				0.00%		
Tax Year 2024	0190400000003	2300 Fannin Ltd	1,470,000	\$1,736.07	RBAE-020842				0.00%		
Tax Year 2024	0191430000010	Cynthias Properties LP	380,003	\$448.78	RBAE-020923				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	1,188,434,311								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	101								

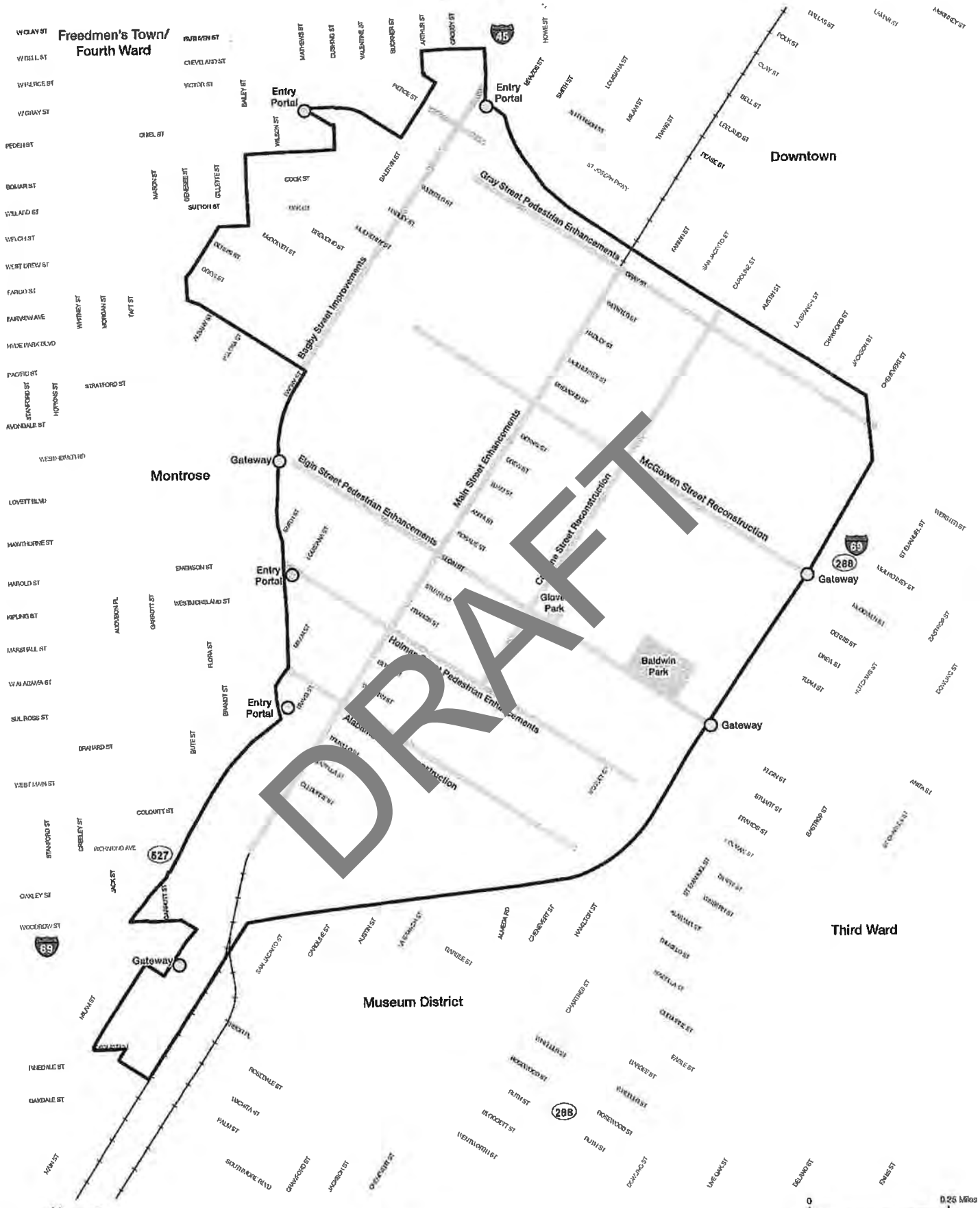
Cumulative				
Settled				
Cumulative	Grand Total	Settled Accounts, original value	10,641,666,141	9,315,353,833
Cumulative	Grand Total	Settled Accounts, number of accounts	1,749	
Unsettled				
Cumulative	Grand Total	Unsettled Accounts, original value	1,550,448,018	
Cumulative	Grand Total	Unsettled Accounts, number of accounts	121	

Color Legend

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

Abbreviations

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



District Improvements Midtown Management District

February 2019
WALTER P. MOORE

CURRENT DISTRICT IMPROVEMENTS AND LOCATIONS

EXHIBIT "B"

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Main Street Enhancements	Landscaped tree wells from Gray Street to Wheeler Street (right-of-way only; does NOT include center esplanade)	Street Furniture Irrigation System Plantings Pavers
Baldwin Park	Improvements to HPARD Park located at 1701 Elgin Street	Street Furniture Irrigation System Plantings Pavers
Elgin Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Brazos Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
McGowen Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Smith Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
Gray Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Brazos Street to Hamilton Street	Street Furniture Irrigation System Plantings Pavers
Bagby Street and Pierce Street Improvements	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements on Bagby Street from St. Joseph to Tuam including two blocks on Pierce Street from Baldwin to Brazos.	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs Street Signs Signal Poles
Glover Park	Improvements to HPARD Park located at intersection of Elgin Street and Austin Street	Street Furniture Irrigation System Plantings Pavers
Caroline Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Pierce Street to Holman Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs

Holman Street Pedestrian Enhancements	Right of Way pedestrian enhancements from Spur 527 to Chenevert Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs
Alabama Street Reconstruction	Street reconstruction, utility upgrades, and right-of-way pedestrian enhancements from Spur 527 to Chenevert Street	Street Furniture Irrigation System Plantings Lighting Pavers Wayfinding Signs
Street Signs	Decorative street sign including Midtown logo located throughout the District	Street Signs
Entry Plazas	Landscaped esplanades at 1700 Elgin, 1800 Elgin, and 1800 McGowen	Irrigation System Plantings

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EXHIBIT "C"

DISTRICT MAINTENANCE OBLIGATIONS

The following table describes the specific Improvements that the **Midtown Management District** ("District") shall maintain under this Agreement as identified in Exhibit A, B, and C, as well as the locations of such Improvements. Additional Improvements may be added as referenced in Articles III and IV, upon advanced written approval by the Director and the District. In addition, footnotes describe limitations to those obligations.

Improvement	Component	Maintenance Activity
Street Furniture	Trash Receptacles Benches Bike Racks Seatwalls Walkway Pads	Clean and paint Trash removal Repair or replace when damaged Store spare parts
Irrigation System	Controller Water Meter Valves Irrigation Lines Planting Bed Drippers	Pay monthly water meter bill Operate controller Replace defective controllers and valves Repair or replace broken irrigation lines Clean and maintain dripper lines
Plantings	Trees Ground Cover at Trees Hedges Planters and Beds Tree Grates Rain Gardens	Water all plants (irrigation or by hand) Prune and limb up plants Mowing turf Remove and replace dead plants Mulch, weed, and clean beds Repair or replace when damaged
Lighting	Decorative Street Lights Tree Up-lighting Lighting	Pay monthly electric meter charge Adjust timers Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Pavers	Crosswalk Pavers Ramp Pavers Bike Path Pavers Sidewalk Pavers Street Name Tile Pavers	Repair or replace broken pavers Reset settled pavers that are hazardous to pedestrians or traffic (including but not limited to resetting following City repairs to roadway road beds) Reinstall pavers after City repairs as described in Article V.
Wayfinding Signs	Poles Message Boards & Maps	Repair damaged poles Maintain paint finishes Maintain and update message boards and maps
Street Signs	Decorative Street Signs	Maintain paint finishes Replace damaged signs Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Signal Poles	Powder-coated Poles	Clean and paint Repair or replace when damaged

AMENDED DISTRICT IMPROVEMENTS AND LOCATIONS

EXHIBIT "B1"

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Entry Plazas	Enhancements to plazas and open spaces in public right-of-way at Elgin/Bagby intersection	Irrigation System Plantings Lighting
Pedestrian Safety Enhancements	Crosswalk and curb enhancements at Brazos/Webster intersection and Elgin/Jackson intersection.	Lane delineators Pavement markings
Bikeway Improvements	Bikeway Improvements on Gray, Austin, Holman, Tuam, and Caroline Street	Lane delineators Pavement markings

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**FIRST AMENDMENT TO THE MAINTENANCE AGREEMENT WITH MIDTOWN
MANAGEMENT DISTRICT**

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

THIS FIRST AMENDMENT TO THE MAINTENANCE AGREEMENT FOR MAINTENANCE SERVICES (“FIRST AMENDMENT”) is made on the counter-signature date by and between the **CITY OF HOUSTON, TEXAS** (the “City”), a home-rule city of the state of Texas, and **MIDTOWN MANAGEMENT DISTRICT** (the "District"), a municipal management district created by the State of Texas under the provisions of Chapter 3809 of the Special District Local Laws Code.

RECITALS

1. Pursuant to Ordinance No. 2019-0288 (April 1, 2019), the City and the District entered into an Agreement for a Maintenance Agreement (the “Original Agreement”).
2. The City and the District desire to amend the Original Agreement to amend Exhibit B “District Improvements and Locations (Attached)” and Exhibit C “District Maintenance Obligations” of the Original Agreement.
3. **NOW THEREFORE**, the parties agree as follows:

ARTICLE I.

Exhibit B, “District Improvements and Locations (Attached),” of the Original Agreement is amended and supplemented with Exhibit B1, “District Improvements and Locations (Attached),” which is attached to this First Amendment.

ARTICLE II.

Exhibit C, “District Maintenance Obligations,” of the Original Agreement is amended and supplemented with Exhibit C1, “District Maintenance Obligations,” which is attached to this First Amendment.

ARTICLE III.

Except as modified under this First Amendment, the Original Agreement will remain in full force and effect. In the event of a conflict between the Original Agreement and this First Amendment, this First Amendment shall prevail.

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E. Signatures

The Parties have executed this Agreement in multiple copies, each of which is an original. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms. The Parties hereby agree that each Party may sign and deliver this Agreement electronically or by electronic means and that an electronic transmittal of a signature, including but not limited to, a scanned signature page, will be as good, binding, and effective as an original signature.

MIDTOWN MANAGEMENT DISTRICT

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

CITY OF HOUSTON, TEXAS

By: _____
Mayor

City Secretary

APPROVED:

Director, Houston Public Works

COUNTERSIGNED BY:

City Controller

DATE COUNTERSIGNED:

APPROVED AS TO FORM:

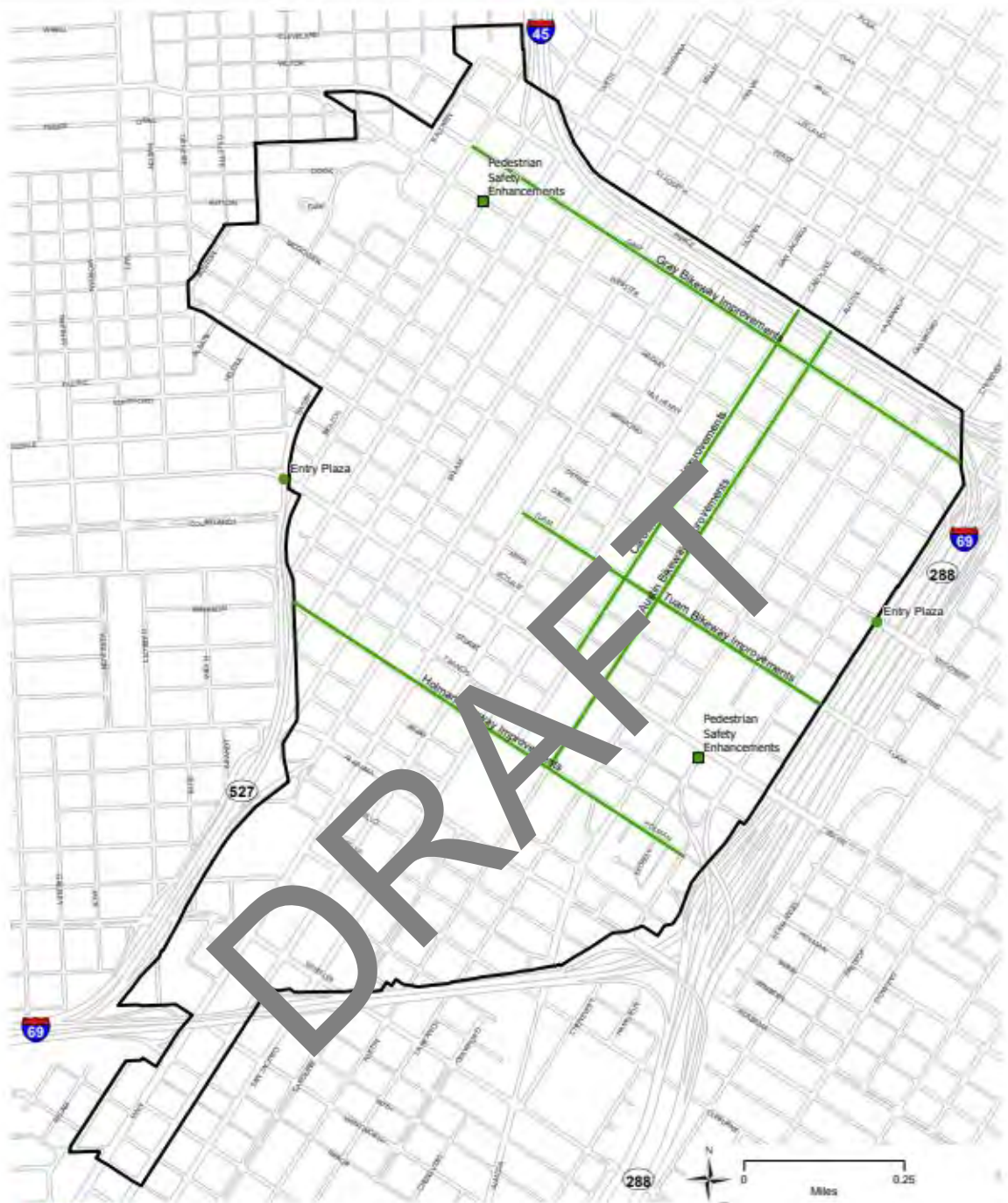
Assistant City Attorney
L.D. No. _____

EXHIBIT “B1”

DISTRICT IMPROVEMENTS AND LOCATIONS (ATTACHED)

Project	Description	Improvement Maintenance
Entry Plazas	Enhancements to plazas and open spaces in public right-of-way at Elgin/Bagby intersection	Irrigation System Plantings Lighting
Pedestrian Safety Enhancements	Crosswalk and curb enhancements at Brazos/Webster intersection and Elgin/Jackson intersection.	Lane delineators Pavement markings
Bikeway Improvements	Bikeway Improvements on Gray, Austin, Holman, Tuam, and Caroline Street	Lane delineators Pavement markings

DRAFT



District Improvements

Midtown Management District



EXHIBIT “C1”

DISTRICT MAINTENANCE OBLIGATIONS

The following table describes the specific Improvements that the **Midtown Management District** (“District”) shall maintain under this Agreement as identified in Exhibit A, B, and C, as well as the locations of such Improvements. Additional Improvements may be added as referenced in Articles III and IV, upon advanced written approval by the Director and the District. In addition, footnotes describe limitations to those obligations.

Improvement	Component	Maintenance Activity
Irrigation System	Controller Water Meter Valves Irrigation Lines Planting Bed Drippers	Pay monthly water meter bill Operate controller Replace defective controllers and valves Repair or replace broken irrigation lines Clean and maintain dripper lines
Plantings	Trees Ground Cover at Trees Hedges Planters and Beds Tree Grates Rain Gardens	Water all plants (irrigation or by hand) Prune and limb up plants Mowing turf Remove and replace dead plants Mulch, weed and clean beds Repair or replace when damaged
Lighting	Decorative Streetlights Tree Uplights Sign Lights	Pay monthly electric meter charge Adjust timers Maintain wiring and circuits Replace bulbs Repair or replace defective equipment and wiring
Lane Delineators	Concrete curbs Armadillos Surface mounted yellow flag	Repair or replace when damaged
Pavement markings	Paint markings Thermoplastic markings	Maintain markings Repair or replace when damaged



Field Service Team & Maintenance Monthly Update

MONTHLY METRICS



126

Miles ROW Mowed



239

**Bags of Trash
Removed**



11,950

**LBS of Trash
Removed**



556

**Bags of Leaves
Removed**



Field Service Team & Maintenance Monthly Update

GRAFFITI ABATEMENT



36

**Monthly Public
Property Abatements**



81

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

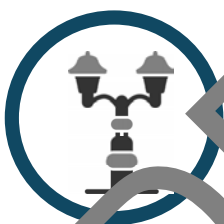


Field Service Team & Maintenance Monthly Update

SEECCLICKFIX REPORTS



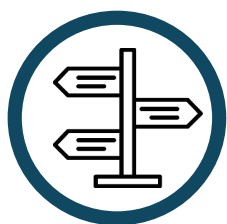
1
Broken Sidewalks



2
Broken Lighting



2
Trash/Debris



11
Street Signs



Field Service Team & Maintenance Monthly Update

PROJECT UPDATES

BALDWIN PARK

Park Lighting Project

Pedestrian light update project scheduled for construction end of March with completion expected in April.

Irrigation Repairs

Metropolitan scheduled for minor irrigation system repairs this week.

Trash Can Updates

One trash can was replaced.

GLOVER PARK

Fencing Project

Crews have completed work on the fencing. QA/QC walk through scheduled for this week for final inspection and approvals by Midtown.

Irrigation Repairs

Metropolitan scheduled for minor irrigation system repairs this week.

Stage Repairs

Replacement of a one broken board completed.



Midtown Management District

Field Maintenances Services

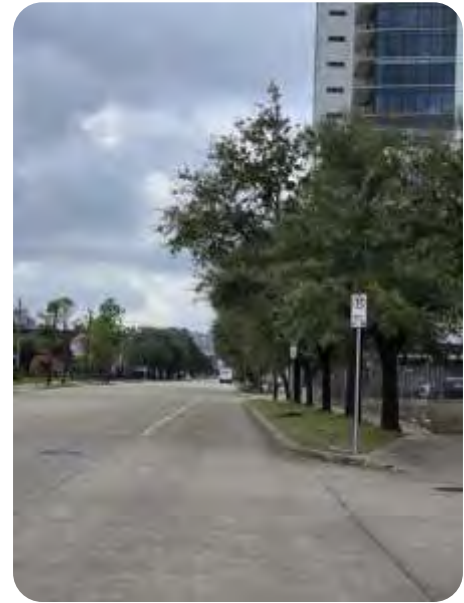
February 2025

Date	Quadrants Cleaned	Mileage of ROW Delittered	Mileage of ROW Mowed	Trash Bags Filled	Pounds	Bandit Signs Collected	Bags of Leaves Collected
2/3	Q1	10.52	10.53	13	650	0	22
2/4	Q2	6.78	6.78	12	600	0	24
2/5	Q3	6.27	6.27	16	800	2	23
2/6	Q4	5.09	5.1	17	850	1	24
2/7	Q5	5.75	5.76	7	350	3	20
2/10	Q1	8.03	8.04	10	500	0	32
2/11	Q2	5.45	5.45	9	350	0	15
2/12	Q3	5.00	5.00	9	450	0	19
2/13	Q4	4.35	4.36	10	500	0	30
2/14	Q5	5.43	5.44	10	500	0	40
2/17	Q1	8.08	8.09	11	550	0	49
2/18	Q2	5.45	5.45	18	900	0	33
2/19	Q3	5.00	5.00	21	1050	0	28
2/20	Q4	4.35	4.36	16	800	0	43
2/21	Q5	5.75	5.76	15	750	0	36
2/24	Q1	10.52	10.53	12	600	0	32
2/25	Q2	6.78	6.78	9	450	0	30
2/26	Q3	6.27	6.27	11	550	0	20
2/27	Q4	5.09	5.1	6	300	0	19
2/28	Q5	5.75	5.76	9	450	0	17
Total		125.71	125.83	239	11950	6	556

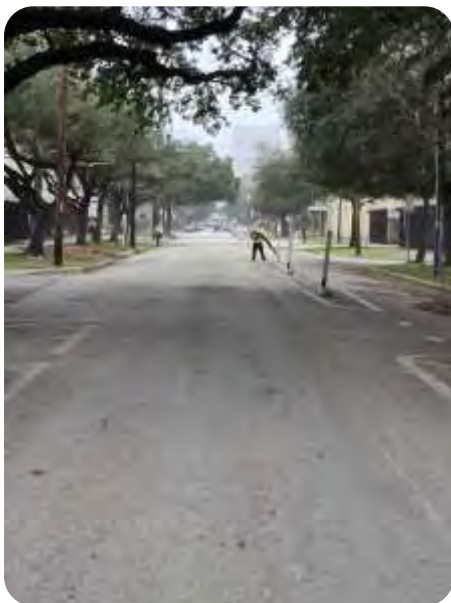
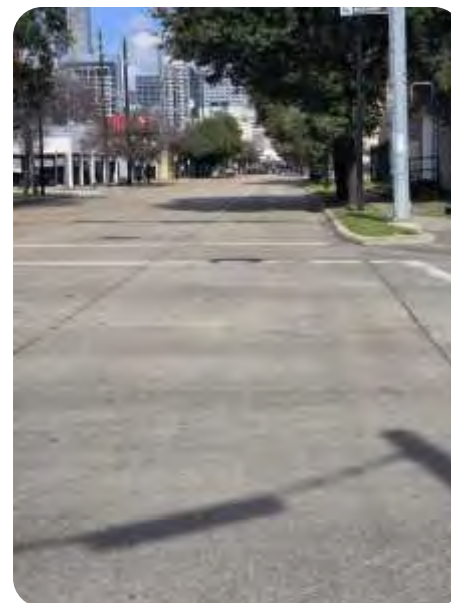
Midtown Management District

February 2025





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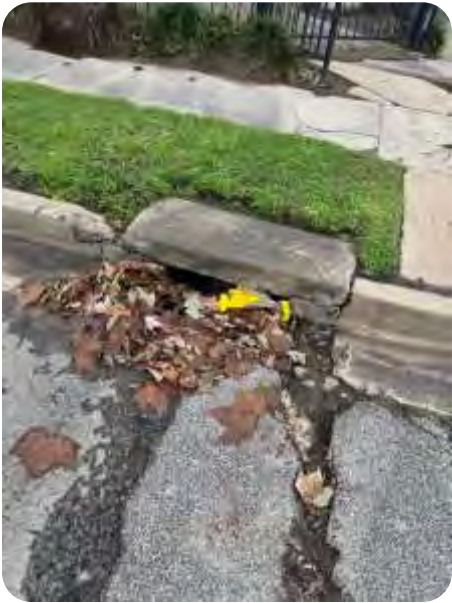




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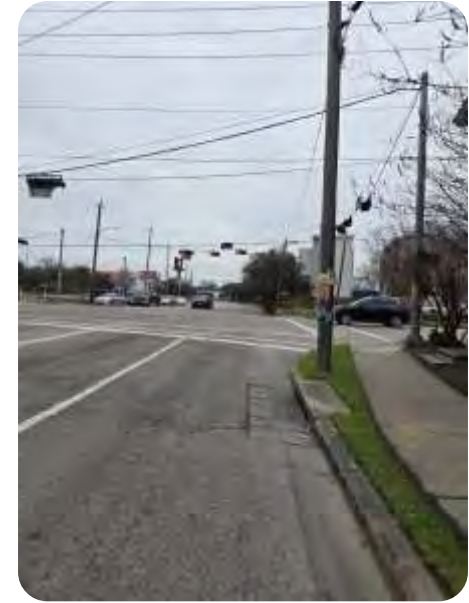
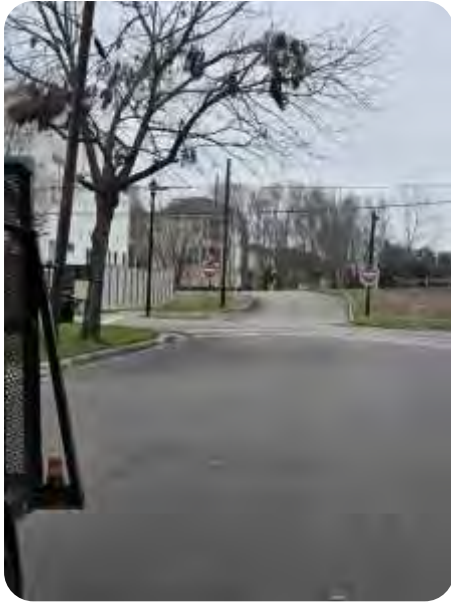
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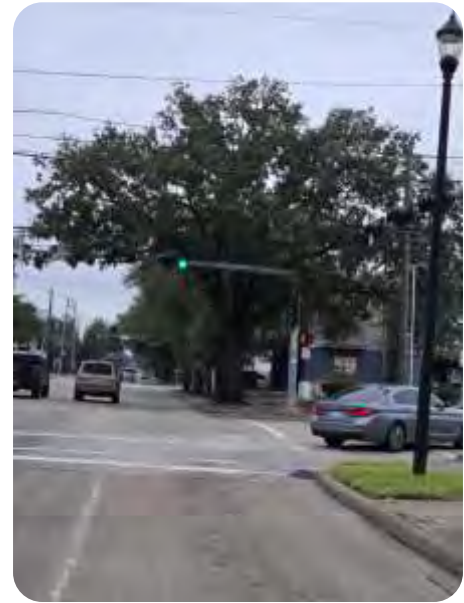
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Graffiti Abatement Reports

February 2025

Monthly Graffiti Abatement Reports 2025

[illegible]

Graffiti Abatement Reports Totals 2008 - 2025

[illegible]



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

February 6, 2025

Public Property

DRAFT

before

400 Hadley

after

6665



before

400 Hadley

after

6666



before

400 Hadley

after

6667



before

400 Hadley

after

6668



before

600 Rosalie

after

6669



600 Rosalie

before

after

6670



before

600 Rosalie

after

6671



before

2000 Brazos

after

6672



before

2600 Brazos

after

6673



before

600 Dennis

after

6674



before

600 Dennis

after

6675



600 Dennis

before

6676

after



before

600 Dennis

after

6677

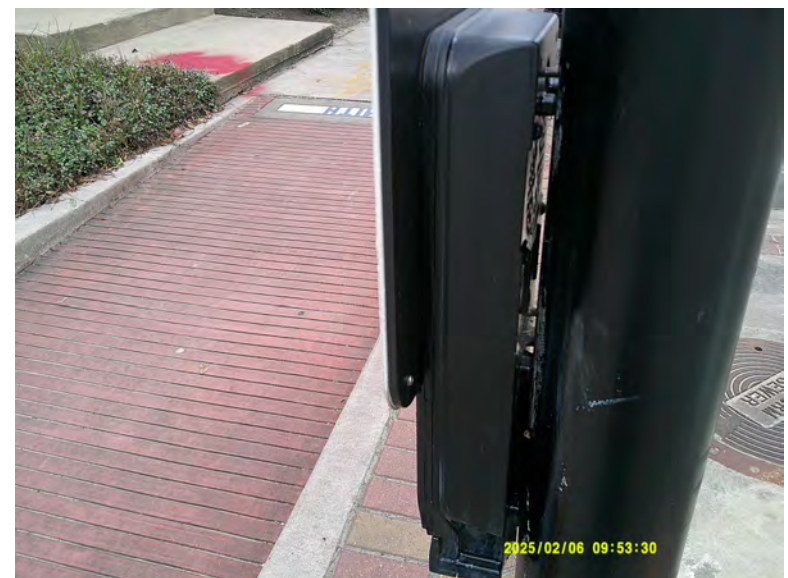


3200 Smith

before

6678

after



before

3200 Smith

after

6679



before

3200 Madley

after

6680



before

2200 Hadley

after

6681

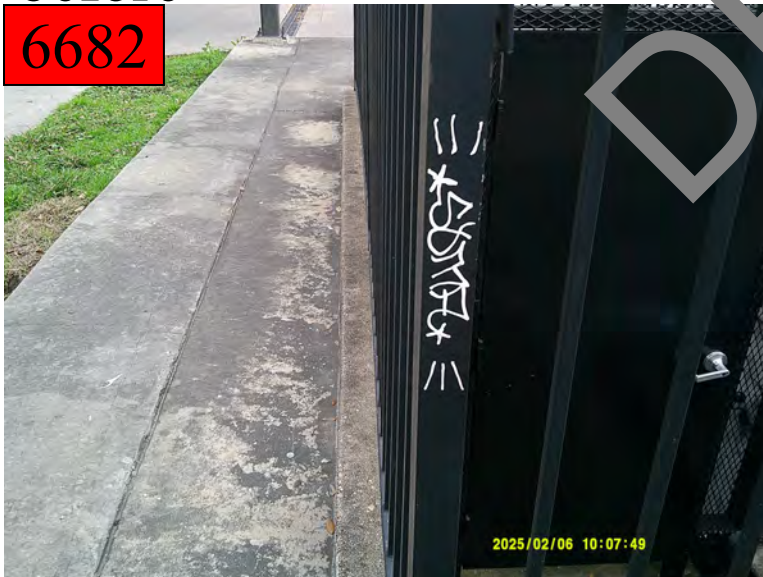


before

2200 Hadley

after

6682



before

2200 Hadley

after

6683



before

860 Winburn

after

6684



before

3200 Fannin

after

6685



before

1200 Alabama

after

6686

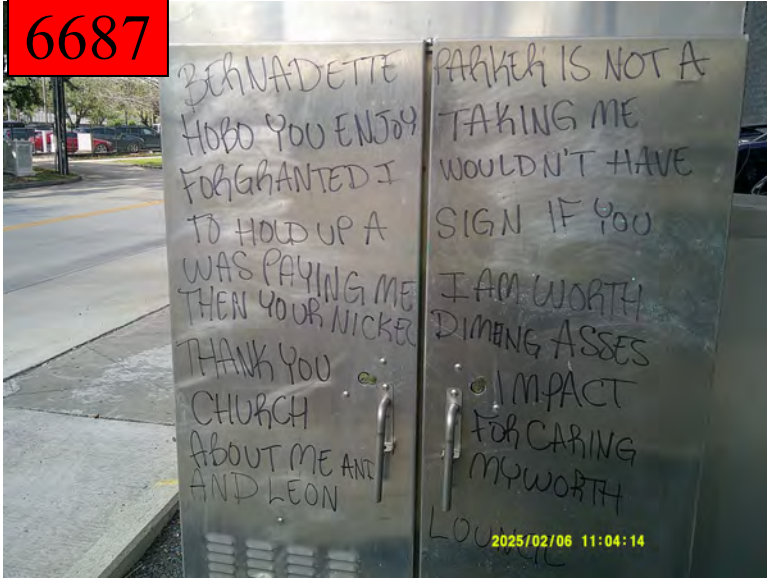


before

2500 Caroline

after

6687

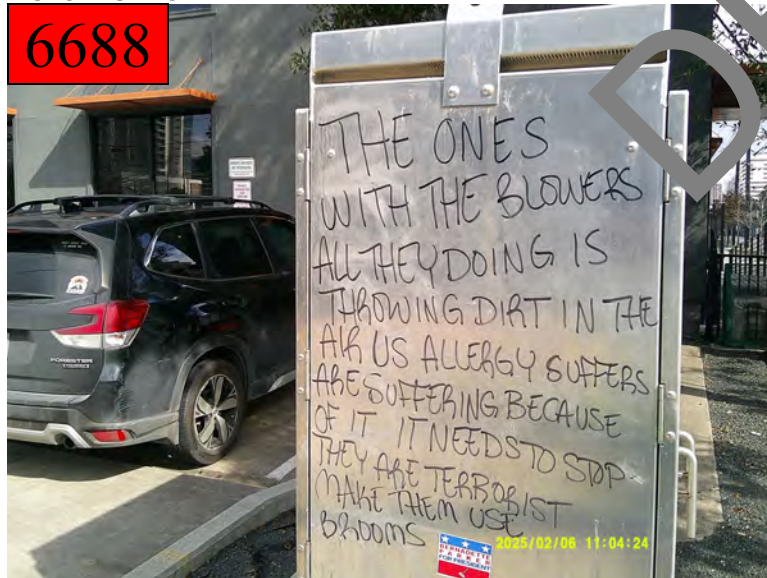


before

2500 Caroline

after

6688



before

6689

1200 McGowen

after



before

6690

1200 McGowen

after





midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

February 19, 2025

Public Property

before

3400 Main

after

6691



before

000 Gray

after

6692



before

900 Webster

after

6693



before

900 Webster

after

6694



before

2600 Fannin

after

6695



before

Midtown Park

after

6696



before

6697

Midtown Town

after



before

6698

2100 Milam

after



before

1400 Tuam

after

6699

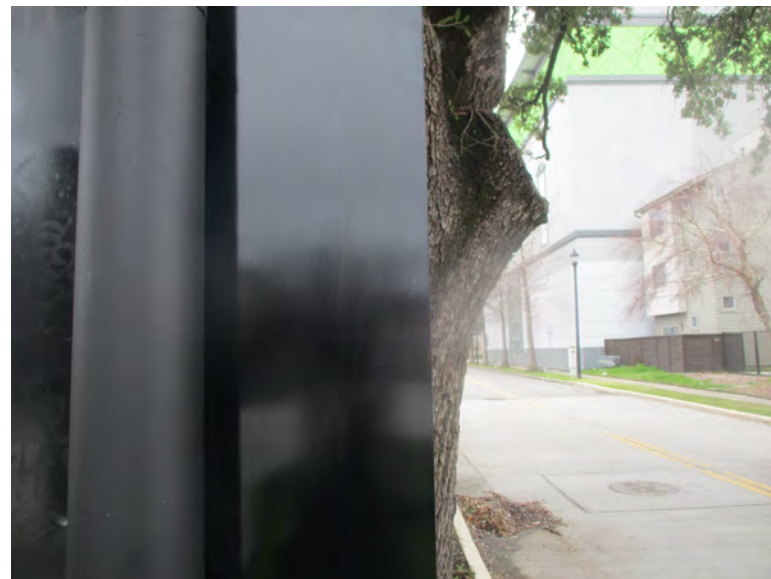


before

1200 Rosalie

after

6700





CONSTABLE JAMES "SMOKIE" PHILLIPS
HARRIS COUNTY CONSTABLE'S OFFICE
PRECINCT SEVEN

MAIN OFFICE
5290 Griggs Road
Houston, Texas 77021
PHONE (713) 643-6602
FAX (713) 643-3401

Date: March 18, 2025

From: Sergeant Cristobal Manzanare
Contract Sergeant, Field Operations
Harris County Constable's Office of Precinct "7"

To: Midtown Management District
Public Safety Committee & Midtown Management Board of Directors

Subject: February Monthly Productivity Analysis Report
Enclosure: **MPAR – February 2025**
Distribution: Executive Command Staff & Board of Directors & Management Company

The purpose of this "Monthly Productivity Analysis Report" (M.P.A.R.) is to provide the executive command staff with the appropriate data to analyze the productivity of assigned personnel and their shifts' activities to allow for the validation of individual and divisional performance evaluations. With regard to the specific content of the report, there are 18 distinctive component parts of this report. These components are enumerated below:

- | | |
|--|---|
| 01. Patrol Activity Details | 10. Traffic Enforcement Report |
| 02. Patrol Activity Analytical Summary | 11. Trends & Percentages of Traffic |
| 03. Patrol Activity Percentages & Trends | 12. Citation & Warning Issuance Review |
| 04. Security Checks Report | 13. Call for Service Report (<i>C.F.S.</i>) |
| 05. Security Checks Percentages & Trends | 14. Trends & Percentages for <i>C.F.S.</i> |
| 06. Crisis Intervention Disposition Report | 15. Overtime Report (service at no Cost) |
| 07. Offense/Incident Generation Report | 16. Reserve Deputy Use (at no Cost) |
| 08. Criminal Arrest Types Report | 17. Incident Summarization |
| 09. Warrant Execution Report | 18. Hotspot Report Data Review |

A cursory analysis of the statistical data from this report should be demonstrative of the quality of performance of this agency in realizing the contractual obligations and the overall achievement of the goals and objectives of this Agency and the Contract Division.

1537 total miles were driven, and the shift responded to **0894** total service calls and conducted **003** crash investigations. The shift issued **41** traffic citations, made **05** arrests and handled **105** enforcement service-related calls.

*	<i>Patrol Activity Types</i>	<i>Notes</i>		<i>Total</i>
1	Dispatch Calls	Calls of Service received Harris County Dispatch		79
2	Self-Initiated Calls	Calls of Service generated by Deputies		372
3	Patrol Alerts	Call of Service generated at Request Citizens		27
4	Security Checks	Locations checked by Deputies-Non Businesses		304
5	Business Checks	Locations checked by Deputies-Businesses		62
6	Burglary of Residence or Vehicles*	Call of Service for Burglaries		05
7	Thefts	Call of Service for Thefts		07
8	Prohibited Sidewalk Enforcement/Other	Citations generated by Deputies		27
9	Major & Minor Crash	Call of Service generated for Crashes		08
10	Mental Cases-Emergency Detention	Emergency Detention generated by Deputies		04
11	Law Enforcement Reports	07-Superior, 04-HPD Reports, 03-Crash Report		14
12	Public Intoxication	Sobriety Center Arrests		00
13	Criminal Arrests	00-Felony Assault, 00-Felony Theft, 00-Misd Assault, 01-Misd Theft, 04-Misd Other, 00-PI		5
14	Narcotics-Seized	Marijuana, Kush, Crack Cocaine, Power Cocaine, Xanax Pills and Other		00
15	Traffic Enforcement	Traffic Enforcement generated by Deputies		97
16	Reserve Deputy Services (<i>Free</i>)	Additional Deputy presence by Reserves		00
17	Miles Driven	Miles Driven Inside of Contract by Deputies		1537

Sergeant Cristobal Manzanare

Sergeant Cristobal Manzanare
Contract Sergeant, Field Operations
Harris County Constable's Office of Precinct "7"
713-643-6602



CONSTABLE JAMES "SMOKIE" PHILLIPS
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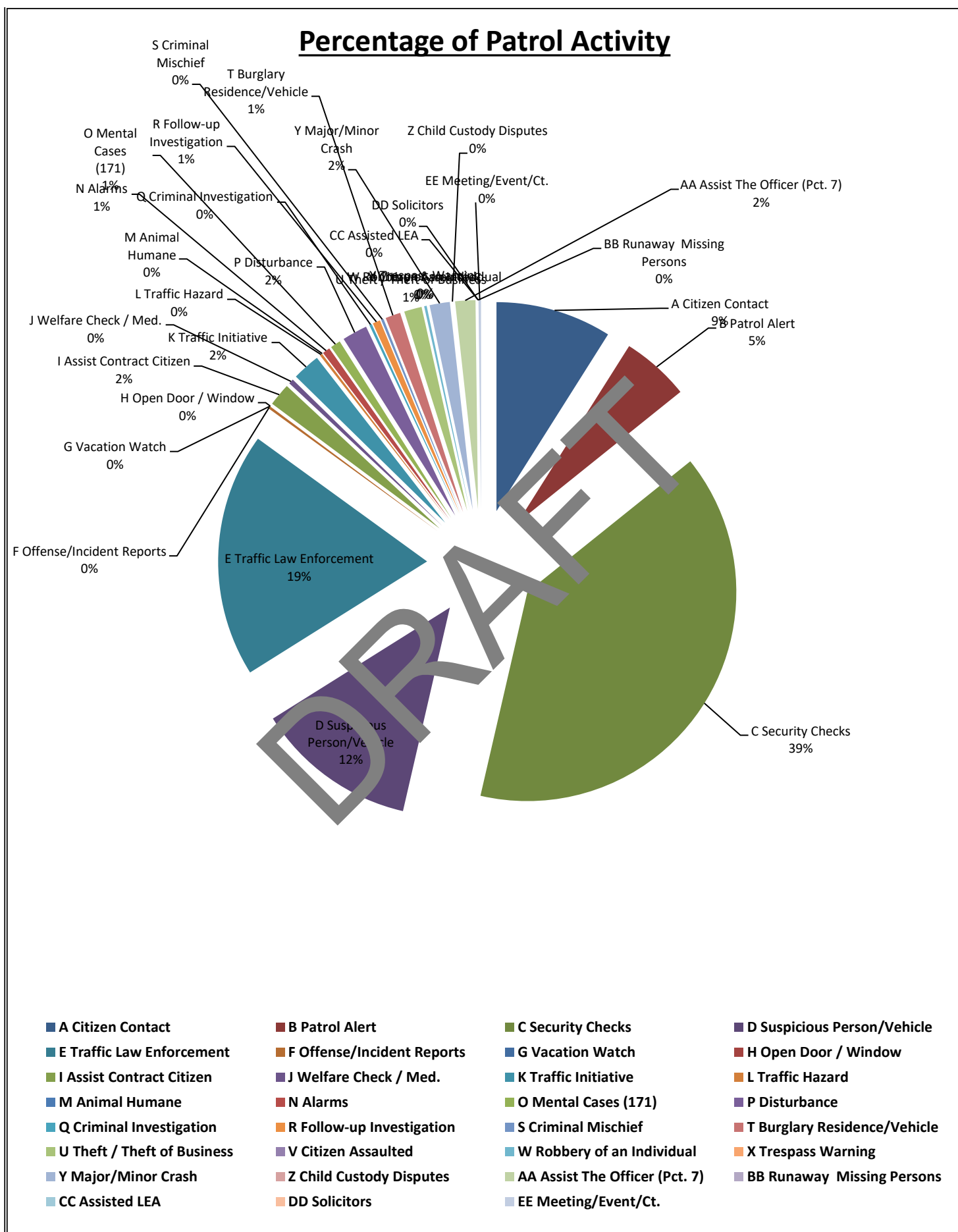
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A. Patrol Activity Monthly Total:

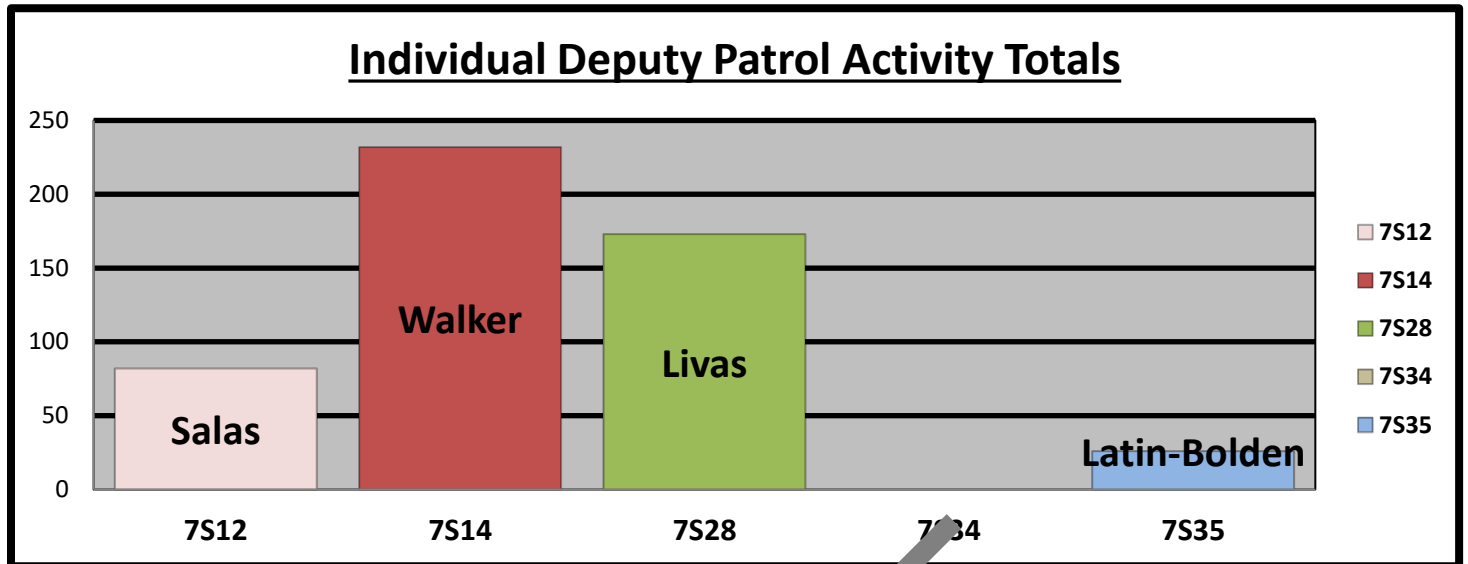
0513

*	Patrol Activity Types	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
A	Citizen Contact	4	14	25	0	3	46	9.2	9%
B	Patrol Alert	0	27	0	0	0	27	5.4	5%
C	Security Checks	22	113	57	0	10	202	40.4	39%
D	Suspicious Person/Vehicle	21	17	23	0	3	64	12.8	12%
E	Traffic Law Enforcement	20	34	36	0	7	97	19.4	19%
F	Offense/Incident Reports	0	0	0	0	1	1	0.2	0%
G	Vacation Watch	0	0	0	0	0	0	0.0	0%
H	Open Door / Window	0	0	0	0	0	0	0.0	0%
I	Assist Contract Citizen	4	1	4	0	0	9	1.8	2%
J	Welfare Check / Med.	0	2	0	0	0	2	0.4	0%
K	Traffic Initiative	0	10	1	0	0	11	2.2	2%
L	Traffic Hazard	1	0	0	0	0	1	0.2	0%
M	Animal Humane	0	0	0	0	0	0	0.0	0%
N	Alarms	0	0	3	0	0	3	0.6	1%
O	Mental Cases (171)	0	0	0	0	0	4	0.8	1%
P	Disturbance	0	2	8	0	0	10	2.0	2%
Q	Criminal Investigation	1	0	0	0	0	1	0.2	0%
R	Follow-up Investigation	0	1	1	0	1	3	0.6	1%
S	Criminal Mischief	0	0	0	0	1	1	0.2	0%
T	Burglary Residence/Vehicle	0	5	1	0	0	6	1.2	1%
U	Theft / Theft of Business	2	4	1	0	0	7	1.4	1%
V	Citizen Assaulted	0	0	0	0	0	0	0.0	0%
W	Robbery of an Individual	0	0	1	0	0	1	0.2	0%
X	Trespass Warning	0	0	0	0	0	0	0.0	0%
Y	Major/Minor Crash	1	1	6	0	0	8	1.6	2%
Z	Child Custody Disputes	0	0	0	0	0	0	0.0	0%
AA	Assist The Officer (Pct. 7)	6	1	1	0	0	8	1.6	2%
BB	Runaway Missing Persons	0	0	0	0	0	0	0.0	0%
CC	Assisted LEA	0	0	0	0	0	0	0.0	0%
DD	Solicitors	0	0	0	0	0	0	0.0	0%
EE	Meeting/Event/Ct.	0	0	1	0	0	1	0.2	0%
*	MONTH TOTALS	82	232	173	0	26	513	102.6	100%

A1. Patrol Activity Percentage:



B. Patrol Activity by Midtown Management District Personnel:

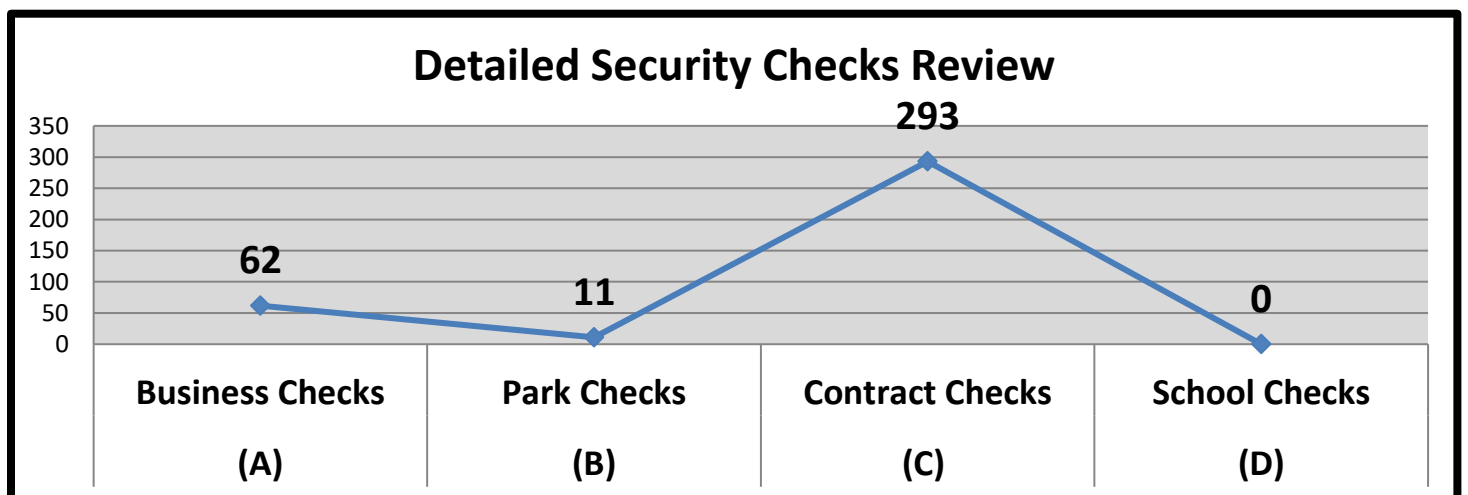


C. Security Checks Monthly Total:

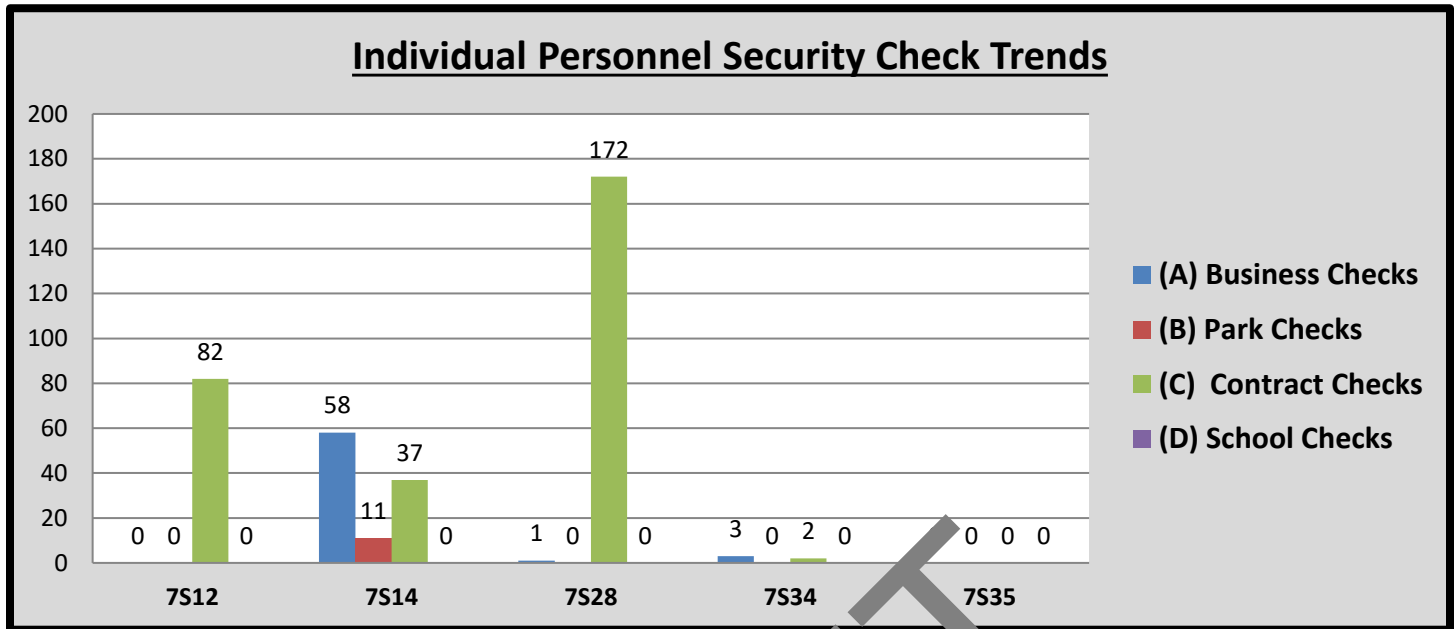
0366

*	Security Checks	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	Business Checks	0	58	3	0	0	62	12.4	17%
(B)	Park Checks	0	11	0	0	0	11	2.2	3%
(C)	Contract Checks	82	37	172	2	0	293	58.6	80%
(D)	School Checks	0	0	0	0	0	0	0.0	0%
(E)	Totals	82	106	173	5	0	366	73.2	100%

D. Detailed Security Checks Monthly:



E. Individual Personnel Security Check Trends:



F. CIT/MHO Dispositions Monthly Total:

001

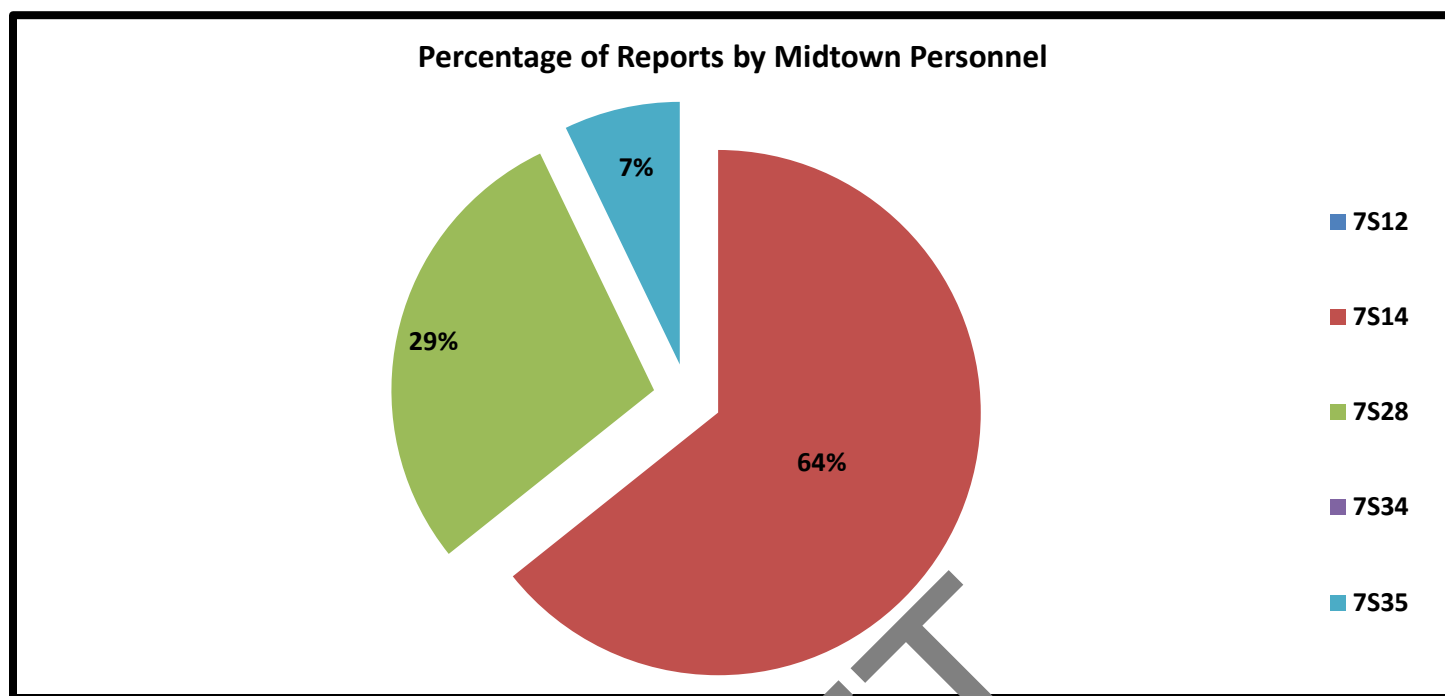
*	C.I.T. Dispositions	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	CIT/MHO Outside Referral	0	0	0	0	0	0	0.0	0%
(B)	CIT/MHO Transport	0	0	0	0	0	0	0.0	0%
(C)	CIT/MHO CIT Contact	0	0	0	0	0	0	0.0	0%
(D)	CIT/MHO Arrest	0	0	1	0	0	1	0.2	100%
(E)	Totals	0	0	1	0	0	1	0.2	100%

G. Offense/Incident Reports Monthly Total:

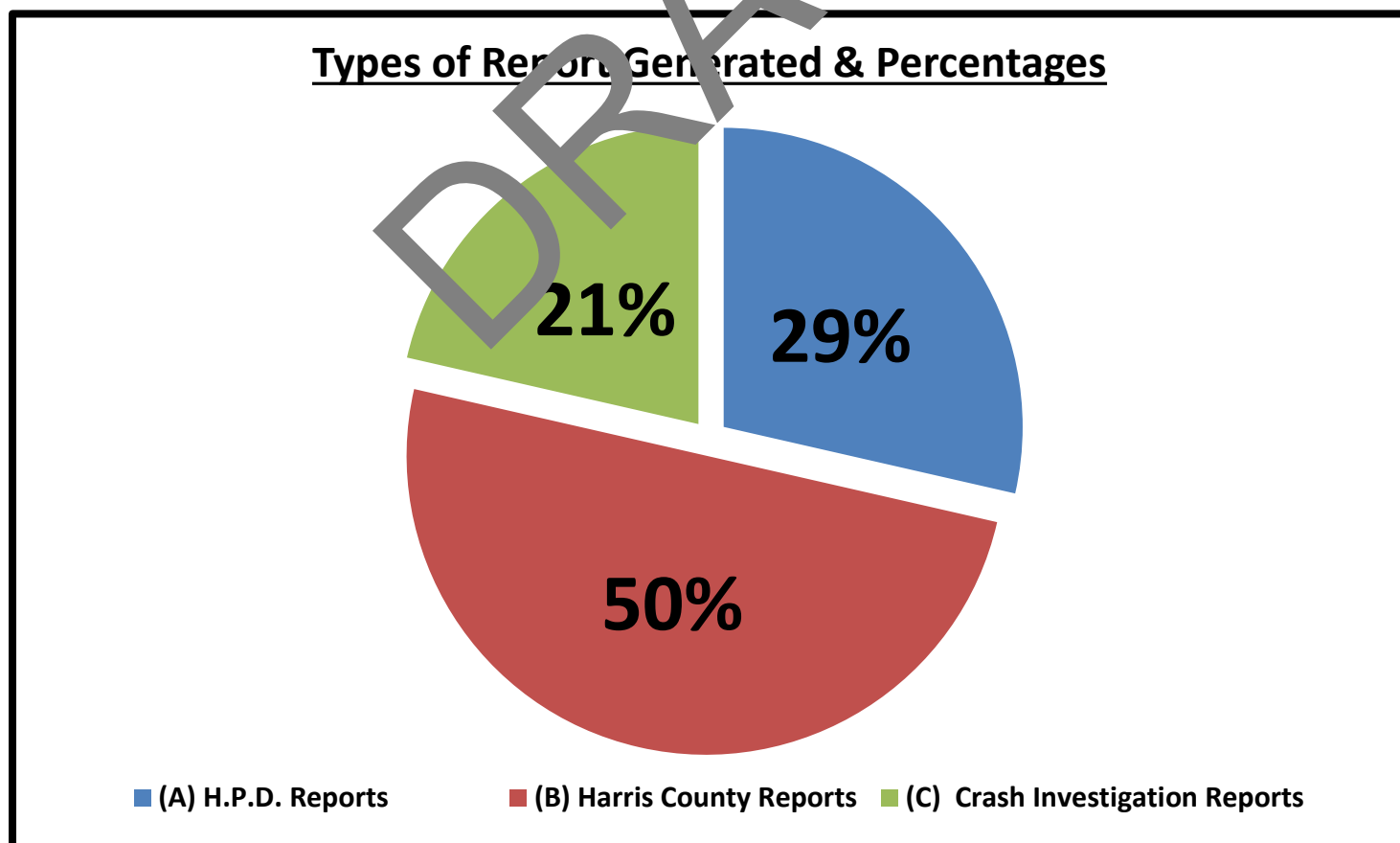
014

*	Offense/Incident Reports	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	H.P.D. Reports	0	4	0	0	0	4	0.8	29%
(B)	Harris County Reports	0	4	2	0	1	7	1.4	50%
(C)	Crash Investigation Reports	0	1	2	0	0	3	0.6	21%
(D)	Totals	0	9	4	0	1	14	2.8	100%

H. Report Generation Percentages:



I. Percentages:

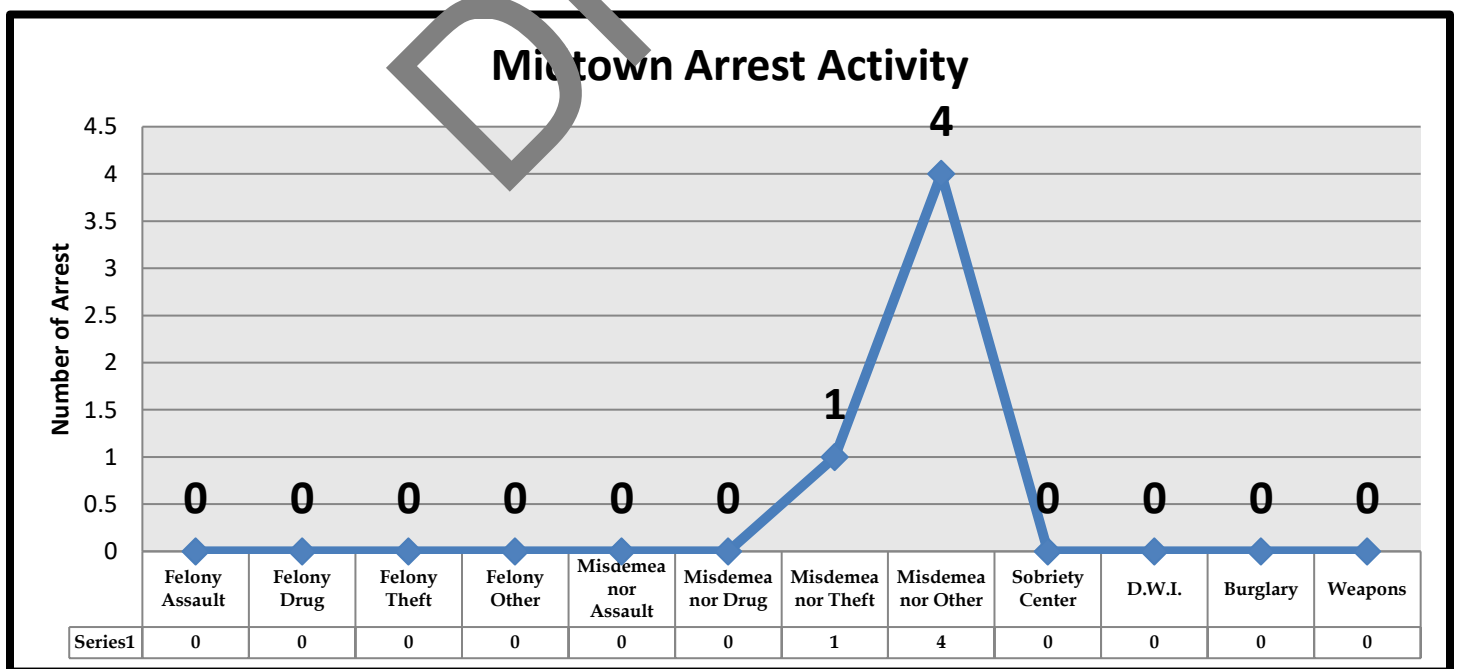


J. Types of Criminal Arrests Monthly Total:

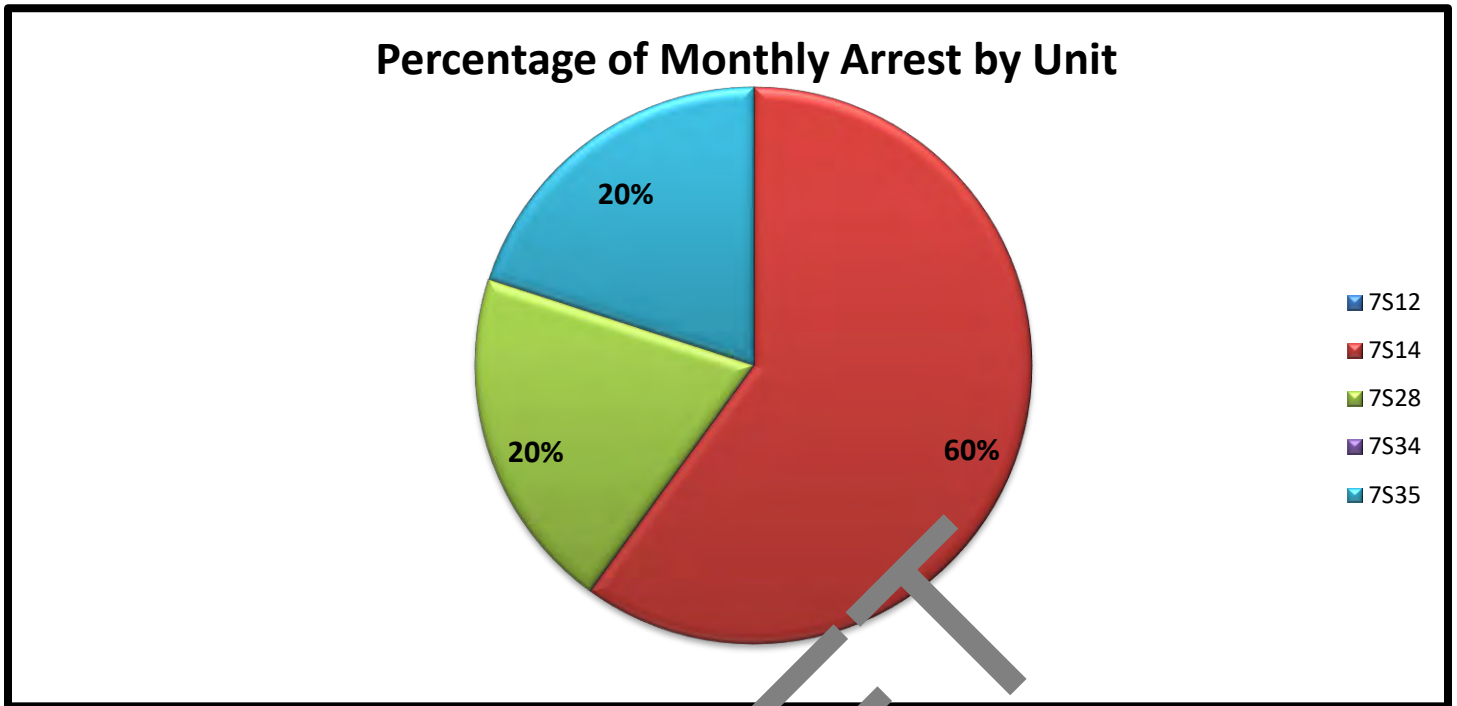
005

*	Types of Criminal Arrests	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
A	Felony Assault	0	0	0	0	0	0	0.0	0%
B	Felony Drug	0	0	0	0	0	0	0.0	0%
C	Felony Theft	0	0	0	0	0	0	0.0	0%
D	Felony Other	0	0	0	0	0	0	0.0	0%
E	Misdemeanor Assault	0	0	0	0	0	0	0.0	0%
F	Misdemeanor Drug	0	0	0	0	0	0	0.0	0%
G	Misdemeanor Theft	0	1	0	0	0	1	0.2	20%
H	Misdemeanor Other	0	2	1	0	1	4	0.8	80%
I	Sobriety Center	0	0	0	0	0	0	0.0	0%
J	D.W.I.	0	0	0	0	0	0	0.0	0%
K	Burglary	0	0	0	0	0	0	0.0	0%
L	Weapons	0	0	0	0	0	0	0.0	0%
M	Totals	0	3	1	0	1	5	1.0	100%

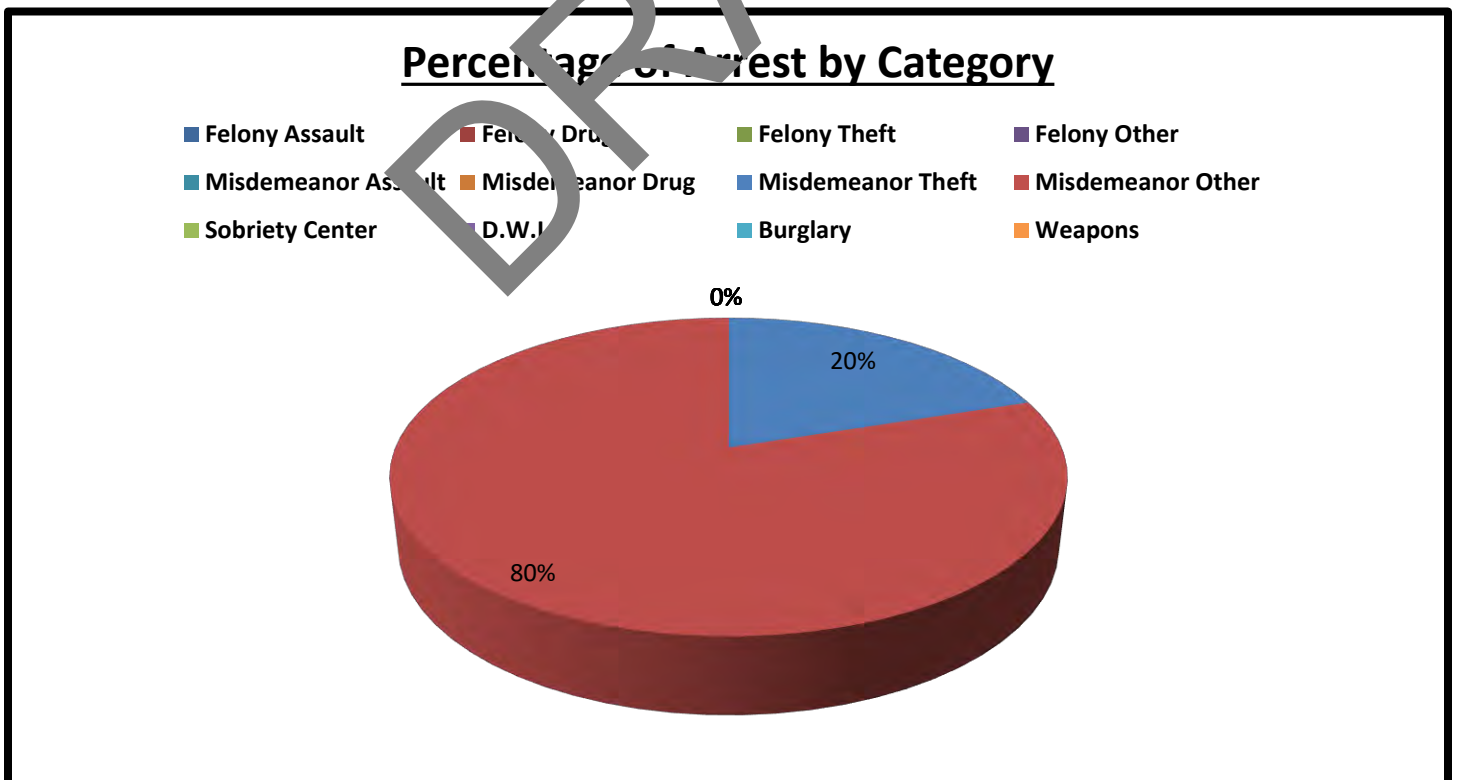
K. Types of Criminal Arrests Monthly Total:



L. Types of Criminal Arrests Monthly Total:



M. Types of Criminal Arrests Monthly Total:



N. Executed Warrant Monthly Total:

007

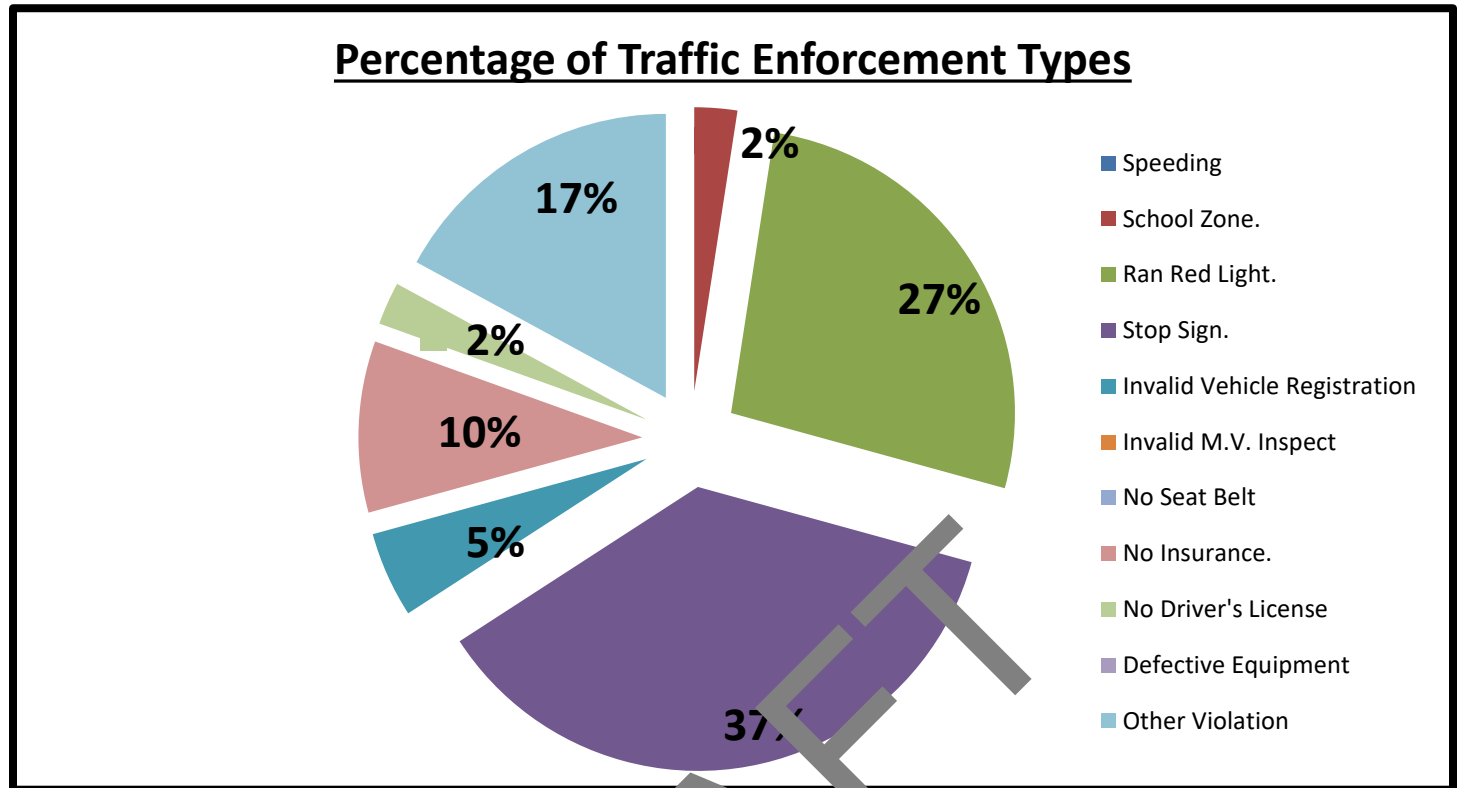
*	Executed Warrants	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	Felony Warrants	0	0	0	0	0	0	0.0	0%
(B)	Misdemeanor Warrants	0	4	3	0	0	7	1.4	100%
(C)	Totals	0	4	3	0	0	7	1.4	100%

O. Traffic Law Enforcement Total:

100

*	Traffic Enforcement	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
A	Speeding	0	0	0	0	0	0	0.0	0%
B	School Zone.	1	0	0	0	0	1	0.2	2%
C	Ran Red Light.	2	2	7	0	0	11	2.2	27%
D	Stop Sign.	7	8	0	0	0	15	3.0	37%
E	Invalid Vehicle Registration	0	2	0	0	0	2	0.4	5%
F	Invalid M.V. Inspect	0	0	0	0	0	0	0.0	0%
G	No Seat Belt	0	0	0	0	0	0	0.0	0%
H	No Insurance.	0	0	0	0	1	4	0.8	10%
I	No Driver's License	0	1	0	0	0	1	0.2	2%
J	Defective Equipment	0	0	0	0	0	0	0.0	0%
K	Other Violation	0	0	0	0	2	7	1.4	17%
L	Written Warnings	0	0	0	0	0	0	0.0	0%
M	Verbal Warning	4	22	28	0	5	59	11.8	100%
N	Citation	15	16	7	0	3	41	8.2	41%
O	Total Violations	19	38	35	0	8	100	20.0	100%

P. Traffic Law Enforcement Total:



Q. Citations vs. Warnings Monthly Total:

100

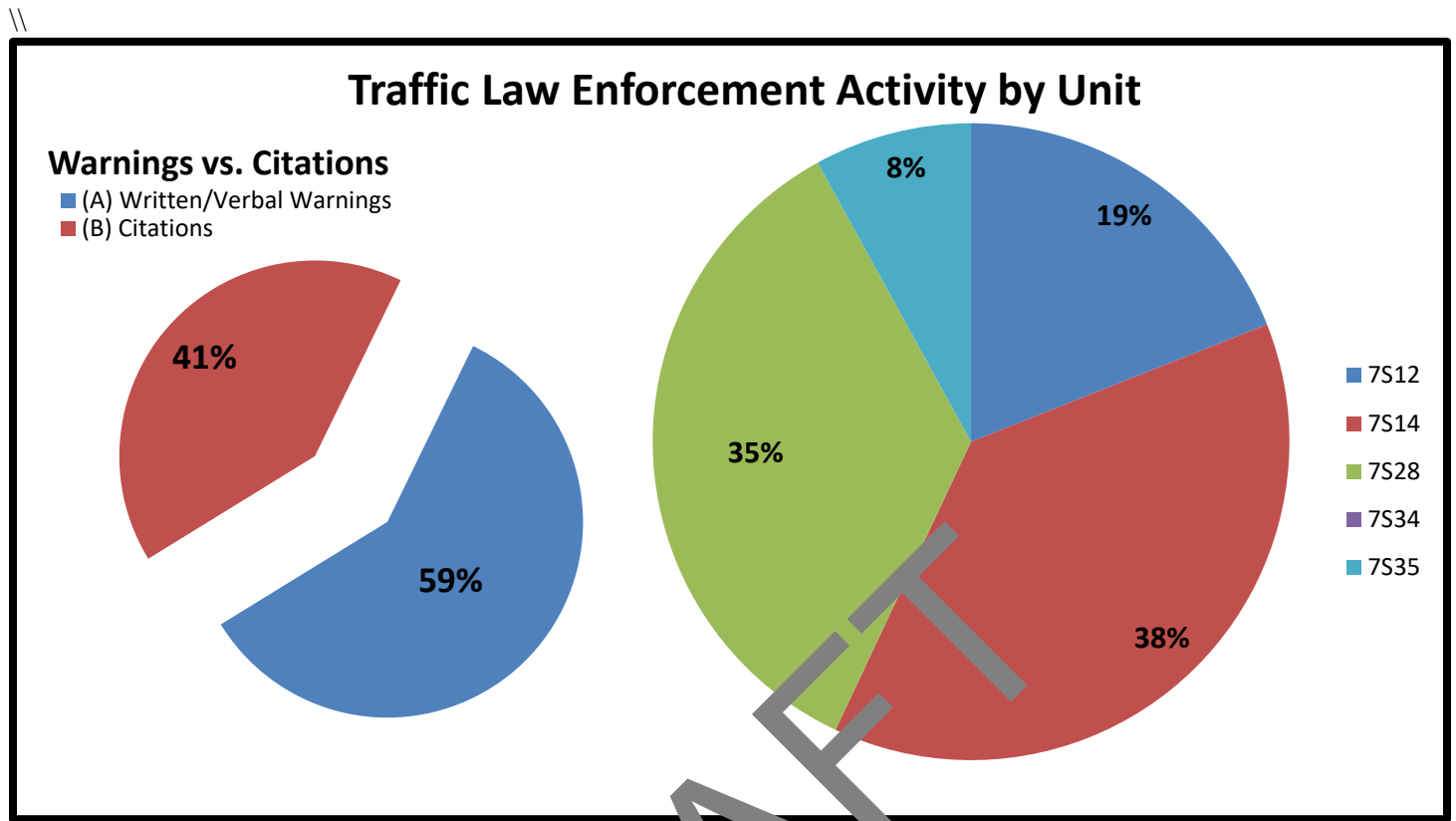
*	Warnings vs. Citations	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	Written/Verbal Warnings	4	22	28	0	5	59	11.8	59%
(B)	Citations		16	7	0	3	41	8.2	41%
(C)	Totals	19	38	35	0	8	100	20.0	100%

R. Sources of Calls for Service Monthly Total:

0513

*	Sources of Calls for Service	7S12	7S14	7S28	7S34	7S35	TOT	AVER	%
(A)	On View	22	39	0	0	1	62	12.4	12%
(B)	Dispatched	17	27	33	0	2	79	15.8	15%
(C)	Self-Initiated	43	166	140	0	23	372	74.4	73%
(D)	Totals	82	232	173	0	26	513	102.6	100%

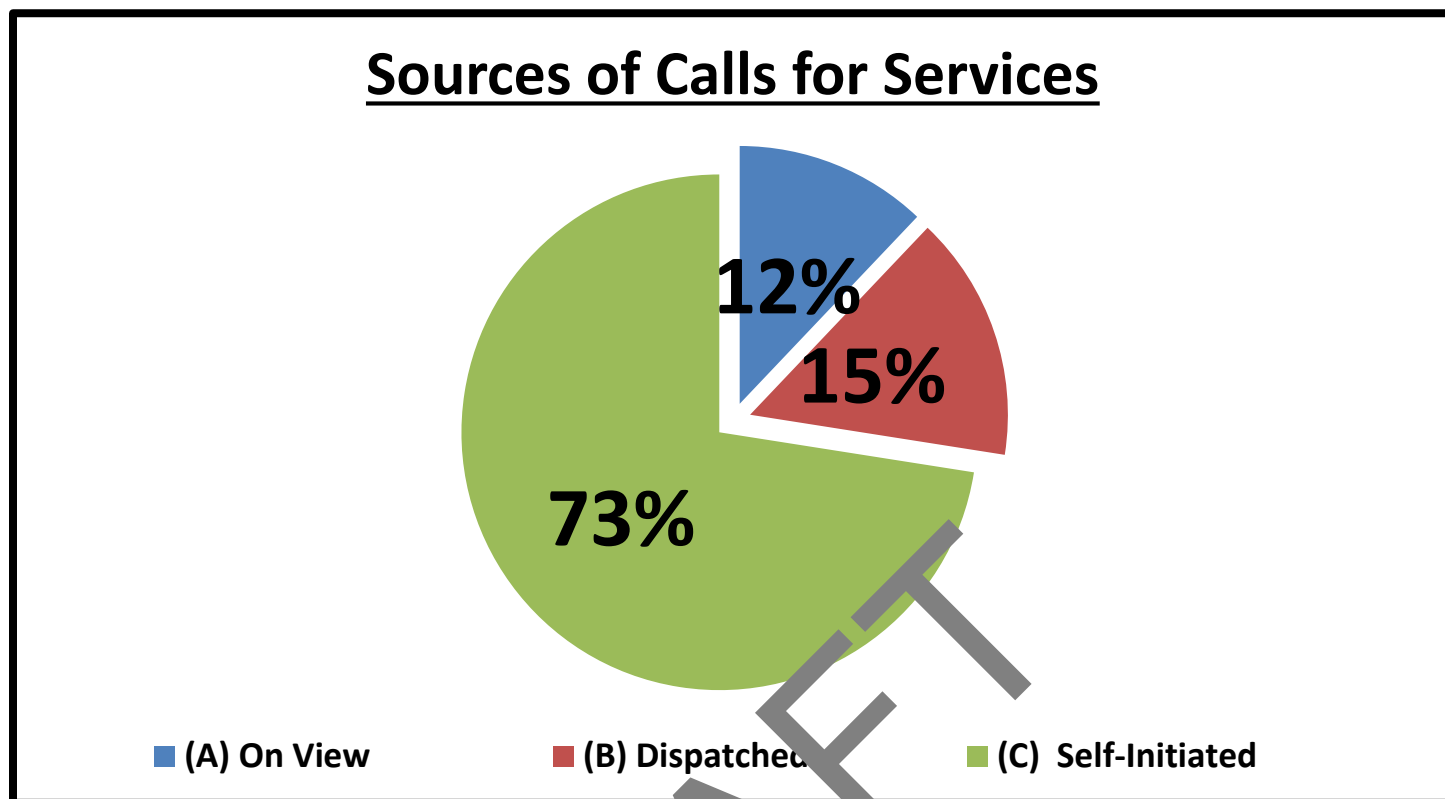
S. Traffic Law Enforcement Activity Percentages:



T. Sources of Calls for Service Percentages:

*	Sources of Calls for Service	7S12	7S14	7S28	7S34	7S35	TOT
(A)	On View	27%	17%	0%	#DIV/0!	4%	12%
(B)	Dispatched	21%	12%	19%	#DIV/0!	8%	15%
(C)	Self-Initiated	52%	72%	81%	#DIV/0!	88%	73%
(D)	Totals	100%	100%	100%	#DIV/0!	100%	100%

U. Sources of Calls for Service Percentages:



V. Free Reserve Personnel Time Utilized in Contract Monthly Total: 000

*	Free Reserve Personnel Time	7S12	7S14	7S28	7S34	7S35		TOT	AVER	%
(A)	Totals	0	0	0	0	0		0	0.0	#DIV/0!

W. Mileage Total: 1537

*	Mileage	7S12	7S14	7S28	7S34	7S35		TOT	AVER	%
(A)	Totals	221	475	614	0	227		1537	307.4	300%

X. Incident Summaries:

01.	FEBRUARY 1, 2025	0900 HOURS	BMV		DEPUTY B. WALKER	
	DAYSHIFT:	900 ANITA ST	MIDTOWN	"M"	HPD:	014124825
	On Saturday, February 1 st , 2025, at approximately 0935 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a burglary of motor vehicle (BMV) call at the 900 block of Anita Street. I, Deputy Walker arrived and met with the complainant who stated her vehicle was broken into during a night out with her friends. The complainant stated when she returned to her vehicle she noticed her rear driver-side window was broken and her work bag was stolen. During my field investigation, I observed no fingerprints to be lifted. I gathered all the items and their value that had been stolen from the complainant's vehicle. I then generated an HPD report and provided the complainant with the case number. The patrol activity type is "PAT=T".					
02.	FEBRUARY 2, 2025	1500 HOURS	BMV		DEPUTY B. WALKER	
	DAYSHIFT:	2200 SMITH ST	MIDTOWN	"M"	HPD:	014686825
	On Sunday, February 2 nd , 2025, at approximately 1546 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a burglary of motor vehicle (BMV) call near the 2200 block of Smith Street. I, Deputy Walker arrived and met with the complainant who stated her vehicle was broken into in the parking garage of her apartments. The complainant stated she came out to her vehicle that was parked on the roof level and noticed her front passenger-side window was broken and her vehicle had been ransacked although she noticed nothing to be missing. During my field investigation, I observed no fingerprints to be lifted. I then generated an HPD report and provided the complainant with the case number. The patrol activity type is "PAT=T".					
03.	FEBRUARY 04, 2025	1900 HOURS	WARRANT ARREST X3		DEPUTY D. LIVAS	
	EVENING SHIFT:	2200 SMITH ST	MIDTOWN	"M"	HC:	2025-00034
	On February 04, 2025, while conducting a traffic initiative in the Midtown contract I, Deputy D. Livas at approximately 19:00 hours observed a vehicle run a red light at the intersection of Smith and Gray St. Once the traffic stop was conducted Deputy Livas was able to identify the driver of the vehicle by his Texas Driver License. The suspect had traffic warrants from multiple agencies. I, Deputy Livas detained the suspect, and once the warrants were confirmed suspect was transported to the Harris County Jail. A report was generated. The patrol activity type is "PAT=D".					
04.	FEBRUARY 05, 2025	2000 HOURS	MENTAL HEALTH CALL		DEPUTY D. LIVAS	
	EVENING SHIFT:	2000 FANNIN ST	MIDTOWN	N/A	HC:	2025-00045
	On February 05, 2025, at approximately 20:00 hours I, Deputy D. Livas was Flagged down by an individual who advised she wanted to hurt herself. I, Deputy Livas detained the consumer for my own safety and had EMS check on the consumer. Physical health was in good condition. I, Deputy Livas transported the consumer to Ben Taub Hospital for Mental Health treatment without further incident. A report was generated. The patrol activity is "PAT=O"					

05.	FEBRUARY 7, 2025	1400 HOURS	MINOR ACCIDENT		DEPUTY B. WALKER	
	DAYSHIFT:	2000 LOUISIANA ST	MIDTOWN	"N/A"	HC:	2502-00056
	On Friday, February 7 th , 2025, at approximately 1424 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a 2-car minor accident, located at the 2000 block of Louisiana Street. Upon arrival both parties involved declined emergency services and stated to be in good health and condition. I worked the crash leading to the cause of the accident. I then issued a citation to one of the drivers who was found to be at fault and completed a crash report. The patrol activity type is "PAT=Y".					
06.	FEBRUARY 8, 2025	1200 HOURS	SUSPICIOUS PERSON		DEPUTY B. WALKER	
	DAYSHIFT:	2400 SMITH ST	MIDTOWN	"M"	HC:	2502-00065
	On Saturday, February 8 th , 2025, at approximately 1237 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was dispatched to a suspicious person call near the 2400 block of Smith Street. Upon arrival, I was advised by security that they had an individual detained who was seen concealing merchandise in his jacket. During my field investigation, it was found that the subject never passed all points of sale and was detained within the store. I contacted the District Attorney's office who also declined charges. I then issued the subject a written criminal trespass warning and released the subject from detention in good health and without incident. The patrol activity type is "PAT=D/X."					
07.	FEBRUARY 12, 2025	1800 HOURS	MINOR ACCIDENT		DEPUTY D. LIVAS	
	EVENING SHIFT:	2800 SMITH ST	MIDTOWN	N/A	HC:	2025-00112
	On February 12, 2025, I, Deputy Livas was transferred a call from HPD for a Minor Accident call located in the Midtown area. Upon arrival, only one driver was on the scene who advised me that the second driver left all her information with the complainant and had left the scene due to wait time for HPD to arrive. The complainant was given a Minor accident report for the damages to his vehicle no injuries occurred. A report was generated. The patrol activity is "PAT=Y".					
08.	FEBRUARY 13, 2025	1600 HOURS	MINOR ACCIDENT		DEPUTY D. LIVAS	
	EVENING SHIFT:	3100 LOUISIANA	MIDTOWN	N/A	HC:	2025-00122
	On February 12, 2025, at approximately 1600 hours I, Deputy D. Livas was dispatched to a Minor Accident in the Midtown area. Upon arrival, one motor vehicle failed to yield his right of way and struck another motor vehicle causing damage that left the vehicle undrivable. The undriveable vehicle was towed, and the other vehicle sustained no damage. Once the deputy observed all the contributing factors of the incident citations were issued to the at-fault driver. A report was generated. The patrol activity is "PAT=Y".					

09.	FEBRUARY 15, 2025	1500 HOURS	BMV		DEPUTY B. WALKER	
	DAYSHIFT:	3400 MILAM ST	MIDTOWN	“M”	HPD:	020663925
	On Saturday, February 15 th , 2025, at approximately 1507 hours, while on patrol in the “Midtown Management Contract District”, I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a burglary of motor vehicle (BMV) call at the 3400 block of Milam Street. I, Deputy Walker arrived and met with the complainant who stated his vehicle was broken into in the parking lot while out eating. The complainant stated he returned to his vehicle to find that his rear driver-side window was broken, and his laptop and other items were stolen. During my field investigation, I observed no fingerprints to be lifted. I gathered all the items and their value that had been stolen from the complainant’s vehicle. I then generated an HPD report and provided the complainant with the case number. The patrol activity type is “PAT=T”					

10.	FEBRUARY 16, 2025	1000 HOURS	WARRANT ARREST		DEPUTY B. WALKER	
	DAYSHIFT:	2600 SMITH ST	MIDTOWN	“M”	HC:	2502-00143
	On Sunday, February 16 th , 2025, at approximately 1003 hours, while on patrol in the “Midtown Management Contract District”, I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I on-viewed a vehicle without a front license plate at the 2600 block of Smith Street. I, Deputy Walker initiated a traffic stop by activating my lights and sirens. I approached the driver of the vehicle and advised him that he was stopped due to one license plate on the vehicle. During my field investigation, I identified the driver by Texas Driver’s License. The driver showed to have one outstanding warrant out of Sugarland Police Department. I then placed the driver into custody and transported him to the Sugarland Police Department. The patrol activity type is “PAT=E.”					

11.	FEBRUARY 18, 2025	1008 HOURS	THEFT OF BUSINESS		DEPUTY B. WALKER	
	DAYSHIFT:	400 GRAY ST	MIDTOWN	"M"	HC:	2502-00150
	On Tuesday, February 18 th , 2025, at approximately 1003 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a theft call, located at the 400 block of Gray Street. Upon arrival, I observed the subject fitting the descriptors provided attempting to leave the location. I made contact with the subject and detained him. I met with the complainant who positively identified the subject. During my field investigation, I issued the subject a citation, written a criminal trespass warning, and then released him in good health without incident. The patrol activity type is "PAT=U"					

12.	FEBRUARY 22, 2025	1528 HOURS	BMV		DEPUTY B. WALKER	
	DAYSHIFT:	3400 MILAM ST	MIDTOWN	“M”	HPD:	023836425
	On Saturday, February 22 nd , 2025, at approximately 1528 hours, while on patrol in the “Midtown Management Contract District”, I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to a burglary of motor vehicle (BMV) call at the 3400 block of Milam Street. I, Deputy Walker arrived and met with the complainant who stated her vehicle was broken into in the parking lot while out eating. The complainant stated she returned to her vehicle to find that her rear passenger-side window was broken, and her boyfriend’s backpack with valuable items inside was stolen. During my field investigation, I observed no fingerprints to be lifted. I gathered all the items and their value that had been stolen from the complainant’s vehicle. I then generated an HPD report and provided the complainant with the case number. The patrol activity type is “PAT=T”					

13.	FEBRUARY 25, 2025	1100 HOURS	WARRANT ARREST		DEPUTY B. WALKER	
	DAYSHIFT:	2300 BAGBY ST	MIDTOWN	"M"	HC:	2502-00214
	On Tuesday, February 25 th , 2025, at approximately 1156 hours, while on patrol in the "Midtown Management Contract District", I, Deputy B. Walker Unit 87S14 with Harris County Precinct 7 Constables was performing routine patrol and law enforcement services when I was dispatched to assist the officer (Pct. 7) at the 2300 block of Bagby Street. Upon arrival, I assisted Deputy Smith on a traffic stop who had a driver refusing to exit the vehicle. During the field investigation, a male arrived on the scene stating to be the driver's boyfriend. The male was identified by name and date of birth. The male showed to have three outstanding warrants out of Harris County Pct. 4 Constables. I then placed the male into custody and transported him to Harris County Jail Processing Center. The patrol activity type is "PAT=AA."					

14.	FEBRUARY 26, 2025	0100 HOURS	WARRANT ARREST		DEPUTY LATIN	
	NIGHTSHIFT:	1800 BRAZOS ST	MT	"F"	HC:	2502-00221
	On Wednesday, February 26 th , 2025, at approximately 01:37 hours, I (Deputy Latin) initiated a traffic stop on the 1800 block of Brazos St. on a vehicle that was driving erratic. After making contact with the violator, it was found out the violator had an open warrant and was taken into custody and booked into the Harris County Jail without incident "PAT=F" .					

Sergeant Cristobal Manzanare

Sergeant Cristobal Manzanare
Contract Sergeant, Field Operations
Harris County Constable's Office of Precinct "7"
713-643-6602



TX PSB# C15942



midtown
HOUSTON

INCIDENT REPORT

February 2025

Prepared for Midtown Management District

About Incident Reports

The report is a month-long summary of notable incidents, as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide Midtown Houston information that could impact operations and reputation.

About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately owned security company with offices in Houston and San Antonio. S.E.A.L. Security has been contracted to safeguard your community and to be on call during high-risk situations. All S.E.A.L. Security officers are armed and utilize marked vehicles to conduct patrols and maintain a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that clients and residents do not approach the K9s or attempt to pet them. Everyone's assistance is greatly appreciated.

Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.



2025 SUMMARY PAGE

INCIDENT	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	'24	'23
24-Hour Hotline	130	176											306	2691	1176
Alarm	2	3											5	12	0
Animal	0	0											0	0	1
Arrest	0	0											0	15	6
Assault	1	0											1	11	5
Assistance	2	3											5	63	29
Burglary/Habitation	0	0											0	10	1
Burglary of Vehicle	4	10											14	12	10
CTW Issued	0	0											0	6	2
Damage/Deface	0	0											0	8	13
Dispute	0	0											0	5	4
Disturbance/Noise	0	0											0	7	3
EMS/FD/PD	7	7											14	105	54
Information	1	8											9	42	6
P.I.T.	0												0	0	3
Robbery	0	0											0	0	0
Solicitor/Panhandler	45	60											105	1485	245
Suspicious Activity	0	0											0	6	9
Suspicious Person	144	151											295	1906	977
Suspicious Vehicle	2	3											5	16	4
Theft	4	21											25	376	45
Vehicle Collision	0	0											0	5	6

Midtown Hotline – 832.900.7700

Please call the Midtown Hotline to report suspicious activity or anything that seems out of place.

Houston – HQ
1525 Blalock Rd.
Houston, TX 77080
713.979.2388



S.E.A.L. Security Solutions, LLC
SealSecurity.com
TX PSB C15942|C15942A|C20262
1.866.949.0895

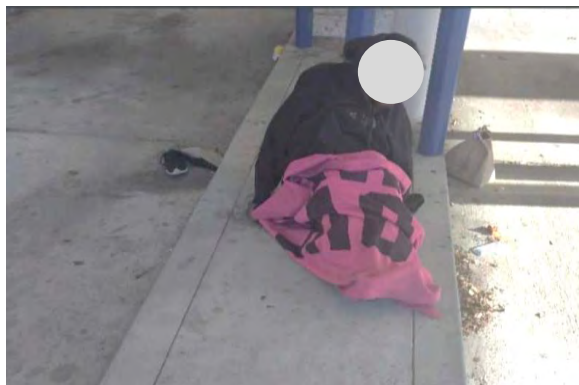


San Antonio
1846 N. Loop 1604 W.
San Antonio, TX 78248
281.896.3835

Saturday, February 1

1:47 AM A caller from La Calle, 401 Gray, requested officer assistance regarding a homeless male stealing food from the tables. The subject left at the officer's request.

8:29 AM Officer responded to a call regarding a homeless individual sleeping in the drive-thru area at Capital One Bank, 408 Webster. The subject left at the officer's request.



9:32 AM Officer was dispatched to Chevron, 2222 Louisiana, where he removed a homeless individual panhandling at the gas pumps.

10:30 AM Officer was dispatched to Chevron, 2222 Louisiana, where he removed two males panhandling on the property.

3:45 PM Officer responded to a call regarding a homeless individual loitering in front of the door at Midtown Food Store, 2313 Bagby, and refusing to leave. The subject left at the officer's request.



4:18 PM A property manager from 2310 Crawford requested the officer investigate a situation regarding a homeless individual camping at the mailbox area of the property. The officer observed several items and clothing in the mailbox area but no signs of the individual. The officer did not move any items per the property manager's request.



10:00 PM Officer was dispatched to 1517 Alabama regarding a male looking at people's cars. The subject was gone on arrival.

Sunday, February 2

12:29 AM The manager from Axelrad Beer Garden, 1517 Alabama, requested officer assistance regarding a white sedan driving slowly through the parking lot with two male occupants who were checking car doors. The subjects were gone on arrival.

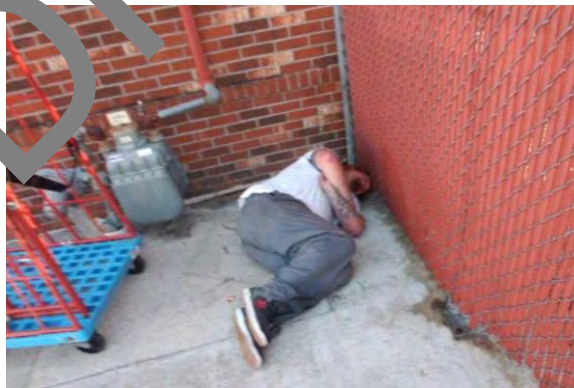
3:00 AM While patrolling at Walgreens, 2612 Smith, the officer was approached by two groups who stated that their vehicle windows had been broken and items inside the cars were stolen. HPD arrived and made a report. HPD Case #14491725.





7:24 AM While conducting a property check at 4848 Main, the officer removed a homeless male sleeping at the door.

9:00 AM While conducting a property check at CVS, 402 C... the officer removed a male panhandling at the door and another male sleeping on the sidewalk.



10:40 AM Officer was dispatched to Chevron, 2222 Louisiana, where he removed a female sleeping near the back door.



1:43 PM While conducting a property check at Walgreens, 2612 Smith, the officer removed a male panhandling by the door.

4:14 PM A caller reported an alarm activation in the parking garage area of a building under construction at 2302 Fannin. The officer checked the property, and reported no signs of forced entry or suspicious activity were observed.

7:05 PM Officer was dispatched to 13 County 3000 Crawford, to remove an individual loitering on the property. The subject was gone on arrival.

Monday, February 3

7:56 AM A caller reported two individuals camping on the other side of the fence on Berry. The officer reported that TxDOT had previously been contacted regarding this issue.



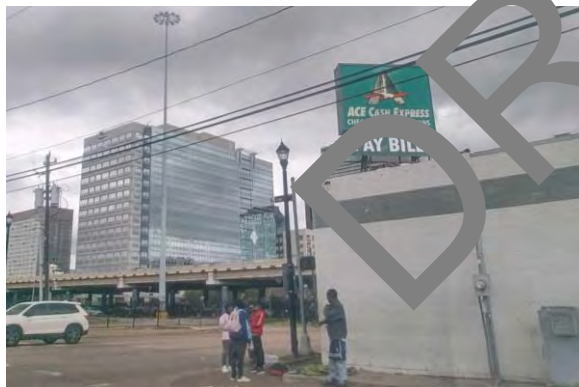
9:00 AM Officer was dispatched to Capital One Bank, 408 Webster, where he removed a male sleeping in the drive-thru area.



9:48 AM Officer responded to a call regarding several individuals loitering at Chevron, 2222 Louisiana. The officer removed one male.

11:21 AM A caller reported multiple individuals lying and sitting down on Gray from Chenevert to Bagby. Officers arrived and reported everyone was standing up.

12:08 PM While conducting patrols, the officer came across a group of males sitting and blocking the sidewalk at the intersection of Gray and San Jacinto and asked them to get up. The subjects stood up and remained in the area.



1:00 PM Officers were dispatched to Capital One Bank, 408 Webster, regarding an individual refusing to leave. The subject left at the officers' request.

1:07 PM Officers were dispatched to 510 Gray regarding a male trying to fight employees and refusing to leave. The subject left at the officers' request.

2:13 PM Officer was dispatched to the intersection of Pierce and Bagby regarding two individuals loitering on private property. Both subjects were gone on arrival.

7:38 PM Officer was dispatched to La Calle, 401 Gray, where he removed a male panhandling on the property and refusing to leave.

9:00 PM While conducting a property check at 4001 San Jacinto, the officer removed a female sitting next to the building.

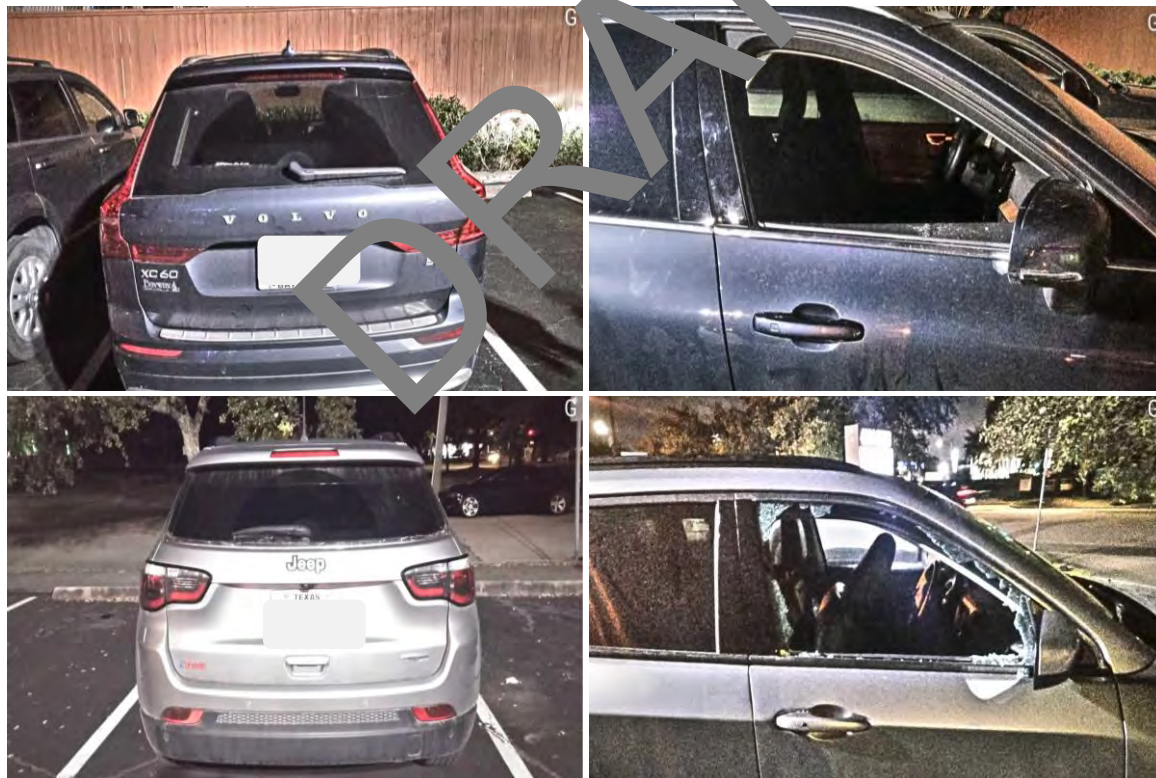
Tuesday, February 4

12:21 PM Dispatch contacted the officer regarding an individual sleeping on property at 2204 Louisiana. The subject was gone on arrival.

1:02 PM The officer removed a homeless male loitering at 401 Gray.

1:08 PM Officer was dispatched to Citgo, 1025 Alabama, where he removed two individuals smoking on the property and a third individual sleeping.

7:31 PM Officer was dispatched to Houston Metropolitan Police Center, 4116 Main, regarding multiple vehicles that had been broken into. The officer reported that HPD and constables were on site. HPD made a report but did not provide a case number.



Wednesday, February 5

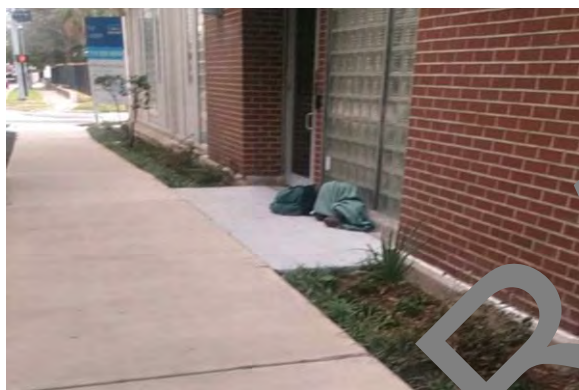
8:36 AM An officer responded to Midtown Apartments, 3603 Chenevert, where a manager had locked herself out of the office and needed an extra key.

9:00 AM Officer was dispatched to the intersection of Louisiana and McGowan regarding a male panhandling in traffic. The subject was gone on arrival.

9:49 AM A caller advised of a male using the restroom in the alleyway behind houses near the intersection of La Branch and Holman. The subject was gone on arrival.

10:21 AM Officers were dispatched to the intersection of Capital and Brazos regarding a male lying down next to an office. The subject left at the officers' request.

10:37 AM Officer responded to a call regarding a male lying in front of the door at 410 Pierce. The subject left at the officer's request.



11:03 AM A caller advised of three males panhandling at Chevron, 2222 Louisiana, and refusing to leave. The subjects left the property as soon as they saw the officer arrive.

12:01 PM Dispatch contacted the officer regarding a male loitering at Chevron, 2222 Louisiana. The subject was gone on arrival.

12:52 PM Officer was dispatched to 1106 Tuam where he removed a male sleeping on a porch.

2:05 PM A caller reported a male sleeping near the Midtown Dental building at 2450 Louisiana. The subject left at the officer's request.

2:06 PM Officer responded to a call regarding an individual sleeping in front of the door at 2521 Bagby. The subject was gone on arrival.

2:30 PM Officers were dispatched to an optometrist's office at 4850 Main regarding a vehicle break-in. The officers arrived and made a report.



4:45 PM Dispatch contacted the officer regarding a male panhandling at 401 Gray. The subject was gone on arrival.

7:50 PM While conducting patrols, the officer requested HPD regarding five vehicles that had been broken into at Gong Cha, 510 Gray. Items were stolen from each vehicle, and HPD was contacted, but when they had yet to arrive, the vehicle owners left the property.



Thursday, February 6

8:20 AM Dispatch contacted the officer regarding an individual sleeping at Midtown Dental, 2450 Louisiana. The subject was gone on arrival.

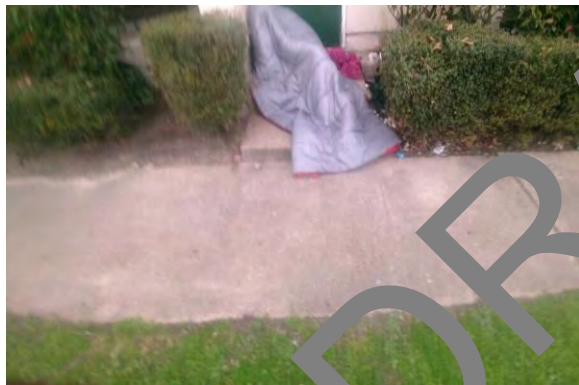
8:51 AM Officer responded to a call regarding a male loitering at Urban Dental, 2511 Bagby. The subject was gone on arrival.

10:09 AM Dispatch contacted the officer regarding a homeless individual panhandling in the parking lot at Chevron, 2222 Louisiana. The subject left before the officer arrived.

11:55 AM Patrolling officers removed a homeless male sitting in front of the door at 410 Pierce with a shopping cart.

4:14 PM Officer responded to a call regarding a male at Walgreens, 2612 Smith, spraying pepper spray into the air. The subject was gone on arrival.

4:30 PM Officer was dispatched to 400 Tuam where he removed a male sleeping on the Brazos side of the property.



Friday, February 7

7:10 AM Dispatch contacted the officer regarding a female sleeping at Citgo, 1025 Alabama. The subject was gone on arrival.

12:23 PM While conducting patrols, the officer conducted a welfare check on a female lying on the sidewalk on Webster at Main. The subject refused medical attention and left the area.



1:41 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male consuming food items inside the store without paying for them. The subject was gone on arrival.

6:00 PM Officer was dispatched to 400 Tuam where he removed a male sleeping on the property.



8:37 PM Officer was dispatched to La Calle, 401 Gray, where he removed a male panhandling on the property.

10:00 PM While conducting a property check at 402 Gray, the officer removed a male panhandling on the property.

10:10 PM While conducting a property check at 3300 Main, the officer removed a male sleeping on the property.



10:17 PM While conducting a property check at 4001 San Jacinto, the officer removed a male sitting on the side of the business.

11:00 PM Officer was dispatched to La Calle, 401 Gray, regarding an intoxicated individual yelling at customers and employees. The subject was gone on arrival.

Saturday, February 8

8:32 AM Dispatch contacted the officer to remove a homeless individual from 408 Webster. The subject was gone on arrival.

3:32 PM While conducting a property check at CVS, 102 Gray, the officer removed a homeless individual panhandling on the property.

10:03 PM Officer was dispatched to Tiff Treats Cookie Delivery, 2507 Bagby, to remove a male panhandling on the property. The described subject was gone on arrival. While still on site, the officer removed a different male panhandling on the property.

11:12 PM Officer was dispatched to 1517 Alabama regarding an individual loitering in the parking lot. The subject was gone on arrival.

Sunday, February 9

9:20 AM Officers were dispatched to Chevron, 2222 Louisiana, to remove a male loitering and panhandling behind the business. The subject was gone on arrival.

11:38 AM Officer was dispatched to Walgreens, 2612 Smith, to remove a male loitering in front of the store. The officer arrived and observed the subject walking off the property.

12:31 PM Dispatch contacted the officer regarding a male trespassing at Walgreens, 2612 Smith. The subject left before the officer arrived.

6:03 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed two males panhandling on the property. While still on site, the officer removed a male who attempted to shoplift.



10:20 PM While conducting a property check at Public Storage, 2405 Jackson, the officer noticed the front sliding doors were open. The officer controlled the property and confirmed all was closed and secured except for the sliding doors.



Monday, February 10

1:20 AM The patrolling officer provided backup for HPD at NTB, 2123 Louisiana, regarding an alarm. The officer reported it was a false alarm.

7:44 AM Officer was dispatched to Chevron, 2222 Louisiana, where he removed a male refusing to leave.



8:41 AM Officer responded to a call regarding a male panhandling at Vibrant Cleaners, 2117 Chenevert. The subject was gone on arrival.

11:04 AM The officer removed a male loitering behind the building at Chevron, 2222 Louisiana.

11:45 AM The officer removed a male trespasser refusing to leave Chevron, 2222 Louisiana.

12:00 PM Officer was dispatched to the intersection of Bagby and Pierce where he removed a male sleeping on the sidewalk.

10:15 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male panhandling and becoming angry at customers in the parking lot. The subject was gone on arrival. While still on site, the officer removed a homeless male loitering at the door.

Tuesday, February 11

9:11 AM Officer responded to a call regarding a red vehicle with someone sleeping inside parked at Bleezy's Smoke Shop, 1019 Alabama. The vehicle was gone on arrival.

10:03 AM A caller advised of two individuals loitering under the door awning at 1025 Alabama. The officer reported that the individuals were told they could stay until the rain passed.

11:35 AM Officer responded to a call regarding a female in a tent at 2808 Caroline. The subject refused to leave, and HPD was dispatched. HPD and the Homeless Outreach Team arrived and spoke to the subject, who afterward left.



3:24 PM Officer was dispatched to Midtown Dental, 2450 Louisiana, where he removed a male refusing to leave the lobby.

4:25 PM Officer responded to a call regarding a male loitering at Home Slice Pizza, 3701 Travis. The subject was gone on arrival.

Wednesday, February 12

8:02 AM Officer responded to a call regarding an individual sleeping in the drive-thru area at Capital One Bank, 408 Webster. The officer removed the subject from the property.



8:10 AM Officer responded to a call regarding a male sleeping at the front door at Midtown Dental, 2450 Louisiana. The subject left at the officer's request.



8:50 AM Dispatch contacted the officer regarding an alarm at 3704 Fannin. The officer checked the property and observed no signs of forced entry. The property was secure.

11:22 AM Officer responded to a call at Dough Zone, 2450 Louisiana, regarding a male sleeping on the property. The subject left at the officer's request.

6:05 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male panhandling on the property.

Thursday, February 13

9:01 AM Officer responded to a call at The Davis, 3300 Main, regarding a male wandering on the 30th floor. The officer arrived and was advised that maintenance had escorted the subject off the property.

9:23 AM Officer was dispatched to Citgo, 1025 Alabama, to remove a loiterer. The subject was gone on arrival.

12:07 PM The officer removed an individual lying down on Gray and another loitering by the Midtown office parking garage gate.

12:19 PM Officer responded to a call regarding an individual sitting on a power box next to the sidewalk on Brazos near Pierce. The subject left at the officer's request.



1:35 PM Officers were dispatched to Capital One Bank, 408 Webster, to remove an individual panhandling in the ATM drive-thru area. The subject was gone on arrival.

6:00 PM Officer was dispatched to the intersection of Webster and Main regarding an individual panhandling in the area. The subject left before the officer arrived.

10:00 PM Officer was dispatched to 402 Gray regarding a male panhandling in the area. The subject left the area as soon as he saw the officer arrive.

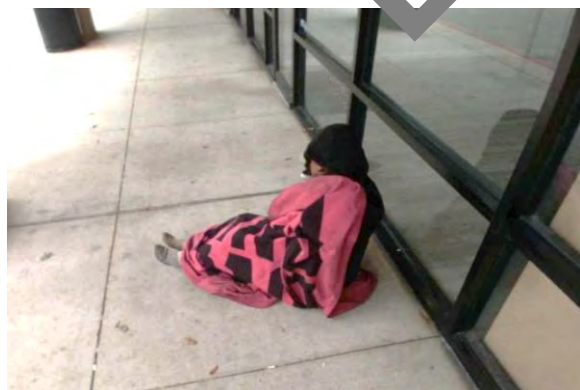
Friday, February 14

7:34 AM Officer was dispatched to Chevron, 2222 Louisiana, to remove a panhandler. The subject was gone on arrival.

8:57 AM Officer removed a homeless female panhandling in front of the door at 402 Gray.



10:05 AM Officers were dispatched to 450 Louisiana where they removed a homeless individual sleeping in front of The UPS Store.



10:17 AM While still on location from the previous call, officers removed another individual sleeping in another area at 2450 Louisiana.



1:58 PM Dispatch contacted the officer regarding a homeless individual sleeping at Capital One Bank, 408 Webster. The subject left at the officer's request.



4:37 PM Dispatch contacted the officer regarding a male standing in front of the entrance at Walgreens, 2612 Smith, and refusing to leave. The subject was gone on arrival.

8:08 PM Officer was dispatched to 1557 Alabama regarding a male panhandling in front of the business. The subject was gone on arrival.

Saturday, February 15

10:30 AM The officer removed an individual sleeping near the main entrance at The UPS Store, 2450 Louisiana.

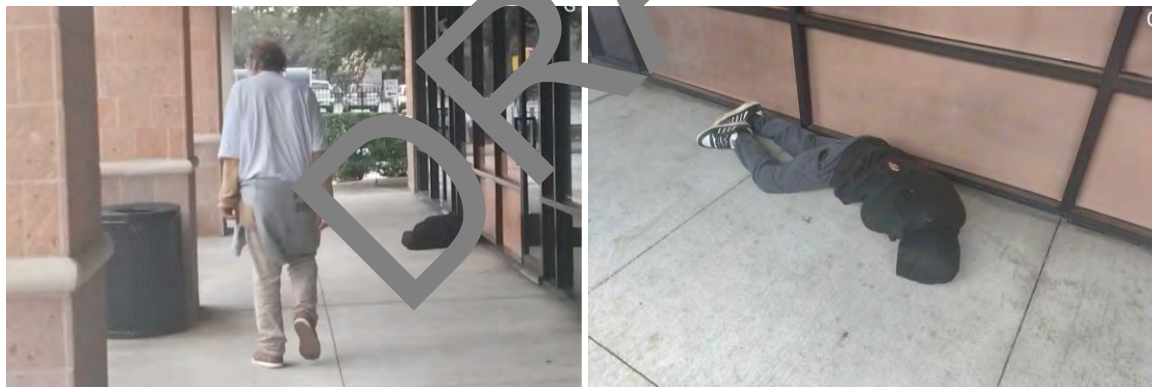


12:08 PM Dispatch contacted the officer regarding a male panhandling at 1025 Alabama. The subject was gone on arrival.

12:57 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a suspicious male on the property. The subject was gone on arrival.

2:52 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male shoplifting. The subject was gone on arrival. The officer gathered information for a report.

4:00 PM Officer responded to a call regarding an individual panhandling near the business main entrance at The UPS Store, 2450 Louisiana. The subject left at the officer's request. While still at the location, the officer removed an individual sleeping on the property.



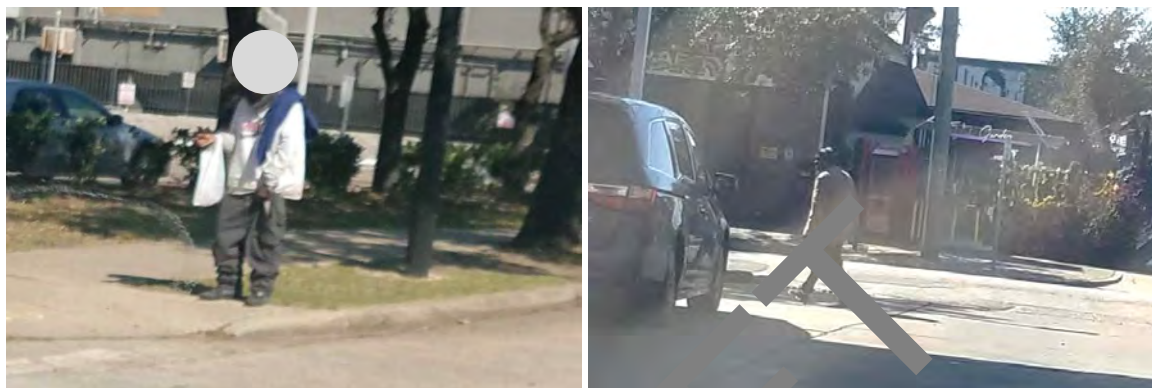
9:00 PM While conducting a property check at 1001 San Jacinto, the officer removed a male and female sitting in front of the door.

9:25 PM Officer was dispatched to 1517 Alabama regarding a male looking into cars. The subject left before the officer arrived.

Sunday, February 16

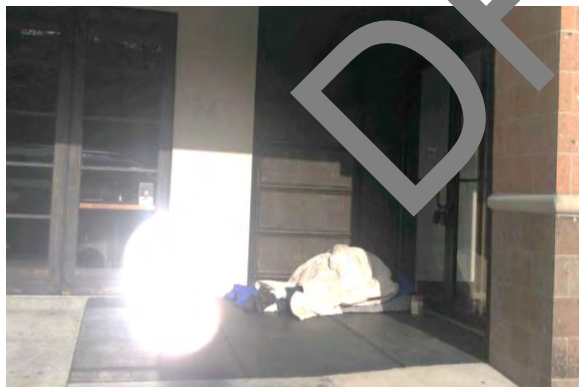
9:27 AM Dispatch contacted the officer regarding a male panhandling at the front door at Chevron, 2222 Louisiana. The subject was gone on arrival.

11:28 AM Officer was dispatched to Chevron, 2222 Louisiana, regarding two males panhandling at the front door. The officer reported one male was waiting to cross the street, and the second male was leaving the property.



Monday, February 17

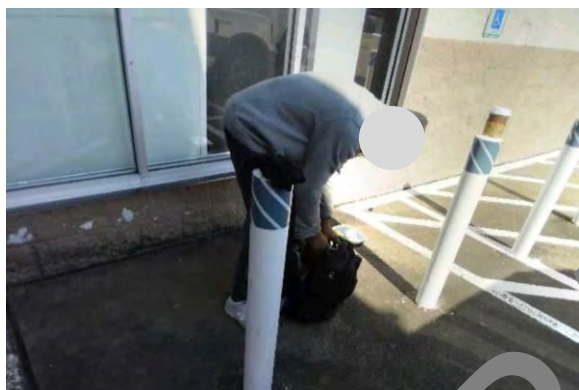
9:25 AM While conducting a property check at 2450 Louisiana, the officer removed a male sleeping on the property.



9:41 AM Officer was dispatched to 402 Gray where he removed a homeless male panhandling on the property.



10:18 AM While conducting a property check at Chevron, 2222 Louisiana, the officer removed a male panhandling at the door.



10:49 AM Officer was dispatched to Walgreens, 2612 Smith, regarding a male causing a disturbance inside the store. The subject was gone on arrival.

11:42 AM Officer was dispatched to 1000 Elgin regarding issues with shoplifters. The subjects were gone on arrival.

1:00 PM Officers were dispatched to Walgreens, 2612 Smith, where they removed several individuals loitering outside the store and one inside the store.



5:38 PM Officer was dispatched to 3701 Travis regarding a male panhandling in the parking lot. The subject left the property as soon as the officer arrived.

7:01 PM Officer was dispatched to 1006 McGowan regarding two individuals loitering in front of the business and refusing to leave. Both subjects were gone on arrival.

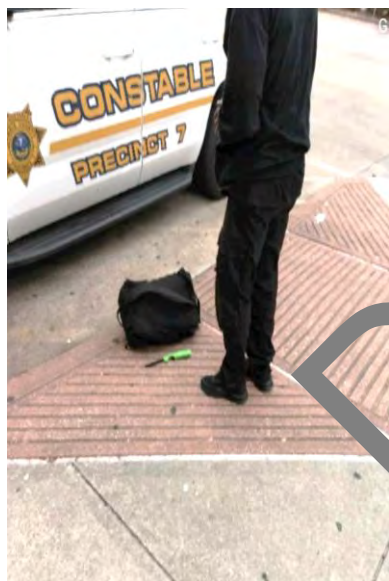
Tuesday, February 18

7:49 AM Dispatch contacted the officer regarding two males panhandling at 1025 Alabama. Both subjects were gone on arrival.

10:30 AM Officer attended the Midtown Leo meeting.

11:30 AM Officer attended the Midtown public safety meeting.

12:27 PM While conducting a property check at Walgreens, 2612 Smith, the officer stopped a male shoplifter. The merchandise was recovered, and the subject left the property.



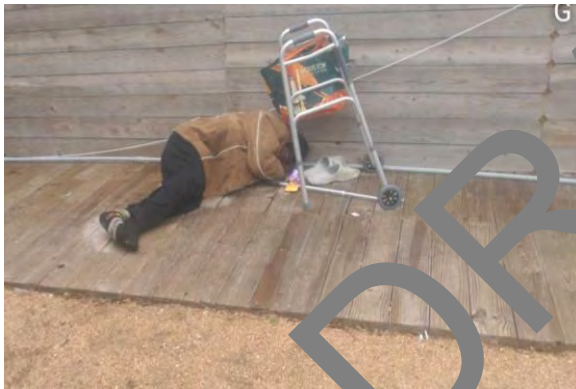
12:59 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male panhandling at the door.



1:14 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male causing a disturbance. The subject was gone on arrival.

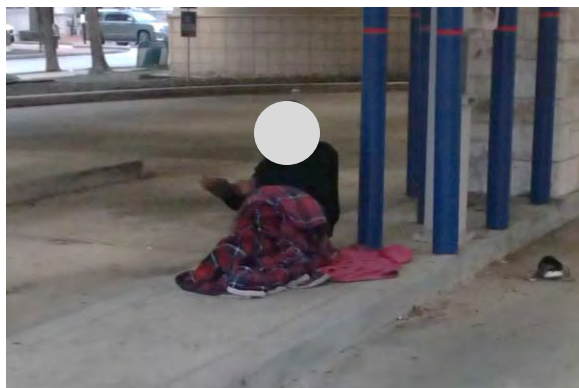
1:54 PM Officer was dispatched to 2000 Bagby regarding an individual sleeping at the front door. The subject was gone on arrival.

2:08 PM Officer was dispatched to 606 Dennis where he removed a male sleeping near the dumpster area.



Wednesday, February 19

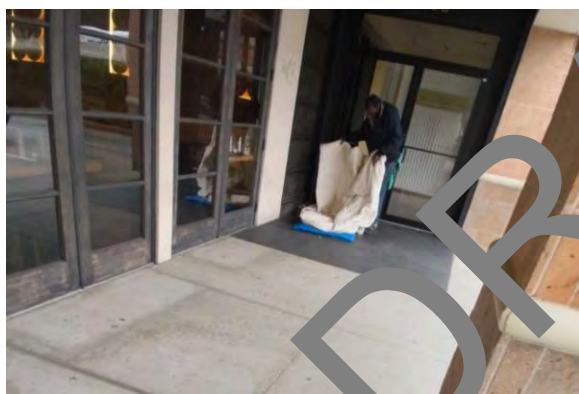
8:32 AM While conducting a property check at Capital One Bank, 408 Webster, the officer removed a homeless individual sleeping in the drive-thru area.



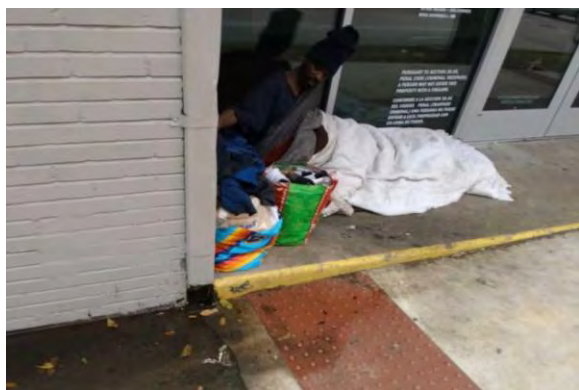
10:13 AM Dispatch contacted the officer regarding a homeless individual sleeping at the back of 410 Pierce. The subject was gone on arrival.

10:25 AM Officers were dispatched to the intersection of Pierce and Brazos regarding an individual lying down in the area. The subject was gone on arrival.

10:54 AM Officer was dispatched to Dough Zone, 2450 Louisiana, where he removed an individual sleeping in front of a vacant store.



12:39 PM Officer was dispatched to 3121 San Jacinto where he removed a homeless individual sleeping in front of the building.



10:00 PM Officer was dispatched to Walgreens, 2612 Smith, regarding two males loitering inside the store due to cold weather outside. One male left the property, and EMS transported the second male to the nearest hospital because he could not walk.



Thursday, February 20

7:31 AM Officer reported a traffic light at the intersection of Smith and Gray was not working properly.

8:47 AM Officer was dispatched to the intersection of Brazos and Pierce where he removed a male panhandling.

9:07 AM While conducting a property check at CVS, 402 Gray, the officer removed a homeless male panhandling in the parking lot.



9:25 AM While conducting a property check at 402 Gray, the officer noticed a blue pickup truck pull up and linger. The officer approached the vehicle and observed a female sleeping inside, woke her, and told

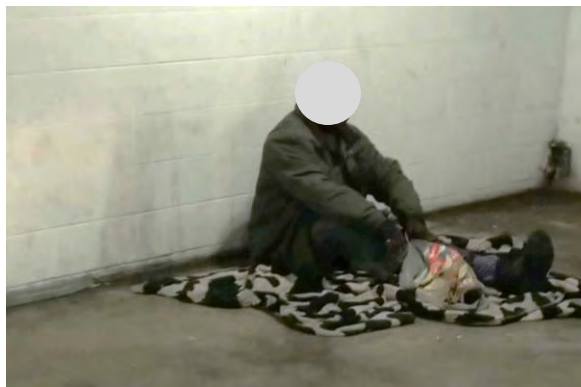
her she must leave. The female told the officer she was waiting for someone inside the business, but there were no customers. The officer made contact with the store clerk who said they wanted the individual to leave the property, and the officer noted there were no customers inside. The female left the property.



9:25 AM While conducting a property check at Capital One Bank, 408 Webster, the officer removed a male sleeping in the drive-thru area.



9:42 AM Officer was dispatched to 3001 Louisiana where he removed two individuals sleeping in the parking garage.



10:08 AM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male sleeping in the pharmacy area and refusing to leave.

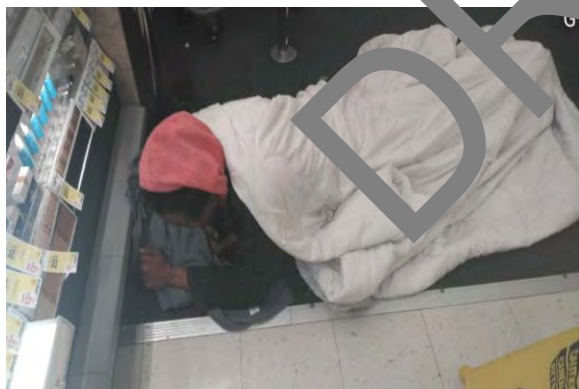
11:28 AM Officer was dispatched to Holy Rosary Church, 3617 Milam, regarding a homeless male trespassing in the lobby and refusing to leave. The subject was gone on arrival.

1:04 PM While conducting a property check at Capital One Bank, 408 Webster, the officer noticed the gates to the dumpster were open.



3:38 PM Officer responded to a call regarding two individuals loitering at Dough Zone, 2450 Louisiana. Both subjects were gone on arrival.

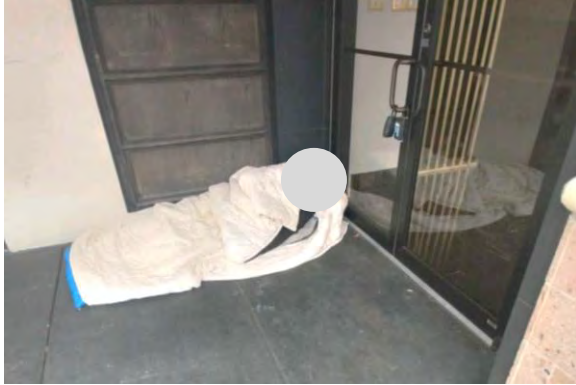
9:21 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male sleeping inside the store.



11:00 PM Officer posted outside Walgreens, 2612 Smith, to prevent homeless individuals from entering the store.

Friday, February 21

9:17 AM While conducting a property check at Dough Zone, 2450 Louisiana, the officer removed a homeless male sleeping on the property.



9:33 AM Officer was dispatched to Citgo, 1025 Alabama, regarding a male panhandling on the property. The officer arrived, observed the subject across the street, and showed a presence.

10:16 AM Officer was dispatched to the intersection of Lewis and Gray regarding a homeless individual sleeping on the ground. The subject was gone on arrival. The officer only located belongings and shoes.



10:45 AM Officer was dispatched to Dough Zone, 2450 Louisiana, regarding an individual who may be trespassing on the property. The subject was gone on arrival.

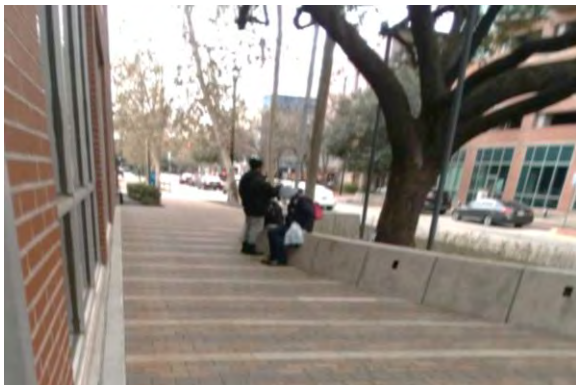
12:58 PM Officer was dispatched to Citgo, 1025 Alabama, regarding a male panhandling outside the business. Upon arrival, the subject noticed the officer and walked off the property.



1:43 PM Officer was dispatched to Tiff's Treats Cookie Delivery, 2507 Bagby, to remove an individual panhandling on the property. The officer arrived and observed the subject leaving the property.



3:22 PM A caller reported two males loitering at the office door at 410 Pierce on the Bagby side. The subjects left at the officer's request.



3:48 PM Dispatch contacted the officer regarding an individual loitering at Midtown Cleaners, 2313 Bagby. The subject was gone on arrival.

6:25 PM Officer was dispatched to Chevron, 2222 Louisiana, regarding a male refusing to leave. The subject was gone on arrival.

6:55 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male shoplifting. The subject was gone on arrival. The officer gathered information for a report.

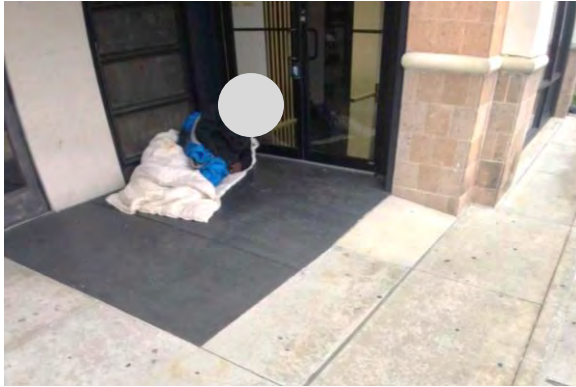
Saturday, February 22

8:40 AM Officer was dispatched to Houston Metropolitan Dance Center, 4916 Main, regarding multiple individuals loitering on the property. The officer removed two males. The officer showed a presence until shortly after 9:00 AM.



9:26 AM Officer was dispatched to Midtown Cleaners, 2313 Bagby, regarding a homeless individual aggressively panhandling outside the business. The subject was gone on arrival.

10:11 AM While conducting a property check at Dough Zone, 2450 Louisiana, the officer woke a homeless individual and asked him to leave the premises. The subject complied.



11:48 AM While conducting a property check at 408 Webster, the officer removed a homeless male panhandling on the property.

12:33 PM Officer was dispatched to Chevron, 2222 Louisiana, where he requested HPD assistance regarding a male panhandling outside the business, refusing to move. HPD arrived and removed the subject.



1:02 PM Officers were dispatched to Walgreens, 2612 Smith, regarding a male panhandling outside the store. The subject was gone on arrival. The officers spoke with the store clerk, who said the subject was very aggressive and had pushed her. The store clerk declined medical assistance but notified HPD so she could press charges against the subject.

9:00 PM While patrolling at Walgreens, 2612 Smith, the officer observed a male who shoplifted try to run away from employees. The subject dropped everything and left the property as soon as he saw the officer. Employees recovered the stolen merchandise.

Sunday, February 23

12:08 AM A caller from Axelrad Beer Garden, 1517 Alabama, advised of a male walking through the parking lot checking car doors. The subject was gone on arrival.

2:14 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male who shoplifted toilet paper, paper towels, and deodorant. The subject was gone on arrival. The officer gathered information for a report.

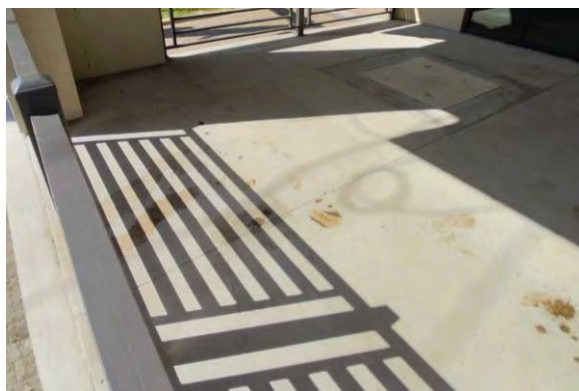
Monday, February 24

7:46 AM While conducting a property check at Chevron, 2222 Louisiana, two homeless individuals panhandling on the property left as soon as they saw the officer.

8:30 AM While conducting a property check at 2315 Bagby, the officer removed a male sleeping in front of Subway.



11:19 AM Officer was notified to conduct property checks at Travis and Gray. The officer noticed the property had been cleaned, and there were some stains on the floor. No one was on the property.



11:37 AM Dispatch contacted the officer regarding an individual panhandling at Chevron, 2222 Louisiana. The subject left before the officer arrived.

12:25 PM While conducting a property check at Capital One Bank, 408 Webster, the officer observed evidence of two broken vehicle windows on the ground in the parking lot with no vehicles around. No other suspicious activity was observed.



2:37 PM While conducting a property check at Walgreens, 2612 Smith, the officer observed a large amount of garbage and two mattresses next to the store dumpster.



2:57 PM Officers were dispatched to the intersection of Pierce and Brazos where they removed a homeless individual lying on the sidewalk.



6:00 PM While patrolling a parking lot near the intersection of Chenevix and Webster, the officer removed a male loitering on the property.

10:00 PM While the officer was posted at 4916 Main, he observed a male enter the parking lot and look inside vehicles. The subject left the property when he saw the officer monitoring him.

Tuesday, February 25

7:15 AM Officer was dispatched to Remington, 3809 Main, regarding a female who locked herself in the restroom for 20 minutes and was screaming inside the building when she exited the restroom. The subject left at the officer's request.

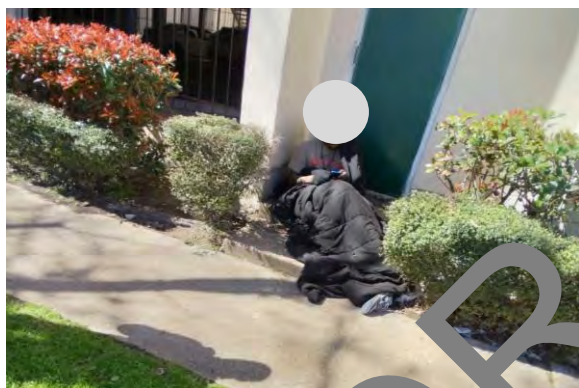
8:47 AM Dispatch contacted the officer regarding a female refusing to leave Chevron, 2222 Louisiana. The subject left before the officer arrived.

8:49 AM While conducting patrols, the officer removed a female sleeping who blocked the sidewalk at 3901 Main.



9:40 AM Dispatch contacted the officer regarding a female panhandling at Chevron, 2222 Louisiana. The subject was gone on arrival.

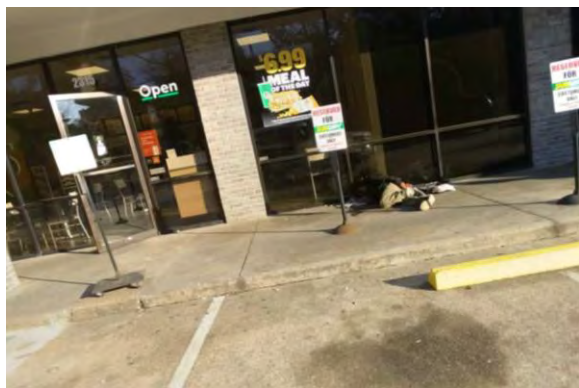
12:54 PM Dispatch contacted the officer regarding a male sleeping on the ground at a building entrance between Brazos and Tuam. The subject left at the officer's request.



1:34 PM While conducting a property check at Chevron, 2222 Louisiana, a homeless individual loitering on the property left when he saw the officer arrive.

3:53 PM While conducting a property check at Walgreens, 2612 Smith, the officer removed a male loitering at the entrance.

5:34 PM While conducting a property check at 2315 Bagby, the officer removed a homeless individual sleeping in front of Subway.



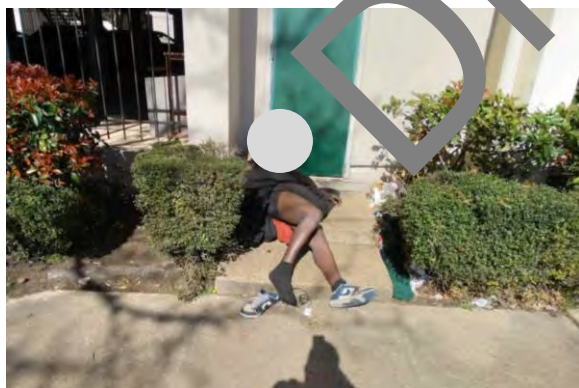
6:30 PM While conducting a property check at Chevron, 2222 Louisiana, the officer removed a male and female sleeping in the parking lot.

8:07 PM Officer was dispatched to 3701 Travis regarding a male loitering in front of a business. The subject was gone on arrival.

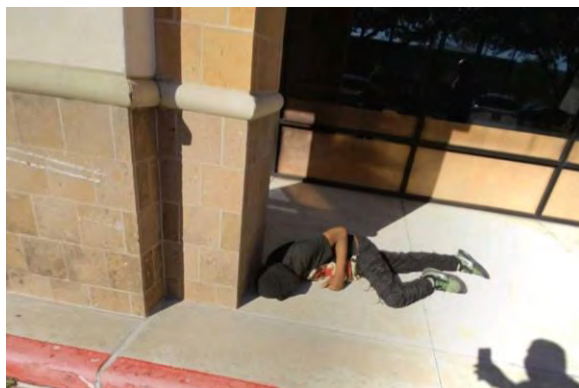
9:18 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male shoplifter. The subject was gone on arrival. The officer gathered information for a report.

Wednesday, February 26

10:13 AM Dispatch contacted the officer regarding a male sleeping on the ground at a building entrance between Brazos and Tuam. The subject left at the officer's request. The officer commented that the same individual had been removed from the same location the day before.



3:43 PM Officers were dispatched to Midtown Dental, 2450 Louisiana, where they removed a male sleeping in front of the business.

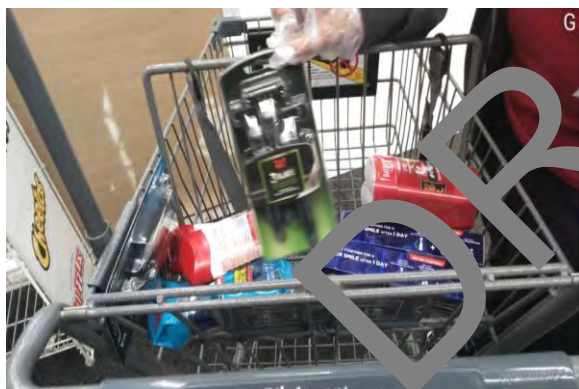


7:09 PM Officer was dispatched to 401 Gray to remove an intoxicated male bothering customers and employees. The subject left before the officer arrived.

7:20 PM The officer removed a male harassing customers and employees at 3210 Louisiana.

9:15 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a male harassing store employees. The subject left before the officer arrived.

9:30 PM While posted at Walgreens, 2612 Smith, the officer stopped a male shoplifter with \$200 worth of merchandise. The subject left the items and ran away.



9:55 PM Dispatch contacted the officer regarding a male panhandling in front of 2420 Louisiana and refusing to leave. The subject left at the officer's request.

10:06 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male causing a disturbance inside the store.

10:37 PM The officer removed a male loitering in the corner of the property at U-Haul, 2420 Louisiana.

Thursday, February 27

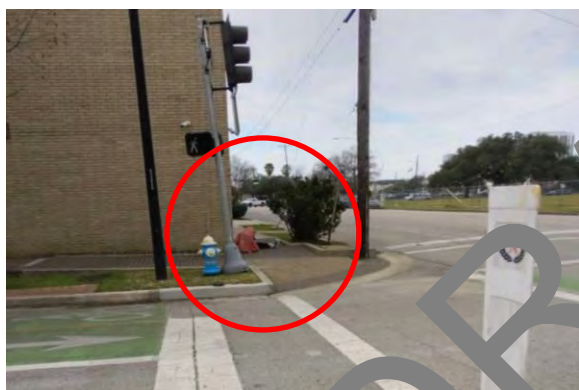
7:38 AM While conducting a property check at Chevron, 2222 Louisiana, the officer removed a male panhandling in front of the business.

8:36 AM While conducting a property check at Walgreens, 2612 Smith, the officer removed a male lying on the floor at the back of the pharmacy.

8:43 AM While conducting a property check at 4916 Main, the officer removed a male loitering on the property.

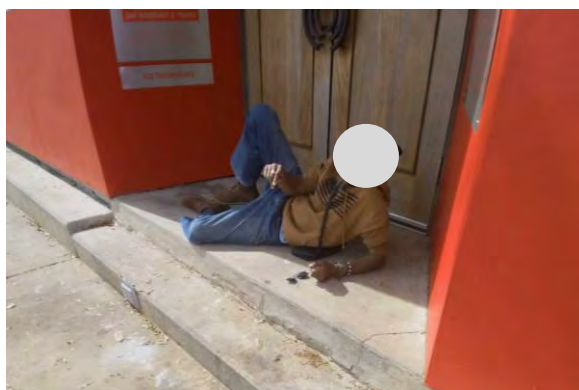
10:30 AM While conducting a property check at CVS, 402 Gray, the officer removed a male panhandling by the entrance.

10:42 AM Officers patrolled Gray from Chenevert to Bagby and removed several individuals lying on the sidewalk. The police were requested regarding one individual at Main and Gray who refused to comply and get up.



12:35 PM While conducting a property check at 2315 Bagby, the officer removed a homeless female panhandling in front of Subway.

1:32 PM Officers were dispatched to Houston Center for Contemporary Craft, 4848 Main, where they removed a male sitting at the entrance.



4:20 PM Officer was dispatched to the intersection of Gray and Bagby where he removed a male panhandling.

6:30 PM While conducting a property check at Citgo, 1025 Alabama, multiple homeless individuals left the property as soon as they saw the officer arrive.

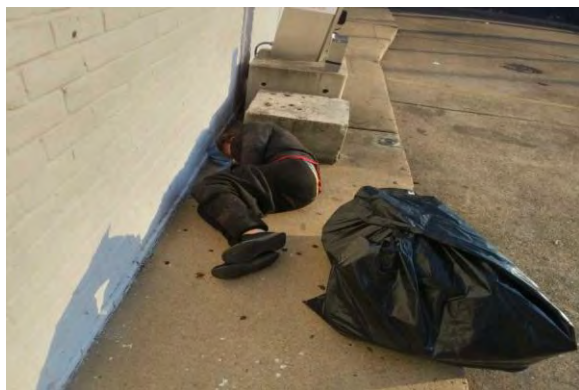
6:39 PM Officer was dispatched to 2521 Bagby where he removed a male and female panhandling on the property.

7:01 PM Officer was dispatched to Walgreens, 2612 Smith, where he removed a male panhandling in front of the business.



Friday, February 28

7:15 AM Officer was dispatched to Citgo, 1025 Alabama, where he removed a male sleeping behind the gas station.



7:22 AM The officer removed a homeless couple loitering at the intersection of Gray and Bagby.

8:38 AM While conducting a property check at Chevron, 2222 Louisiana, multiple homeless individuals left the property as soon as they saw the officer arrive.

10:47 AM The S.E.A.L. Security officer and a Precinct 7 officer stopped at the intersection of Gray and Main regarding an elderly female blocking the sidewalk. The Precinct 7 officer advised the subject that she could not block the sidewalk but could stay in the grassy area. The subject moved all her belongings to the grassy area.

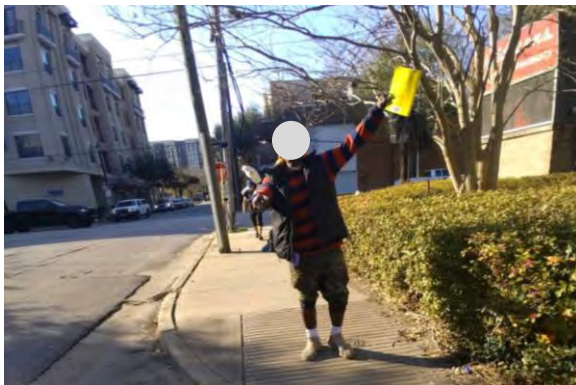


11:18 AM While conducting a property check at 1402 Gray, the officer removed two individuals loitering on the property.

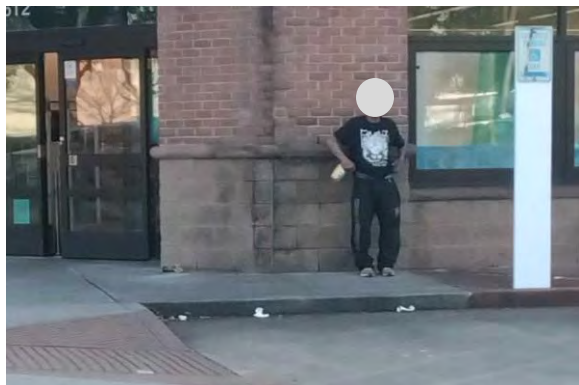
11:56 AM While conducting a property check at Capital One Bank, 408 Webster, the officer removed an elderly homeless female loitering on the property.

12:20 PM While conducting a property check at 2315 Bagby, the officer removed a male and female loitering in front of Subway.

4:00 PM Officer assistance was requested at 2612 Smith regarding a male yelling at a Midtown District patrol officer. The officer made contact with the subject who admitted he had just been escorted from Midtown Park. A Harris County Precinct 7 Constable arrived, and the subject eventually left the area.



5:14 PM Dispatch contacted the officer regarding a male panhandling in front of Walgreens, 2612 Smith. The subject left at the officer's request.



7:08 PM Officer was dispatched to Walgreens, 2612 Smith, regarding a female shoplifter. The subject left before the officer arrived and stole \$35 worth of merchandise.

8:16 PM Officers were dispatched to Walgreens, 2612 Smith, regarding four homeless individuals who entered the store one after another and shoplifted. The subjects were gone on arrival.

9:00 PM A store clerk reported a known shoplifter carrying many blankets inside Walgreens, 2612 Smith. The subject left before the officer arrived.

DRAFT



Midtown Hotline – 832.900.7700

The Midtown Hotline received **176** calls.



END OF REPORT

