



midtown
H O U S T O N

Attorney Client Privilege Work Product

**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
July 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, July 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/join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22id%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

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

Or Call in 1-872-256-8243 Phone conference ID 401 646 45#

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

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.
3. Consent Agenda
 - a. Approve Minutes for June 4, 2025, Board Meeting
 - b. Approve Financial Report for the Month of May 2025
 - c. Approve Payment of Invoices for June 2025

- d. Approve Equi-Tax Report for June 2025
 - e. Receive the Investment Report for the period ending December 2024.
 - f. Receive the Investment Report for the period ending March 2025.
4. Review, discuss and take necessary action regarding the District's Annual Insurance Policy for the period of August 1, 2025 to July 31, 2026.
 5. Termination of the Tri-Party Agreement between the Midtown Redevelopment Authority/TIRZ#2, Midtown Parks Conservancy and the Midtown Management District.
 6. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Public Safety. **Jeanette Criglar, Chair**
 - b. Services & Maintenance **Christopher Johnston, Chair**
 - i. Streetscape Refresh - Construction Phase Services contracts
 - a. Construction Management and Inspection – IDS Engineering Group
 - b. Construction Administration – Lionheart Places
 - c. Economic Development. **Maggie Segrich, Chair**
 - d. Marketing **Debbie Tyler-Dillard, Chair**
 - e. Urban Planning. **Lewis Goldstein, Chair**
 - ii. Parking Benefit District Advisory Committee
 - f. Cultural Arts & Entertainment. **Desmond Bertrand-Pitts, Chair**
 - i. Assessment Funded Projects
 - ii. Grant Funded Projects
 - a. HueMan:Shelter
 - b. MidtownHOU Micro Grants

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

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

i. Super Neighborhood #62

i. Nominating **Gloria Haney, Chair**

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

i. Staff update

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

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

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

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

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

8. Announcements

Next meeting date: **Midtown Management District Board of Directors**
Wednesday, August 6, 2025, at 11 a.m.
410 Pierce Street, (at Brazos) 1st Floor
Houston TX 77002

9. Adjourn



Jeanette Criglar / ca

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

****If you would like to make public comments, please register prior to 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

June 4, 2025

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, June 4, 2025, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Tricka Butler
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Seglich	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Deshaund Bertrando 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 LeVasseur, Chan, and Douglas, who were absent.

In addition, present at the meeting were Midtown Staff members Vernon Williams, Kayler Williams, Chandler Snipe, Madison Walkes, Cynthia Alvarado, Marlon Marshall, David Thomas, Jaime Giraldo, Sharita Simpo, Amaris Salinas, Chrystal Davis, and Jeremy Rocha. Sally Adame and Kandi Schramm joined via video conference. Additional attendees were, Clark Lord of Bracewell, LLP; Kimberlie Spivey of Houston Community College, Ricky Cardenes of East End District, Tenel Tayar of Fifth Corner (who joined via video conference), Executive Director Joe Cutrufo of

BikeHouston, President Jennifer Gribble and Lynda Guidry (who joined via video conference) of the Midtown Super Neighborhood #62. Midtown residents Trevor Smith (who attended in-person), Lynda Guidry, Kay Walton, and Bricen Whitaker (who all joined 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.

Trevor Smith voiced concerns about the clarity regarding the Midtown Service and Improvement Plan (2025-2034). He stated that he and other community members were struggling to understand what specific benefits the plan provides to them. Mr. Smith also urged the District to clearly define what stakeholders will receive in return for their contributions and warned potential community opposition if the concerns were not addressed.

Jennifer Gribble appreciated the public safety and service and maintenance updates that are posted on the Midtown website. She emphasized the need to adapt these visuals into public-friendly formats for newsletters and social media. She also requested that the Board and Midtown staff include the recommendations that were made by the Super Neighborhood #62 to be addressed in the SIP for full support. Mrs. Gribble also offered to collaborate further with the Midtown staff and the Board to realize the plan.

3. CONSENT AGENDA.

- A. APPROVE MINUTES FOR MAY 7, 2025 BOARD MEETING**
- B. APPROVE FINANCIAL REPORTS FOR THE MONTH OF APRIL 2025**
- C. APPROVE PAYMENT OF INVOICES FOR MAY 2025**
- D. APPROVE EQUI-TAX REPORT FOR MAY 2025**
- E. RECEIVE THE INVESTMENT REPORT FOR THE MONTH OF JUNE 2025**

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

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

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

A. Public Safety Committee – Jeanette Criglar, Chair

Mr. Giraldo reported on behalf of Chair Criglar, noting no action items. He reported that Midtown continues to advance its public safety strategy through integrated mental health outreach, targeted enforcement, and proactive sanitation efforts. He further stated that a partnership is being developed to introduce a full-time mental health professional to the district as part of the homeless outreach team. He further reported on and shared images of the seven targeted cleanups that took place in May 2025. These targeted cleanups address illegal dumping in the area, guided by security reports, and address trash and graffiti across the area.

Mr. Giraldo also reported that a pilot community camera program is in development, with a proposal submitted to the Economic Development and Public Safety Committees. He further stated that the initiative aims to enhance surveillance with defined placement criteria and vendor selection. Mr. Giraldo also stated that the collaboration with HPD remains strong, particularly with the South Central Division and the use of Flock camera technology has led to arrests tied to burglary and auto theft, with ongoing investigations underway.

He further stated that patrols around bars and clubs continue to identify repeat offenders, with film footage provided to HPD by citizens to aid law enforcement. Mr. Giraldo also stated that the funding for the HPD Central Division Midtown Bike Patrol Initiative is scheduled to end by July 2025. He also stated that crime suppression around hotspots like Gray Street has resulted in significant enforcement outcomes, including arrests and the seizure of weapons and narcotics. The Midtown S.E.A. J.C.H. Homeless Outreach team will remain engaged in providing support services to unhoused individuals alongside enforcement operations.

The next Public Safety Committee meeting will be held on Tuesday, June 17, 2025 at 11:30 a.m.

B. Service and Maintenance Committee – Christopher Johnston, Chair

Director Johnston reported no action items. He reported that the Service and Maintenance Committee continues to make steady progress across core operations. In May 2025, the Midtown Field Services Team removed over 21,000 pounds of trash and 850 bags of leaves. He further stated that the pedestrian lighting is now complete at Baldwin Park and efforts are underway to procure new trash cans and power wash the park. He also stated that Midtown staff provided some in-house repairs at Glover Park resulting in saving some money. Lighting upgrades at Glover Park are delayed due to fixture supply issues. He also reported 45 areas have been abated for graffiti. Updates to the See-Click-Fix tracking system are in development to improve efficiency, clarity and responsiveness. Lastly, Director Johnston reported that the sidewalk repair project is moving forward with \$65,000 allocated as well as an additional reallocation of funds to cover planning and oversight.

Director Johnston announced that the combined Service and Maintenance Committee

and Urban Planning Committee meeting will be held on Monday, June 16, 2025, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Director Segrich reported no action items. She further stated that the Economic Development Committee has reviewed and recommended the pilot launch of a Community Camera Program. This initiative was developed in coordination with the Public Safety Committee and will support enhanced security monitoring at five initial locations throughout Midtown, with six months of service funded through the pilot program. Director Segrich further stated that Midtown staff are currently finalizing recommendations for the camera systems and vendor logistics. She further stated that the Committee is also working closely with other teams to ensure integration of camera data into broader public safety strategies and marketing efforts.

Director Segrich announced that the next Economic Development Committee meeting will be held in-person at Weights + Measures located at 2808 Caroline Street, Houston, Texas 77004 on Wednesday, June 18, 2025, at 10:00 a.m.

D. Marketing Committee – Debbie Tyler-Dillard, Chair

Ms. Alvarado presented the Marketing Committee report on behalf of Director Debbie Tyler-Dillard. There were no action items. She reported that 5,000 printed copies of the 2025 Midtown Cultural Arts Guide were distributed in April 2025 and the remaining 5,000 copies will be distributed for future events and outreach in June 2025. She also stated that a digital version of the Guide is accessible on the Midtown website. She further stated that planning is underway for the next edition of the Midtown Buzz newsletter and it is expected to be ready for distribution by the end of June 2025. Lastly, Ms. Alvarado stated that the Committee continues to coordinate with the Midtown staff to amplify Midtown initiatives across multiple platforms.

Ms. Walkes presented the April 2025 Communications report, noting two district-wide newsletters were distributed and 20 Midtown-related media mentions were secured. She further reported highlights included the feature of the Roaring 20s signage campaign, announcement of the 2025 Ars Micro Grant recipients, and the Midtown Park's Fitness Day event. Ms. Walkes also stated that the performance metrics showed a slight decline due to reduced ad spending, but engagement remained steady across core digital channels. She further stated that in April, Midtown gained 166 new social media followers, and thirteen media placements, including CW 39 and KPRC 2. The top press mentions reached 1,650,891 viewers and 275,805 impressions with an earned media value of \$22,662. Lastly, Ms. Walkes stated that the Midtown staff are currently reviewing strategy adjustments for upcoming campaigns to maximize visibility and reach.

Ms. Alvarado announced that the next Marketing Committee meeting will be held on Tuesday, June 17, 2025, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein reported no action items. He further stated that the Committee is preparing to launch bikeway enhancements along Gray, Austin, and LaBranch, with installation scheduled to begin in June 2025. He further reported that discussions continue around the Austin Street bike lane, with feedback expected from BikeHouston before moving forward. Director Goldstein also stated that the Committee will support a district-wide pedestrian lighting assessment proposed by ARUP and is recommending a \$30,000 reallocation to fund Phase 1 of the study. Lastly, Director Goldstein stated that although no funds have been spent from the Urban Planning budget to date, the Committee is actively evaluating critical reallocation opportunities for sidewalk and infrastructure improvements aligned with long-term planning goals.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, June 16, 2025, at 4:00 p.m.

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

Director Segrich presented the Parking Benefit District report. There were no action items for consideration. She reported that the Committee reviewed both financial and operational updates. She further stated that the Committee voted to cancel further funding of the Speed Sign Study project and reallocated \$14,000.00 to fund the purchase of 6 laser traffic control devices. She also reported that HPD Central Division updates were presented for the following three ongoing initiatives: the new town Traffic and Parking Management Strategy, the Vagrant and Property Crime Reduction Initiative, and the Bar and Club Inspection Initiative. She further stated that the Committee also received updates of the HPD Loud Noise Initiative. Lastly, Director Segrich stated that the Committee will continue to evaluate the impact of the existing projects and explore new strategies to address quality of life enhancements throughout the District.

Director Segrich announced that the newt Parking Benefit District Advisory Committee meeting will be held on Thursday, June 18, 2025 at 3:00 p.m.

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

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

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant – Non-Assessment Funded Projects**

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

Ms. Snipes reported that the Cultural Arts and Entertainment Committee continues to make significant progress across its public art, grant, and strategic planning initiatives. The Committee recently celebrated the successful public launch of the HueMan: Shelter project, a multi-site public art initiative supported by the Bloomberg Public Art Challenge. The campaign now has an active website, social media presence, and has already received media coverage from ABC13, bringing positive attention to Midtown's commitment to civic and cultural dialogue through art.

b. 2025 MidtownHOU Micro Grant:

Ms. Snipes reported that the Committee is also leading the development of a new five-year Cultural Arts Master Plan, supported by a grant from the Houston Endowment. She further stated that work is underway to finalize a draft Request for Qualifications (RFQ), which will be released in the next 60 to 90 days, followed by a full Request for Proposals (RFP) process to select a planning consultant. She also stated that this strategic plan will help guide Midtown's investment in public art, placemaking, cultural programming, and artist support through 2030.

Additionally, Ms. Snipes shared that 50% of the 2025 Midtown HOU Arts Microgrants have already been completed by local artists and community groups, with the remaining grantees scheduled to finalize their projects in the third and fourth quarters of the year. She also stated that the microgrants continue to generate meaningful cultural engagement and visibility for artists within the district.

Ms. Snipes announced that the Midtown Sign Wrap honoring Pride Month was installed on May 30 and will remain on view through mid-July 2025. She also stated that the mural work of the Big Walls, Big Dreams Mural Project has been completed. She further stated that the mural, visible from IH-45 South, celebrates themes of freedom, diversity, and creativity and contributes to the growing presences of destination public art in Midtown.

Ms. Alvarado announced that the next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, June 17, 2025, at 3:00 p.m.

G. Finance and Budget Committee – Kelly Young, Chair

Director Young presented the Finance and Budget Committee report. There were no action items for consideration. Director Young reported that the committee did not meet in May 2025, however, the District's financial performance for April 2025 reflects that Midtown continues to operate within the approved budget, with expenses aligned to strategic priorities and operational needs. She further stated that the committee is closely monitoring expenditures tied to capital and infrastructure projects, including those related to the Midtown Service and Improvement Plan (2025-2034), and anticipates providing additional budget reallocation recommendations as project scopes evolve. Lastly, Director Young announced that the District remains in a strong financial position and no major variances or concerns were reported.

Director Young announced that the next Finance and Budget Committee meeting will be on Tuesday, June 24, 2025, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

Director Haney reported that there were no updates at this time regarding the status of the recommended appointments and reappointments of board members from the City of Houston Office of Boards and Commissioners Office. She further stated that the Committee is continuing to monitor communications from the City and will provide further updates as they become available. There were no action items to report for this meeting.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that the Super Neighborhood #62 meeting was held at South Main Baptist Church on Wednesday, May 14, 2025 at 5:45 p.m. He stated that the Super Neighborhood #62 remains highly engaged in facilitating dialogue between residents, businesses, and Midtown Management District. He noted that recent community feedback has centered on the need for increased transparency and clearer communication regarding the Midtown Service and Improvement Plan (2025-2034). He reiterated that the Super Neighborhood is not opposed to the SIP, but rather seeks to ensure it is implemented in a way that is transparent, measurable, and inclusive of community feedback. To that end, the Super Neighborhood looks forward to working closely with District staff and board members in the coming weeks to address outstanding questions and align around a shared path forward.

Director Johnston announced that the next MSN #62 meeting will be held on Wednesday, June 18, 2025, at 5:45 p.m. at South Main Baptist Church.

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

i. Staff Update

Ms. Alvarado presented the Service and Improvement Plan report on behalf of Co-Chairs Criglar and Young. She reported that the Midtown Management District's Service and Improvement Plan (2025-2034) (SIP) has been prepared for board consideration. The plan outlines strategic priorities and funding allocations for the next ten years and was developed in partnership with extensive input from the community. The document has been reviewed by legal counsel to ensure compliance with state statutes and alignment with Midtown's evolving needs.

She noted that the SIP includes detailed projections across all services, including the community requested Core Service Areas: public safety, services and maintenance, economic development, and urban planning. Ms. Alvarado emphasized that the updated plan reflects community and committee feedback gathered throughout the year and integrates proposed enhancements to core service delivery while maintaining financial responsibility.

Additionally, Ms. Alvarado confirmed that the Administrative Public Hearing is scheduled for Wednesday, June 11, 2025, at 6:00 p.m. and will allow the public to provide formal comment on the SIP and the proposed levy of assessment. She stated that all required legal notices have been distributed and that staff will be available to assist the public with questions during and after the hearing. She concluded by stating that the SIP, once approved, will serve as the guiding document for District programs and services over the next decade, reinforcing Midtown's commitment to equitable growth, public space enhancement, and stakeholder collaboration.

K. Executive Committee – Jeanette Criglar, Chair

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

5. 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.

6. BIKEHOUSTON SAFETY PRESENTATION

Executive Director Joe Cutrufo of BikeHouston gave a presentation outlining proposed improvements to bicycle infrastructure along Austin Street, aimed at increasing connectivity and safety for Midtown cyclists. The presentation focused on the current conditions, potential design enhancements, and how this corridor could better integrate with the City's broader cycling network.

The presentation emphasized the need for Midtown's formal support of the Austin Street bike lane project, particularly as it relates to compatibility with Midtown's existing infrastructure and planned projects. The Committee plans to revisit the proposal following public feedback and coordination with BikeHouston and the City of Houston's planning department. A follow-up is expected at a future board meeting once additional evaluations, bike safety data, and recommendations have been reviewed.

7. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, July 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: _____

Midtown Management District
Balance Sheet Prev Year Comparison
As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	4,209,775.57	4,308,217.10	-98,441.53	-2.3%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	4,221,198.27	4,319,639.80	-98,441.53	-2.3%
Accounts Receivable	3,275,872.25	142,010.90	3,133,861.35	2,206.8%
Other Current Assets	51,360.46	0.00	51,360.46	100.0%
Total Current Assets	7,548,430.98	4,461,650.70	3,086,780.28	69.2%
Other Assets	0.00	36,959.00	-36,959.00	-100.0%
TOTAL ASSETS	7,548,430.98	4,498,609.70	3,049,821.28	67.8%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	588,514.51	365,692.89	222,821.62	60.9%
Other Current Liabilities	3,978,459.23	248,126.84	3,730,332.39	1,503.4%
Total Current Liabilities	4,566,973.74	613,819.73	3,953,154.01	644.0%
Total Liabilities	4,566,973.74	613,819.73	3,953,154.01	644.0%
Equity				
390000 · Fund Balance Roll-Forw...	2,016,536.24	2,003,496.91	13,040.03	0.7%
Net Income	964,920.90	281,293.06	-916,372.76	-48.7%
Total Equity	2,981,457.24	3,884,789.97	-903,332.73	-23.3%
TOTAL LIABILITIES & EQUITY	7,548,430.98	4,498,609.70	3,049,821.28	67.8%

Midtown Management District
Profit & Loss
January through May 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	TOTAL
Ordinary Income/Expense						
Income						
400000 · Revenue - Assessments	1627562.87	728,983.29	58,388.16	24,786.28	-7,934.43	2431786.17
400102 · Grant Revenue	0.00	0.00	0.00	290,000.00	0.00	290,000.00
403000 · Other Income	799.77	0.00	0.00	0.00	0.00	799.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	14,705.33	14,963.81	68,285.25
Total Income	1638001.33	742,301.04	74,047.83	329,491.61	7,029.38	2790871.19
Gross Profit	1638001.33	742,301.04	74,047.83	329,491.61	7,029.38	2790871.19
Expense						
500000 · Security and Public Safety	42,167.42	81,655.33	173,217.40	103,686.54	145,814.15	546,540.84
600000 · Marketing	10,093.34	3,943.34	7,502.63	13,773.93	34,548.72	69,861.96
700000 · Urban Planning	0.00	0.00	0.00	0.00	8,585.91	8,585.91
710000 · Cultural Arts & Entertainment	1,280.00	9,180.00	9,500.74	7,931.84	57,515.52	85,468.10
720000 · Service & Maintenance	34,527.71	76,065.50	5,093.22	33,338.15	101,618.63	344,543.21
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	9.36	9.36
800000 · District Administration	17,995.32	34,540.32	40,528.82	24,138.72	129,041.96	246,245.74
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	106,383.50	20,137.30	104,195.50	282,257.61
991000 · Special Projects - Board App...	0.00	0.00	0.00	44,269.13	198,169.03	242,438.16
Total Expense	146,905.10	156,085.09	243,686.31	247,275.61	779,498.78	1825950.89
Net Ordinary Income	1491096.23	586,215.95	-362,138.48	82,216.00	-772,469.40	964,920.30
Net Income	1491096.23	586,215.95	-362,138.48	82,216.00	-772,469.40	964,920.30

Midtown Management District
Sources of Funds
January through May 2025

Accrual Basis

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,431,786.17	3,276,860.00	-845,073.83	74.2%
400102 · Grant Revenue	290,000.00	300,000.00	-10,000.00	96.7%
403000 · Other Income				
403100 · Booth and Events F...	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 Dist...	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	68,285.25	175,000.00	-106,714.75	39.0%
Total Income	2,790,871.19	3,937,629.00	-1,146,757.81	70.9%
Gross Profit	2,790,871.19	3,937,629.00	-1,146,757.81	70.9%
Net Ordinary Income	2,790,871.19	3,937,629.00	-1,146,757.81	70.9%
Net Income	2,790,871.19	3,937,629.00	-1,146,757.81	70.9%

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

Accrual Basis

	Jan - May 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	165,468.00	505,080.00	-339,612.00	32.8%
502012 · S.E.A.L. Security Program	220,172.14	703,000.00	-482,827.86	31.3%
502014 · SEARCH {Homeless Services}	25,986.77	76,401.00	-50,414.23	34.0%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	70,000.00	69,810.00	190.00	100.3%
Total 502000 · Enhancement Public Safety	481,626.91	1,375,291.00	-893,664.09	35.0%
502100 · Direct Clean Ups - SMC	13,500.00	35,000.00	-21,500.00	38.6%
504000 · Security Coordinator	575.14	3,000.00	-2,424.86	19.2%
507000 · Street Outage Survey	1,402.50	3,500.00	-2,097.50	40.1%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	2,000.00	-2,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	3,845.92	5,500.00	-1,654.08	69.9%
509560 · Professional Development	1,190.47	7,000.00	-5,809.53	17.0%
509700 · Staffing	42,258.30	153,500.00	-110,800.70	27.6%
Total 500000 · Security and Public Safety	546,540.84	1,714,350.00	-1,167,809.16	31.9%
Total Expense	546,540.84	1,714,350.00	-1,167,809.16	31.9%
Net Ordinary Income	-546,540.84	-1,714,350.00	1,167,809.16	31.9%
Net Income	546,540.84	1,714,350.00	1,167,809.16	31.9%

Midtown Management District Service & Maintenance Use of Funds

Accrual Basis

January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	1,964.91	8,000.00	-6,035.09	24.6%
722052 · Electric	1,895.50	4,700.00	-2,804.50	40.3%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	650.00	6,266.00	-5,616.00	10.4%
722055 · Landscape Repairs	295.00	31,365.00	-31,070.00	0.9%
722057 · Park Lighting	11,080.96	62,350.00	-51,269.04	17.8%
722058 · Dog Park Maintenance	480.00	5,228.00	-4,748.00	9.2%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	24,329.00	45,520.00	-21,191.00	53.4%
Total 722005 · Baldwin/Glover Park Maintena...	40,695.37	187,248.00	-146,552.63	21.7%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	155,000.00	383,160.00	-228,160.00	40.5%
Total 725001 · Field Service TEAM	155,000.00	383,160.00	-228,160.00	40.5%
725002 · Graffiti	3,359.76	22,000.00	-18,940.24	15.1%
725003 · Supplies	0.00	62,000.00	-62,000.00	0.0%
725004 · Storage	3,095.00	7,300.00	-4,205.00	42.4%
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	16,454.76	532,575.00	-371,120.24	30.3%
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 Maint.	0.00	20,910.00	-20,910.00	0.0%
726005 · Pocket Prairies Project	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	11,100.00	-11,100.00	0.0%
726100 · Legacy Maintenance	33,308.24	400,000.00	-366,691.76	8.3%
726200 · District New Improvement Prgs	23,153.06	200,000.00	-176,846.94	11.6%
726300 · Legacy & New Improv Contingent	18,298.20	75,000.00	-56,701.80	24.4%
728000 · Staffing	67,633.58	161,665.00	-94,031.42	41.8%
Total 726000 · Service Maintenance - Other	142,393.08	902,131.00	-759,737.92	15.8%
Total 720000 · Service & Maintenance	344,543.21	1,621,954.00	-1,277,410.79	21.2%
Total Expense	344,543.21	1,621,954.00	-1,277,410.79	21.2%
Net Ordinary Income	-344,543.21	-1,621,954.00	1,277,410.79	21.2%
Net Income	-344,543.21	-1,621,954.00	1,277,410.79	21.2%

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

Accrual Basis

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

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Midtown Management District
Marketing Use of Funds
January through May 2025

Accrual Basis

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	36,998.52	33,000.00	3,998.52	112.1%
Total 601000 · Media, Advertising & Promo...	36,998.52	33,000.00	3,998.52	112.1%
602000 · Web-site Update & Maint.	11,575.39	27,000.00	-15,424.61	42.9%
603004 · Resident/.Stake Holder Foc Cmmu	820.85	15,000.00	-14,179.15	5.5%
603005 · Midtown Newspaper	3,050.00	15,000.00	-11,950.00	20.3%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	7,595.00	9,200.00	-1,605.00	82.6%
609520 · Marketing - Communications	600.00	15,000.00	-14,400.00	4.0%
609700 · Staffing	9,222.20	21,806.00	-12,583.80	42.3%
Total 600000 · Marketing	69,861.96	138,056.00	-68,194.04	50.6%
Total Expense	69,861.96	138,056.00	-68,194.04	50.6%
Net Ordinary Income	-69,861.96	-138,056.00	68,194.04	50.6%
Net Income	-69,861.96	-138,056.00	68,194.04	50.6%

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

Accrual Basis

	Jan - May 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...	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	8,585.91	32,965.00	-24,379.09	26.0%
Total 700000 · Urban Planning	8,585.91	158,965.00	-150,379.09	5.4%
Total Expense	8,585.91	158,965.00	-150,379.09	5.4%
Net Ordinary Income	-8,585.91	-158,965.00	150,379.09	5.4%
Net Income	-8,585.91	-158,965.00	150,379.09	5.4%

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

Accrual Basis

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	9.36	179,679.00	-179,669.64	0.0%
Total 730000 · Parking Benefits District	9.36	179,679.00	-179,669.64	0.0%
Total Expense	9.36	179,679.00	-179,669.64	0.0%
Net Ordinary Income	-9.36	-179,679.00	179,669.64	0.0%
Net Income	-9.36	-179,679.00	179,669.64	0.0%

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Midtown Management District Cultural Arts & Ent. Use of Funds

Accrual Basis

January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	15,000.00	-15,000.00	0.0%
710103 · Midtown Mural Project	0.00	24,000.00	-24,000.00	0.0%
710107 · Mistletoe Market	130.74	0.00	130.74	100.0%
710108 · Special Events in Bagby Park	21,950.00	50,000.00	-28,050.00	43.9%
710110 · Parks Programming	140.00	30,000.00	-29,860.00	0.5%
710113 · Cultural Arts - Communications	4,900.00	16,000.00	-11,100.00	30.6%
710114 · MidtownHOU Arts Micro Grants	10,300.00	35,000.00	-24,700.00	29.4%
710116 · Professional Development	0.00	5,000.00	-5,000.00	0.0%
710117 · Membership	2,500.00	5,500.00	-3,000.00	45.5%
710118 · Grant Consultants	0.00	8,000.00	-8,000.00	0.0%
710700 · Staffing	16,834.88	110,000.00	-93,165.12	15.3%
710000 · Cultural Arts & Entertainment - Other	401.84	20,000.00	-19,598.16	2.0%
Total 710000 · Cultural Arts & Entertainment	57,157.46	318,500.00	-261,342.54	17.9%
Total Expense	57,157.46	318,500.00	-261,342.54	17.9%
Net Ordinary Income	-57,157.46	-318,500.00	261,342.54	17.9%
Net Income	-57,157.46	-318,500.00	261,342.54	17.9%

Midtown Management District District Administration Use of Funds

Accrual Basis

January through May 2025

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	36,498.00	140,000.00	-103,502.00	26.1%
802040 · Public Hearing Service Plan	44,090.25	10,000.00	34,090.25	440.9%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	12,000.00	18,253.00	-6,253.00	65.7%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00	0.0%
804004 · General Liability	0.00	9,000.00	-9,000.00	0.0%
804005 · Insurance - other	0.00	5,735.00	-5,735.00	0.0%
Total 804000 · Insurance Expense	0.00	18,885.00	-18,885.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	40,418.47	60,000.00	-19,581.53	67.4%
Total 805000 · Assessment Collection Co...	40,418.47	60,000.00	-19,581.53	67.4%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	1,502.47	5,000.00	-3,497.53	30.0%
806005 · Gen. Operating/Admin. Expens...	2,584.82	10,000.00	-7,415.18	25.8%
806006 · District Cell Phone & Tablets	203.66	4,320.00	-4,116.34	4.7%
Total 806000 · General Operating/Admin. ...	4,290.95	19,320.00	-15,029.05	22.2%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	12,461.57	19,000.00	-6,538.43	65.6%
Total 807000 · Board Meeting & Misc. Exp.	12,461.57	19,000.00	-6,538.43	65.6%
809000 · Administration Expense	96,245.50	355,000.00	-258,513.50	27.2%
Total 800000 · District Administration	246,245.74	645,458.00	-399,212.26	38.2%
Total Expense	246,245.74	645,458.00	-399,212.26	38.2%
Net Ordinary Income	-246,245.74	-645,458.00	399,212.26	38.2%
Net Income	-246,245.74	-645,458.00	399,212.26	38.2%

Midtown Management District
Bloomberg Use of Funds
January through May 2025

Accrual Basis

	Jan - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expen...	310,568.25	600,000.00	-289,431.75	51.8%
Total Expense	310,568.25	600,000.00	-289,431.75	51.8%
Net Ordinary Income	-310,568.25	-600,000.00	289,431.75	51.8%
Net Income	-310,568.25	-600,000.00	289,431.75	51.8%

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Midtown Management District Special Projects Use of Funds

Accrual Basis

January 2024 through May 2025

	Jan '24 - May 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 Supplem...	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	158,750.00	160,000.00	-1,250.00	99.2%
Total 991100 · Security & Public Safety	288,750.00	467,000.00	-178,250.00	61.8%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
Total 991200 · Marketing and Economic ...	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	0,000.00	-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	168,494.16	750,000.00	-581,505.84	22.5%
Total 991500 · Service & Maintenance	168,494.16	750,000.00	-581,505.84	22.5%
Total 991000 · Special Projects - Board Ap...	570,514.58	1,717,000.00	-1,146,485.42	33.2%
Total Expense	570,514.58	1,717,000.00	-1,146,485.42	33.2%
Net Ordinary Income	570,514.58	-1,717,000.00	1,146,485.42	33.2%
Net Income	-570,514.58	-1,717,000.00	1,146,485.42	33.2%

Midtown Management District Check Detail Report

As of June 25, 2025

Type	Date	Num	Name	Memo	Amount
10000 - Operating Funds					
107600 - Texas Capital Operating x 2140					
Bill Pmt -Check	05/27/2025	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} MAY 2025	-278.74
Bill Pmt -Check	05/27/2025	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} MAY 25	-95.90
Bill Pmt -Check	05/28/2025	10863	Atkinson Bros	Notary Application - Sharita Simpo	-116.00
Bill Pmt -Check	05/28/2025	10864	Carr, Riggs & Ingram CPAs...	FY2024 FINANCIAL AUDIT: Progress billing for finacial statement audit of Mi...	-12,000.00
Bill Pmt -Check	05/28/2025	10865	David Gomez	Glover Park Stage Touch UP May 2025	-480.00
Bill Pmt -Check	05/28/2025	10866	Goode Systems & Consulti...	2 TV's for Jaime Office - Director of Public Safety May 2025	-2,237.99
Bill Pmt -Check	05/28/2025	10867	Jaime Giraldo	April-May 2025	-96.70
Bill Pmt -Check	05/28/2025	10868	Minor Design Group, Inc.		-2,975.00
Bill Pmt -Check	05/28/2025	10869	SEAL Security Solutions LLC	April 1- 30, 2025 - Commissioned Security Officers with Vehicle and Occassio...	-53,424.00
Bill Pmt -Check	05/28/2025	10870	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {Apr 2025}	-6,142.07
Bill Pmt -Check	05/28/2025	10871	smc Logistics, LLC	Field Maintenance Services in Midtown - APR 2025	-31,000.00
Bill Pmt -Check	05/28/2025	10872	smc Logistics, LLC		-2,400.00
Check	05/29/2025	10873	Harris County Clerk	Board Meetings Posting June 4, 2025	-9.00
Check	06/03/2025	10874	CYNTHIAS PROPERTIES ...	81 019 143 000 0010 PROPERTY TAX OVERAGE PAYMENT: 1109 ELGIN ...	-70.86
Check	06/03/2025	10875	CVS as Lessee	81 124 387 001 0001 PROPERTY TAX OVERAGE PAYMENT: 402 GRAY S...	-100.47
Check	06/03/2025	10876	JEANNE HSU	81 124 768 001 0008 PROPERTY TAX OVERAGE PAYMENT: 1421 ELGIN ...	-29.28
Check	06/03/2025	10877	2300 FANNIN LTD	81 019 040 000 0003 PROPERTY TAX OVERAGE PAYMENT: 2302 FANNI...	-151.89
Check	06/03/2025	10878	CVS HEALTH CORPORAT...	81 126 220 001 0001 PROPERTY TAX OVERAGE PAYMENT: 100 ELGIN A...	-288.78
Check	06/03/2025	10879	TV PROP LLC		-94.74
Check	06/03/2025	10880	BEN WAH PROP LLC		-260.93
Check	06/03/2025	10881	VENTANA AT MIDTOWN ...	81 121 120 001 0001 PROPERTY TAX OVERAGE PAYMENT: 4001 FANNI...	-6,843.51
Check	06/03/2025	10882	CAYDON HOUSTON PRO...	81 138 633 001 0001 PROPERTY TAX OVERAGE PAYMENT: 2850 FANNI...	-9,927.07
Bill Pmt -Check	06/03/2025	10883	Flock Group, Inc	Special Projects -May 2025	-75,000.00
Bill Pmt -Check	06/03/2025	10884	Harris County Treasurer	Constable Services for May 2025	-41,367.00
Bill Pmt -Check	06/03/2025	10885	Medley Incorporated	VOID: May 2025 Retainer: General Marketing, Social Media Services, Comm...	0.00
Bill Pmt -Check	06/03/2025	10886	Midtown Redevelopment A...	Operating Expense Reimbursement Quarter Ending March 2025	-237,443.31
Bill Pmt -Check	06/03/2025	10887	Sherman Finch	Artwork - May 2025 Payment 2 of 5	-18,000.00
Bill Pmt -Check	06/11/2025	10888	Audrianna Woods	Hues of Harmony Project Payment 2 of 2	-1,250.00
Bill Pmt -Check	06/11/2025	10889	Christopher Robinson	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art ...	-1,500.00
Bill Pmt -Check	06/11/2025	10890	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- June 2025	-2,955.03
Bill Pmt -Check	06/11/2025	10891	Goode Technology Group, ...	TECH Work 03.05.2025	-812.50
Bill Pmt -Check	06/11/2025	10892	Greisy Padron	Maintenance & Content Ongoing Retainer May 2025	-2,250.00
Bill Pmt -Check	06/11/2025	10893	HEWITT ELECTRIC	Baldwin Park Lighting V. Option 1701 Elgin St. June 2025	-225.00
Bill Pmt -Check	06/11/2025	10894	Holder's Pest Solutions	Mosquito Control Commercial - May 2025	-371.00
Bill Pmt -Check	06/11/2025	10895	Kwik Kopy	Midtown Park Cards May 2025	-259.00
Bill Pmt -Check	06/11/2025	10896	Metropolitan Landscap...	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --MAY 2025	-1,710.00
Bill Pmt -Check	06/11/2025	10897	Perdue, Brandon, Fisher, ...	3/27/2025 - 04/28/2025 Professional Services rendered in the collection of d...	-629.20
Bill Pmt -Check	06/11/2025	10898	smc Logistics, LLC	Power Washing May 2025	-1,400.00
Bill Pmt -Check	06/11/2025	10899	Wilmeika Powells	Event Session - Line Dance	-140.00
Check	06/11/2025	10900	H MIDTOWN LP	81 002 263 002 0001 PROPERTY TAX OVERAGE PAYMENT: 2111 AUSTI...	-5,655.41
Bill Pmt -Check	06/11/2025	10901	BRACEWELL LLP	051911.000001 For Service Through April 30, 2025 General Counsel	-15,975.00
Bill Pmt -Check	06/11/2025	10902	Camille Bokhtari	Mural Design May 2025	-1,500.00
Bill Pmt -Check	06/11/2025	10903	Jaime Giraldo	May 7 - June 5 2025	-102.42
Bill Pmt -Check	06/11/2025	10904	Kwik Kopy	MMD Community Updates For Board Meeting- June 2025	-1,599.00
Bill Pmt -Check	06/11/2025	10905	Marlon Hill, LLC	Public Art Campaign for the Prestigious Bloomberg Philanthropies Public Art ...	-18,000.00
Bill Pmt -Check	06/11/2025	10906	XTICKER DESIGNS INC	Midtown Letters Face Wrap 2025 - Pride Wrap	-6,010.00
Bill Pmt -Check	06/17/2025	10907	BRACEWELL LLP	051911.000006 For Service Through April 30, 2025 Bloomberg Grant	-9,575.00
Bill Pmt -Check	06/17/2025	10908	Kwik Kopy	Full Color Posters and Signs	-840.00
Bill Pmt -Check	06/17/2025	10909	Melissa Aytenfisu	Design Submission - June 2025	-1,500.00
Bill Pmt -Check	06/17/2025	10910	Midtown Parks Conservancy	Reimbursable Maintenance Support Expenses for MMD March - May 2025	-4,475.00
Bill Pmt -Check	06/17/2025	10911	The Fannn Plug	Fans for Line Dance at Bagby Park June 2025	-699.00
Bill Pmt -Check	06/25/2025	10912	BRACEWELL LLP	051911.000006 For Service Through May 31, 2025 Bloomberg Grant	-937.50
Bill Pmt -Check	06/25/2025	10913	FordMomentum LLC	MAY25 - Communications planning and strategy for MMD 10 year Service an...	-6,750.00
Bill Pmt -Check	06/25/2025	10914	Goode Technology Group, ...	TECH Work 04.02.2025 - 04.11.2025	-656.25
Bill Pmt -Check	06/25/2025	10915	Jeffrey E. Segura	Retainer June 2025	-3,500.00
Bill Pmt -Check	06/25/2025	10916	Kwik Kopy	Yard Sign Take It Lock It June 2025	-2,000.00
Bill Pmt -Check	06/25/2025	10917	Landscape Art	Midtown Streetscape Refresh IDS Project # 1174-015-05 May 2025 -\$1,003,1...	-123,169.03
Bill Pmt -Check	06/25/2025	10918	Midtown Parks Conservancy	March Legacy and New Impr	-46,468.24
Bill Pmt -Check	06/25/2025	10919	Outspoken Bean LLC	HueMan: Shelter Storyteller May 2025	-3,273.00
Bill Pmt -Check	06/25/2025	10920	Urban Paths Houston, LLC	Planning HueMan, Refreshments, Interpreter, Crossing Guard June 2025	-2,700.00
Bill Pmt -Check	06/25/2025	10921	Midtown Parks Conservancy	April 2025 Reimbursement - Legacy and New Impr.	-31,078.24
Bill Pmt -Check	06/25/2025	10922	Equi-Tax, Inc.	Multiple Notices for 2025 Public Hearing Mailing & Hearing Attendance - June...	-14,748.73
Bill Pmt -Check	06/25/2025	10923	Midtown Parks Conservancy	April 2025 Reimbursement - Legacy and New Impr.	-35,751.27
Bill Pmt -Check	06/25/2025	10924	smc Logistics, LLC	Field Maintenance Services in Midtown - MAY 2025	-31,000.00
Bill Pmt -Check	06/25/2025	10925	Goode Systems & Consulti...	Equipment for Sharita Simpo - June 2025	-2,568.99
Bill Pmt -Check	06/25/2025	10926	SEAL Security Solutions LLC	May 1- 31, 2025 - Commissioned Security Officers with Vehicle and Occassio...	-56,095.20
Bill Pmt -Check	06/25/2025	10927	smc Logistics, LLC		-4,067.50
Bill Pmt -Check	06/25/2025	10928	Midtown Parks Conservancy	Reimbursable Expenses for WF CC Charges March 14 - April 13, 2025	-2,130.99
Total 107600 - Texas Capital Operating x 2140					-947,160.74
Total 10000 - Operating Funds					-947,160.74
TOTAL					-947,160.74

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

June 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	\$3,371,567.86	\$3,256,243.64	\$115,324.22	97%
2023	0.1181	\$3,295,019.02	\$3,279,470.57	\$15,548.45	99%
2022	0.1181	\$3,187,732.34	\$3,180,961.57	\$6,770.77	99%
2021	0.1181	\$3,024,972.34	\$3,019,452.31	\$5,520.03	99%
2020	0.1181	\$2,811,116.60	\$2,806,968.30	\$4,148.30	99%
2019	0.1181	\$2,581,831.38	\$2,578,868.84	\$2,962.54	99%
2018	0.1181	\$2,381,416.63	\$2,378,797.66	\$2,618.97	99%
2017	0.1181	\$2,306,555.49	\$2,304,118.78	\$2,436.71	99%
2016	0.1181	\$2,217,803.36	\$2,216,220.73	\$1,582.63	99%
2015	0.1181	\$1,980,324.33	\$1,979,095.84	\$1,228.49	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,785.16	\$74.57	99%

Current Month Activity

Revenue:

	Current Month	Year to Date
2024 Assessment Collected	23,347.68	2,905,946.22
2023 Assessment Collected	-21,905.06	-11,648.34
2022 Assessment Collected	933.21	4,652.28
2021 Assessment Collected	0.00	1,480.80
2020 Assessment Collected	0.00	0.00
2019 Assessment Collected	0.00	210.55
2018 Assessment Collected	0.00	0.00
2017 Assessment Collected	0.00	0.00
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	4,790.33	23,391.09
Overpayments	19.36	9,769.73
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	28,002.94	74,002.15
Collection Fees	648.97	8,317.93
Total Revenue	35,837.43	3,016,122.41

Overpayments & CAD Refunds Presented	28,021.55	83,757.46
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2020	2,412,004,908		
ASSESSED VALUE FOR 2021	2,568,831,965		
ASSESSED VALUE FOR 2022	2,699,180,317		
ASSESSED VALUE FOR 2023	2,790,024,539		
ASSESSED VALUE FOR 2024	2,854,841,487	UNCERTIFIED	573,607

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
June 2025

2024 TOP TEN ASSESSMENT PAYERS

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

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	
MID-MAIN PROPERTIES	81 135 584 001 0001	2024	21,894.20
***COHEN JAY H	81 019 190 000 0006	2013 - 2024	7,876.88
MIDTOWN REDEVELOPEMENT AUTH.	81 141 560 001 0001	2024	6,907.90
MIDTOWN SCOUTS SQUARE PROPERTY	81 125 331 001 0001	2024	5,901.34
**ROBINSON DORRIS	81 034 159 000 0004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 562 000 0006	2012 - 2024	4,138.89
3000 SMITH LTD	81 013 230 000 0003	2024	3,263.82
HONEY JAMES W	81 013 230 000 0009	2017 - 2024	3,131.29
**ANTWINE LINDA	81 013 086 000 0009	2009 - 2024	3,114.05
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2024	2,985.09

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2021	2022	2023	2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	95%
May	94%	96%	96%	95%
June	97%	96%	97%	97%
July	97%	96%	97%	
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
June 2025

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,979,095.84	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,220.73	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,118.78	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,797.66	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,868.84	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,806,968.30	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,452.31	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,180,961.57	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,279,470.57	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,256,243.64	
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2024 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	11	20% (State Maximum)	88,256,495
Over 65	172	15,000	2,453,409
Disability		15,000	120,000
Disabled Veteran	23	Per Statute	2,299,684
Over 65 Detached Single Family	29	Totally Exempt	7,679,891

Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/09/2025

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through May 09, 2025

Settled

11,351,161,390
1,773
1,495,878,755
13.18%

Original value of Settled accounts as of 05/09/2025
Number of Settled accounts as of 05/09/2025
Reduction in value of **Settled** accounts
Average % reduction in value of **Settled** accounts

Unsettled

887,744,973
95

Original value of Unsettled accounts as of 05/09/2025
Number of Unsettled accounts as of 05/09/2025

0.118% Tax rate per \$100 valuation

\$138,164

Estimated reduction in assessment on 95 Unsettled accounts,
based on **13.18%** average

Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/09/2025

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	2019-72460				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2022											
Settled											
Tax Year 2022	0130760120011	Current Owner	256,000	\$302.34	2022-01543	1/17/2025	220,000	\$42.52	14.06%	2/11/2025	3/26/2025
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$0.00	2022-65874	4/5/2024	4,100,000	\$817.22	14.44%	NA	
			1,690,788,658				1,509,320,149				
			186								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766				#DIV/0!		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,448,470	\$1,242.00	2022-68385				0.00%	Received	
Tax Year 2022	Total	Unsettled Accounts, original value	1,448,470								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	1239430010001	Niazi Family Investments Ltd	1,452,433	\$1,715.32	2023-71059	5/16/2025	1,452,433	\$0.00	0.00%	NA	
Tax Year 2023	0191470000003	First Interstate Bk TX N A	770,959	\$1,051.58	2023-50619	1/17/2025	770,959	\$141.08	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1281320010001	Sky Land Lodge Tract LLC	4,177,907	\$5,698.60	2023-50619	1/17/2025	4,177,907	\$764.49	13.42%	2/11/2025	3/26/2025
Tax Year 2023	1287780010001	VTT Polaris Properties LLC	3,057,657	\$4,170.59	2023-50619	1/17/2025	3,057,657	\$559.50	13.42%	2/11/2025	3/26/2025
Tax Year 2023	0130760120011	Current Owner	255,000	\$301.16	2022-01543	1/17/2025	218,000	\$43.70	14.51%	2/11/2025	3/26/2025
Tax Year 2023	0191910000004	Leen Salam Inc	1,072,415	\$1,266.52	2023-84738	1/17/2025	940,000	\$156.38	12.35%	2/11/2025	3/26/2025
Tax Year 2023	1246820010001	Opal Arrow LLC	4,250,000	\$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	640,000	\$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	300,000	\$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	5,005,238	\$6,776.69	2023-48504	2/7/2025	5,005,238	\$865.50	12.77%	Received	3/26/2025
Tax Year 2023	0132600010001	3201 Louisiana LLC	17,400,000	\$29,881.75	2023-57974	3/7/2025	17,400,000	\$9,332.35	31.23%	Received	4/28/2025
Tax Year 2023	0250250000009	TV Prop LLC	305,000	\$404.62	2023-54932	4/11/2025	305,000	\$44.42	10.98%	5/1/2025	5/28/2025
Tax Year 2023	0250280000004	Ben Wah Prop LLC	825,000	\$1,085.50	2023-54932	4/11/2025	825,000	\$111.10	10.23%	5/1/2025	5/28/2025
Tax Year 2023	1386330010001	Caydon Houston Property LP	111,500,000	\$138,723.42	2023-45156	5/9/2025	111,500,000	\$7,041.92	5.08%	6/2/2025	6/26/2025
Tax Year 2023	1387230010001	Pearl Residences at Midtown Owners LLC	57,000,000	\$81,184.49	2023-53693	5/9/2025	57,000,000	\$13,867.49	17.08%	6/2/2025	6/26/2025
Tax Year 2023	0152380000002	2100 Milam LLC	990,000	\$1,334.13	2023-54392	5/9/2025	990,000	\$164.94	12.36%	6/2/2025	6/26/2025
Tax Year 2023	0190330000004	Roesch Sonja	1,150,000	\$1,215.32	2023-65054	5/9/2025	1,150,000	\$146.52	12.06%	6/2/2025	6/26/2025
Tax Year 2023	1387230020001	Pearl Marketplace at Midtown Owner LLC	22,000,000	\$28,176.35	2023-68120	5/9/2025	22,000,000	\$2,194.35	7.79%	6/2/2025	6/26/2025
			1,605,511,362				1,382,225,115				

Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/09/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
			184								
Unsettled											
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	1292500000006	FGCD Holdings Lp	245,928	\$290.44	2023-46803				0.00%		
Tax Year 2023	1355840010001	Mid-Main Properties LP	66,958,802	\$2,320.72	2023-55523A				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63136				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	139,420,541								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	10								

Tax Year 2024

Settled											
Tax Year 2024	1357270010002	Wong Deran Yuwei & Tianbeng	520,598	\$621.86	2024-34565	1/17/2025	507,500	\$12.37	2.51%	2/11/2025	3/26/2025
Tax Year 2024	0152380000001	Boyd Linda C	1,317,225	\$1,357.57	2024-50320	1/17/2025	1,175,000	\$167.96	10.80%	2/11/2025	3/1/2025
Tax Year 2024	1226500010001	MRI Midtown Ltd	22,327,945	\$26,360.46	2024-47361				0.00%		
Tax Year 2024	1226500020001	Carolyn F Jackson Family Partnership Ltd	3,039,355	\$4,085.00	2024-47361				0.00%		
Tax Year 2024	1234150000001	VR Calais Holdings Limited Partnership	6,722,459	\$81,161.32	2024-48506	2/7/2025	66,000,000	\$3,215.22	3.96%	2/24/2025	3/26/2025
Tax Year 2024	1306940010001	CPT Community Owner LLC	48,000.57	\$50,002.99	2024-49653	3/7/2025	47,000,000	\$1,385.99	2.44%	4/2/2025	4/28/2025
Tax Year 2024	1262200010001	Basile Houston LLC	7,200,005	\$8,503.57	2024-49725	4/11/2025	6,955,793	\$288.78	3.40%	5/1/2025	5/28/2025
Tax Year 2024	0132700030001	McGowen Brazos Venture Ltd	189,831	\$18,896.00	2024-50643	3/7/2025	16,000,000	PAID	0.00%	NA	
Tax Year 2024	0330340010001	McGowen Brazos Venture Ltd	34,000.831	\$38,973.00	2024-50643	3/7/2025	33,000,000	PAID	0.00%	NA	
Tax Year 2024	1192590010003	Sherman Way Midtown LLC Etal	45,120,581	\$53,289.77	2024-50747	3/7/2025	42,800,000	\$2,742.97	5.15%	4/2/2025	4/28/2025
Tax Year 2024	1243870010001	Vivo Ltd & Keenan Ltd	6,380,864	\$7,538.16	2024-51835	4/11/2025	6,297,791	\$100.47	1.33%	Received	5/28/2025
Tax Year 2024	0060600000003	Hy Travis LLC	1,000,000	\$1,802.21	2024-52610	3/7/2025	1,400,000	\$148.81	8.26%	4/2/2025	4/28/2025
Tax Year 2024	0060610000008	Hy Travis LLC	1,181,466	\$4,938.31	2024-52610	3/7/2025	3,700,000	\$568.61	11.51%	4/2/2025	4/28/2025
Tax Year 2024	1211120010001	Ventana at Midtown 2021 LLC	50,294,676	\$59,398.01	2024-58950	4/11/2025	44,500,000	\$6,843.51	11.52%	5/1/2025	5/28/2025
Tax Year 2024	1224910010001	Nova Terranova LLC	1,680,000	\$1,984.08	RBAE-014195	1/17/2025	1,400,000	\$330.68	16.67%	25.25B	3/26/2025
Tax Year 2024	0021420000003	We 66 Midtown LLC	1,644,147	\$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	712,144	\$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

Midtown Management District Lawsuit and Arbitration Status Summary as of 05/09/2025

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	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
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0021520000009	1701 Webster Ltd	2,065,200	\$2,439.00	RBAE-012784	3/7/2025	1,750,000	\$372.25	15.26%	25.25B	4/28/2025
Tax Year 2024	0250250000009	TV Prop LLC	342,606	\$404.62	2024-51000	4/11/2025	300,000	\$50.32	12.44%	5/1/2025	5/28/2025
Tax Year 2024	0250280000004	Ben Wah Prop LLC	1,041,806	\$1,230.37	2024-51000	4/11/2025	915,000	\$149.75	12.17%	5/1/2025	5/28/2025
Tax Year 2024	1386330010001	Caydon Houston Property LP	108,405,645	\$128,027.07	2024-55000	4/11/2025	100,000,000	\$9,927.07	7.75%	5/1/2025	5/28/2025
Tax Year 2024	0132380000001	Texas SFI Partnership 65 LTD Etal	7,057,331	\$8,334.71	2024-55000	5/9/2025	6,000,000	\$1,248.71	14.98%	6/2/2025	6/26/2025
Tax Year 2024	1208150010001	Athletic Venture Inc	4,169,588	\$4,924.28	2024-59035	5/9/2025	3,600,000	\$672.68	13.66%	6/2/2025	6/26/2025
Tax Year 2024	0190220000019	PS LPT Properties Investors	8,257,686	\$9,752.33	2024-61684	5/9/2025	6,000,000	\$2,666.33	27.34%	Received	6/26/2025
Tax Year 2024	1247680010008	HSU Jeannie	451,000	\$426.10	RBAE-020145	4/11/2025	420,000	\$29.28	6.87%	25.25B	5/28/2025
Tax Year 2024	0190400000003	2300 Fannin Ltd	1,470,000	\$1,736.07	RBAE-00842	4/11/2025	1,341,385	\$151.89	8.75%	25.25B	5/28/2025
Tax Year 2024	0191430000010	Cynthias Properties LP	360,000	\$448.78	RBAP-020923	4/11/2025	300,000	\$70.86	15.79%	25.25B	5/28/2025
Tax Year 2024	0132700010001	2900 Milam Partners Ltd	37,724,706	\$44,552.88	2024-47301				0.00%		
Tax Year 2024	1362780010001	Pearl Rosemont LLC	85,172,212	\$100,488.38	2024-47307				0.00%		
Tax Year 2024	1502790010001	William Marsh Rice University	99,747,963	\$118,802.24	2024-49819				0.00%	Received	
Tax Year 2024	1300540010001	Central Bank	5,826,760	\$6,981.40	2024-52074				0.00%		
Tax Year 2024	1387230020001	Pearl Marketplace at Midtown Owner	18,329,875	\$21,607.50	2024-61583				0.00%		
Tax Year 2024	0021600000001	William Marsh Rice University	3,188,800	\$3,760.62	2024-65195				0.00%	Received	
Tax Year 2024	0021600000003	William Marsh Rice University	5,508,485	\$85,408.88	2024-65195				0.00%	Received	
Tax Year 2024	0152330000002	Post Midtown Square LP	4,755,245	\$82,380.00	2024-67720				0.00%	Received	
Tax Year 2024	1310080010001	Post Midtown Square LP	35,455,860	\$42,542.92	2024-67720				0.00%	Received	
Tax Year 2024	Total	Settled Accounts, original & settled value	881,360,466				461,202,469				
Tax Year 2024	Total	Settled Accounts, number of accounts									
Unsettled											
Tax Year 2024	1355840010001	Mid-Main Properties LP	71,410,208	\$62,445.98	2023-55523A				0.00%		
Tax Year 2024	0191440000005	3100 Fannin Purchase Company LLC	1,200,496	\$1,489.83	2024-49617				0.00%		
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	256,327	\$5,026.72	2024-49617				0.00%		
Tax Year 2024	1414600010001	William Marsh Rice University	2,845,480		2024-50828				#DIV/0!		
Tax Year 2024	1281320010001	Sky Land Lodge Tract LLC	4,430,162	\$5,232.02	2024-51566				0.00%		
Tax Year 2024	1287780010001	VTT Polaris Properties LLC	3,576,724	\$4,224.11	2024-51566				0.00%		
Tax Year 2024	0021380000013	Shepherd W M	336,431	\$397.33	2024-51748				0.00%		
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748				0.00%		
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748				0.00%		
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.04	2024-51748				0.00%		
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748				0.00%		
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748				0.00%		
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748				0.00%		
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$901.99	2024-51748				0.00%		
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$274.05	2024-51748				0.00%		
Tax Year 2024	0021760000001	Golconda Venture	2,676,266	\$3,160.67	2024-51748				0.00%		
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,797.81	2024-51748				0.00%		
Tax Year 2024	1297010010001	Cars DB4 LP	1,740,731	\$2,055.80	2024-51748				0.00%		
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,793	\$4,944.60	2024-51748				0.00%		

Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/09/2025

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,444.50	2024-51748				0.00%		
Tax Year 2024	1350820010001	Group I Realty Inc	3,218,910	\$3,801.53	2024-51748				0.00%		
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,739.41	2024-51748				0.00%		
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		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	\$6,883.03	2024-52313				0.00%		
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788	\$1,333.10	2024-52702				0.00%		
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381	\$5,855.85	2024-54180				0.00%		
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302	\$7,863.45	2024-54180				0.00%		
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-56050				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1217650010001	Randalls Properties Inc	10,212,330	\$12,060.76	2024-55576				0.00%	Received	
Tax Year 2024	0022630020001	H Midtown LP	46,163,609	\$54,519.22	2024-57441				0.00%		
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890	\$5,985.18	2024-57902				0.00%		
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299	\$5,177.86	2024-59838				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628				0.00%		
Tax Year 2024	1246630010001	Davita Rent Dept	2,340,000		2024-61073				#DIV/0!		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000	\$16,534.40	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,099.71	2024-61559				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,200.70	2024-61602				0.00%		
Tax Year 2024	0132700040001	Pearl Midtown Ltd	27,335,000	\$32,280.75	2024-61637				0.00%		
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,000,897		2024-61850				#DIV/0!		
Tax Year 2024	1221910010001	Trea SP IV Houston TX LLC	2,000,812	\$13,936.00	2024-61853				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,000,600	\$920.59	2024-62092				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,430,005	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0212570000001	2009 CPT Community Owner LLC	1,441,500	\$64,295.48	2024-64864				0.00%		
Tax Year 2024	1349300000001	2800 Main LLC	76,002,154	\$89,876.64	2024-64966				0.00%		
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,400,990	\$1,694.72	2024-65934				0.00%		
Tax Year 2024	0260070000005	Mary Griffith Wallace Trust Etal	87,089	\$1,034.42	2024-69892				0.00%		
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,500,804	\$4,227.75	2024-70967				0.00%		
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	1,082,963	\$5,530.58	2024-71012				0.00%		
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2024-71012				0.00%		
Tax Year 2024	1331360010001	Travis Street Plaza LP	6,475,121	\$7,647.12	2024-71012				0.00%		
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,044	\$2,676.20	2024-71074				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437				0.00%		
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,356.65	2024-71460				0.00%		
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.03	2024-71788				0.00%		
Tax Year 2024	1246820010001	Opal Arrow LLC	4,971,250	\$5,871.05	2024-71791				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,153,470	\$2,543.25	2024-72204				0.00%		
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-72881				0.00%		
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.28	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	\$15.77	2024-75012				0.00%		

Midtown Management District **Lawsuit and Arbitration Status Summary as of 05/09/2025**

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Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000	\$4,676.76	2024-75012				0.00%		
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,273.25	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	2024-77508				0.00%		
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695		2024-77912				#DIV/0!		
Tax Year 2024	0190900000001	BAP 2800 LLC	946,439	\$1,117.74	2024-77930				0.00%		
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458		2024-83933				#DIV/0!		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-83933				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1469000010001	Midtown 2100 LLC	45,868,735	\$54,170.98	2025-20877				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	742,934,122								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	82								

Cumulative				
Settled				
Cumulative	Grand Total	Settled Accounts, original value	11,352,161,390	9,855,282,635
Cumulative	Grand Total	Settled Accounts, number of accounts	11,352,161,390	
Unsettled				
Cumulative	Grand Total	Unsettled Accounts, original value	887,504,973	
Cumulative	Grand Total	Unsettled Accounts, number of accounts	95	

Color Legend

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

Abbreviations

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

Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/09/2025

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
	25.25b	Settled under Tax Code 25.25b; refund processed									

DRAFT



March 31, 2025

Board of Directors
Midtown Management District
410 Pierce, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2024

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 4th Quarter Fiscal Year 2024 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux
Executive Director



March 31, 2025

Board of Directors
Matt Thibodeaux, Executive Director
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2024

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 4th Quarter FY2024 in my capacity as Midtown Management District's CPA. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average yield rate on all accounts this quarter is 1.7067%. The amount of interest earned for the quarter was \$32,625 and interest earned year to date is \$186,185. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA
Midtown Management District CPA



MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED DECEMBER 2024

ACCOUNT NAME/FUND	MATURITY DATE	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)	INCOME (APR - JUN)	INCOME (JUL - SEPT)	INCOME (OCT - DEC)	INCOME YTD	ENDING BOOK/MARKET VALUE	YIELD RATE
			DEPOSITS	WITHDRAWALS	INTEREST	INTEREST	INTEREST	INTEREST			
CHASE BANK											
Chase - Checking (Operating)		11,422.70		-	-	-	-	-	-	11,422.70	
Chase - Saving		13,530.44	0.34	-	0.34	0.33	0.34	0.34	1.35	13,530.78	0.0100%
IBC											
IBC - Saving		6,592.81	74.45	-	73.72	74.02	-	74.45	222.19	6,667.26	0.8500%
IBC - CD	12/21/24	125,000.00	-	125,000.00					-	-	
EASTWEST BANK											
EastWest Bank - Money Market		85,067.81	9.65	-	9.54	9.54	9.65	9.65	38.38	85,077.46	0.0500%
EastWest Bank - Business Saving		1,067.49	0.13	-		0.13	0.14	0.13	0.54	1,067.62	0.0500%
CENTRAL BANK											
Central Bank - Money Market		62,575.32	312.79	15.00	5.03	306.48	311.31	312.79	1,235.61	62,873.11	1.9800%
WELLS FARGO											
Wells Fargo - Checking		251,068.99	901,949.73	903,184.36	2,013.73	992.41	1,552.26	254.68	4,813.08	534,834.36	0.6333%
Wells Fargo - Savings		22,124.97	44.93	59.00	59.02	59.17	58.54	44.93	221.66	22,169.90	0.8067%
Texas Capital											
Texas Capital - Operating		25,000.00	2,406,000.00	2,270,309.66						159,690.34	
Texas Capital - Money Market		475,251.42	835,704.00	930,000.00			251.42	4,771.71	5,023.13	375,955.50	4.7733%
TexSTAR Investment Pool											
TexSTAR Investment Pool	N/A	6,506.70	77.63	-	83.05	84.20	85.34	77.63	330.22	6,584.33	4.7159%
LOGIC Investment Pool											
LOGIC Investment Pool	N/A	2,624,012.46	27,077.47	1,000,000.00	53,319.50	53,135.02	40,766.49	27,077.47	174,298.48	1,651,089.93	4.8377%
TOTAL INVESTMENTS		3,709,221.11	4,171,251.20	4,949,509.02	55,864.07	54,661.30	43,035.49	32,623.78	186,184.64	2,930,963.29	

June 24, 2025

Midtown Management District
410 Pierce, Ste. 355
Houston, Texas 77002

Attention: Mr. Marlon Marshall

Reference: Proposal to Perform Professional Engineering Services
Construction Management and Inspection Services for Midtown Streetscape Refresh
Houston, Texas
IDS Project No. 1174-015-05

Dear Mr. Marshall:

IDS Engineering Group (IDS) is pleased to present our proposal to provide construction management and inspection services (CM&I) for the Midtown Streetscape Refresh project for Midtown Management District (Owner). Our proposal is based on bid documents prepared by Lionheart Places. The anticipated duration of the project is 150 calendar days. Project representation by the Construction Manager, Construction Administrator, and Field Observer will vary over the course of the project and will be dependent on construction activities. IDS will provide construction management, construction administration and construction observation services. No construction materials testing (CMT) is required for this project.

Specifically, our services will include the following items:

1. CONSTRUCTION PROJECT MANAGEMENT SERVICES

- A. Familiarization with studies, reports, etc., prepared in advance of or during design of the Project.
- B. Review of working drawings and specifications related to the Project design where appropriate. Provide advice and consultation concerning such documents, including particularly their adequacy, accuracy and constructability.
- C. Conduct the pre-construction conference, and record and distribute the meeting minutes.
- D. Conduct progress and coordination meetings that include the Owner, Design Team, Contractor and others prior to and during the construction phase of the Project and/or coordinate the above-mentioned parties.
- E. Discuss design clarifications and recommendations with Owner and Design Team to assist in resolving field problems relating to the construction.

- F. Monitor construction progress and schedule. Review the Contractor's schedule to ensure that it indicates duration, sequencing for major construction activities, and identifies critical activities. Monitor and report the status of key decisions and issues influential to the progress of the work.
- G. Administer the construction contract to achieve timely completion of the construction of the Project.
- H. Prepare and process construction contract change orders. Maintain a record of all field orders, directives, time extensions, and requests for information, proposals, and change orders. Evaluate and negotiate change orders as authorized and approved by the Owner and make recommendations regarding change orders to the Owner.
- I. Provide advice, reviews, and assistance to the Owner and Design Team in connection with the construction of the Project.
- J. Assist with the analysis and defense of claims relating to the Project and maintain Project records to support this effort.
- K. Assist Owner and Design Team with all utility corporations and governmental agencies regarding crossings, closings, and/or relocations. These shall include but not be limited to: railroads, transit lines, power companies, telephone and telegraph companies, gas line corporations, adjacent municipal and county agencies, water supply and sewerage districts, drainage and levee districts, and other local public entities.
- L. Perform review, coordination, and liaison work between Owner and Design Team, and interested public or private entities to achieve maximum efficiency and continuity in the construction of Project.
- M. Perform, together with the Owner's representatives, observations of the construction site to determine the dates of substantial and final completion of the work. Construction Project Manager shall make a recommendation to the Owner as to the proper date for the issuance of the final certificate of payment.
- N. Observe the construction site, together with the Owner, no less than thirty days and no more than forty-five days before the expiration of the correction period established by the Contract Documents. Further, the Construction Project Manager, within fourteen days after such observation, shall furnish the Owner with a written report enumerating items that require repair or replacement as provided under the correction period provisions of the Contract Documents.
- O. Ensure that closeout documents are submitted and processed in a timely fashion, including coordination of the final estimate.
- P. Assist in the completion and acceptance procedures and tests required for the Project.

2. CONSTRUCTION ADMINISTRATION SERVICES

- A. Processing of product submittals, laboratory, shop, and mill tests of material and equipment for general conformity with Construction Document requirements and report to the Owner in writing on such matters.
- B. Processing of all Request for Information (RFI) and maintain a log of all such documents for the duration of the construction process.
- C. Establish and Maintain Document Control (Filing) System to include all records, certificates, guarantees, warranties and releases required from the construction contractor(s). Maintain an all-inclusive file for transmittal to the Owner at the completion of the Project.

3. PROJECT CONTROLS SERVICES

- A. Prepare and distribute, as required, monthly status reports to include budget information, current estimates of Construction Cost and schedule, obligations and action items required, status of change orders, anticipated change orders, expenditures and estimated cost at completion, contractor payment reports, and other information necessary to define the current Project status.
- B. Maintain a record of all field orders, directives, time extensions, and requests for information, proposals, and change orders.

4. CONSTRUCTION INSPECTION SERVICES

Such services shall consist of the close, technical, on-site examination of the materials, structures, equipment and workmanship and methods used by the construction contractor to ensure that the Project is constructed in compliance with the Construction Documents and according to good construction practices. Such services shall include, but not be limited to, the following:

- A. Provide on-site observation of the progress and quality of work for the construction contract. Advise the Owner of any observed deviations from the Construction Documents in a timely manner so as to minimize delay in the progress of the work.
- B. Inspect and observe the construction contractor's activities to verify that the work complies with the Construction Documents for the Project. Notify the Owner if the construction contractor's work is not in compliance with Construction Documents including all addendums and change orders and notify the Owner of any failure of the construction contractor to take measures to place such work in compliance.
- C. Inspect and observe the materials and equipment being incorporated into the work to assure that they are handled, stored and installed properly and adequately and are in compliance with the Construction Documents for the Project.

- D. Identify problems encountered in accomplishing the work and recommend the appropriate action to the Owner for resolution of problems to minimize impact on timely completion of the Project.
- E. Attend and participate in meetings with the Owner and the construction contractor(s) when requested by the Owner.
- F. Maintain a daily progress report to record work performed and significant job events.
- G. Assemble and maintain notes, comments, sketches and supportive data relative to the Project in order to facilitate the revisions of tracings to conform to the construction records. Provide a copy of the daily progress reports to the Owner.
- H. Verify the quantities contained in the construction contractor's pay request and make recommendations to the Owner regarding payment of periodic and final requests for payment.
- I. Services to be performed based upon an average of 4-6 hours per week for a 15-week period.

EXCLUDED SERVICES

The following services are excluded from this proposal, but may be provided under a separate proposal.

- 1) Construction Materials Testing (CMT). The scope of work for the project does not require CMT services.
- 2) Environmental investigations or development of remediation plans.
- 3) Preparation of storm water management plan reports or maintenance of storm water management practices.
- 4) Project review and elevations during post construction warranty period. If support is needed post construction, IDS can provide a proposal and level of effort based on services needed.

FEE SUMMARY

The following fees are provided below for the scope of services described herein. These services will be invoiced monthly based on progress reported by us, subject to your verification and consistent with the terms of our existing Master Services Agreement with Midtown. Reimbursable expenses will be billed at cost and include, but are not limited to, reproduction and deliveries.

Construction Engineering Support and Coordination

IDS Engineering Group – Construction Management	\$ 41,944 Hourly
Reimbursable Expenses	\$ 1,500 Estimated

Total Fees:

\$ 43,444 Estimated



We appreciate the opportunity to submit this proposal to you and look forward to working with you on this project. Should you have any questions, please contact either of us.

Sincerely,



Carol D. Harrison, P.E., PMP, ENV SP
Director of Public Works



Timothy E. Buscha, P.E., CFM
President

\\\\idseg.com\\fs\\Projects\\1100\\117401504 PSA 2021 WO 01B\\PM\\010 Proposal\\Streetscape CM\\Proposal for Midtown Streetscape Refresh
CM.docx

DRAFT

Midtown Screenshot Refresh**Revised Contract Duration: 120 Days to Substantial, 150 days to Final**

TASK	DESCRIPTION/JOB CATEGORY	CONSTRUCTION MANAGER	CONSTRUCTION OBSERVER	CONSTRUCTION ADMIN	TOTAL HOURS	TOTAL LABOR COST
Construction Management & Administration						
	Pre-Construction					
	Prepare conformed contract and route for signatures	1		6	7	\$ 1,089.00
	Prepare and Attend Pre-Construction Meeting	3		1	4	\$ 1,108.00
	Prepare meeting minutes	1			1	\$ 327.00
	Project Setup	1		3	4	\$ 708.00
	Construction					
	Prepare Pay Estimates (5 total)	2.5		10	12.5	\$ 2,087.50
	Progress Meeting & Minutes (assume 8)	16		8	24	\$ 6,248.00
	Submittal Administration	5		10	15	\$ 2,905.00
	RFI Administration	3		6	9	\$ 1,743.00
	Change Orders	3		6	9	\$ 1,743.00
	Correspondence & Coordination	4		4	8	\$ 1,816.00
	Substantial Completion Inspection	4		1	5	\$ 1,435.00
	Final Inspection	2		1	3	\$ 781.00
	Closeout					
	Assemble closeout information			2	3	\$ 581.00
Field Observation Services						
	Pre-Construction Meeting		1		1	\$ 167.00
	Site Inspection (Approx ~3 weeks at 4 hrs/week*, 15 weeks at 6 hrs/week)		102		102	\$ 17,034.00
	Review Pay Estimates (5 total @ 1 hours each)		4		4	\$ 668.00
	Substantial Completion Inspection		5		5	\$ 835.00
	Punchout		4		4	\$ 668.00
	TOTAL	5	116	58	220.5	\$ 41,943.50
	Contract Labor Rates	327.00	\$ 167.00	\$ 127.00		
	TOTAL LABOR COSTS	\$ 15,205.50	\$ 19,372.00	\$ 7,366.00		
Reimbursable Expenses						\$ 1,500.00
TOTAL						\$ 43,443.50

* Assumes overlap with Gray Bikeway project

AGREEMENT

April 30, 2025

Midtown Management District

RE: LANDSCAPE REFRESH

Dear Marlon,

It was a pleasure speaking with you about next steps for the landscape refresh project in Midtown, Houston, TX (hereinafter referred to as "project"). This letter shall confirm our understanding and shall constitute our consultancy agreement that Lionheart Places, LLC (hereinafter referred to as "Lionheart") shall furnish to Midtown Management District (hereinafter referred to as "client") in connection with the Project referred to above and described below.

Rebecca Leonard

CEO

Lionheart Places, LLC

1. SCOPE OF WORK

The Project is to provide construction administration services focused on planting areas for three corridors in Midtown, Houston, TX. (See Exhibit A for the Project Extents Map) addressing the following items:

- Submittals [4hrs total]
- Field Visit [2] - 2 AL, 1 RL (plant installation)
- Field Observation Report [1]
- Punch Walk [1]
- Punch List [1]
- Final Walk [1]
- Landscape Conformance Letter [1]

2. PROCESS / TIMELINE

The project will start 4/28/25 and conclude 10/31/25.

3. EXCLUSIONS / ASSUMPTIONS

Exclusions

- Preparation of any as-built drawings or record drawings
- Landscape design or documentation
- Civil engineering
- Geotechnical reporting or borings
- Structural engineering (including any walls, pools, water features, footings, etc.);
- Acoustic engineering
- Mechanical, electrical and plumbing engineering
- All waterproofing
- Interior amenity spaces
- Signage and wayfinding
- Traffic or transportation design

Assumptions

- All deliverables will be sent as digital documents (PDF) unless stated otherwise.
- Base mapping and existing conditions survey provided by others. Lionheart is not responsible for errors in data used in the project work supplied by the Client or others.

4. YOUR INVESTMENT

BASIC SERVICES

By signing this letter, you are authorizing Lionheart to commence services immediately on a time and materials basis for an amount not to exceed \$15,000.

REIMBURSABLE EXPENSES

In addition to our fees and services, we charge for project expenses incurred on your behalf. These typically include such items as travel, photography, telephone charges, video conferencing and reproduction. We invoice these expenses at cost plus fifteen percent (15%) for administrative processing and handling.

ADDITIONAL SERVICES

Any services that are not defined in this agreement are compensated on an hourly basis for the time worked on your behalf. Rates are based on our current employee rate schedule (see Exhibit B). Additional services can include but are not limited to, redesign of work already approved, major revisions to the program and/or expansion of scope of services. When it is possible, we will define the changes, additions, or modifications to the scope, provide an estimate of costs and request written authorization in advance. However, the absence of a written change order will not preclude payment of fees due Lionheart, provided the change is approved and ordered by the Client.

5. PAYMENT TERMS

Invoices will be mailed from Lionheart's office by the 10th of each month with specific descriptions of the services performed and expenses incurred in the previous month.

Invoices are payable within 30 days of the date of billing.

If you require greater detail for your accounting purposes, we will provide itemized breakdowns of hourly activities or provision of detailed backup for reimbursed expenses. At your request, we can provide this service at an hourly rate of \$65 (sixty-five dollars) per hour.

6. ACCEPTANCE

This Agreement is entered into between Lionheart Places, LLC and Client, owner, or reputed owner of the property to be benefited by Lionheart's services.

If this contract meets with your approval, please sign below, and return one (1) copy for our file.

If this agreement is not accepted within one (1) month from the date of receipt, the offer to perform the described services may be withdrawn and Lionheart may renegotiate this proposal.



The Client agrees that they have read and understood the Contract Provisions (Exhibit C) attached hereto and incorporated herein by reference.

LIONHEART PLACES LLC

By: 
Name: Rebecca Leonard
Title: CEO and Founder

Date: 4/30/2025

APPROVED BY CLIENT

By: _____
Name: _____
Title: _____

Date: _____

DRAFT

EXHIBIT A



EXHIBIT B

EMPLOYEE CLASSIFICATION AND HOURLY BILLING RATES

PROFESSIONAL WITNESS	\$400
PRINCIPAL	\$200 - \$300
PLANNER/LANDSCAPE DESIGNER	\$100 - \$250
INTERN	\$85
PROJECT ASSISTANT	\$85 - \$150

DRAFT

EXHIBIT C

CONTRACT PROVISIONS

1. All fees, commissions, and expenses billed shall be due within thirty (30) days of the date of billing. Interest on unpaid or late bills shall accrue at 1 3/4 percent interest per month (21.0% A.P.R.). In the event of non-payment, such unpaid amounts shall constitute and become a lien upon the property for which professional services are being performed or completed. Lionheart may, at its discretion, assert its right to file and foreclose upon such lien, in addition to pursuing any other remedies permitted by law. Client agrees that all statements not objected to in writing within thirty (30) days of receipt are agreed to be final and binding upon the parties as to the amounts due, the adequacy of Lionheart's performance, and the value of the services provided to Client. If Client does not pay Lionheart within thirty (30) days of the date of billing and Lionheart consults with an attorney for collection, then, in addition to all sums due, Client agrees to pay all costs incurred by Lionheart associated with collection, including Lionheart's reasonable attorney's fees and reasonable court costs.
2. When any invoice is outstanding and unpaid thirty (30) days after the date of billing, Lionheart may, at its discretion, stop work on the project. In addition, when any invoice is outstanding and unpaid ninety (90) days after the date of billing, Lionheart may withdraw from any governmental agency review process any applications, drawings, submittals or other project documents reflecting Lionheart's services. No notice of Lionheart's intent to stop work or to withdraw from any governmental review process shall be required. Client forever releases, discharges and holds Lionheart harmless from all liability arising out of Lionheart's withdrawal of any applications, drawings, submittals or other project documents. Client shall fully indemnify, defend, and hold harmless Lionheart against all claims for liability asserted by any project participant for any action taken by Lionheart under this paragraph.
3. If the project is suspended or abandoned, in whole or in part, for a period of ninety (90) days or more, or upon instruction by Client to Lionheart to suspend activity on the project, Lionheart shall be compensated for all services performed together with all reimbursement expenses due and the Agreement shall be deemed terminated. If the project is resumed after such suspension, the Agreement between Client and Lionheart shall be renegotiated prior to resumption of services by Lionheart. Such renegotiation shall include a fee for remobilization costs incurred by Lionheart. If this Agreement is terminated due to the suspension or abandonment of the project, Client shall make full payment to Lionheart for all compensation due hereunder within 30 days of receipt of a final invoice from Lionheart. For purposes of this Agreement, the term "suspension" or "abandonment" shall mean substantial discontinuance of labor, services, and expenses for a ninety (90) day period or written instruction by Client to suspend substantially all project activities.
4. Lionheart reserves the right to raise hourly rates at its own discretion during this project. Any such increases, however, will not result in an increase in the total fees identified in this proposal unless specific services are being provided on a time and materials basis.
5. Drawings and specifications, including those in electronic form, prepared by Lionheart are the Instruments of Service for use solely with respect to this project. Lionheart shall be deemed the author and owner of their Instruments of Service and shall retain all common law, statutory, and other rights, including copyrights.
6. Lionheart grants the Client a nonexclusive license to reproduce Lionheart's Instruments of Service solely for the purposes of constructing, using, and maintaining this project, if Client shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. The Client shall be permitted to retain copies, including reproducible copies of drawings and specifications for information and reference in connection with the Client's use and occupancy of the project. The Client shall be permitted to authorize its contractors, subcontractors, and material suppliers to reproduce applicable portions of the Instruments of Service appropriate to and for use in the execution of this project. The drawings and specifications shall not be used by the Client on another project, except by agreement in writing between Lionheart and Client.

Any unauthorized use of the Instruments of Service without Lionheart's consent shall be at the Client's sole risk and without liability to Lionheart. The Client shall indemnify and hold harmless Lionheart, and Lionheart's subconsultants from and against claims, damages, losses and expenses, including, but not limited to payment of attorney's fees, arising out of unauthorized use of the Instruments of Service that are part of this project.

Lionheart shall not be responsible or liable for any direct, actual or consequential damages which occur as the result of its inability to produce the Instruments of Service by reason of the casualty, destruction or loss of documents that occurs through no fault of Lionheart.

7. The parties agree not to solicit for employment any employee of the other with whom the parties have had contact because of this Agreement, while the candidate is employed by the other party, and for twelve (12) months following termination of such employment, unless specifically agreed to in writing.
8. In the event of a default of any provision of this Agreement, after ten (10) days' notice to cure is delivered, this Agreement may be deemed terminated by the non-defaulting party. For purpose hereof, any failure to pay sums due in accordance with Paragraph 1 shall be deemed default. Either party may terminate this Agreement for convenience and without cause upon thirty (30) days written notice by either party. If Client terminates this Agreement for convenience, Lionheart shall be compensated for Services performed prior to termination, together with reimbursable expenses then due.
9. Lionheart and Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to the Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Paragraph 8.

All notices and other communications that are required or permitted to be given to the parties under this Agreement shall be sufficient in all respects if given in writing and delivered in person, by electronic mail, by telecopy, by overnight courier, or by certified mail, postage prepaid, return receipt requested, to the receiving party at the following address:

If to Lionheart: Lionheart Places LLC
1023 Springdale Road, Suite 6-E
Austin, TX 78723
Attention: Rebecca Leonard
Telephone: (512) 520-4488

If to Client:

or to such other address as such party may have given to the other by notice pursuant to this Section. Notice shall be deemed given on the date of delivery, in the case of personal delivery, electronic mail, or telecopy, or on the delivery or refusal date, as specified on the return receipt in the case of certified mail or on the tracking report in the case of overnight courier.

10. If any provision of this Agreement is for any reason held invalid or unenforceable, such provision shall be deemed separate and shall not affect the validity of the remaining portions herein.
11. This Agreement shall be binding upon the parties, their partners, successors, assigns, and legal representatives.

Client shall not assign this Agreement without the consent of Lionheart.
12. This Agreement may be amended or modified only by written instrument executed by both parties.
13. This Agreement (together with the attached Exhibits, which are incorporated herein by this reference) constitutes the entire agreement between the parties and supersedes prior understandings, written or oral. No waiver under this Agreement shall be valid unless it is given in writing and duly executed by the party to be charged therewith.
14. This Agreement shall be governed by the Laws of the State of Texas. The parties agree that venue for any dispute between them arising out of or relating to this Agreement shall be in the City of Austin in the and County of Travis, State of Texas.
15. In construing this Agreement, (i) the singular includes the plural and vice versa, (ii) reference to any document means such document as amended from time to time, (iii) "include" or "including" means including without limiting the generality of any description preceding such term, (iv) the word "or" is not exclusive, and (v) references to this Agreement or Sections or paragraphs of this Agreement refer to this entire Agreement including all exhibits, schedules, and Addendum attached hereto, as the same may be amended from time to time.



Field Service Team & Maintenance Monthly Update

MONTHLY METRICS



121
Miles ROW Mowed



304
**Bags of Trash
Removed**



15,200
**LBS of Trash
Removed**



358
**Bags of Leaves
Removed**



Field Service Team & Maintenance Monthly Update

GRAFFITI ABATEMENT



44

**Monthly Public
Property Abatements**



228

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

before

400 Gray

after





Field Service Team & Maintenance Monthly Update

SEECLICKFIX REPORTS



1 Graffiti

**Acknowledged and info sent
to Graffiti Abatement
Vendor for completion June
2025**



1 Traffic

**Acknowledged and 311 will
be created as this is a City
of Houston traffic issue and
MMD has no jurisdiction on
roadway design or
enforcement.**



Field Service Team & Maintenance Monthly Update

PROJECT UPDATES

BALDWIN PARK

Irrigation Repairs

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

Trash Can Updates

Process of procuring replacement plastic bins and steel cages.

Power Washing

Power washing of park complete

Park Mulching

Working with field service contractor.

GLOVER PARK

Irrigation Repairs

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

Stage Repairs

Stage staining complete

Park Lighting Project

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

Tree Removal

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



Graffiti Abatement Reports

June 2025

Midtown Management District

Monthly Graffiti Abatement Reports

2025

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

Graffiti Abatement Reports Totals 2008 - 2025

	2008-2018	2019	2020	2021	2022	2023	2024	2025								Totals
Abated																
Business Property	15	2	6	0	2	0	0	2								27
Public Property	3479	615	540	497	474	472	499	272								6,848
Trash Dumpsters	5	0	2	2	3	0	0	0								12
Total:	3499	617	548	499	479	472	499	274								6,887



midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

June 3, 2025

Public Property

before

6842



500 Gray

after



before

6843



500 Gray

after



before

6844



400 Hadley

after



before

6845



400 Hadley

after



before

6846



2500 Bagby

after



before

6847



400 Bagby

after



before

6848



2600 Bagby

after



before

6849



2600 Bagby

after



before

6850



400 Drew

after



before

6851



400 Drew

after



before



after



before



after



before

6854



300 Tuam

after



before

6855



300 Tuam

after



before

6856



300 Tuam

after



before

6857



2700 Brazos

after



before

2600 Smith

after



before

2600 Smith

after



before

6860



600 Anita

after



before

6861



500 Tuam

after



before

6862



800 Berry

after



before

6863



800 Berry

after





midtown
H O U S T O N

Graffiti Abatement

Before and After Pictures

June 17, 2025

Public Property

before

1400 Holman

after



before

3200 Austin

after



before

6866



3200 Austin

after



before

6867



2900 Austin

after



before

6868



2900 Austin

after



before

6869



1400 McGowen

after



before

1400 McGowen

after



before

1400 McGowen

after



before

6872



1300 McLenny

after



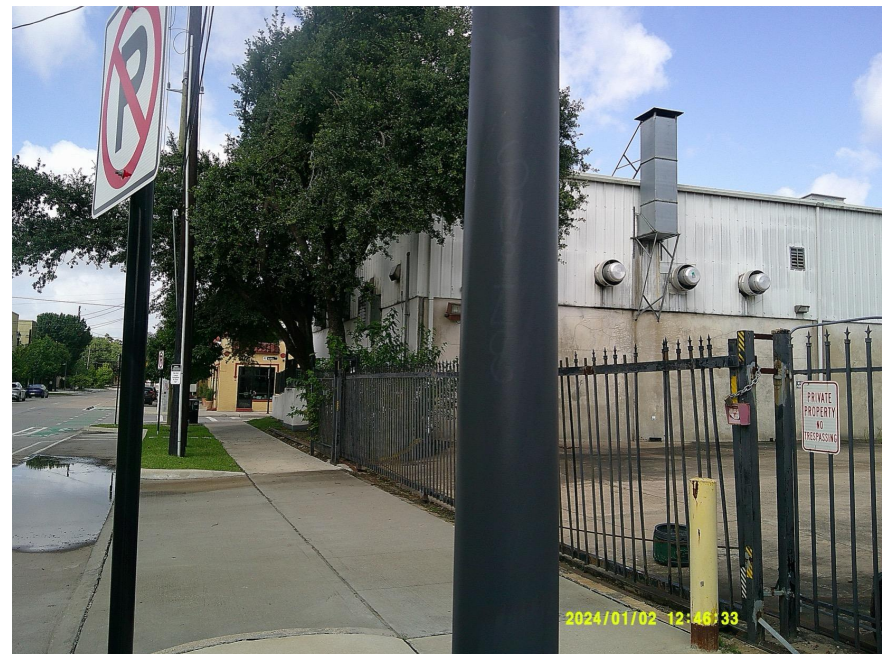
before

6873



2900 Caroline

after



before

6874



2600 San Jacinto

after



before

6875



700 Gray

after



before

6876



600 Gray

after



before

6877



2600 Brazos

after



before

6878



2600 Brazos

after



before

6879



2500 Dennis

after



before

6880



2400 Brazos

after



before

6881



2500 Smith

after



before

6882



2500 Smith

after



before

6883



700 Dennis

after



before

6884



2500 Louisiana

after



before

6885



2500 Travis

after



before

6886



Midtown Park

after



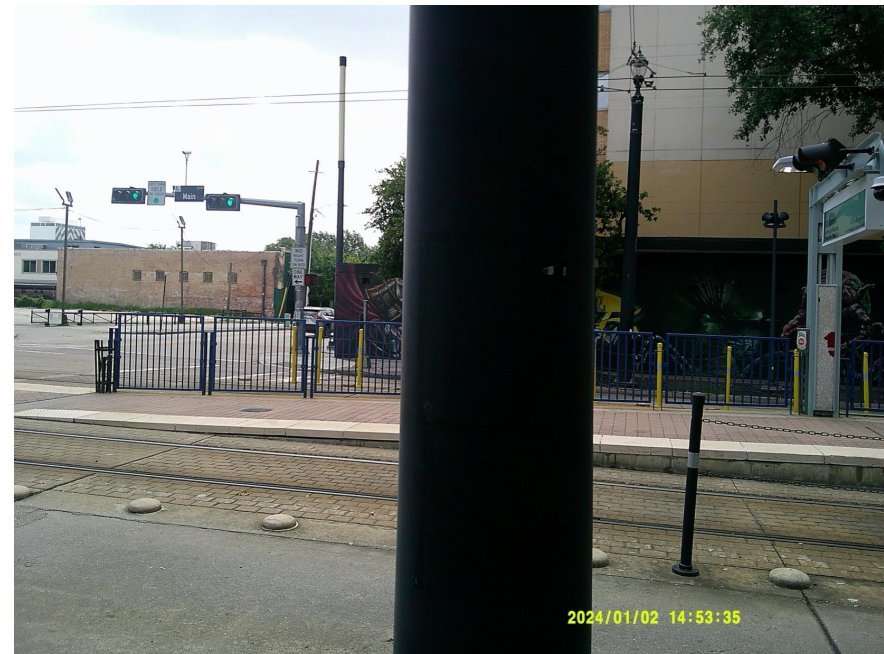
before

6887



Midtown Park

after



Texas Commission on the Arts Annual Report for Cultural Districts

For the period starting January 1, 2024 and ending December 31, 2024

Report due by June 16, 2025

District Name: Midtown Cultural Arts and Entertainment District	
Year Cultural District Designated by TCA: 2012	Website: https://midtownhouston.com/arts-culture
City: Houston	County(s): Harris
Managing Entity: Midtown Management District	
Federal EIN:	SAM-UEI:
Cultural district contact	
Board or management entity chair	
Name: Cynthia Alvarado	Name: Jeanette Griglar
Title: Director of Operations and Strategic Planning	Title: Board Chair
Organization: Midtown Management District	Organization: Midtown Management District
Address: 410 Pierce Street, Suite 355	Address: Same
City, State, Zip: Houston TX 77002	City, State, Zip: Houston TX 77002
Phone: 713-526-7577 ext 106	Phone: 713-526-7577 ext 106
Cell Phone:	Cell Phone:
Email: calvarado@midtownhouston.com	Email: jgriglar@midtownhouston.com

Cultural district boundaries

1. Please provide the streets that define the district's north, south, east and west boundaries.

Being all of the following described property in the Obedience Smith Survey, Abstract No. 696, and the James S. Holman Survey No. 323, City of Houston, Harris County Texas and being more particularly described as follows:

BEGINNING at the intersection of the westerly right-of-way line of Bagby Street with the southerly right-of-way line of Tuam Avenue;

THENCE in a southwesterly direction along the westerly right-of-way line of Bagby Street to its

2. Have these boundaries changed from the time of designation?

No, they have not

Zip codes included in the cultural district

3. Provide a list of all the zip codes included within the cultural district boundaries. Indicate what percentage of each zip code is located within the cultural district. This website may be helpful:

<https://www.unitedstateszipcodes.org/>.

77002 - 20%

77006 - 30%

77004 - 50%

Cultural District Accomplishments and Growth during 2024

4. Provide a narrative overview of cultural district activity for calendar year 2024 and include any new initiatives, arts events, new public art projects, any capital projects completed, new restaurants, new retail, and new lodging businesses that opened in the district, along with any other outcomes you wish to share. *Separate out any online activities from your in-person activities.* (400 words)

The Midtown Cultural Arts and Entertainment District (MCAED) provides an avenue for accessibility and coordination among arts organizations located within the jurisdictional boundaries of Midtown. The District facilitates, manages, and promotes our arts organizations and community-based events. Our media assets include a robust social media program, a website with event listing options for our community arts organizations, our Midtown Buzz newspaper, and our Cultural Arts Guide.

Throughout 2024 the MCAED has worked closely with the other six Houston Cultural Districts to complete the Strategic Framework that will serve as our plan to advocate for, champion and celebrate our artists, arts organizations, and creative sector. The MCAED participated in the creation of the <https://houarts.org/> website, logo, and branding development. As part of HouArts we continue to participate in the Arts Advocacy partnership through monthly meetings and panel opportunities.

The Midtown Sign Wrap is our large scale rotating public art project. In 2024 we placed five rotating public art projects on the Midtown Sign. We continued to honor collective cultural heritage. Our most recent installation celebrated the 100th Anniversary of the Roaring 20's, which was a pivotal time in American arts. Artists receive payment for the design and are featured to the broader community via recorded artists talk. We commemorate the work by filming Artists Talks, which are available on our YouTube channel.

We continued our annual flagship events Art in the Park and Mistletoe Market. As part of these events we hired 713 Urban Paths to bring Cultural District Walks to the community. The walks which are paid for by MCAED are free to the public. The walk leader takes 70-75 walkers on a cultural arts / historic tour of the community ending at the festival sites.

The MCAED hired in July of 2024 a Project Manager for the \$1M HueMan:Shelter Bloomberg Public Art Challenge Project; designed to disrupt the perceptions of homelessness. The project consists of six pieces of public art and a large-scale interactive event along a major traffic corridor in Midtown. Both local artists and unhoused individuals will create the artwork. Everyone participating will be paid for their work.

The MCAED spent \$394,000 on additional projects / programs and \$142,000 on marketing a variety of community / cultural and arts programming.

Cultural District Visitors

5. Provide the total number of visitors who attended events and activities in the cultural district in 2024: *(Please do not provide approximations or percentages; please include data sources; separate out in-person and online events)*

11 of our 14 eligible TCA organizations report a combined attendance of 201,302 patrons.

6. Of the number above, provide the total number of visitors who came from outside the cultural district city to attend an event or activity in 2024: *(Please do not provide approximations or percentages; please include data sources; separate out in-person and online events)*

10 of our 14 eligible TCA organizations report a combined 12,150 patrons from outside of the cultural district city.

Cultural District Management Entity Board

7. Please submit a list of current members of the policy-making body for the cultural district and their affiliations.

Board Chair, Jeanette Criglar; Vice chair, Maggie Segrich; Treasurer, Kelly A. Young; Secretary, Desmond Bertrand-Pitts and Chair of the Cultural District; Assistant Secretary, Christopher Johnston; Members: Ryan M. LeVasseur, Lewis Goldstein, Gloria Haney, Marylene Chan, Allen Douglas, Ericka Garcia-Butler, and Debbie Tyler-Dillard

8. Provide a list of cultural district board meetings and dates that occurred in 2024:

11 committee meetings took place. They are scheduled on the 3rd Tuesday of each month starting at 3PM. Meetings are virtual and open to the public: Jan 16; Feb 19; Mar 18; Apr 16; May 21; Jun 18; Jul 16; Aug 20; Sep 17; Oct 15; Nov 9. We do not meet in December.

Marketing Efforts

9. Describe the cultural district's marketing efforts to attract visitors in 2024:

The MCAED spent \$142,000 on collateral media, including 713 Urban Paths Walks to inform, bring awareness and attract visitors to the area. Houston First Corporation (Visit Houston) provides quarterly reporting to the MCAED that shows at the Year Ending 2024 the MCAED had the highest Point of Interest Analysis at 36.2% of unique visitors compared to our other 6 districts.

Photographs

10. **Submit three to five high quality photographs of activities that occurred in the cultural district in the past year.** Photos may be color or black and white and must be of high resolution (72 pixels per inch). Please attach a signed copy of the photo release form ([PDF to download](#)) and descriptions of the activity shown in each photo.

Please return this report by email to: districts@arts.texas.gov, with a subject line of:

"2024 Annual Report from _____ District." **The deadline is Monday, June 16, 2025 by 11:59 PM CDT.**