

HARRIS COUNTY  
IMPROVEMENT DISTRICT #6  
EAST MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials  
Meeting of the Board of Directors

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May 20, 2009

**HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER SIX  
(EAST MONTROSE MANAGEMENT DISTRICT)  
NOTICE OF MEETING**

**TO: THE BOARD OF DIRECTORS OF THE EAST MONTROSE MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that a regular meeting of the Board of Directors of the East Montrose Management District will be held on Wednesday, May 20<sup>th</sup>, 2009, at 3:00 PM in the 1<sup>st</sup> floor meeting room of Freed-Montrose Library, 4100 Montrose, Houston TX 77006, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

**AGENDA**

1. Determine quorum; call to order.
2. Receive public comments.
3. Approve Oaths of Office, Sworn Statements and Bonds for new directors, Gary Wingfield and David Robinson.
4. Approve minutes of previous meeting.
5. Consider funds transfer authorization and agreement with Prosperity Bank; take appropriate action.
6. Receive financial report, pay bills.
7. Receive *Assessment Collection Report and Billing and Assessment Summary*.
8. Receive draft of management letter and Annual Financial Report for Harris County Improvement District No. 6, December 31, 2008; take appropriate action
9. Receive report and consider recommendations from Security and Public Safety Committee report with regard to the following:
  - a. Receive Public Safety Patrol Report for the month of February.
10. Receive report and consider recommendations from Visual Improvements and Cultural Promotion Committee with regard to the following:
  - a. Approve bid from Shooter and Lindsey, Inc for maintenance of Montrose Esplanades
  - b. Receive report on "Keep Montrose Clean and Green" campaign.
  - c. Receive report on District Esplanade program
11. Receive report and consider recommendations from Business and Economic Development Committee with regard to the following:
  - a. Consider participation with other management districts in the Greater Houston Partnership.
  - b. Consider participation with other management districts in the hiring of staff for the (re)development of the District websites and development of databases for electronic communication with constituents.
  - c. Consider partnership with the Museum District Business Alliance for database creation.
  - d. Consider extensions for the logo design contest and branding survey.
12. Receive recommendation from Transportation Committee with regard to the following:
  - a. Receive report on Transportation issues within the District.
13. Receive report with regard to creation of HCID #11 by the Legislature.
14. Receive Executive Director's Monthly Report on Action Initiatives in Support of the District's Service Plan.
15. Adjourn.





\_\_\_\_\_  
Executive Director



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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3. Approve Oaths of Office, Sworn Statement and Bonds for new Directors Gary Wingfield and David Robinson.



# PROSPERITY BANK®

March 26, 2009

Harris County Improvement District No 6  
P O Box 22167  
Houston TX 77227-2167

Thank you for selecting Prosperity Bank to serve the banking needs of your company. Our goal is to provide you with fast, friendly, personal service. In a continuous effort to achieve this goal, wire transfer procedures have been designed and implemented to protect your interest.

Wire transfers may be initiated in person by visiting one of our banking centers, by phone request, by fax request, by Internet or by mail.

Prosperity Bank will process wire transfers with the following documentation completed and on file with our Wire Department:

1. Prosperity Bank's Funds Transfer Authorization and Agreement
2. Corporate Resolution Authorizing Execution of Wire Transfers (if applicable)
3. Schedule A-Listing of Individuals Authorized to initiate Wire Transfers
4. Schedule B - Listing of Individuals Authorized to receive a Call Back or initiate an Email Confirmation
5. Indemnification Agreement (when opting out of either the Call Back or Confirmation Programs)

Prosperity Bank's **Call Back and Confirmation Programs** are for all wire transfer requests \$10,000.00 and over but less than \$ 100,000.00. If you choose not to participate in either program, the Indemnification Agreement must be completed and signed by an authorized representative of your company. The Indemnification Agreement releases the Bank from any liability for damages or loss resulting from transaction where the Call Back and Confirmation Programs are waived. *This waiver is not valid for transfers of \$ 100,000.00 and over, except those originated by personal walk-in or a pre-arranged repetitive wire request. All other transfers REQUIRE utilization of either the Call Back or Confirmation Programs. While the waiver program is available for your convenience, Prosperity Bank strongly discourages such waivers.*

With the **Call Back Program**, a wire packet will be forwarded to the person you designate. This packet will include confidential ID numbers (PIN's) for all authorized representatives designated to initiate wire transfers. (PIN's are updated annually) An authorized representative will be required to provide his/her pin number, thereby evidencing authorization to transfer funds. The **Confirmation Program** is very similar to a Call Back, but instead of a single PIN, the authorized representative will receive a log with a series of random PINs to be used for email confirmations. Once used, the PIN cannot be used for additional wire requests.

These wire transfer procedures are in place in an effort to better serve and protect you, our customer. I have enclosed a self-addressed envelope for your convenience. Should you have any questions, please contact me at 281-269-7134 or your local banking center representative.

Sincerely,

Twana Holcomb  
Prosperity Bank  
Wire Transfer Department  
80 Sugar Creek Center Blvd.  
Sugar Land, TX 77478





## FUNDS TRANSFER AUTHORIZATION AND AGREEMENT

The undersigned \_\_\_\_\_ ("Customer") authorizes and requests Prosperity Bank ("Bank") to make transfers of funds from time to time in accordance with the provisions and procedures more fully set forth in this Agreement. Such transfers shall include transfers of Customer's funds from Customer's account(s) to other institutions for from other institutions.

Requests will be made by Customer's representatives listed on Schedule A (Authorized Representatives). Elimination of any name or addition of any name to Schedule A shall be made effective when actual written notice is received by Bank's Wire Transfer Department and Bank has acknowledged receipt of said notice.

Bank may make the requested funds transfer by any means for the transmission of funds (i.e. Fedline or correspondent bank.) Transfers of funds to Customer's account(s) from third parties shall be received subject to time deadlines established by the Bank. Outgoing wire instructions must be received at any of the Prosperity Bank Banking Centers no later than 2:30 P.M. Central Standard Time Monday - Friday by mail, phone, facsimile, or in person. Bank may cancel a requested transfer if Bank received Customer's request for cancellation, in form satisfactory to Bank in such time and in such manner as to allow Bank reasonable opportunity to act.

Customer shall pay to Bank such transfer fees as Bank shall from time to time impose in consideration of Bank's transfers of funds.

Bank will use ordinary care in implementing funds transfer requests. Customer agrees that Bank and its agents and correspondents shall be conclusively deemed to have exercised ordinary care if procedures in this Agreement were followed, or if Customer shall have failed to follow such procedures and operation instructions. Bank shall be entitled to rely on any request that it believes to have been originated by Customer, and any such request shall for purposes of this Agreement be deemed to have been authorized by Customer.

Bank's responsibility to Customer will be determined by Bank's performance or nonperformance of its obligations under this agreement and to correct at Bank's expense any errors resulting from Bank's personnel, computer programs, or malfunctions of machines. Bank shall not be liable for direct, indirect consequential or punitive damages of any party. Bank shall have no liability to third parties for any damages incurred by such parties arising out of the performance or nonperformance of services or transfers under this Agreement. Customer agrees to and hereby does indemnify and hold Bank harmless from and against all such claims of third parties and all expenses of such claims.

Bank shall not be liable for delays or failures in processing that are caused by such events as fires, power failures, acts of God, or other circumstances beyond the Banks control. Security codes may be signed by the Bank and used by Customer to authenticate funds transfer requests. Customer indemnifies Bank for failure to use codes which may cause the Bank to act upon inaccurate and unauthorized instructions furnished by the Customer. Customer shall keep all security codes and procedures confidential.

Customer will receive confirming notification of a transfer after it is made. Customer will examine such advice and if any discrepancy is detected notify the Bank within seven (7) calendar days after the Bank sends the notice.

# Sue Lovell

Houston City Council Vice Mayor Pro Tem  
Council Member, At-Large Position 2



May 1, 2009

David Wynn Robinson  
P. O. Box 22167  
Houston, TX 77227

Dear Mr. Robinson,

Congratulations on your appointment to the Board of Directors of Harris County Improvement District No. 6. I know the City of Houston will benefit from your service. Please let me know if I can ever be of assistance to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sue Lovell", is written over a large, faint, stylized "S" that serves as a background for the signature.

Sue Lovell

SL/jc

City Hall Annex  
900 Bagby 1st Floor

Phone 832-393-3013



P.O. Box 1562  
Houston, Texas 77251-1562

Fax 832-393-3336

[atlarge2@cityofhouston.net](mailto:atlarge2@cityofhouston.net)



# Sue Lovell

Houston City Council Vice Mayor Pro Tem  
Council Member, At-Large Position 2



May 1, 2009

Gary Dean Wingfield  
P. O. Box 22167  
Houston, TX 77227

Dear Mr. Wingfield,

Congratulations on your appointment to the Board of Directors of Harris County Improvement District No. 6. I know the City of Houston will benefit from your service. Please let me know if I can ever be of assistance to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sue Lovell", is written over a large, faint, stylized "S" that serves as a background for the signature.

Sue Lovell

SL/jc

City Hall Annex  
900 Bagby 1st Floor

Phone 832-393-3013



P.O. Box 1562  
Houston, Texas 77251-1562

Fax 832-393-3336

[atlarge2@cityofhouston.net](mailto:atlarge2@cityofhouston.net)

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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4. Approve minutes of previous meeting.



**MINUTES OF THE MEETING  
OF THE  
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 6  
(EAST MONTROSE MANAGEMENT DISTRICT)  
BOARD OF DIRECTORS**

**March 18, 2009**

**Determine quorum; call to order.**

The Board of Directors of Harris County Improvement District No. 6 held a regular meeting, open to the public, on the 18th day of March, 2009, at the Freed-Montrose Neighborhood Library, 4100 Montrose Blvd., Houston, Texas, at 3:00 p.m., inside the boundaries of the District, and Chairman Grover called the meeting to order at 3:10 p.m. and the roll was called of the duly appointed members of the Board, to-wit:

Position 1: Kathy Hubbard	Position 7: Tammy Manning
Position 2: Claude Wynn	Position 8: Allen Ueckert
Position 3: Michael Grover, <i>Chairman</i>	Position 9: David Robinson (pending)
Position 4: Tom Fricke	Position 10: Randall Ellis, <i>Vice Chairman</i>
Position 5: Brad Nagar, <i>Secretary</i>	Position 11: Gary Wingfield (pending)
Position 6: Jerry Simoneaux	

and all of the above were present with the exception of Directors Ellis, Fricke, Nagar and Simoneaux, thus constituting a quorum. Also present at the meeting were David Hawes, Josh Hawes and Gretchen Larson, Hawes Hill Calderon; Clark Lord, Vinson & Elkins, L.L.P.; Sylvia Drew, Avondale resident; Tim Womble, owner of Womble Properties; Jeron Ravin, Office of City Councilmember Wanda Adams; and Janet Anderson, Hawes Hill Calderon.

**Receive public comments.**

Members of the public introduced themselves to the Board. No action was taken.

**Approve of minutes of previous meeting.**

Upon a motion duly made by Director Hubbard and being seconded by Director Manning, the Board voted unanimously to approve the minutes of the February 18, 2009 Board meeting.

**Receive Financial Report, pay bills.**

Mr. David Hawes briefed the Board and reviewed the financial information included in the Board packets. Upon a motion duly made by Director Hubbard and being seconded by Director Ueckert, the Board voted unanimously to approve the financial report and pay bills.

**Receive Assessment Collection Report and Billing and Assessment Summary.**

Mr. David Hawes briefed the Board and reported that the 2008 assessments are 78% collected to date. He noted that 2007 assessments are 87% collected. Mr. Lord added that the delinquent collection attorneys at Purdue Brandon are currently working on the 2007 collections. No action was taken.

**Consider audit proposal from McCall, Gibson & Company, PLLC for FY 2008.**

Mr. David Hawes recommended that the Board accept the audit proposal, explaining that the firm of McCall, Gibson & Company routinely works with and is knowledgeable about management districts. He said the audit cost would be in the \$8-10,000 range. Upon a motion duly made by Director Wynn and being seconded by Director Ueckert, the Board voted unanimously to approve the audit proposal from McCall, Gibson & Company, PLLC for FY 2008.

**Receive report and consider recommendations from Security and Public Safety Committee report with regard to the following:**

**Receive Public Safety Patrol Report for the month of February.**

Mr. Josh Hawes briefed the Board and announced that the roving daytime patrol is now operational. He said that maps are being given to the patrol officers of the areas in which they should focus and provide more coverage. No action was taken.

**Receive report and consider recommendations from Visual Improvements and Cultural Promotion Committee with regard to the following:**

**Consider esplanade maintenance along Yoakum.**

Mr. Josh Hawes briefed the Board and indicated that the Request for Proposals for esplanade maintenance will be redistributed soon. He recommended development of an Ambassador Program that would include cost-sharing partnerships with businesses for esplanade maintenance initiatives. Director Wynn noted that the Yoakum property owners have already contacted the District in this regard.



Director Ueckert said that Shooter & Lindsay, Inc.'s month-to-month contract amount for landscape maintenance will likely increase due to the onset of the spring and summer months, during which more frequent upkeep is required. Upon a motion duly made by Director Wynn and being seconded by Director Ueckert, the Board voted unanimously to authorize up to an additional \$900 per month for the month-to-month landscape maintenance agreement with Shooter & Lindsay, Inc.

**Approve Resolution in support of HB751.**

Mr. Lord explained that HB751 would limit the liability of a public utility that allows recreational use of land that it owns, occupies, or leases. Upon a motion duly made by Director Wynn and being seconded by Director Ueckert, the Board voted unanimously to approve the resolution in support of HB751.

**Receive report and consider recommendations from Business and Economic Development Committee with regard to the following:**

**Consider contract with St. Thomas University for the purpose of district branding.**

Director Manning recommended entering into a contract with St. Thomas University in the amount of \$1,450 to conduct a survey and a logo design contest. She said the five finalists in the logo design contest would present their concepts to the Board, which would select the winner. Upon a motion duly made by Director Manning and being seconded by Director Wynn, the Board voted unanimously to approve a contract with St. Thomas University for the purpose of District branding.

**Consider Intown Chamber of Commerce Membership.**

Director Manning recommended that the District join the Intown Chamber of Commerce. Director Wynn noted that the District would have a link on the Chamber's website. Upon a motion duly made by Director Wynn and being seconded by Director Manning, the Board voted unanimously to approve the Intown Chamber of Commerce membership.

**Receive recommendation from Transportation Committee with regard to the following:**

**Approve contract with Walter P. Moore for mobility inventory.**

Director Wynn recommended that the Board approve the contract with Walter P. Moore for the mobility inventory, indicating that the budget is in the \$45,000 range. Upon a motion duly made by Director Wynn and being seconded by Director Manning, the Board voted unanimously to approve the contract with Walter P. Moore for the mobility inventory.

**Discuss legislative options for including additional territory in the District.**

Mr. David Hawes reported that the legislative process is underway. He said the key to success in passing the legislation is support of area business owners and indicated that he will distribute a sample letter for business owners to fax to the legislators who represent the District's geographic area. He mentioned that he was quoted in a Houston Chronicle news article titled, "Where Houston Lives," on March 10, 2009. No action was taken.

**Receive Report from the Budget/Finance Committee.**

Ms. Hubbard suggested that the Board obtain more information about the upcoming Blueprint Houston event in April and how to participate. She said the District may wish to consider sponsoring a "document shredding" event for the public that would increase community awareness about financial security and identity theft. No action was taken.

**Receive Executive Director's Report on Action Initiatives in Support of the District's Service Plan.**

Mr. David Hawes informed the Board that Mr. Jim Murphy is now a senior associate with Hawes Hill Calderon. Mr. Murphy is a former Texas state representative and longtime executive with the Westchase District. Mr. Hawes asked Mr. Ravin for assistance in obtaining approval for the Board appointments for Directors Robinson and Wingfield. No action was taken.

**Adjourn.**

There being no further business to come before the Board, Chairman Grover adjourned the meeting at 4:18 p.m.



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Secretary, Board of Directors



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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5. Consider funds transfer authorization and agreement with Prosperity Bank; take appropriate action.

Bank is hereby authorized to record on tape or other device any or all of its telephone conversations with Customer involving any transfer instructions and to retain such tapes or other devices for a period of time as determined by Bank. Bank is authorized to verify any request by calling any one of Customer's Authorized Representatives prior to making a transfer. If Bank is unable to verify the transfer request by phone, Bank may, at its discretion, decline to process the transfer. However, Bank shall not be obligated to make such verification.

Bank will not make any funds transfer if the amount exceeds the collected and immediately available funds on deposit by the Customer.

Bank may modify or cancel this agreement upon fourteen (14) days notice to Customer. Customer may cancel this Agreement upon fourteen (14) days written notice to Bank. Cancellation by Customer shall not be effective until acknowledgement of same by Bank.

There are no representations or warranties, expressed or implied, other than those contained herein.

Customer may not assign this Agreement without prior written consent of the Bank.

Any notice hereunder shall be in writing and may be given by personal service or by depositing in the United States mail postage prepaid to the address of the parties as follows (or as changed through written notice to the other party):

BANK

CUSTOMER

Prosperity Bank  
ATTN: Wire Transfers  
80 Sugar Creek Center Blvd.  
Sugar Land, TX 77478

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_

CUSTOMER: \_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type Name)

TITLE: \_\_\_\_\_



Resolution Authorizing Execution of  
Transfer of Funds (Wire Transfer) Agreements

From time to time, this corporation/bank (hereinafter referred to as "Company") orally/fax requests Prosperity Bank, P.O. Drawer G, El Campo, Texas 77437 (hereinafter referred to as "Bank") to transfer funds from account(s) at Bank to other account(s) at Bank or to other Banks for credit to persons/accounts designated by Company or from one Company account to another Company account in a manner that makes it inconvenient or impossible to execute the written authorizations, instructions, and releases required by Bank so that Bank may have standing instructions upon which to act pursuant to oral/fax requests for the transfer of funds.

NOW, THEREFORE BE IT RESOLVED, that the officer(s) of Company designated below

NAME	OFFICIAL TITLE
_____	_____
_____	_____
_____	_____
_____	_____

be, and they each hereby are, authorized and empowered to execute and deliver on behalf of Company, any and all written agreements as such person deems necessary or appropriate to enable Company to establish binding contractual relationships for honoring requests for the transfer of funds, including oral/fax requests, such agreements to contain such terms and provision as such person shall deem necessary or appropriate, and each of such persons is specifically authorized and empowered to name, appoint and authorize the persons who will effectuate transfer of funds on behalf of Company and to revoke such appointments and authorizations as such person in his discretion deems proper, and each of such persons in hereby further authorized and empowered for and on behalf of Company and in its name to do any and all acts necessary or appropriate to carry out the purposes of these resolutions; and

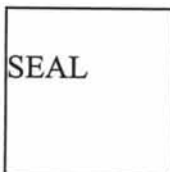
RESOLVED FURTHER, that the Secretary of Company is authorized and empowered, from time to time, and at any time, to certify to Bank(i) the fact that the foregoing resolutions have been duly adopted by the Board of Directors of Company and are in full force and effect and (ii) the names and the titles of the officers authorized to act pursuant to the foregoing resolutions, and to make such other and further certifications and to do any and all of the acts necessary or appropriate to carry out these resolutions.

Indemnification, Company agrees to indemnify, defend and hold the Banks(and the Controlled Disbursement Bank, if applicable), individually and collectively, their parent company, affiliates and subsidiaries, directors, officers, employees and agents harmless from and against any damage, loss or liability of any kind, including without limitation, reasonable attorney's fees and court costs which result directly or indirectly, in whole or in part, from the Services.

CERTIFICATE OF SECRETARY

I, the undersigned, SECRETARY OF \_\_\_\_\_  
(herein referred to as "Company") do, hereby certify that I am the custodian of records and the Minutes of the proceedings of the Board of Directors of Company; that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, there was a regular meeting of the Board of Directors of Company that was duly called in accordance with law and Bylaws of Company, that in said meeting certain resolutions authorizing designated persons to execute and deliver on behalf of Company and all agreements necessary to appropriate to effectuate wire transfer of funds were duly and legally adopted (the "Resolutions"); that a true and correct copy of the Resolutions is shown above; that the Resolution are presently in full force and effect until written notice of it's revocation shall be received by Bank's Wire Transfer Department (Domestic or International).

WITNESS my hand and seal of this Company, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## SCHEDULE A

### AUTHORIZED REPRESENTATIVES FOR INITIATED WIRE TRANSFERS

Customer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Key Contact Person: \_\_\_\_\_

Authorized Persons			Account Information		
Name	Signature of Authorized Person		Account #	Account #	Account #

Company agrees to notify Prosperity Bank in writing of any additions, deletions or revisions in the authorizations provided above.

\_\_\_\_\_  
Company – Authorized Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

When completed mail to:

**Prosperity Bank**  
**80 Sugar Creek Center Blvd.**  
**Sugar Land, Texas 77478**  
**ATTN: Wire Dept.**

**SCHEDULE B**  
**CALL BACK OR CONFIRMATION AUTHORIZATION**

Customer Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone \_\_\_\_\_

**Call Back Program** - The following people are authorized to receive a call back from Prosperity Bank to validate wire transfer requests. Each authorized person will receive a PIN for verification purposes.

Name	Telephone Number	Account No.
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

===== **OR** =====

(Please choose either the Call Back OR Confirmation Program)

**Confirmation Program** - The following people are authorized to initiate email confirmations in order to validate wire transfer requests. Each authorized person will receive a pre-printed log that includes a series of randomly generated PINs to be used for email confirmations. Prosperity Bank's email address for wire verification is [wiretransfer@prosperitybanktx.com](mailto:wiretransfer@prosperitybanktx.com)

Name	Email Address	Account No.
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Changes or deletions to the above must be received in writing and acknowledged by the Wire transfer Department.

\_\_\_\_\_  
Company – Authorized Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date



# PROSPERITY BANK

MEMBER FDIC

## WAIVER AND INDEMNIFICATION AGREEMENT

We do NOT wish to participate in either Prosperity Bank's Call Back or Confirmation Programs. We understand that Prosperity Bank **strongly discourages waiver of either the Call Back or Confirmation Program**, and accordingly, we agree to assume the responsibility for any damage, loss or liability of any kind that result from the waiver of these procedures.

**THIS WAIVER IS NOT VALID FOR WIRE TRANSFER REQUESTS OF \$ 100,000 AND OVER**

**THIS AGREEMENT MUST BE SIGNED BY AUTHORIZED PERSONNEL (OWNER, PARTNERS, OR BOARD).**

AUTHORIZED BY:

TITLE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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6. Receive financial report and pay bills.



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## **HARRIS COUNTY IMPROVEMENT DISTRICT NO. 6**

### **BOOKKEEPER'S REPORT**

May 20, 2009



**Harris County Improvement District No. 6 - GOF**  
**Cash Flow Report**  
As of May 20, 2009

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 3/19/2009</b>				<b>\$327,030.28</b>
Receipts				
	Wire Transfer		10,000.00	
	Wire Transfer		18,000.00	
	Interest		144.62	
	Assessment Revenue		3,215.01	
	Interest		136.78	
<b>Total Receipts</b>				<b>31,496.41</b>
Expenses				
1080	4119 Montrose LTD.	Overpayment Refund	(12,120.10)	
1081	Shooter and Lindsey, Inc.	Landscape Maintenance	(850.00)	
1082	Alaina Girndt	Security Expense	(252.00)	
1083	Andrew Duncan	Security Expense	(600.00)	
1084	Daniel Molina	Security Expense	(1,008.00)	
1085	Jesse Ornelas	Security Expense	(840.00)	
1086	Victor Beserra	Security Expense	(1,680.00)	
1087	Equi-Tax, Inc.	Tax Services	(941.74)	
1088	Greater East End Management District	Graffiti Abatement Services	(2,560.00)	
1089	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(543.38)	
1090	Vinson & Elkins, L.L.P.	Legal Fees	(12,477.84)	
1091	Wachovia Mortgage	Overpayment Refund	(830.00)	
1092	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(5,964.50)	
1093	Alaina Girndt	Security Expense	(588.00)	
1094	Andrew Duncan	Security Expense	(600.00)	
1095	Daniel Molina	Security Expense	(630.00)	
1096	Jesse Ornelas	Security Expense	(798.00)	
1097	Victor Beserra	Security Expense	(1,890.00)	
1098	Siddons Fire Apparatus, Inc	Unity Spotlight & Graphic Work	(1,062.00)	
1099	Anteneh T. Roba	Overpayment Refund	(417.82)	
2000	Landamerica Commonwealth	Overpayment Refund	(190.83)	
2001	Landamerica Partners Title Company	Overpayment Refund	(107.49)	
2002	Patricia Greer	Overpayment Refund	(281.84)	
2003	2seven Consulting, Inc.	Web Site Database Development	(1,000.00)	
2004	Equi-Tax, Inc.	Tax Services	(470.87)	
2005	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(5,491.44)	
2006	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(637.09)	
2007	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,700.00)	
2008	Vinson & Elkins, L.L.P.	Legal Fees	(10,571.25)	
<b>Total Expenses</b>				<b>(67,104.19)</b>
<b>BALANCE AS OF 5/20/2009</b>				<b>\$291,422.50</b>

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## Fund Balance For HC ID 6

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As of 5/20/2009

Institution	Account Number	Issue Date	Maturity Date	Interest Rate	Current Amount	Purpose
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Fund: GeneralFund

<b>Money Market Funds</b>						
PROSPERITY BANK	5234371	05/28/2008		0.00	\$16,672.24	TAX ACCT
<b>Checking Account(s)</b>						
TRADITION BANK	1604113500			0.50	\$291,422.50	
Totals for general fund fund:					\$308,094.74	
Grand total for HC ID 6:					\$308,094.74	

### Methods Used For Reporting Market Values

Certificates of Deposit:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value quoted by the Seller of the Security and confirmed in writing
Public Fund Investment Pool/MM Accounts:	Balance = Current Book Value = Current Market Value

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## Pledged Securities For HC ID 6

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As of 5/20/2009

Institution: PROSPERITY BANK

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Total CDs and MM:	\$16,672.24	Collateral Security Agreement Required:	No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	No
Total pledged securities:	\$629,742.83	Investment Policy Received:	Yes
Ratio of pledged securities to investments:			

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Institution: TRADITION BANK (Depository Bank)

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Total CDs, MM, and Checking Accounts:	\$291,422.50	Collateral Security Agreement Required:	Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	Yes
Total pledged securities:	\$204,125.00	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	492.79%		

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Harris County Improvement District No. 6 - GOF

Actual Vs. Budget

April 2009

	Apr 09	Budget	\$ Over Budget	% of Budget	Jan - Apr 09	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Income</b>									
14110 - Assessments	11,859.58	85,205.79	(73,346.21)	13.9%	327,758.79	401,105.00	(73,346.21)	81.7%	401,105.00
14310 - Penalties & Interest	1,345.77	0.00	1,345.77	100.0%	6,624.63	0.00	6,624.63	100.0%	0.00
14380 - Interest	136.78	208.33	(71.55)	65.7%	307.61	833.36	(525.75)	0.0%	2,500.00
14390 - Ending FY 2008 Fund Balance	0.00	4,166.67	(4,166.67)	0.0%	0.00	16,666.64	(16,666.64)	0.0%	50,000.00
<b>Total Income</b>	<b>13,342.13</b>	<b>89,580.79</b>	<b>(76,238.66)</b>	<b>14.9%</b>	<b>334,691.03</b>	<b>418,605.00</b>	<b>(83,913.97)</b>	<b>80.0%</b>	<b>453,605.00</b>
<b>Expense</b>									
<b>Business Development</b>									
16124 - Marketing & Public Rel Director	1,000.00	1,000.00	0.00	100.0%	4,000.00	4,000.00	0.00	100.0%	12,000.00
16125 - Marketing & Public Relations	0.00	6,200.00	(6,200.00)	0.0%	0.00	24,800.00	(24,800.00)	0.0%	74,400.00
16130 - Publications	0.00	1,333.33	(1,333.33)	0.0%	0.00	5,333.36	(5,333.36)	0.0%	16,000.00
16140 - Web Site Maintenance	500.00	1,000.00	(500.00)	50.0%	2,000.00	4,000.00	(2,000.00)	50.0%	12,000.00
<b>Total Business Development</b>	<b>1,500.00</b>	<b>9,533.33</b>	<b>(8,033.33)</b>	<b>15.7%</b>	<b>6,000.00</b>	<b>38,133.36</b>	<b>(32,133.36)</b>	<b>15.7%</b>	<b>114,400.00</b>
<b>Dist Creation Costs &amp; To Date</b>									
16230 - Vinson & Elkins	0.00	0.00	0.00	0.0%	21,477.50	0.00	21,477.50	100.0%	0.00
<b>Total Dist Creation Costs &amp; To Date</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>21,477.50</b>	<b>0.00</b>	<b>21,477.50</b>	<b>100.0%</b>	<b>0.00</b>
<b>Project Staffing &amp; Admin</b>									
16150 - Admin & Management	1,400.00	1,400.00	0.00	100.0%	5,600.00	5,600.00	0.00	100.0%	16,800.00
16160 - Reimbursable Expenses	467.60	50.00	417.60	935.2%	1,549.12	200.00	1,349.12	774.6%	600.00
16170 - Reimbursable Mileage	0.00	8.75	(8.75)	0.0%	451.68	35.00	416.68	1,290.5%	105.00
16180 - Postage, Deliveries	11.42	10.00	1.42	114.2%	389.00	40.00	349.00	972.5%	120.00
16190 - Printing & Reproduction	20.80	35.00	(14.20)	59.4%	871.80	140.00	731.80	622.7%	420.00
16200 - Public Notices, Advertising	0.00	9.00	(9.00)	0.0%	0.00	36.00	(36.00)	0.0%	108.00
16210 - Project Management	2,600.00	2,600.00	0.00	100.0%	10,400.00	10,400.00	0.00	100.0%	31,200.00
16220 - Legal Services	0.00	1,000.00	(1,000.00)	0.0%	30,730.84	4,000.00	26,730.84	768.3%	12,000.00
16250 - Bookkeeping	535.00	425.00	110.00	125.9%	2,342.00	1,700.00	642.00	137.8%	5,100.00
16260 - Assessment Database Management	470.87	494.58	(23.71)	95.2%	1,883.48	1,978.36	(94.88)	95.2%	5,935.00
16270 - Office Supplies	0.00	58.33	(58.33)	0.0%	0.00	233.36	(233.36)	0.0%	700.00
16280 - Other	0.00	250.00	(250.00)	0.0%	10.00	1,000.00	(990.00)	1.0%	3,000.00
16340 - Auditing Fees	0.00	625.00	(625.00)	0.0%	0.00	2,500.00	(2,500.00)	0.0%	7,500.00
16530 - Insurance & Surety Bond	0.00	500.00	(500.00)	0.0%	1,322.00	2,000.00	(678.00)	66.1%	6,000.00
<b>Total Project Staffing &amp; Admin</b>	<b>5,505.69</b>	<b>7,465.66</b>	<b>(1,959.97)</b>	<b>73.7%</b>	<b>55,549.92</b>	<b>29,862.72</b>	<b>25,687.20</b>	<b>186.0%</b>	<b>89,588.00</b>
<b>Security and Public Safety</b>									
15415 - Vehicle Maintenance & Operations	0.00	625.00	(625.00)	0.0%	0.00	2,500.00	(2,500.00)	0.0%	7,500.00
15420 - Contract Public Safety Services	4,506.00	4,240.00	266.00	106.3%	17,184.00	16,960.00	224.00	101.3%	50,880.00
15430 - Cell Phone	0.00	75.00	(75.00)	0.0%	249.27	300.00	(50.73)	83.1%	900.00
15450 - Public Safety Insurance	0.00	416.67	(416.67)	0.0%	3,998.00	1,666.64	2,331.36	239.9%	5,000.00
16100 - Store Front Equipment	0.00	125.00	(125.00)	0.0%	265.36	500.00	(234.64)	53.1%	1,500.00
16110 - Graffiti Abatement	0.00	1,250.00	(1,250.00)	0.0%	7,680.00	5,000.00	2,680.00	153.6%	15,000.00
<b>Total Security and Public Safety</b>	<b>4,506.00</b>	<b>6,731.67</b>	<b>(2,225.67)</b>	<b>66.9%</b>	<b>29,376.63</b>	<b>26,926.64</b>	<b>2,449.99</b>	<b>109.1%</b>	<b>80,780.00</b>
<b>Transportation Planning</b>									
16120 - Mobility Planning	0.00	3,783.33	(3,783.33)	0.0%	0.00	15,133.36	(15,133.36)	0.0%	45,400.00
<b>Total Transportation Planning</b>	<b>0.00</b>	<b>3,783.33</b>	<b>(3,783.33)</b>	<b>0.0%</b>	<b>0.00</b>	<b>15,133.36</b>	<b>(15,133.36)</b>	<b>0.0%</b>	<b>45,400.00</b>
<b>Visual Improvements &amp; Cultural</b>									
16212 - Beautification Design & Install	850.00	1,891.67	(1,041.67)	44.9%	3,400.00	7,566.64	(4,166.64)	44.9%	22,700.00
<b>Total Visual Improvements &amp; Cultural</b>	<b>850.00</b>	<b>1,891.67</b>	<b>(1,041.67)</b>	<b>44.9%</b>	<b>3,400.00</b>	<b>7,566.64</b>	<b>(4,166.64)</b>	<b>44.9%</b>	<b>22,700.00</b>
<b>Total Expense</b>	<b>12,361.69</b>	<b>29,405.66</b>	<b>(17,043.97)</b>	<b>42.0%</b>	<b>115,804.05</b>	<b>117,622.72</b>	<b>(1,818.67)</b>	<b>98.5%</b>	<b>352,868.00</b>
<b>Net Income</b>	<b>980.44</b>	<b>60,175.13</b>	<b>(59,194.69)</b>	<b>1.6%</b>	<b>218,886.98</b>	<b>300,982.28</b>	<b>(82,095.30)</b>	<b>72.7%</b>	<b>100,737.00</b>

# INVOICES

HARRIS COUNTY IMP DISTRICT 6  
 DATE: 02/16/2009  
 TAX YEAR: 2008  
 OWNER NAME: 4119 MONTROSE LTD  
 ACCOUNT NUMBER: 92/127/752/001/0001  
 PAID BY:  
 4119 MONTROSE LTD  
 4200 MONTROSE BLVD STE 500  
 HOUSTON TX 77006-5459

SECOND PAYMENT NO: 08-80895  
 DEPOSIT BATCH NO.: 92-063  
 RECEIPT NUMBER: 92009724  
 CHECK NO.: 2744  
 DATE OF PAYMENT: 01/31/2009  
 LEGAL DESCRIPTION  
 RES A BLK 1  
 MONTROSE CROSSING SOUTH  
 4203 MONTROSE BLVD

DISTRICT NAME OVERPAYMENT AMOUNT  
 HARRIS COUNTY IMP DISTRICT 6 12,120.10  
 Amount of Refund: 12,120.10

AMOUNT OF CHECK: 12,120.10 CHECK NO: 2744  
 AMOUNT APPLIED: .00 Ref No.:  
 DIFFERENCE: 12,120.10  
 COMPLETED BY: DATE:

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 01/21/2009 DEPOSIT# 92-055 CHECK# 2731

## DISPOSITION OF OVERPAYMENT

REFUND TO: 4119 Montrose LTD. DATE: 2-27-09  
 Address: 4200 Montrose Blvd Ste 500  
 Address:  
 City: Houston State: TX Zip: 77006  
 APPLIED TO ACCT# DATE:



Shooter and Lindsey, Inc.

P. O. Box 516  
 Katy, TX 77492  
 281-382-3607 fax 281-382-5245

Invoice No.

8034

## INVOICE

Customer		Date	3/3/2009
Name	Montrose Boulevard Conservancy	Job. No.	1681
Address	3815 Montrose Blvd., Suite 211	Rep	
City	Houston State TX ZIP 77006		
Re:	Montrose Boulevard Esplanades		

Qty	Description	Unit Price	TOTAL
1	Landscape Maintenance for the Esplanades on Montrose Blvd. for the month of February 2009	\$850.00	\$850.00
Thank you.			

RECEIVED  
 MAR 23 2009  
 Municipal Accounts  
 & Consulting

Payment Details  
☐ Cash  
☒ Check  
☐ Credit Card

SubTotal \$850.00  
 Shipping & Handling \$0.00  
 Taxes State \$0.00  
**TOTAL \$850.00**

Office Use Only

We thank you for your business!

Address	Period	Regular Pay	Holiday Pay	Total
12265 Fondren #1611, Houston, TX 77035	Mar-09	40	0	\$1,680.00
Jesse Ornelas	Mar-09	20	0	\$840.00
Andrew Duncan 106910	Mar-09	0	0	\$0.00
Coordinator Fee	Mar-09	0	0	\$0.00
	Mar-09	24	0	\$960.00
	Mar-09	6	0	\$240.00
Daniel Molina	Mar-09			\$1,008.00
Alaina Gimot	Mar-09			\$252.00
<b>TOTAL AMOUNT</b>				<b>\$3,436.00</b>

Suite 200  
17111 Rolling Creek Drive  
Houston Texas 77090  
281-444-4866

# Invoice

DATE	INVOICE #
2/1/2009	39687

## BILL TO

Harris County Improvement District No. 6  
Hawes Hill Calderon LLP  
PO Box 22167  
Houston TX 77227-2167

[illegible]

## Equi-Tax Inc.

Suite 200  
17111 Rolling Creek Drive  
Houston Texas 77090  
281-444-4866

# Invoice

DATE	INVOICE #
4/1/2009	39955

## BILL TO

Harris County Improvement District No. 6  
Hawes Hill Calderon LLP  
PO Box 22167  
Houston TX 77227-2167

[illegible]

### Greater East End Management District

### The New Day Begins!

3211 Harrisburg  
Houston Texas 77003  
Phone 713-928-9916  
Fax 713-928-2915

**Bill To:**  
David Hawes, Executive Director  
Harris County Improvement District #6  
P.O. Box 22161-2167  
Houston, Texas 77227

For:  
Graffiti Abatement Services

**INVOICE**

DATE:  
April 2, 2009

INVOICE # 9-8

DESCRIPTION	Time	AMOUNT
March 7, 2009 - constituents visits, waiver collection, graffiti identification	8 Hour	\$ 640.00
area survey, graffiti identification, graffiti preparation, graffiti abatement, reporting		
Sites Abated: 16 sites		
March 13, 2009 - constituents visits, waiver collection, graffiti identification	8 Hour	\$ 640.00
area survey, graffiti identification, graffiti preparation, graffiti abatement, reporting		
Sites Abated: 16 sites		
March 20, 2009 - constituents visits, waiver collection, graffiti identification	8 Hour	\$ 640.00
area survey, graffiti identification, graffiti preparation, graffiti abatement, reporting		
Sites Abated: 26 sites		
March 27, 2009 - constituents visits, waiver collection, graffiti identification	8 Hour	\$ 640.00
area survey, graffiti identification, graffiti preparation, graffiti abatement, reporting		
Sites Abated 20 sites		
	SUBTOTAL	\$ 2,560.00
	TAX RATE	
	SALES TAX	\$ -
	OTHER	
	TOTAL	\$ 2,560.00

Please make all checks payable to: **Greater East End Management District**

If you have any questions concerning this invoice contact Eva Quiroz, Administrative Services Manager, at (713) 928-9916.

THANK YOU FOR YOUR BUSINESS!



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

Harris County ID No. 6  
1300 Post Oak Blvd., Suite 1600  
Houston, Tx 77056

# Invoice

Date	Invoice #
4/1/2009	13335

[illegible]1413 Spicewood Springs Rd, Suite 103 • Austin, Tx. 78759 • Phone: 512-782-2400 • Fax: 512-795-9968 • [www.municipalaccounts.com](http://www.municipalaccounts.com)

1300 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.623.4539 • Fax: 713.629.6859

300 River Pointe • Suite 140 • Conroe, Texas 77304 • Phone: 936.756.1644 • Fax: 936.756.1844



March 19, 2009

Harris County Improvement District No. 6  
Teresa Rosenbaum  
Manager  
Municipal Accounts & Consulting, LP  
1300 Post Oak Blvd., Suite 1600  
Houston, TX 77056

Client/Matter Number HAR288 67000  
Invoice Number 25298737  
Billing Attorney Clark S. Lord

Approved: *[Signature]*  
3.24.09

Re: Special Counsel

## Fees for services posted through February 28, 2009:

Date	Marilyn A. Roberts	Hours
02/10/09	Scan Houston Chronicle Affidavit of Publication and Legal Notice for proposed legislation relating to Harris County Improvement District Nos. 6 and 11 and Buffalo Bayou Improvement District and transmit to Amanda Edwards; telephone call to Houston Chronicle to provide payment for publication of legal notice relating to proposed legislation for Harris County Improvement Districts No. 6 and 11 and Buffalo Bayou Improvement District.	0.50
02/26/09	Review Amended Information Form as recorded at Harris County Clerk's Office and executed Certificate of TCEQ Chief Clerk and place in District's files.	0.25
Date	Clark S. Lord	Hours
02/04/09	Discuss legislation with Bill Kelly and Ashley Brooks in Rep. Cohen's office.	0.50
02/10/09	Phone call with Bill Kelly and John Harris mauer about management district legislation.	0.75
02/11/09	Handle legislative issues; phone call with City Attorney.	0.50
02/13/09	Meet with Josh Hawes and Gebe Creely about MDBA service contract.	1.50
02/16/09	Revise draft petition and bill for consolidation of montrose districts.	0.75
02/18/09	Attend board meeting.	1.75
02/24/09	Review legislative counsel bill draft; phone calls with Rep. Coleman, Ellis and Cohen about legislation.	0.75
02/26/09	Meetings with Ellen Cohen, Garnet Coleman, Rodney Ellis' staff about district legislation; multiple phone calls with Governor Perry's office about legislation.	5.00
02/27/09	Review revised legislation.	0.75
Date	Amanda K. Edwards	Hours
02/02/09	Revise bill to create HCID No. 11; discuss bill contents with Clark Lord; email final draft of bill to Clark Lord; send requisite notices regarding the bill to the Governor, the City, the Clerk, and to the TCEQ.	1.50

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

L.R.S. NO. 74-1183015

Vinson & Elkins LLP Attorneys at Law Abu Dhabi Austin Beijing Dallas Dubai First City Tower, 1001 Fawcett St., Suite 2800, Houston, TX 77002-4790  
Hong Kong Houston London Moscow New York Shanghai Tokyo Washington Tel 713.758.2222 Fax 713.758.2346 www.vselaw.com

Re: Special Counsel

02/10/09	Participate in conference call with Ashley Brooks, Bill Kelly, and John Maurer regarding bill to create HCID No. 11 and bill to revise Chapter 375; revise petition; send notice, affidavit of publication, and letters to Ashley Brooks and Bill Kelly; speak with staff from the office of Senator Rodney Ellis to discuss sponsoring bills.	3.25
02/11/09	Correspond with Senator Ellis' staff regarding bills; send proposed bills to Senator Ellis; speak with Clark Lord, Wanda Blum, and Marilyn Roberts about the Certificate of the City Secretary; speak with Josh Hawes about the service plan for the West Montrose Management District.	1.25
02/13/09	Review Service Plan for the Harris County Improvement District No. 11.	0.75
02/16/09	Correspond with the office of Senator Rodney Ellis regarding bill to create Harris County Improvement District No. 11; correspond with Josh Hawes regarding service plan; review final service plan.	1.50
02/17/09	Discuss Petition and Service Plan with Clark Lord.	0.25
02/18/09	Discuss community meeting and petitions with Clark Lord; prepare 50 petitions and service plans for distribution.	1.50
02/19/09	Review bill to create HCID No. 11; attend Museum District meeting about the creation of the West Montrose Management District; discuss next steps with Clark Lord and Kim Bonnen.	3.25
02/24/09	Discuss bills to amend chapter 375 and to create HCID No. 11 with Tina Tran in office of Sen. Rodney Ellis.	0.50
02/25/09	Discuss status of proposed bill to create West Montrose Management District with Clark Lord; collect materials for Clark Lord.	1.00
02/27/09	Discuss status of proposed bill to create West Montrose Management District with Clark Lord; revise consolidation provision in bill.	5.25
Date	Athea D. Davis	Hours
02/04/09	Prepare e-mail to Susan Hill (Hawes Hill Calderon) regarding agenda items for this month's meeting.	0.25
02/17/09	Revise the Amended Information Form; print multiple copies and flag for signature; e-mail Susan Hill a copy of same; print confirmation and file.	0.50
02/19/09	Prepare letter to the Harris County Clerk and Susan Hill transmitting an Amended Information Form; scan same and e-mail to Pat Hall and Susan Hill; print confirmations and file same; check request regarding same.	1.25
02/20/09	Coordinate delivery services with the mail room to file the Amended Information Form.	0.25
Total		35.25 \$12,253.75

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

L.R.S. NO. 74-1183015

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Hong Kong Houston London Moscow New York Shanghai Tokyo Washington Tel 713.758.2222 Fax 713.758.2346 www.vselaw.com

Client/Matter Number HAR288 67000  
Invoice Number 25298737  
Billing Attorney Clark S. Lord

Re: Special Counsel

## Summary of Services

Name	Hours	Amount
Athea D. Davis	2.25	472.50
Amanda K. Edwards	20.00	7,000.00
Clark S. Lord	12.25	4,593.75
Marilyn A. Roberts	0.75	187.50
Total	35.25	\$12,253.75

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

L.R.S. NO. 74-1183015

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Hong Kong Houston London Moscow New York Shanghai Tokyo Washington Tel 713.758.2222 Fax 713.758.2346 www.vselaw.com

Client/Matter Number HAR288 67000  
Invoice Number 25298737  
Billing Attorney Clark S. Lord

Re: Special Counsel

## Disbursements and other charges posted through February 28, 2009:

Photocopy			
02/17/09	ADDA	12 pages @ 0.15 per page	1.80
02/18/09	AKED	900 pages @ 0.15 per page	135.00
02/19/09	ADDA	10 pages @ 0.15 per page	1.50
		Photocopy	\$138.30
Color Copies			
02/18/09	AKED	50 color copies @ 0.65 per page	32.50
02/18/09	AKED	19 color copies @ 0.65 per page	12.35
02/18/09	AKED	19 color copies @ 0.65 per page	12.35
		Color Copies	\$57.20
Filing Fees			
02/19/09	ADDA	County Clerk of Harris County; INVOICE# 205011; DATE: 2/19/2009 - Real Property Records - Filing Fee	26.00
		Filing Fees	\$26.00
Postage			
02/23/09	ADDA	Postage, 1 piece.	0.59
		Postage	\$0.59
Total			\$224.09

Total Invoice

\$12,477.84

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

L.R.S. NO. 74-1183015

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Hong Kong Houston London Moscow New York Shanghai Tokyo Washington Tel 713.758.2222 Fax 713.758.2346 www.vselaw.com

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative Fee March 2009	\$5,000.00
	Reimbursable expenses as follows:	
2/23/2009	A to Z	\$21.53
3/2/2009	A to Z	\$27.39
3/11/2009	A to Z	\$30.47
3/16/2009	A to Z	\$28.45
3/12/2009	Helfman Ford	\$5.41
3/12/2009	Frys' per attachment	\$46.48
3/13/2009	Harris County Clerk	\$9.00
3/12/2009	Advanced Communications	\$310.00
3/10/2009	Business cards for Gretchen	\$22.14
3/14/2009	Verizon per attachment	\$47.96
	Mileage, G. Larson	\$86.90
	Mileage, R. Hill	\$42.60
	Mileage, D. Hawes	\$14.30
	In house copies	\$262.75
	In house postage	\$9.12
		Sales Tax: \$0.00
		Total Amount: \$5,964.50
		Amount Applied: \$0.00
		Balance Due: \$5,964.50



East Montrose Patrol				Total			
Name	Address	Pay Period	Regular Hour	Regular Pay	Holiday Hour	Holiday Pay	Amount
Victor Beerra	12265 Fondren #1511, Houston, TX. 77035	Apr-09	45	\$ 42.00	0	\$ -	\$ 1,890.00
Jesse Ornelas	9659 Meadowdale Houston, TX. 77063	Apr-09	19	\$ 42.00	0	\$ -	\$ 798.00
Andrew Duncan	106910	Apr-09	0	\$ 42.00	0	\$ -	\$ -
	Coordinator Fee	Apr-09		\$ 600.00			\$ 600.00
Daniel Molina		Apr-09	15	\$ 42.00	0	\$ -	\$ 630.00
Alaina Gimot		Apr-09	14	\$ 42.00	0	\$ -	\$ 588.00
TOTAL AMOUNT:							\$ 4,906.00

**Siddons**  
Fire Apparatus

Estimate

DATE	ESTIMATE #
05/07/2009	08POL132
EXP. DATE	

ADDRESS  
Harris County Rd 7  
5280 Spring Rd.  
Houston, TX 77021

Date	Description	Amount
02/07/2008	Body Bought 4122 \$156.00	156.00
12/07/2008	Graphic work 101224.00	224.00
12/07/2008	Install body for new body equipment and moving existing control head 1213478.00	1,347.80
TOTAL		\$1,062.00

Estimate is good for 45 days

TOTAL

\$1,062.00

Accepted By:

Accepted Date:

SEND PAYMENT TO: PO BOX 2461 HOUSTON TX 77252 Questions? Call (866) 334-6737

Estimate 08POL132, 01/07/2009

\*\*\*\* SECOND PAYMENT NOTICE \*\*\*\*

HARRIS COUNTY IMP DISTRICT 6  
DATE: 04/20/2009  
TAX YEAR: 2008

SECOND PAYMENT NO: 08-81150  
DEPOSIT BATCH NO.: 92-074A  
RECEIPT NUMBER: 92000103

OWNER NAME: ROBA ANTENEH T

CHECK NO.: 2353

ACCOUNT NUMBER: 92/004/141/000/0014

DATE OF PAYMENT: 04/20/2009

PAID BY:

LEGAL DESCRIPTION

ROBA ANTENEH T  
223 WESTHEIMER RD  
HOUSTON TX 77006-3221

LT 14 & TR 15A (1.5X100 FT -LT  
15) BLK 10 AVONDALE

223 WESTHEIMER RD

DISTRICT NAME	OVERPAYMENT AMOUNT
HARRIS COUNTY IMP DISTRICT 6	417.82
Amount of Refund:	417.82

AMOUNT OF CHECK: 447.65 CHECK NO: 2353

AMOUNT APPLIED: 29.83 Ref No.:

DIFFERENCE: 417.82

COMPLETED BY: DATE:

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 04/20/2009 DEPOSIT# 92-074A CHECK# 2353

DISPOSITION OF OVERPAYMENT

REFUND TO: Anteneh T Roba DATE: 4-20-09

Address: 223 Westheimer Rd

Address:

City: Houston State: TX Zip: 77006-3221

APPLIED TO ACCT# DATE:

\*\*\*\* OVERPAYMENT OF TAX NOTICE \*\*\*\*

HARRIS COUNTY IMP DISTRICT 6  
DATE: 04/13/2009  
TAX YEAR: 2008

OVERPAYMENT NUMBER: 08-91053  
DEPOSIT BATCH NO.: 92-073  
RECEIPT NUMBER: 92000407

OWNER NAME: WADE ANTHONY

CHECK NO.: 38834

ACCOUNT NUMBER: 92/014/026/000/0010

DATE OF PAYMENT: 03/31/2009

PAID BY: 700061

LEGAL DESCRIPTION

LANDAMERICA COMMONWEALTH  
TITLE OF HOUSTON  
2001 KIRBY #1011  
HOUSTON TX 77019-6033

LTS 3 & 4 BLK 14  
FAIRGROUNDS EXTN

2310 MASON ST

DISTRICT NAME	OVERPAYMENT AMOUNT
HARRIS COUNTY IMP DISTRICT 6	190.83

REASON: Overpayment

AMOUNT OF CHECK: 900.68 CHECK NO: 38834

AMOUNT APPLIED: 709.85 Ref No.: 2624003474

DIFFERENCE: 190.83

COMPLETED BY: DATE: 4-13-09

Refund payable to:

Address:

City: ltc275 op State: Zip: ORIGINAL



\*\*\*\* OVERPAYMENT OF TAX NOTICE \*\*\*\*

HARRIS COUNTY IMP DISTRICT 6  
DATE: 04/13/2009  
TAX YEAR: 2008  
OWNER NAME: WATERLOO GROUP INC  
ACCOUNT NUMBER: 92/014/026/000/0005  
PAID BY: 700156

OVERPAYMENT NUMBER: 08-91052  
DEPOSIT BATCH NO.: 92-073  
RECEIPT NUMBER: 92000406  
CHECK NO.: 75342  
DATE OF PAYMENT: 03/31/2009  
LEGAL DESCRIPTION  
LTS 5 & 6 BLK 14  
FAIRGROUNDS EXTN  
214 FAIRVIEW ST

DISTRICT NAME OVERPAYMENT AMOUNT  
HARRIS COUNTY IMP DISTRICT 6 107.49

REASON: overpayment due to incorrect information  
supplied by Data Trace

AMOUNT OF CHECK: 107.49 CHECK NO: 75342  
AMOUNT APPLIED: .00 Ref No.: 2721001045  
DIFFERENCE: 107.49

COMPLETED BY: [Signature] DATE: 4-13-09

Refund payable to:

Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
City: lrc275 op ORIGINAL

COPY

\*\*\*\* OVERPAYMENT OF TAX NOTICE \*\*\*\*

HARRIS COUNTY IMP DISTRICT 6  
DATE: 04/13/2009  
TAX YEAR: 2008  
OWNER NAME: GREER PATRICIA  
ACCOUNT NUMBER: 92/057/033/000/0027  
PAID BY:

OVERPAYMENT NUMBER: 08-91054  
DEPOSIT BATCH NO.: 92-073  
RECEIPT NUMBER: 92006563  
CHECK NO.: 2322  
DATE OF PAYMENT: 03/31/2009  
LEGAL DESCRIPTION  
LT 27 BLK 3  
ALDEN PLACE  
412 W CLAY ST

DISTRICT NAME OVERPAYMENT AMOUNT  
HARRIS COUNTY IMP DISTRICT 6 281.84

REASON: overpayment

AMOUNT OF CHECK: 647.27 CHECK NO: 2322  
AMOUNT APPLIED: 365.43 Ref No.:  
DIFFERENCE: 281.84

COMPLETED BY: [Signature] DATE: 4-13-09

Refund payable to:

Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
City: lrc275 op ORIGINAL

INVOICE

[Zseven Consulting, Inc.]

7327 Rustling Oaks Dr  
Richmond, Texas 77469  
713.542.5287 c 832.201.7601 f  
gachulte@zseven.net

INVOICE NO. [282]  
DATE April 9, 2009  
CUSTOMER ID HHCCLP

TO Hawes Hill Calderon LLP  
Bill Calderon  
10103 Fondren Rd, Suite 300  
Houston, Texas 77096  
713.999.1200

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Mar-09		Due upon receipt	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
5.00	montrosedistrict.org web site/database monthly maintenance (March 2009)	100.00	500.00
	Website (Complete backup of your website, Professional edits-your web site maintains its quality, Product changes and additions, Updates, Add breaking news or upcoming events, Add photos, graphics, graphs and charts, Text re-writes and improvements, Site facelifts and makeovers, text updates, photo updates, pdf updates, adding/deleting pages)		
	SharePoint Environment (Backing Up and Restoring Databases, Backing Up and Restoring Web Sites, Backup and Restore Options for Windows SharePoint Services, Installing Service Packs for Windows SharePoint Services, Managing and Customizing Search, Managing Content Databases, Managing Sites and Subsites, Managing the Configuration Database, Migrating and Upgrading, Security Considerations and Site Configurations, Troubleshooting Other Issues, Upgrade Considerations, Planning, Installation, Security, Configuration, Administration, Backup and Migration, Maintenance, Customization, Troubleshooting)		
	SUBTOTAL	\$	500.00
	SALES TAX		
	TOTAL	\$	500.00

Make all checks payable to Zseven Consulting, Inc.  
THANK YOU FOR YOUR BUSINESS!

INVOICE

[Zseven Consulting, Inc.]

7327 Rustling Oaks Dr  
Richmond, Texas 77469  
713.542.5287 c 832.201.7601 f  
gachulte@zseven.net

INVOICE NO. [292]  
DATE May 11, 2009  
CUSTOMER ID HHCCLP

TO Hawes Hill Calderon LLP  
Bill Calderon  
10103 Fondren Rd, Suite 300  
Houston, Texas 77096  
713.999.1200

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Apr-09		Due upon receipt	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
5.00	montrosedistrict.org web site/database monthly maintenance (April 2009)	100.00	500.00
	Website (Complete backup of your website, Professional edits-your web site maintains its quality, Product changes and additions, Updates, Add breaking news or upcoming events, Add photos, graphics, graphs and charts, Text re-writes and improvements, Site facelifts and makeovers, text updates, photo updates, pdf updates, adding/deleting pages)		
	SharePoint Environment (Backing Up and Restoring Databases, Backing Up and Restoring Web Sites, Backup and Restore Options for Windows SharePoint Services, Installing Service Packs for Windows SharePoint Services, Managing and Customizing Search, Managing Content Databases, Managing Sites and Subsites, Managing the Configuration Database, Migrating and Upgrading, Security Considerations and Site Configurations, Troubleshooting Other Issues, Upgrade Considerations, Planning, Installation, Security, Configuration, Administration, Backup and Migration, Maintenance, Customization, Troubleshooting)		
	SUBTOTAL	\$	500.00
	SALES TAX		
	TOTAL	\$	500.00

Make all checks payable to Zseven Consulting, Inc.  
THANK YOU FOR YOUR BUSINESS!

# Equi-Tax Inc.

Suite 200  
17111 Rolling Creek Drive  
Houston Texas 77090  
281-444-4866

## Invoice

DATE	INVOICE #
5/1/2009	40066

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

MD- HCID # 6- Montrose  
P.O. Box 22167  
Houston, TX 77227

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative Fee April 2009	\$5,000.00
	Reimbursable expenses as follows:	
3/10/2009	Business Cards- Gretchen Larson	\$22.14
3/23/2009	A to Z	\$29.27
3/27/2009	A to Z	\$20.34
3/30/2009	A to Z	\$23.44
4/3/2009	A to Z	\$19.90
4/6/2009	A to Z	\$13.98
4/13/2009	A to Z	\$38.60
4/20/2009	A to Z	\$41.19
	Verizon per attachment 4/20 - 5/19	\$48.09
	Mileage, G Larson per attachment	\$101.20
	Mileage, R. Hill	\$48.95
	Mileage, D. Hawes per attachment	\$14.30
	Mileage, D. Hawes per attachment	\$46.20
	In house copies 136 @ .15 each	\$20.40
	In house postage	\$3.44
Sales Tax:		\$0.00
Total Amount:		\$5,491.44
Amount Applied:		\$0.00
Balance Due:		\$5,491.44

DESCRIPTION	AMOUNT
Roll Management	150.00
Billing and Collection	320.87
Total	
	\$470.87



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## Invoice

Date	Invoice #
5/1/2009	13665

Harris County ID No. 6  
1300 Post Oak Blvd., Suite 1600  
Houston, Tx 77056

Description	Amount
Monthly Bookkeeping	450.00
Delivery	19.25
Fax	2.00
Postage	0.84
Xerox	165.00
Total Reimbursable Expenses	187.09



Shooter and Lindsey, Inc.

P. O. Box 516  
Katy, TX 77492  
281-392-3607 fax 281-392-5245

Invoice No.

8038

## INVOICE

Customer	Date
Name Montrose Boulevard Conservancy	3/30/2009
Address 3815 Montrose Blvd., Suite 211	Job No. 1681
City Houston State TX ZIP 77006	Rep
Re: Montrose Boulevard Esplanades	

Qty	Description	Unit Price	TOTAL
1	Landscape Maintenance for the Esplanades on Montrose Blvd. for the month of March 2009	\$850.00	\$850.00
	Thank you.		

### Payment Details

- ☐ Cash  
☒ Check  
☐ Credit Card

SubTotal	\$850.00
Shipping & Handling	\$0.00
Taxes State	\$0.00
TOTAL	\$850.00

Office Use Only

Approved: *[Signature]* 04.09

We thank you for your business!



# Shooter and Lindsey, Inc.

P. O. Box 518  
Katy, TX 77482  
281-392-3607 fax 281-392-5245

Invoice No. 8048

## INVOICE

<b>Customer</b>		<b>Date</b> 5/1/2009	
Name Montrose Boulevard Conservancy		Job No. 1681	
Address 3815 Montrose Blvd., Suite 211		Rep	
City Houston	State TX	ZIP 77006	
Re: Montrose Boulevard Esplanades			

Qty	Description	Unit Price	TOTAL
1	Landscape Maintenance for the Esplanades on Montrose Blvd. for the month of April 2009	\$850.00	\$850.00
	Thank you.		

<b>Payment Details</b>		<b>SubTotal</b> \$850.00	
<input type="radio"/> Cash		<b>Shipping &amp; Handling</b> \$0.00	
<input checked="" type="radio"/> Check		<b>Taxes</b> \$0.00	
<input type="radio"/> Credit Card		<b>TOTAL</b> \$850.00	
		<b>Office Use Only</b>	

We thank you for your business!

Vinson&Elkins

Clark Stockton Lord clord@velaw.com  
Tel 713.758.2350 Fax 713.615.5818

OK -  
Please review  
SHE

Approved: [Signature]  
04.29.09

April 17, 2009

Ms. Susan Hill  
Hawes Hill Calderon LLP  
10103 Fondren Road #300  
Houston, TX 77096

Re: Special Counsel

Dear Ms. Hill:

Enclosed is our firm invoice dated April 17, 2009 for the above captioned matter for services rendered through March 31, 2009. Please remit payment at your earliest convenience.

Very truly yours,

[Signature]  
Clark Stockton Lord

Enclosure

Houston 3749399v.1

Vinson & Elkins LLP Attorneys at Law  
Austin Beijing Dallas Dubai Hong Kong Houston  
London Moscow New York Shanghai Tokyo Washington

First City Tower, 1001 Fannin Street, Suite 2500  
Houston, TX 77002-6780  
Tel 713.758.2222 Fax 713.758.2346 www.velaw.com

Vinson&Elkins

## Invoice

April 17, 2009

Harris County Improvement District No. 6  
Teresa Rosenbaum  
Manager  
Municipal Accounts & Consulting, LP  
1300 Post Oak Blvd., Suite 1800  
Houston, TX 77056

Client/Matter Number HAR288 67000  
Invoice Number 25301152  
Billing Attorney Clark S. Lord

Re: Special Counsel

### Fees for services posted through March 31, 2009:

Date	Clark S. Lord	Hours
03/04/09	Correspond with Governor's office; state rep Cohen and Coleman and Ellis office about legislation.	1.00
03/05/09	Phone calls with Texas Legislative Council about bill revisions; discuss with Rep. Cohen's office.	0.75
03/06/09	Phone calls with Senator Ellis, Rep. Cohen and Coleman's office about legislation.	0.75
03/09/09	Correspond and speak with Governor's office, Cohen and Ellis office about bill filing.	1.50
03/12/09	Phone calls with staff for Rep. Coleman, Cohen and Sen Ellis about bill filing; revise bills.	1.00
03/17/09	Meetings at the Capital with Reps. Davis and Coleman about district consolidation bills.	1.50
03/18/09	Attend board meeting.	1.50
03/19/09	Revise memo to Rep. Davis on district consolidation bills.	0.75
03/20/09	Prepare bill analyses; discuss bills with Sarah Munson at TLC and Josh Beckerman in Coleman's office.	1.00
03/23/09	Phone call with Garnet Coleman about district bills.	0.50
03/24/09	Review revisions from legislative counsel to district bill; correspond with Rep. Cohen and Coleman about bill.	1.00
03/31/09	Respond to questions from Cassie Stinson about expansion bill; discuss committee bill with David Hawes	0.50
Date	Kimberly M. Bonnen	Hours
03/06/09	Coordinate legislative activities; track and analyze legislation.	1.25
03/11/09	Correspond with Ann Travis regarding district creation.	0.50
03/12/09	Coordinate meeting with Chair Yvonne Davis, House Committee on Urban Affairs.	0.50

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

I.R.S. NO. 74-1183015

Vinson & Elkins LLP Attorneys at Law Abu Dhabi Austin Beijing Dallas Dubai  
Hong Kong Houston London Moscow New York Shanghai Tokyo Washington  
Tel 713.758.2222 Fax 713.758.2346 www.velaw.com

V&E Invoice

Harris County Improvement District No. 6 April 17, 2009 Page 2

Client/Matter Number HAR288 67000  
Invoice Number 25301152  
Billing Attorney Clark S. Lord

Re: Special Counsel

Date	Amanda K. Edwards	Hours
03/20/09	Research regarding filing deadlines; correspond with C. Lord regarding same.	1.00
03/24/09	Coordinate meetings with legislative contacts.	0.75
03/31/09	Coordinate meetings with legislative contacts; prepare materials for same.	1.00
03/02/09	Revise bill to create HCID No. 11; send Clark Lord affidavit, notice and revised bills.	1.25
03/04/09	Speak with Sarah Munson of legislative counsel regarding bill to create HCID No. 11 and bill to amend Chapter 375, Texas Local Government Code.	0.50
03/05/09	Participate in conference call with Gabe Brake; discuss HCID No. 11 with Clark Lord.	0.75
03/10/09	Discuss bill status with Clark Lord.	0.25
03/18/09	Prepare memo for Representative Yvonne Davis citing legal authority for consolidation and annexation of non-contiguous districts.	3.00
03/18/09	Revise memorandum to Representative Yvonne Davis.	0.25
03/24/09	Compare legislative counsel draft with draft of bill to create HCID No. 11; discuss with Clark Lord.	4.00
03/27/09	Discuss newspaper notice for Representative Coleman's bills.	1.00
<b>Total</b>		<b>27.75</b>

### Disbursements and other charges posted through March 31, 2009:

Courier Services	
02/20/09	ADDA COURT FILING
	Courier Services
<b>Total</b>	<b>\$15.00</b>
<b>Total Invoice</b>	<b>\$10,571.25</b>

Please reference client/matter and invoice numbers when making payment.  
PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

I.R.S. NO. 74-1183015

Vinson & Elkins LLP Attorneys at Law Abu Dhabi Austin Beijing Dallas Dubai  
Hong Kong Houston London Moscow New York Shanghai Tokyo Washington  
Tel 713.758.2222 Fax 713.758.2346 www.velaw.com



Client/Matter Number HAR288 67000  
Invoice Number 25301152  
Billing Attorney Clark S. Lord

Re: Special Counsel

Summary of Services

Name	Hours	Amount
Kimberly M. Bonnen	5.00	2,300.00
Amanda K. Edwards	11.00	3,850.00
Clark S. Lord	11.75	4,406.25
Total	27.75	\$10,556.25

Please reference client/matter and invoice numbers when making payment.

PLEASE REMIT TO: P.O. BOX 200113, HOUSTON, TEXAS 77216-0113

I.R.S. NO. 74-1183015

Vinson & Elkins LLP Attorneys at Law Abu Dhabi Austin Beijing Dallas Dubai First City Tower, 1001 Fannin St., Suite 2500, Houston, TX 77002-6760  
Hong Kong Houston London Moscow New York Shanghai Tokyo Washington Tel 713.758.2222 Fax 713.758.2346 www.velaw.com

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

---

**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

---

7. Receive *Assessment Collection Report and Billing and Assessment Summary*.

**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 6**  
**ASSESSMENT COLLECTION REPORT**  
**April 2009**  
**BILLING AND COLLECTION SUMMARY**  
**FISCAL YEAR**  
**01/01/09 - 12/31/09**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2008	0.12500	\$419,915.31	\$359,952.65	\$59,962.66	86%
2007	0.12500	\$329,245.53	\$294,932.69	\$34,312.84	90%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2008 Assessment Collected	9,273.11	305,281.34
2007 Assessment Collected	2,586.47	22,477.45
Penalty & Interest	1,345.77	6,624.63
Overpayments	1,547.43	15,634.63
Collection Fees		0.00
Court Fees		0.00
<b>Total Revenue</b>	<b>14,752.78</b>	<b>350,018.05</b>
Overpayments Presented for Refund	997.98	14,683.82
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2008: **335,931,962**  
ASSESSED VALUE FOR 2007: **263,396,041**

Uncertified: **2,014,463**  
Uncertified: **1,246,842**

Assessment Collection Account: Prosperity Bank, Account No. 5234371

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	294,932.69	
2008	0.12500	337,500	320,625	359,952.65	
2009	0.12500	337,500	320,625		
2010	0.12500	337,500	320,625		
2011	0.12500	337,500	320,625		
2012	0.12500	337,500	320,625		
2013	0.12500	337,500	320,625		
2014	0.12500	337,500	320,625		
2015	0.12500	337,500	320,625		
2016	0.12500	337,500	320,625		
		3,375,000	3,206,250		337,500

The Projected Levy is based on the rate remaining at 0.12500

Prepared by: Equi-Tax Inc.  
Kenneth R. Byrd  
Collector for the District



**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 6**  
**ASSESSMENT COLLECTION REPORT**  
 April 2009

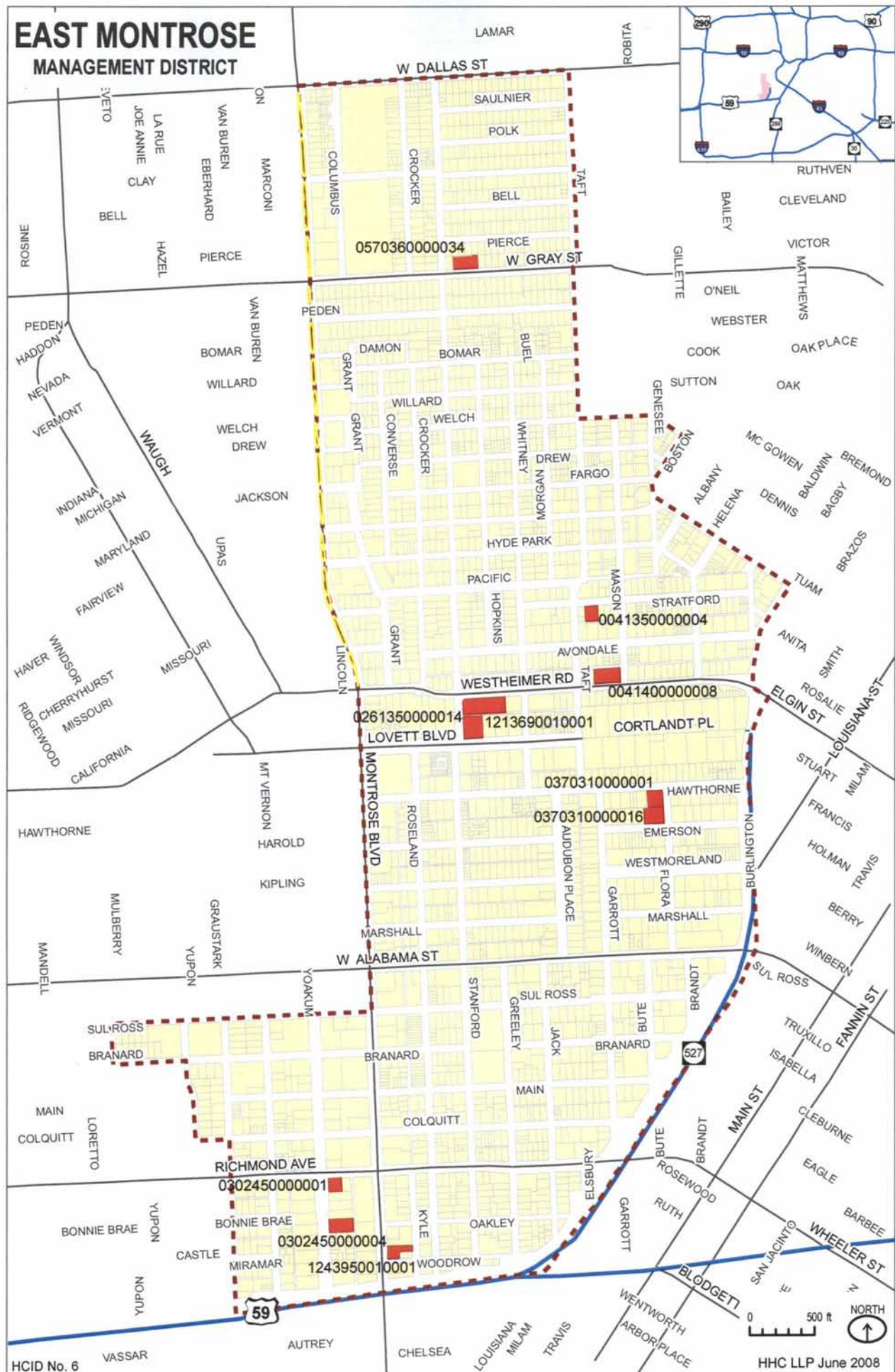
**TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
2221 West Dallas Partners	Apartment Complex	35,803,116	44,753.90
UST Realty Company	Office Buildings	14,558,506	18,198.13
4119 Montrose Limited	Office Buildings	14,497,083	18,121.35
Riverside CPI LLC & Realty CEN	Multi-Family Housing	6,600,500	8,250.63
Walgreens 03157	Retail	5,591,700	6,989.63
Texas Art Supply	Retail	4,917,391	6,146.74
3815 Montrose Blvd LP	Office Buildings	4,395,370	5,494.21
Richmond Montrose CVS LP	Drugstore	3,783,030	4,728.79
BRI Hawthorne Square LTD	Shopping Center	3,372,323	4,215.40
515 Westheimer LP	Shopping Center	3,100,000	3,875.00

**TEN LARGEST DELINQUENT ACCOUNTS**

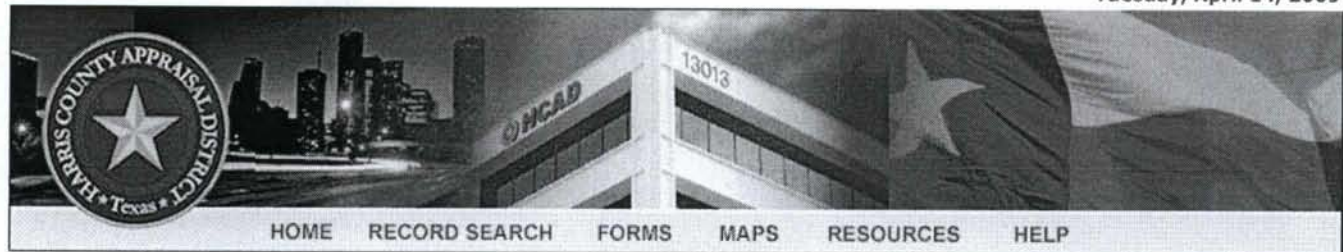
PROPERTY OWNER	ACCOUNT NUMBER	ASSESSMENT YEAR	ASSESSED AMOUNT
515 Westheimer LP	92 121 369 001 0001	2007 - 2008	7,375.00
Cal State Investment	92 037 031 000 0016	2007 - 2008	2,894.59
NRH Family Trust	92 004 140 000 0008	2007 -2008	2,691.40
J A Shankman LLC	92 124 395 001 0001	2008	2,676.60
Nguyen Ngan Phuong	92 004 135 000 0004	2007 - 2008	2,594.08
Bio Medical Applications	92 030 245 000 0004	2008	2,000.00
Blythe Kimberly	92 057 036 000 0034	2007 - 2008	1,969.36
KP Hawthorne LTD	92 037 031 000 0001	2007 - 2008	1,930.00
1920 Manor LLC	92 030 245 000 0001	2007 -2008	1,909.98
4310 Yoakum Partners HIP	92 026 135 000 0014	2007	1,887.57

# EAST MONTROSE MANAGEMENT DISTRICT





Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1213690010001

Print E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **515 WESTHEIMER LP  
62 OAKDALE AVE  
MILL VALLEY CA 94941-1254**

Legal Description: **RES A BLK 1  
SAGE PLAZA WESTHEIMER STANFORD**  
Property Address: **515 WESTHEIMER RD  
HOUSTON TX 77006**

State Class Code	Land Use Code	Building Class	Total Units
F1 -- Real, Commercial	4344 -- Strip Shopping Center	A	0
Land Area	Building Area	Net Rentable Area	Neighborhood
38,556 SF	13,108	13,134	5902
			Map Facet
			5356B
			Key Map®
			493S

Value Status Information

Capped Account

No

Value Status

Noticed

Notice Date

4/27/2009

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		
	957	AVONDALE T I F	Not Certified	0.000000		

Valuations

	2008 Value		2009 Value
	Market	Appraised	Market
Land	1,735,020	Land	1,735,020
Improvement	1,364,980	Improvement	1,145,874
Total	3,100,000	3,100,000 Total	2,880,894

5-Year Value History

Land

Market Value Land

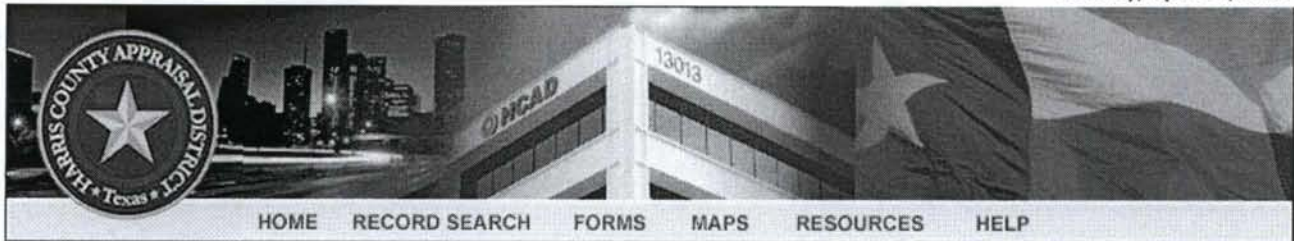
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4344 -- Strip Shopping Center	SF1	SF	38,556	1.00	1.00	1.00	Corner or Alley	1.00	45.00	45.00	1,735,020

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2000	Strip Shopping Center	8412 -- Neighborhood Shopping Ctr	Good	13,108	Displayed



Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0370310000016**

Print E-mail

**Ownership History | Fiduciary Information**

Owner and Property Information

Owner Name & Mailing Address: **CAL STATE INVESTMENT  
LIMITED PARTNERSHIP ETAL  
27520 HAWTHORNE BLVD STE 103  
ROLLING HILLS ESTATES CA 90274-3536**

Legal Description: **LTS 16 17 & 18 BLK 3  
WESTMORELAND**  
Property Address: **239 EMERSON ST  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
B1 -- Real, Residential, Multi-Family		4211 -- Apartment Garden (1 to 4 Stories)		B	28
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
18,750 SF	19,244	19,244	5902	5356B	493T

Value Status Information

**Capped Account**

No

Value Status

Noticed

Notice Date

4/27/2009

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		

Valuations

2008 Value			2009 Value		
	Market	Appraised		Market	Appraised
Land	750,000		Land	750,000	
Improvement	445,000		Improvement	509,192	
Total	1,195,000	1,195,000	Total	1,259,192	1,259,192

**5-Year Value History**

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4211 -- Apartment Garden (1 to 4 Stories)	SF1	SF	18,750	1.00	1.00	1.00	--	1.00	40.00	40.00	750,000

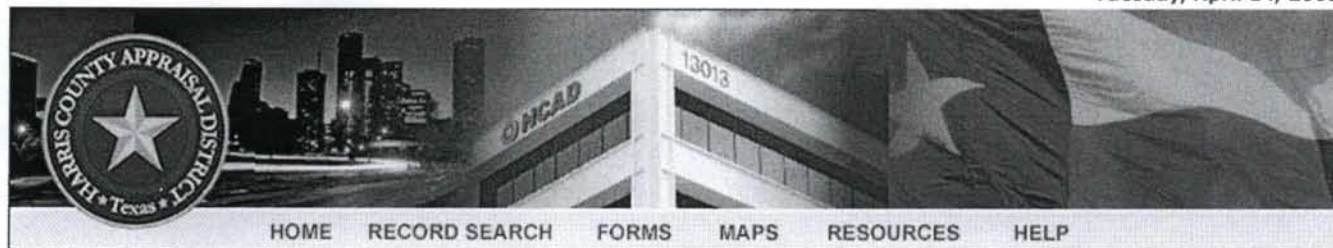
Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1965	Apartment Garden (1 to 4 Stories)	8352 -- Multiple Res (Low Rise)	Average	19,244	Displayed

Building Details (1)

**No sketch is available for this property.**

Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0041400000008

Print E-mail

**Ownership History**

**Owner and Property Information**

Owner Name & Mailing Address: **NRH FAMILY TRUST  
5104 HUISACHE ST  
BELLAIRE TX 77401-4930**

Legal Description: **LTS 8 9 10 & 11 BLK 9  
AVONDALE**  
Property Address: **314 WESTHEIMER RD  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
F1 -- Real, Commercial		4328 -- Night Club/Dinner Theater		E	0
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
23,088 SF	8,679	0	5902	5356B	493S

**Value Status Information**

**Capped Account**

No

**Value Status**

Noticed

**Notice Date**

4/27/2009

**Shared CAD**

No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		
	957	AVONDALE T I F	Not Certified	0.000000		

**Valuations**

2008 Value			2009 Value		
	Market	Appraised		Market	Appraised
Land	1,038,960		Land	1,038,960	
Improvement	164,158		Improvement	295,279	
Total	1,203,118	1,203,118	Total	1,334,239	1,334,239

**5-Year Value History**

**Land**

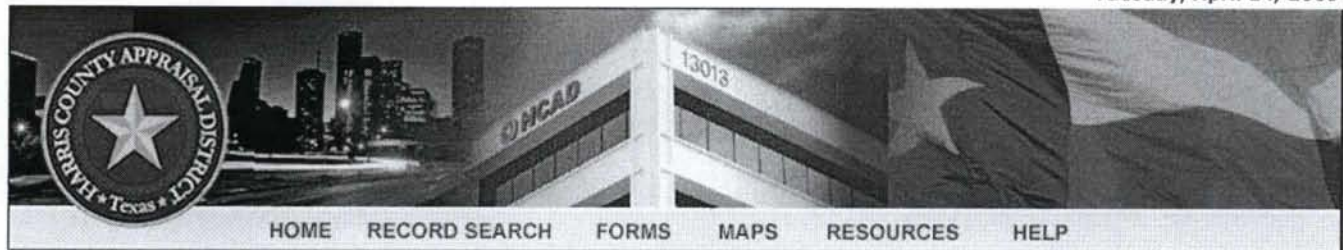
**Market Value Land**

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4328 -- Night Club/Dinner Theater	SF1	SF	23,088	1.00	1.00	1.00	Corner or Alley	1.00	45.00	45.00	1,038,960

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1975	Night Club/Dinner Theater	8441 -- Cocktail Lounge	Low	8,679	Displayed

Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1243950010001

Print E-mail

**Ownership History**

Owner and Property Information

Owner Name & Mailing Address: **J A SHANKMAN LLC  
4119 MONTROSE BLVD STE 460  
HOUSTON TX 77006-4966**

Legal Description: **RES A BLK 1  
MONOTECH GALLERY RESERVE**  
Property Address: **4411 MONTROSE ST  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
F1 -- Real, Commercial		4680 -- Cultural Facility			0
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
14,250 SF	12,160	0	5902	5356C	493W

Value Status Information

**Capped Account**

No

Value Status

Noticed

Notice Date

4/27/2009

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		

Valuations

2008 Value			2009 Value		
	Market	Appraised		Market	Appraised
Land	641,250		Land	641,250	
Improvement	1,500,027		Improvement	1,511,341	
Total	2,141,277	2,141,277	Total	2,152,591	2,152,591

**5-Year Value History**

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4680 -- Cultural Facility	SF1	SF	14,250	1.00	1.00	1.00	--	1.00	45.00	45.00	641,250

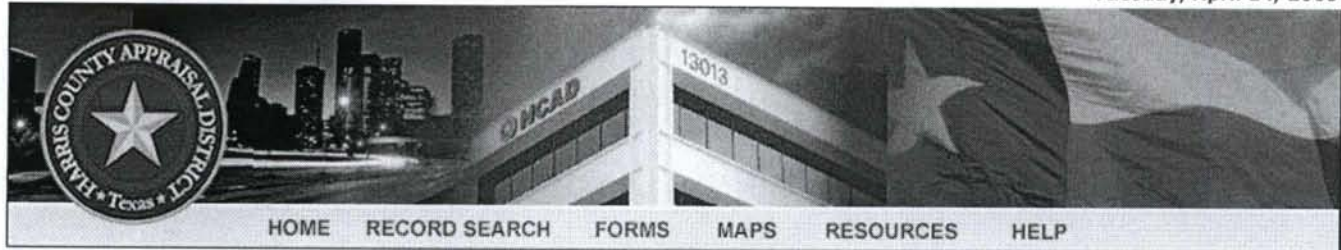
Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2004	Cultural Facility	8481 -- Museum	Average	12,160	Displayed

Building Details (1)



Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0041350000004

Print E-mail

**Ownership History | Fiduciary Information**

**Owner and Property Information**

Owner Name & Mailing Address: **NGUYEN NGAN PHUONG  
VU NGHIA D  
6040 E OVERLAND CIR  
ANAHEIM CA 92807-4816**

Legal Description: **LTS 4 & 5 BLK 4  
AVONDALE**  
Property Address: **306 STRATFORD ST  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
B1 -- Real, Residential, Multi-Family		4209 -- Apartment Struct. 4-20 Units		E	15
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
12,000 SF	11,714	0	5902	5357D	493S

**Value Status Information**

**Capped Account**

No

**Value Status**

Noticed

**Notice Date**

4/27/2009

**Shared CAD**

No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		
	957	AVONDALE T I F	Not Certified	0.000000		

**Valuations**

	2008 Value		2009 Value
	Market	Appraised	Market
Land	480,000	Land	480,000
Improvement	574,260	Improvement	633,129
Total	1,054,260	Total	1,113,129

**5-Year Value History**

**Land**

**Market Value Land**

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4209 -- Apartment Struct. 4-20 Units	SF1	SF	12,000	1.00	1.00	1.00	--	1.00	40.00	40.00	480,000

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1975	Apartment Struct. 4-20 Units	8352 -- Multiple Res (Low Rise)	Good	11,714	Displayed

Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0302450000004

[Print](#) [E-mail](#)

Ownership History | Related Accounts

Owner and Property Information

Owner Name & Mailing Address: **BIO MEDICAL APPLICATIONS**  
**5215 N O CONNOR BLVD STE 1100**  
**IRVING TX 75039-3739**

Legal Description: **LT 4 BLK 1**  
**ROSSMOYNE**  
Property Address: **4407 YOAKUM BLVD**  
**HOUSTON TX 77006**

State Class Code	Land Use Code	Building Class	Total Units
F1 -- Real, Commercial	4349 -- Medical Office	E	0
Land Area	Building Area	Net Rentable Area	Neighborhood
19,610 SF	11,776	0	5902
			Map Facet
			5356C
			Key Map®
			493W

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	4/27/2009	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		

Valuations

	2008 Value		2009 Value	
	Market	Appraised	Market	Appraised
Land	784,400	Land	784,400	
Improvement	815,600	Improvement	790,485	
Total	1,600,000	Total	1,574,885	1,574,885

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4349 -- Medical Office	SF1	SF	19,610	1.00	1.00	1.00	--	1.00	40.00	40.00	784,400

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1972	2005	Medical Office	8341 -- Medical Office	Average	11,776	Displayed

Building Details (1)

No sketch is available for this property.

Building Data

Element	Details
Cooling Type	Central / Forced
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Above Normal
Physical Condition	Good
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Br / Concr Block
Economic Obsolescence	Normal
Element	Units
Wall Height	11
Interior Finish Percent	100

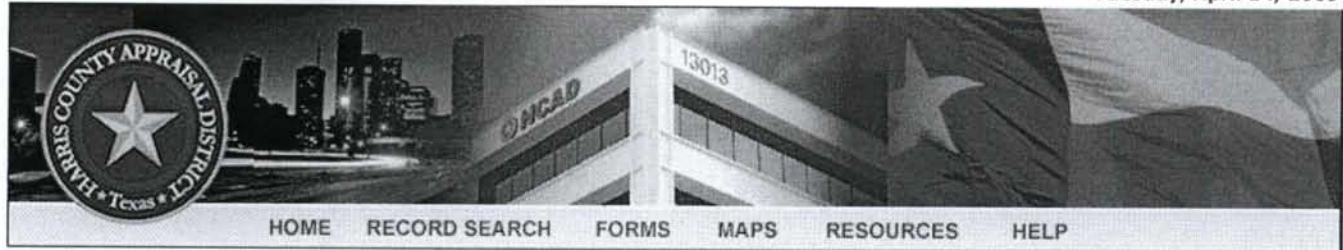
Building Areas

Description	Area
BASE AREA PRI	11,776

Extra Features

Description	Units
Paving - Asphalt	1

Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0570360000034

Print E-mail

**Ownership History**

Owner and Property Information

Owner Name & Mailing Address: **BLYTHE KIMBERLY  
600 W GRAY ST  
HOUSTON TX 77019-4447**

Legal Description: **LTS 34 35 36 & 37 BLK 6  
ALDEN PLACE**  
Property Address: **600 W GRAY ST  
HOUSTON TX 77019**

State Class Code		Land Use Code		Building Class	Total Units
F1 -- Real, Commercial		4301 -- Res. Struct. Or Conversion		E	0
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
20,000 SF	6,928	0	5902	5357D	493N

Value Status Information

**Capped Account**

Pending

Value Status

All Values Pending

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	1.156700		View
	040	HARRIS COUNTY	Pending	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Pending	0.030860		
	042	PORT OF HOUSTON AUTHY	Pending	0.017730		
	043	HARRIS CO HOSP DIST	Pending	0.192160		
	044	HARRIS CO EDUC DEPT	Pending	0.005840		
	048	HOU COMMUNITY COLLEGE	Pending	0.092430		
	061	CITY OF HOUSTON	Pending	0.638750		
	930	HC ID 6	Pending	0.125000		

Valuations

	2008 Value		2009 Value	
	Market	Appraised	Market	Appraised
Land	800,000			
Improvement	30,000			
Total	830,000	830,000	Pending	Pending

**5-Year Value History**

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4301 -- Res. Struct. Or Conversion	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

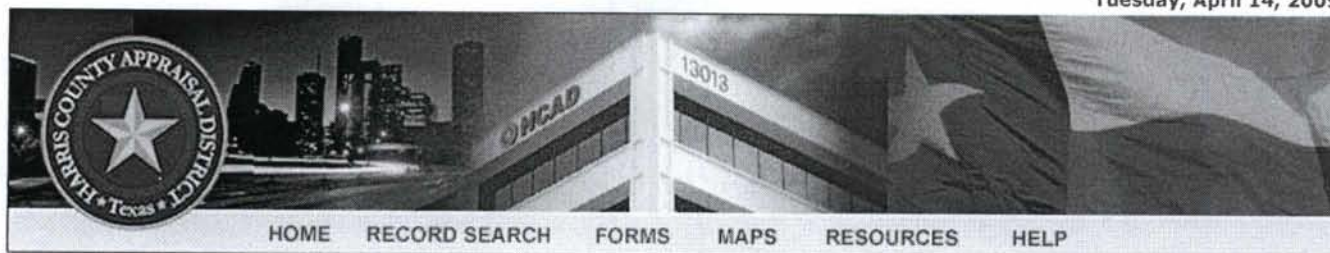
Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1932	Res. Struct. Or Conversion	8351 -- Single-Family Residence	Average	6,928	Displayed

Building Details (1)



Tuesday, April 14, 2009



HOME RECORD SEARCH FORMS MAPS RESOURCES HELP

Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0370310000001

Print E-mail

**Ownership History | Fiduciary Information**

Owner and Property Information

Owner Name & Mailing Address: **KP HAWTHORNE LTD  
PO BOX 66549  
HOUSTON TX 77266-6549**

Legal Description: **LTS 1 & 2 & TR 3A BLK 3  
WESTMORELAND**  
Property Address: **405 HAWTHORNE ST  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
B1 -- Real, Residential, Multi-Family		4211 -- Apartment Garden (1 to 4 Stories)		E	24
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
15,625 SF	13,625	0	5902	5356B	493T

Value Status Information

**Capped Account**

Pending

Value Status

All Values Pending

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	1.156700		View
	040	HARRIS COUNTY	Pending	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Pending	0.030860		
	042	PORT OF HOUSTON AUTHY	Pending	0.017730		
	043	HARRIS CO HOSP DIST	Pending	0.192160		
	044	HARRIS CO EDUC DEPT	Pending	0.005840		
	048	HOU COMMUNITY COLLEGE	Pending	0.092430		
	061	CITY OF HOUSTON	Pending	0.638750		
	930	HC ID 6	Pending	0.125000		

Valuations

	2008 Value		2009 Value	
	Market	Appraised	Market	Appraised
Land	625,000			
Improvement	191,000			
Total	816,000	816,000	Pending	Pending

**5-Year Value History**

Land

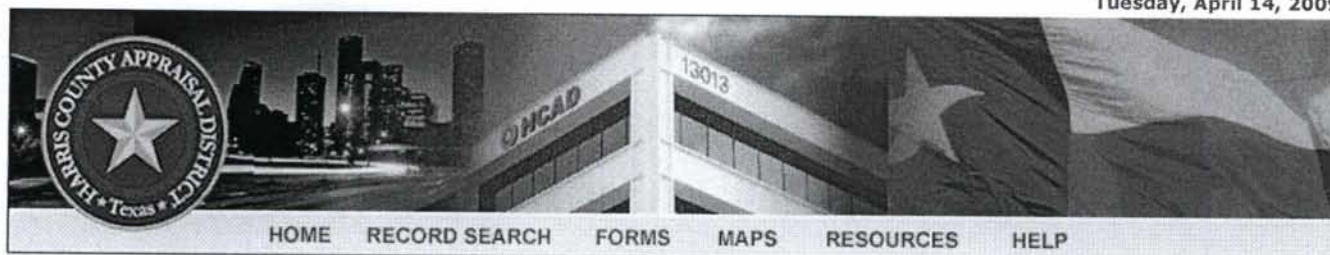
Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4211 -- Apartment Garden (1 to 4 Stories)	SF1	SF	15,625	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1965	Apartment Garden (1 to 4 Stories)	8352 -- Multiple Res (Low Rise)	Average	6,600	Displayed

Tuesday, April 14, 2009



HOME RECORD SEARCH FORMS MAPS RESOURCES HELP

Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0302450000001

Print E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **1920 MANOR LLC  
1 RIVERWAY STE 1700  
HOUSTON TX 77056-1997**

Legal Description: **TR 1B BLK 1  
ROSSMOYNE**  
Property Address: **4301 YOAKUM BLVD  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
F1 -- Real, Commercial		4301 -- Res. Struct. Or Conversion		E	0
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
10,900 SF	5,255	0	5902	5356C	493W

Value Status Information

Capped Account

Pending

Value Status

All Values Pending

Shared CAD

No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	1.156700		View
	040	HARRIS COUNTY	Pending	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Pending	0.030860		
	042	PORT OF HOUSTON AUTHY	Pending	0.017730		
	043	HARRIS CO HOSP DIST	Pending	0.192160		
	044	HARRIS CO EDUC DEPT	Pending	0.005840		
	048	HOU COMMUNITY COLLEGE	Pending	0.092430		
	061	CITY OF HOUSTON	Pending	0.638750		
	930	HC ID 6	Pending	0.125000		

Valuations

2008 Value			2009 Value		
	Market	Appraised		Market	Appraised
Land	490,500		Land		
Improvement	437,216		Improvement		
Total	927,716	927,716	Total	Pending	Pending

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4301 -- Res. Struct. Or Conversion	SF1	SF	10,900	1.00	1.00	1.00	Corner or Alley	1.00	Pending	Pending	Pending

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1919	2005	Res. Struct. Or Conversion	8351 -- Single-Family Residence	Excellent	5,255	Displayed

Building Details (1)

Tuesday, April 14, 2009



Tax Year: 2009

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0261350000014

Print E-mail

**Ownership History**

**Owner and Property Information**

Owner Name & Mailing Address: **4310 YOAKUM PARTNERS HIP  
4310 YOAKUM BLVD  
HOUSTON TX 77006-5818**

Legal Description: **LTS 14 15 & 16 BLK 9  
MONTROSE**

Property Address: **530 LOVETT BLVD  
HOUSTON TX 77006**

State Class Code		Land Use Code		Building Class	Total Units
F1 -- Real, Commercial		4301 -- Res. Struct. Or Conversion		E	0
Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
25,500 SF	8,810	0	5902	5356B	493S

Value Status Information		Notice Date	Shared CAD
<b>Capped Account</b>	Value Status	4/27/2009	No
No	Noticed		

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	ARB Status	2008 Rate	2009 Rate	Online Tax Bill
<b>Exemption Pending *</b>	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.389230		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.030860		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.017730		
	043	HARRIS CO HOSP DIST	Not Certified	0.192160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.005840		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092430		
	061	CITY OF HOUSTON	Not Certified	0.638750		
	930	HC ID 6	Not Certified	0.125000		
	957	AVONDALE T I F	Not Certified	0.000000		

\* An exemption is pending on this account.

**Valuations**

	2008 Value			2009 Value	
	Market	Appraised		Market	Appraised
Land	1,020,000		Land	1,020,000	
Improvement	745,053		Improvement	701,845	
Total	1,765,053	1,765,053	Total	1,721,845	1,721,845

**5-Year Value History**

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4301 -- Res. Struct. Or Conversion	SF1	SF	25,500	1.00	1.00	1.00	Corner or Alley	1.00	40.00	40.00	1,020,000

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1922	Res. Struct. Or Conversion	8351 -- Single-Family Residence	Excellent	7,028	Displayed
2	1922	Res. Struct. Or Conversion	8351 -- Single-Family Residence	Excellent	1,782	<a href="#">View</a>

**Building Details (1)**

No sketch is available for this property.

Building Data			Building Areas	
Element	Details	Description	Area	



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

---

**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

---

9. Receive report and consider recommendations from Security and Public Safety Committee report with regard to the following:
  - a. Receive Public Safety Patrol Report for the month of February.

MEMORANDUM

---

TO: East Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: May 20, 2009  
SUBJECT: Public Safety and Security Committee

---

The Montrose Management District Public Safety and Security Committee held a meeting on Friday, May 11th, 2009, at 5:00 PM in the Houston Police Department Neartown Storefront, 802 Westheimer, Houston TX 77006.

Montrose Management District Board members present was Brad Nagar and Claude Wynn

Committee Members present was Brad Nagar and Claude Wynn

Staff member present was Josh Hawes

Member of the community present was Julie Young

The Committee was called to order at 5:05 PM and was adjourned at 5:30 PM.

**THE COMMITTEE CONSIDERED THE FOLLOWING:**

1. Reviewed the January Patrol Report and discussed the schedule of the day patrols.
2. Discussed the replacement of the Sunday Patrol Officer with an Officer from the Storefront.
3. Discussed alternating the Thursday Night Patrol with a Monday Night Patrol.
4. Discussed and considered Neighborhood watch signs for Neighborhood Civic Associations within the District and have tabled the item until the creation of HCID #11.

**COMMITTEE RECOMMENDATIONS:**

1. No actions recommended.

## East Montrose Patrol

April 2009

### **4-1-09 A. Grindt 0800-1400**

0835hrs: The officer working responded to a disturbance in the 1100 block of Lovett. The disturbance was settled at the scene

0850hrs: A suspicious vehicle was observed in the 3700 block of Flora. The owner of the vehicle was contacted and the car was moved.

0910hrs: A suspicious person was observed in the 900 block of Westheimer. The male was checked and escorted out of the area.

1200hrs: Two suspicious males were observed in the 3200 block of Montrose. Both males were checked and escorted out of the area.

### **4-5-09 D. Molina 2230-0330**

2245hrs: Checked several locations in the 1000 block of Richmond.

2326hrs: Suspicious male in the 800 block of Farview. The male was checked and escorted out of the neighborhood.

2335hrs: Suspicious male in the 2300 block of Grant. The male was checked and escorted out of the area.

2350hrs: The officer working responded to an assault in progress in the 900 block of Westheimer. Both males were arrested and transported by an on-duty unit.

0040hrs: The officer working observed two prostitutes in the 800 block of Fairview. Both males were checked and released.

0223hrs: City Vista apartments were checked.

### **4-9-09 V. Beserra 2200-0300**

2230hrs: Checked locations in the 200 block of Avondale

2250hrs: Suspicious vehicle in the 900 block of Richmond. The occupants were checked and escorted out of the area.

2330hrs: Checked several locations in the 2900 block of Helena

0020hrs: Checked locations in the 1000 block of Richmond.



0140hrs: While on patrol the officer working observed an accident in the 800 block of Westheimer. The accident was handled by on-duty units.

0215hrs: Checked two apartment complexes in the 2200 block of W. Dallas.

0230hrs: A suspicious person was observed in the 2500 block of Montrose. The male was issued a citation for consuming alcohol.

**4-10-09 A. Grindt 1030-1430**

1120hrs: Suspicious person 3800 Garrott. The male was checked and escorted out of the area.

1140hrs: Suspicious vehicle in the 3900 block of Bute. The occupants were checked and released.

1412hrs: Suspicious person in the 900 block of Westheimer. The male was checked and released.

**4-10-09 V. Bessera 2200-0300**

2210hrs: Checked locations in the 3300 block of Montrose.

2235hrs: The officer working observed a male standing in the roadway in the 1000 block of Richmond. The male was issued a citation for soliciting in the roadway.

0025hrs: Assisted with traffic control on a major accident at Montrose and Richmond.

0120hrs: Checked several locations in the 900 block of Richmond.

0140hrs: Large apartment fire in the 200 block of Stratford.

**4-11-0-9 D. Molina 2300-0400**

2300hrs: Suspicious person 200 block of Stratford. The male was checked and escorted out of the area.

2358hrs: Checked the City Vista apartments.

0112hrs: Suspicious person in the 800 block of Fairview. The male was checked and escorted out of the area.

0300hrs: Checked locations in the 900 block of W. Alabama.

0318hrs: Suspicious person in the 3300 block of Montrose. The male was checked and escorted out of the area.

0340hr: The officer working observed two people arguing in the 800 block of Fairview. The two people were escorted out of the area.

**4-12-09 J. Ornelas 2315-0415**

2335hrs: Suspicious vehicle in the 1000 block of Missouri. The occupants were checked and released.

0005hrs: Checked locations in the 1000 block of Richmond.

0100hrs: Checked locations in the 3300 block of Montrose.

0240 hrs: While on patrol the officer working observed a male urinating in public. The male was issued a citation.

0320hrs: While on patrol the officer working observed a male in the 800 block of Fairview walking in the middle of the street. The male was arrested for public intoxication.

**4-16-09 V. Beserra 2200-0300**

2205hrs: While on patrol the officer working observed a disturbance in the 2400 block of Montrose. The disturbance was settled and the people were asked to leave the area.

2240hrs: While on patrol the officer working observed a suspicious vehicle in the 1200 block of Columbus. The occupants were checked and released.

2340hrs: Several prostitutes were located in the 100 block of Stratford. The males were checked and released.

2358hrs: Checked several locations in the 4300 block of Montrose.

0114hrs: Checked several areas in the 200 block of Westheimer.

0200hrs: While on patrol the officer working observed a suspicious female in the 100 block of Clay. The female was checked and escorted out of the area.

**4-17-09 V. Beserra 2200-0300**

2239hrs: Checked several locations in the 2300 block of Montrose.

2359hrs: Checked several locations in the 200 block of Montrose.

0021hrs: Checked locations in the 300 block of W. Gray.

0033hrs: While on patrol the officer working on-viewed a disturbance in the 3100 block of Helena. The disturbance was settled and the parties were escorted out of the area.

0045hrs: While on patrol the officer working observed a suspicious vehicle in the 900 block of Richmond. The occupants were checked and escorted out of the neighborhood.

0200hrs: While on patrol the officer working observed a suspicious vehicle in the 200 block of Drew. The driver was checked and escorted out of the area.

**4-18-09 J. Ornelas 0900-1400 Heavy rain during shift.**

0945hrs: Checked locations in the 900 block of Westheimer.

1022hrs: Checked locations in the 1000 block of Montrose.

**4-18-09 D. Molina 2315-0415**

2330hrs: Checked City Vista apartments

0020hrs: Suspicious person 4400 Greeclly. The male was checked and escorted out of the area.

0300hrs: Suspicious person 300 Helena. The male was checked and escorted out of the area.

**4-19-09 J. Ornelas 2315-0315**

2320hrs: Checked locations in the 4300 block of Montrose.

0010hrs: Checked locations in the 1000 block of Richmond.

0025hrs: Suspicious male in the 900 block of W. Alabama. The male was arrested for public intoxication.

0120hrs: Checked locations in the area of Westheimer and Montrose.

0200hrs: While on patrol the officer working observed two suspicious females in the 1000 block of Missouri. The females were checked and escorted out of the area.

**4-22-09 A. Grindt 1030-1430**

1050hrs: Checked locations in 900 block of Westheimer.

1100hrs: Checked locations in the area of Montrose and Hawthorne.

1215hrs: Suspicious person in the 1100 block of Lovett. The male was checked and escorted out of the area.

1230hrs: Checked abandoned building in the 3200 block of Montrose.



**4-23-09 V. Beserra 2200-0300**

2220hrs: Suspicious person in the 800 block of Fairview. The male was checked and escorted out of the area.

2300hrs: Suspicious person in the 1000 block of Columbus. The male was checked and escorted out of the area.

0033hrs: Checked locations in the 300 block of W. Alabama

0052hrs: Checked locations in the 1000 block of Montrose.

0106hrs: Suspicious vehicle in the 2900 block of Helena. The occupants were checked and escorted out of the area.

**4-24-09 V. Beserra 2230-0330**

2250hrs: While on patrol the officer working on-viewed a disturbance in the 2200 block of Montrose. The disturbance was settled at the scene.

0006hrs: Suspicious males in the 1000 block of Richmond. Both males were checked and escorted out of the area.

0130hrs: Checked locations on W. Dallas.

0315hrs: Suspicious male in the 3300 block of Montrose. The male was checked and escorted out of the area

**4-26-09 2230-0330 J. Ornelas**

2200hrs: Checked several locations in the 3300 block of Montrose.

2300hrs: Checked several locations in the area of Montrose and Lovett

2335hrs: While on patrol the officer working observed a suspicious male in the 1000 block of W. Alabama. The male was checked and escorted out of the area.

0100hrs: Checked several locations in the 1000 block of Montrose.

0200hrs: While on patrol the officer working observed two suspicious males in the 2500 block of Montrose. The males were checked and released.

# EAST MONTROSE MANAGEMENT DISTRICT

Wed, Apr. 1

14 - 37

7 - 13

3 - 6

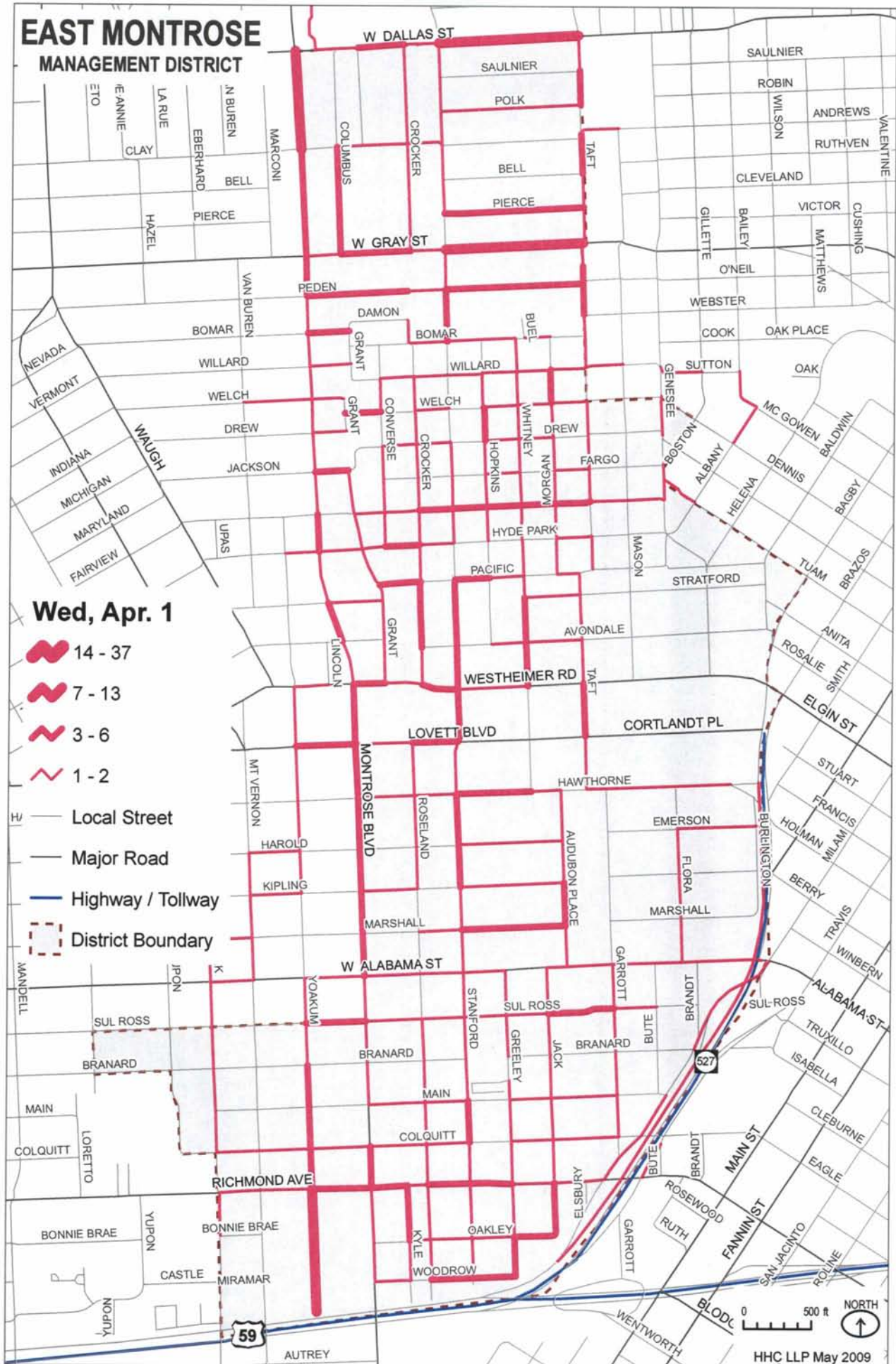
1 - 2

Local Street

Major Road

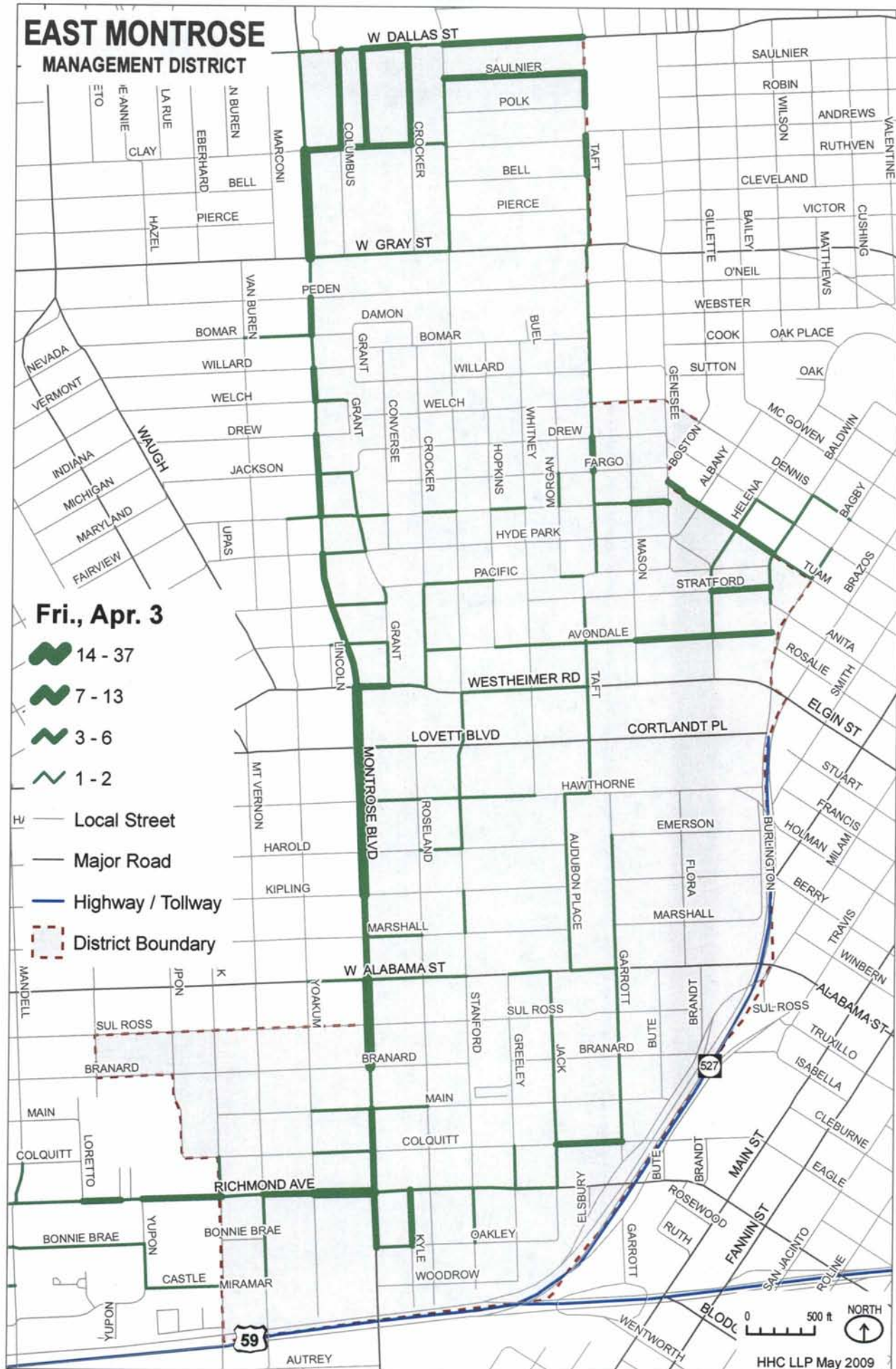
Highway / Tollway

District Boundary





## EAST MONTROSE MANAGEMENT DISTRICT





# EAST MONTROSE MANAGEMENT DISTRICT

**Sat., Apr. 4**

 14 - 37

 7 - 13

 3 - 6

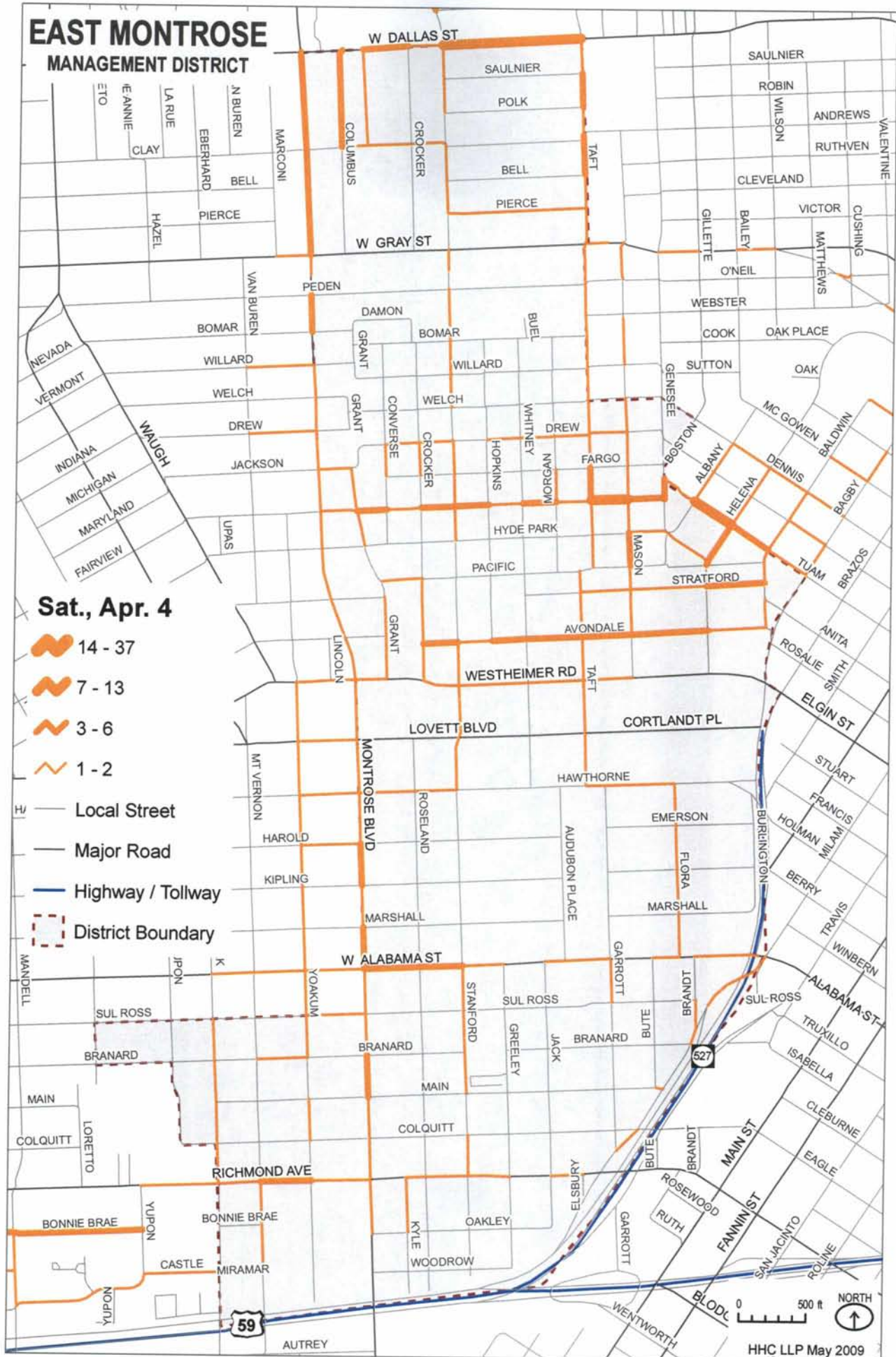
 1 - 2

 Local Street

 Major Road

 Highway / Tollway

 District Boundary



# EAST MONTROSE MANAGEMENT DISTRICT

Mon., Apr. 6

14 - 37

7 - 13

3 - 6

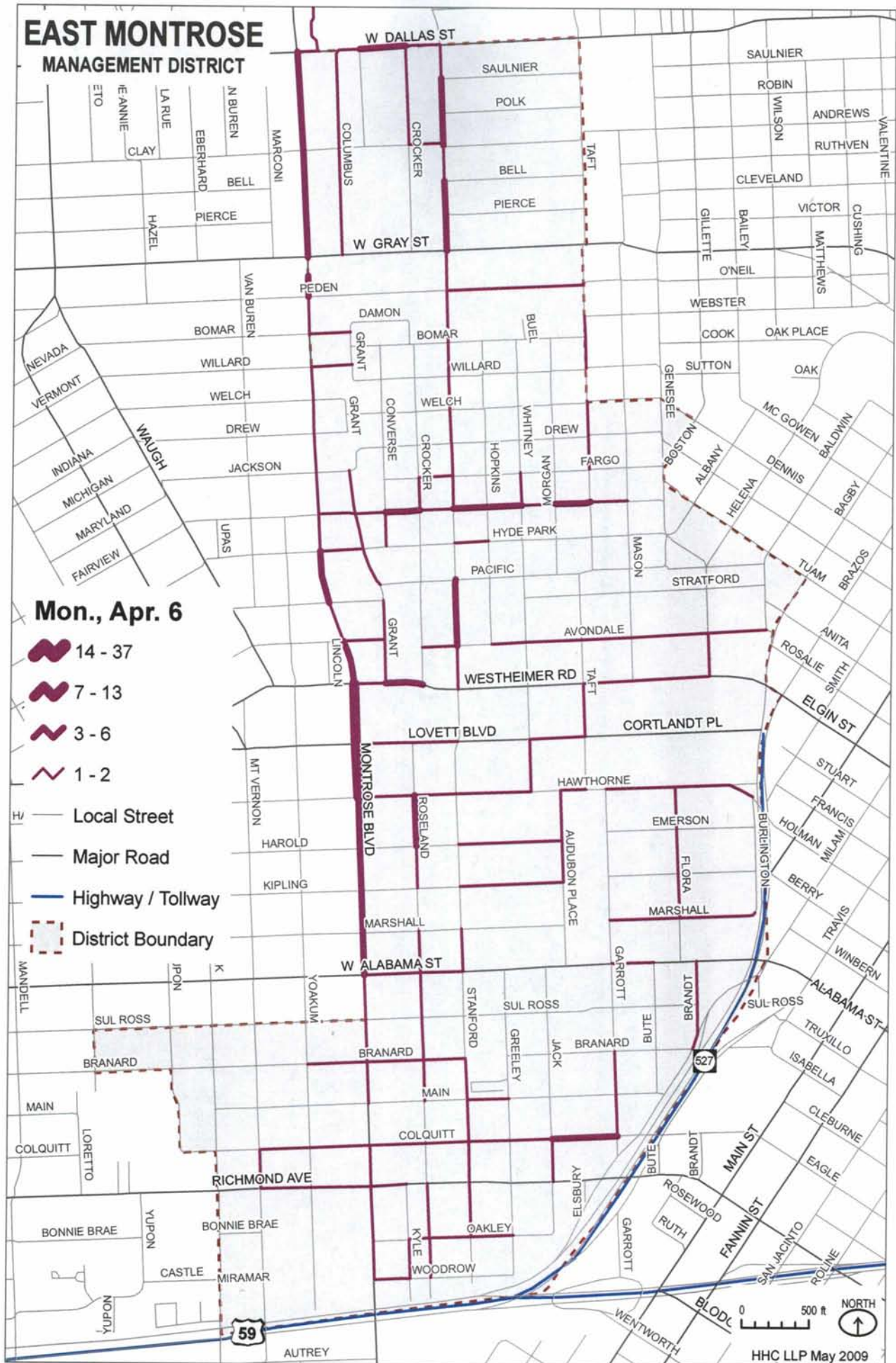
1 - 2

Local Street

Major Road

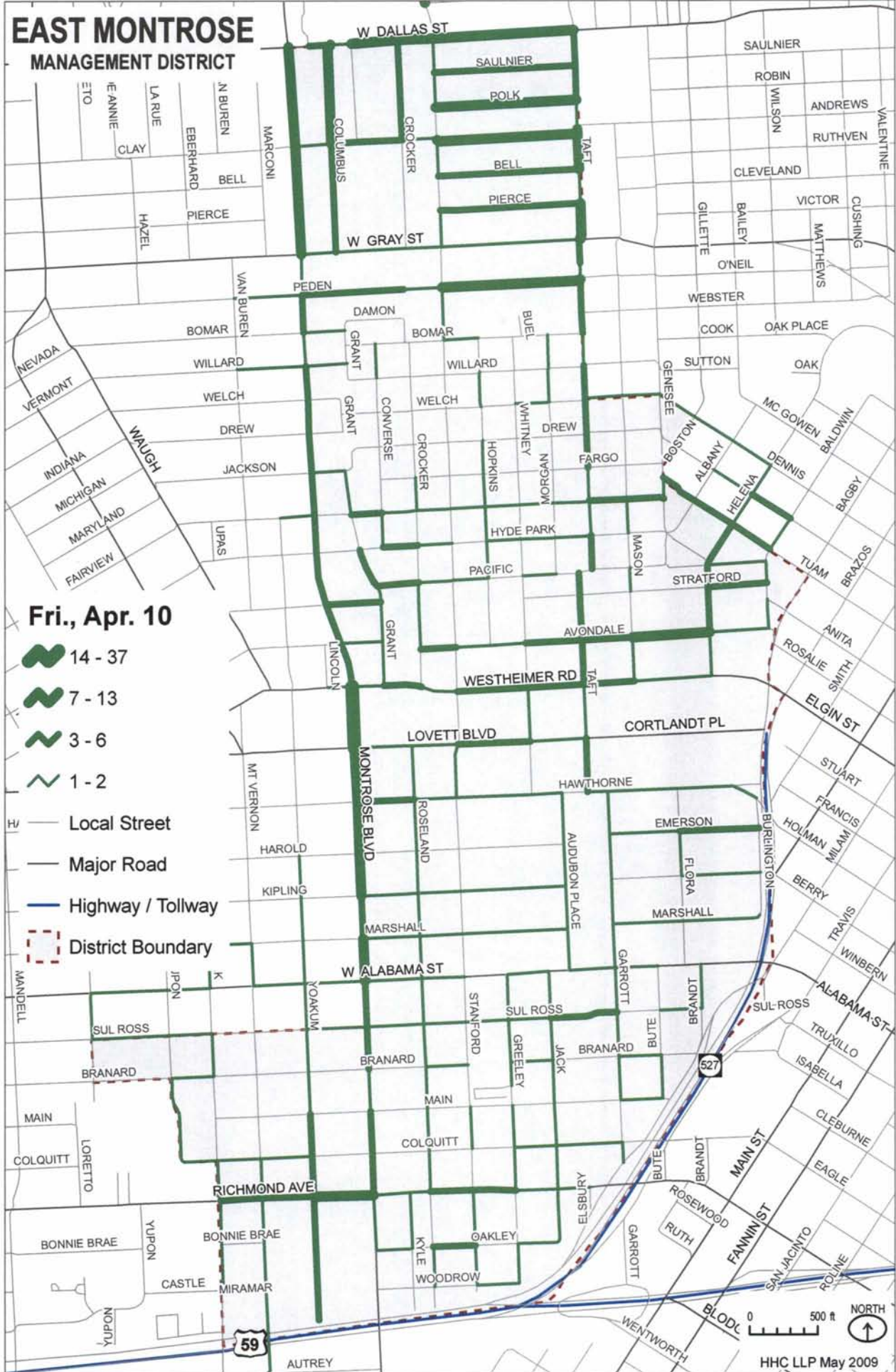
Highway / Tollway

District Boundary



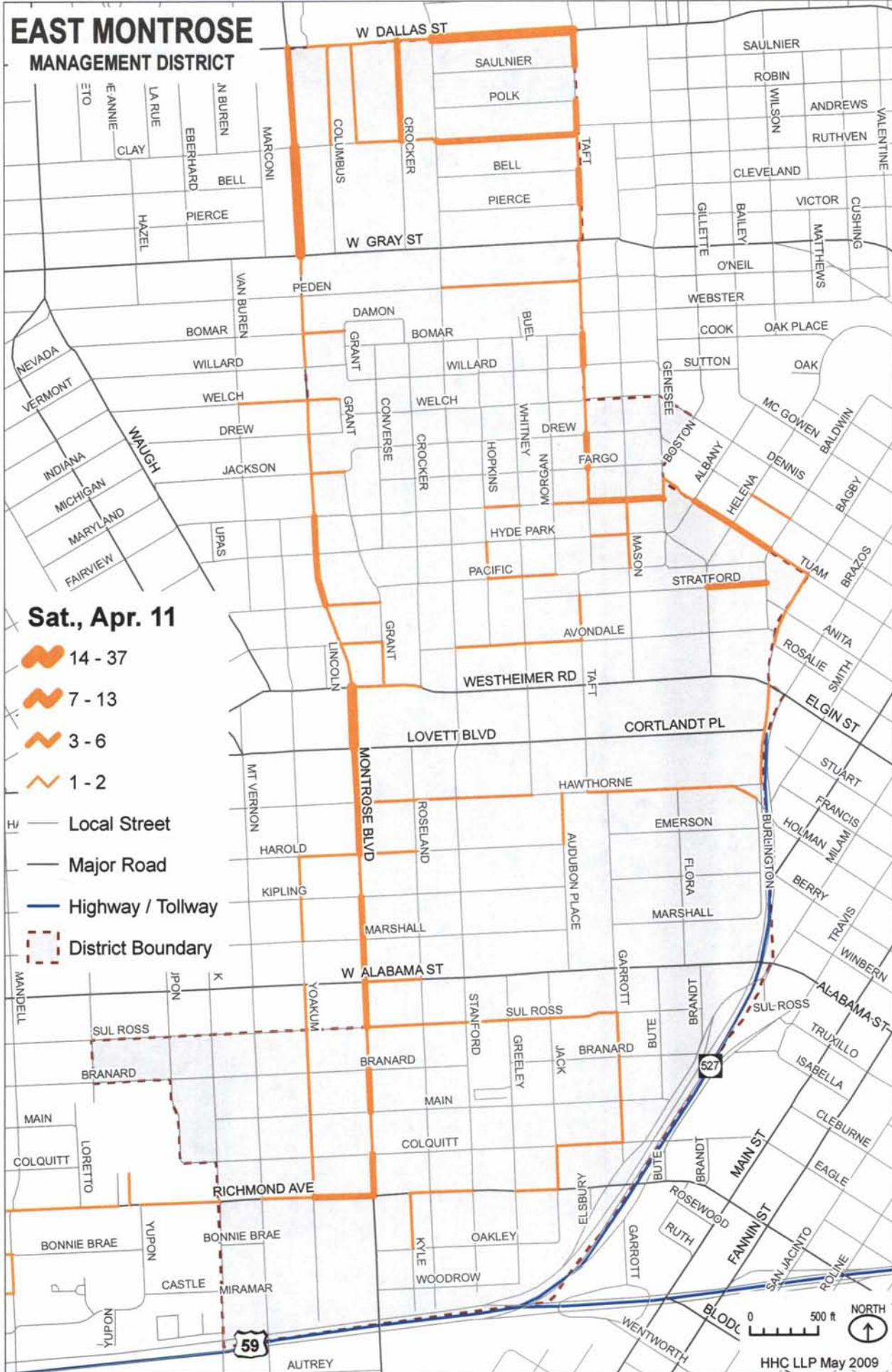


# EAST MONTROSE MANAGEMENT DISTRICT





# EAST MONTROSE MANAGEMENT DISTRICT



**EAST MONTROSE MANAGEMENT DISTRICT**

**Sun., Apr. 12**

14 - 37  
 7 - 13  
 3 - 6  
 1 - 2

Local Street  
 Major Road  
 Highway / Tollway  
 District Boundary

0 500 ft NORTH

HHC LLP May 2009

HHC LLP May 2009



**EAST MONTROSE  
MANAGEMENT DISTRICT**

**Mon., Apr. 13**

14 - 37  
7 - 13  
3 - 6  
1 - 2

Local Street  
Major Road  
Highway / Tollway  
District Boundary

0 500 ft NORTH

HHC LLP May 2009

HHC LLP May 2009



# EAST MONTROSE MANAGEMENT DISTRICT

**Fri., Apr. 17**

 14 - 37

 7 - 13

 3 - 6

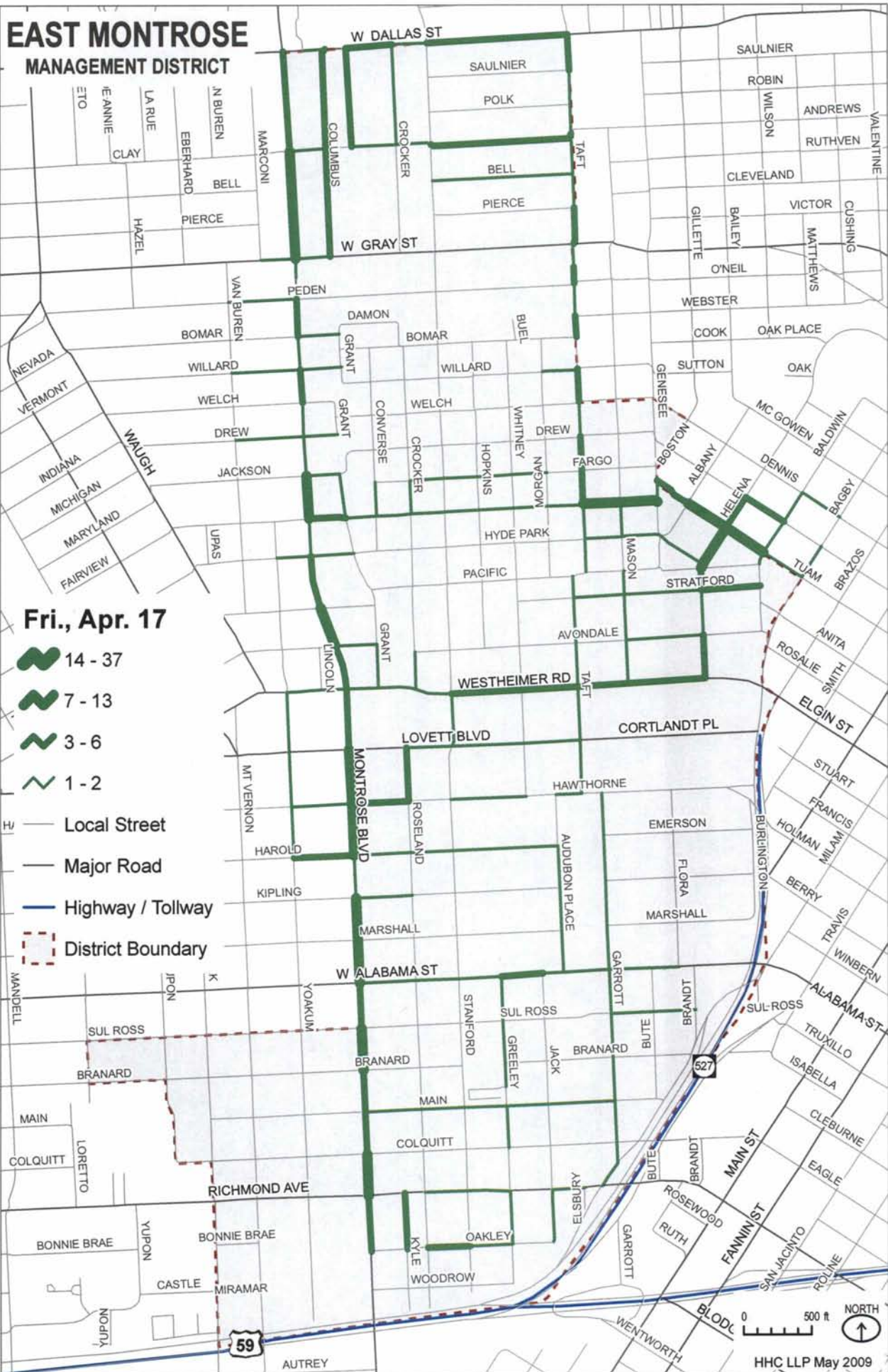
 1 - 2

 Local Street

 Major Road

 Highway / Tollway

 District Boundary



# EAST MONTROSE MANAGEMENT DISTRICT

**Sat., Apr. 18**

- 14 - 37
- 7 - 13
- 3 - 6
- 1 - 2

Local Street  
Major Road  
Highway / Tollway  
District Boundary

0 500 ft NORTH

HHC LLP May 2009

HHC LLP May 2009



**EAST MONTROSE  
MANAGEMENT DISTRICT**

**Sun., Apr. 19**

14 - 37  
7 - 13  
3 - 6  
1 - 2

Local Street  
Major Road  
Highway / Tollway  
District Boundary

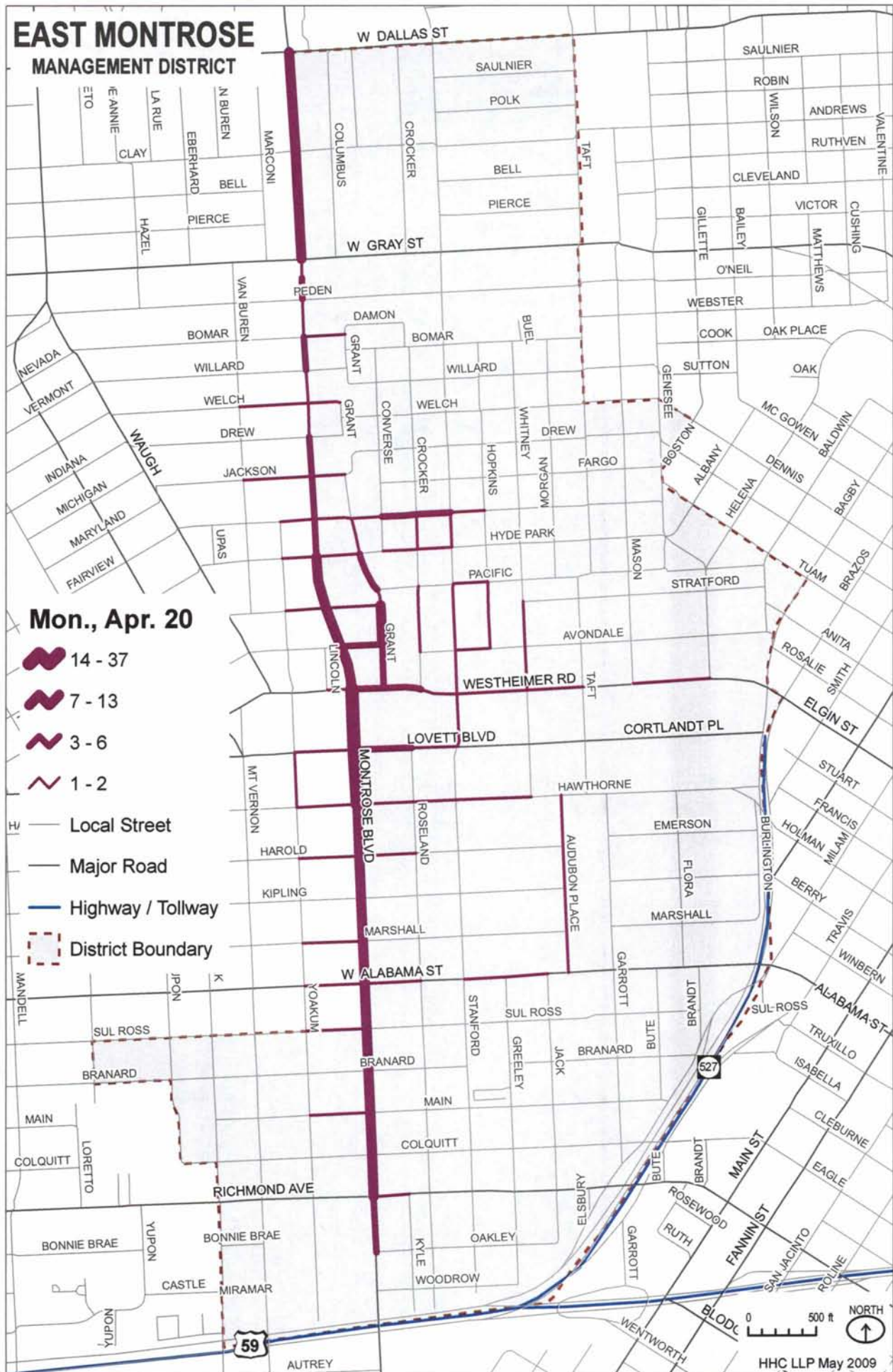
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HHC LLP May 2009

HHC LLP May 2009



# EAST MONTROSE MANAGEMENT DISTRICT



# EAST MONTROSE MANAGEMENT DISTRICT

Wed., Apr. 22

14 - 37

7 - 13

3 - 6

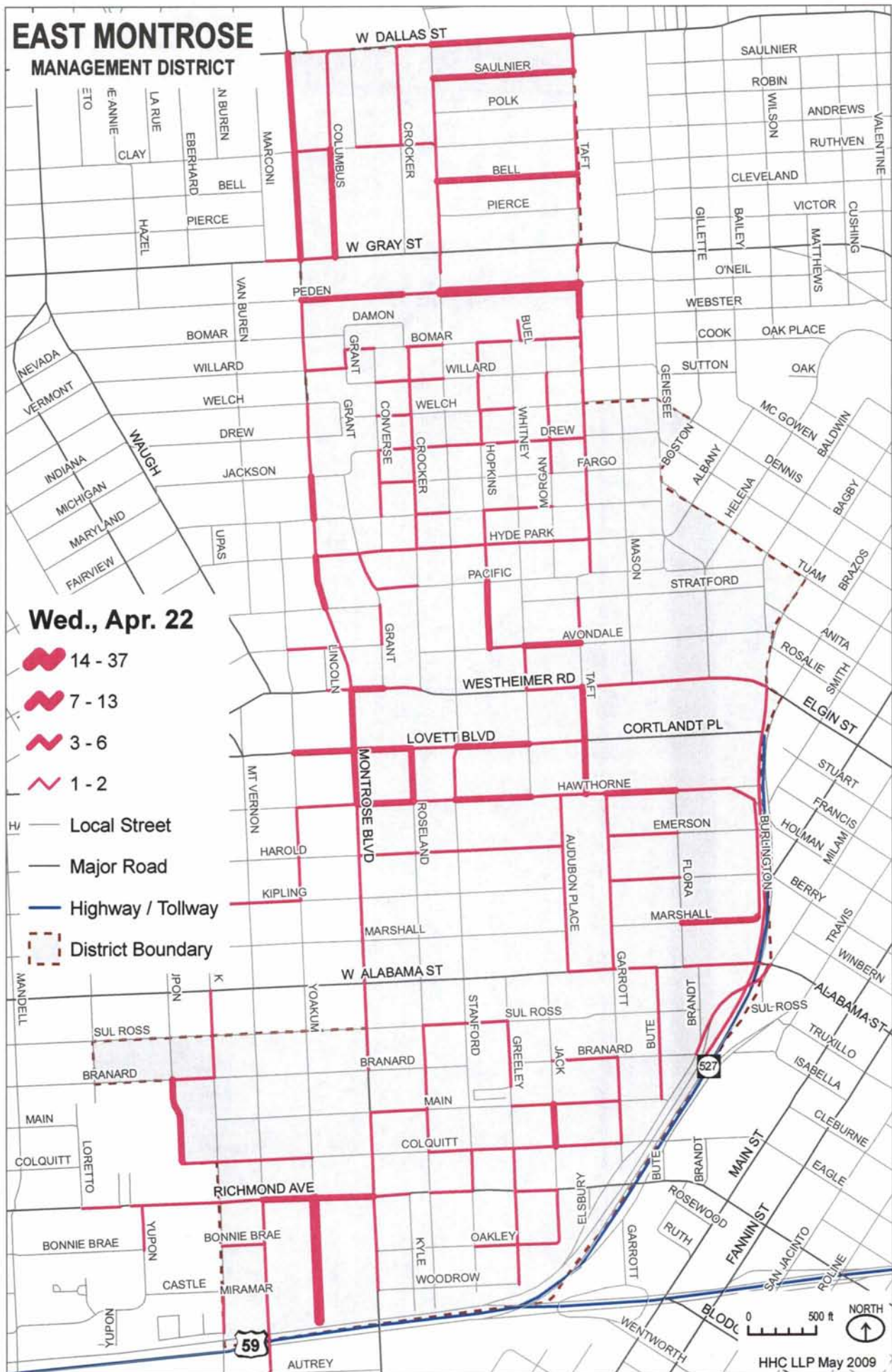
1 - 2

Local Street

Major Road

Highway / Tollway

District Boundary



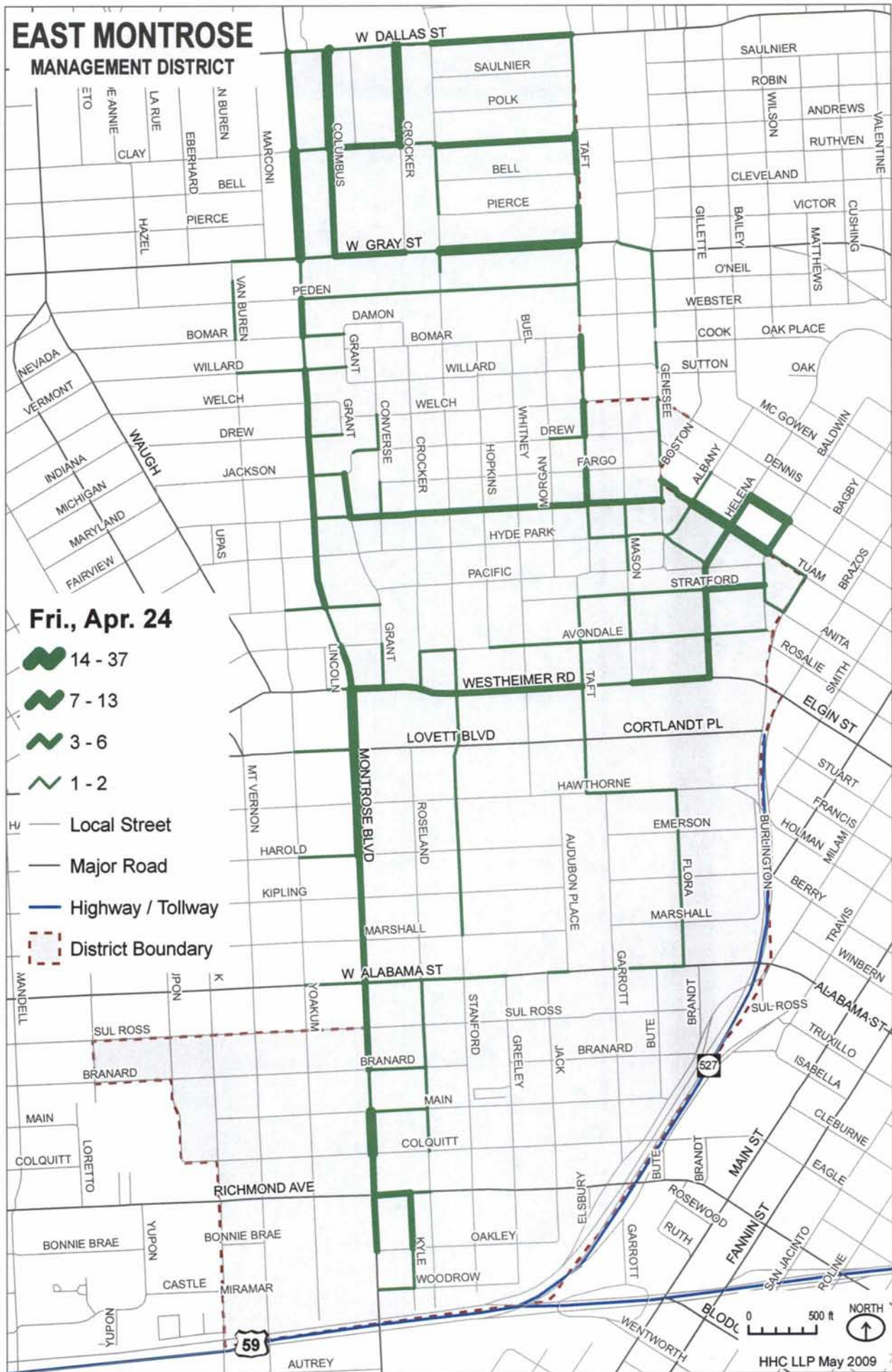


# EAST MONTROSE MANAGEMENT DISTRICT

**Fri., Apr. 24**

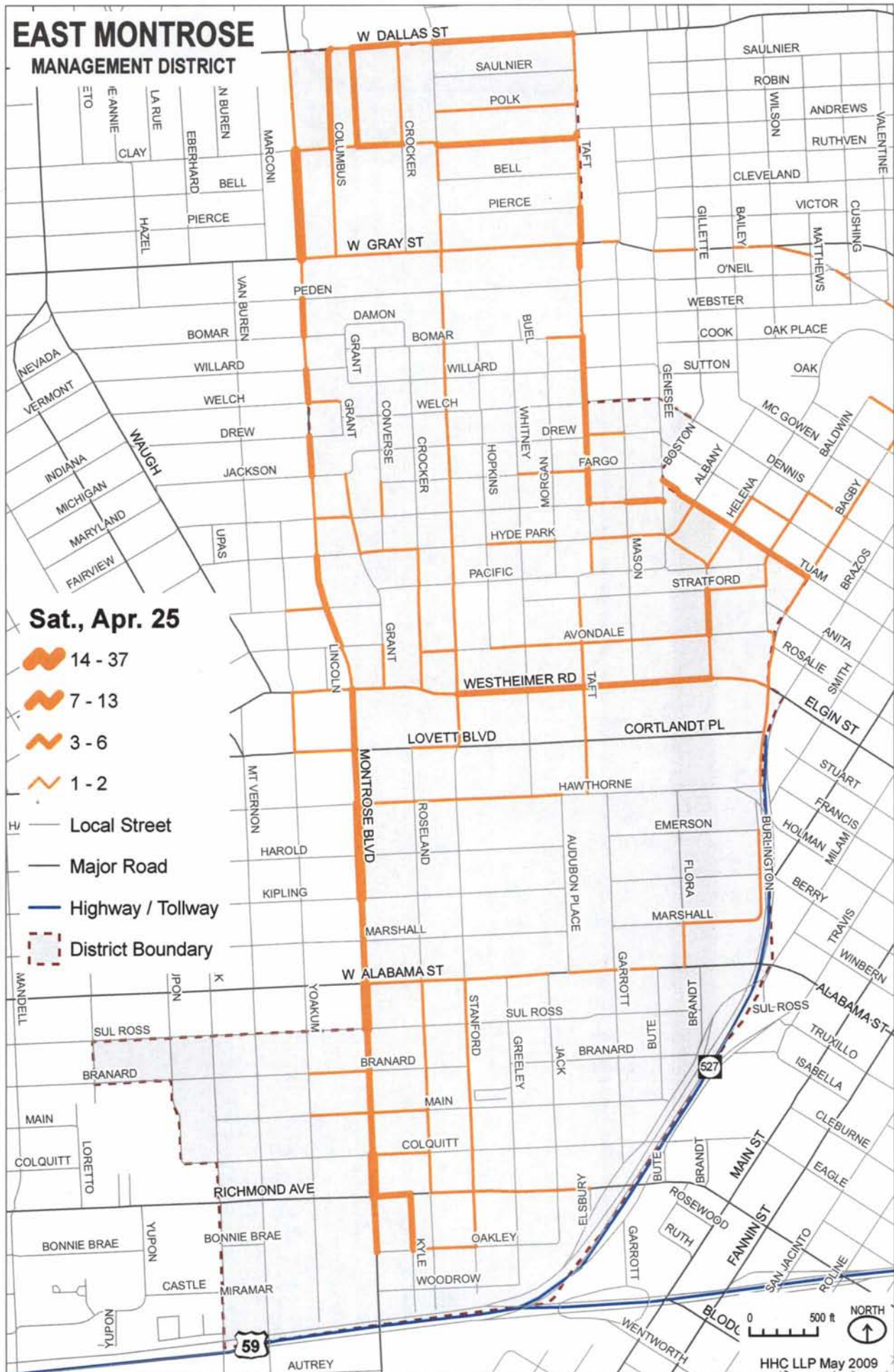
-  14 - 37
-  7 - 13
-  3 - 6
-  1 - 2

-  Local Street
-  Major Road
-  Highway / Tollway
-  District Boundary





# EAST MONTROSE MANAGEMENT DISTRICT



**EAST MONTROSE  
MANAGEMENT DISTRICT**

**Mon., Apr. 27**

14 - 37  
7 - 13  
3 - 6  
1 - 2

Local Street  
Major Road  
Highway / Tollway  
District Boundary

0 500 ft NORTH

HHC LLP May 2009

HHC LLP May 2009



# EAST MONTROSE MANAGEMENT DISTRICT

**Fri., May 1**

14 - 37

7 - 13

3 - 6

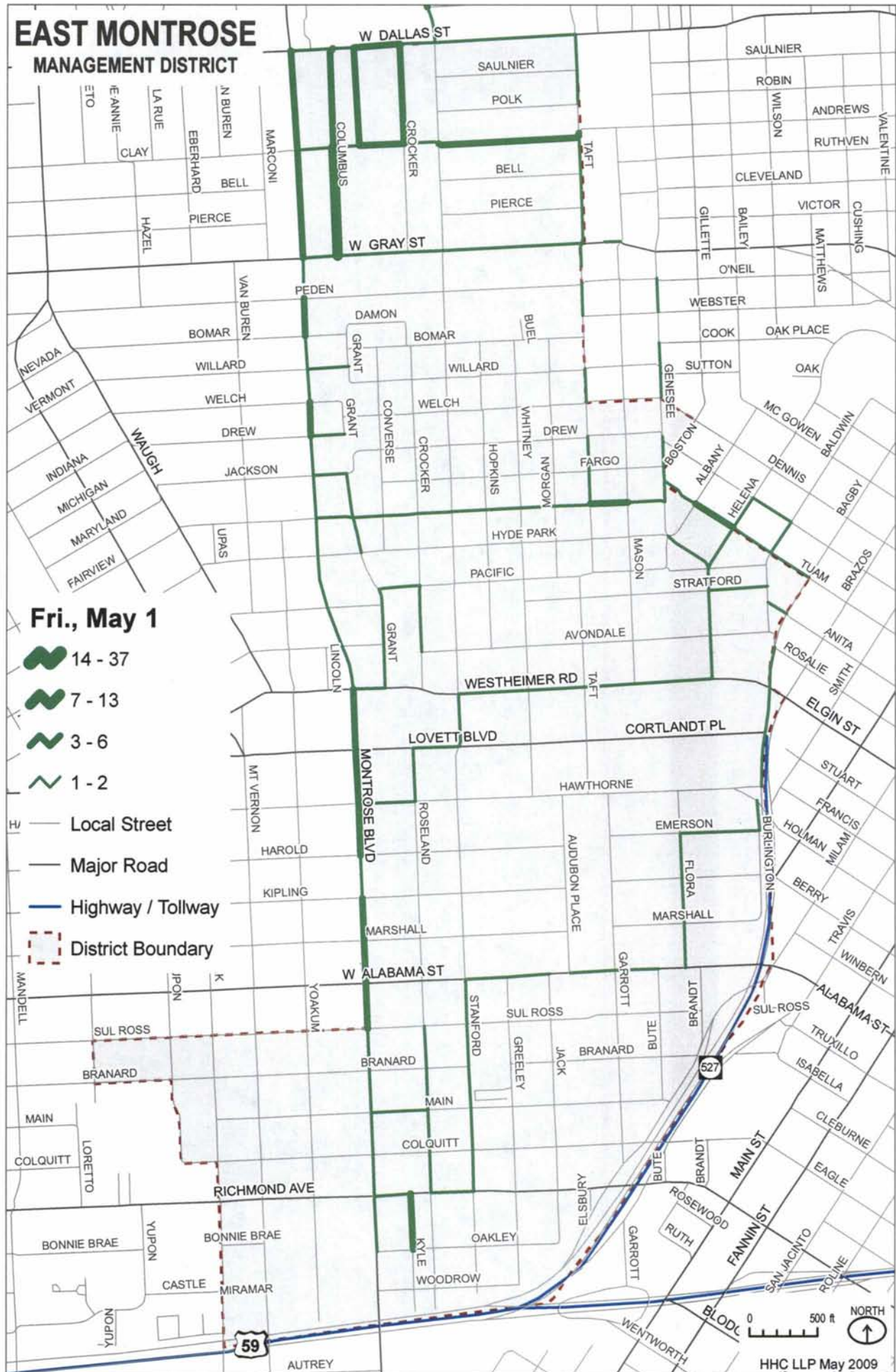
1 - 2

Local Street

Major Road

Highway / Tollway

District Boundary





HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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10. Receive report and consider recommendations from Visual Improvements and Cultural Promotion Committee with regard to the following:
  - a. Approve bid from Shooter and Lindsey, Inc for maintenance of Montrose Esplanades

MEMORANDUM

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TO: East Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: May 20, 2009  
SUBJECT: Improvements and Cultural Promotions Committee

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The Montrose Management District Visual Improvements and Cultural Promotions Committee held a meeting on Wednesday, May 13th, 2009, at 10:00 AM in the Houston Police Department Neartown Storefront, 802 Westheimer, Houston TX 77006.

Montrose Management District Board members present were Tom Fricke and Claude Wynn.

Committee Members present were Tom Fricke and Claude Wynn.

Staff member present was Josh Hawes

The Committee was called to order at 10:03 AM and was adjourned at 10:31 AM.

**THE COMMITTEE CONSIDERED THE FOLLOWING:**

1. Discussed the RFP process concerning esplanade maintenance along Montrose.
2. Discussed the "Keep Montrose Clean & Green" campaign.
3. Discussed the District Esplanade program.

**COMMITTEE RECOMMENDATIONS:**

1. The committee recommends that the Board proceed to accept the bid from Shooter and Lindsey, Inc for the maintenance of Montrose Esplanades.

# EAST MONTROSE MANAGEMENT DISTRICT BID COVER SHEET

Date Due: April 30, 2009

DUE NO LATER THAN 5 p.m. C.D.T.

*Bids received later than the date and time  
above will not be considered.*

## TRASH & TIRE PICKUP, MOWING & EDGING CONTRACTOR FOR THE DISTRICT

### OFFERER'S NOTE!

*Carefully read all instructions, requirements and specifications. Fill out all forms properly and completely. Submit your bid with all appropriate supplements and/or samples.*

*Please return bid in the envelope provided or in an envelope of comparable size. ENVELOPE MUST SHOW THE JOB NAME AND BE MARKED "SEALED BID."*

RETURN BID TO:  
EAST MONTROSE MANAGEMENT DISTRICT c/o HAWES HILL CALDERON LLP  
ATTENTION: JOSH HAWES  
10103 FONDREN, SUITE 300  
Houston TX 77096  
713-595-1200

For additional information, contact Tom Lindsey - 281-392-3607

*You must sign below in INK; failure to sign WILL disqualify the offer. All prices must be typewritten or written in ink.*

Total Amount of Bid: \$ 10,296.00

Company Name: Shooter and Lindsey, Inc.

Company Address: 27271 Katy Freeway

City, State, Zip Code: Katy, TX 77494

Taxpayer Identification Number (T.I.N.): 76-0319093

Telephone No. 281-392-3607 FAX No. 281-392-5245 e-mail tomlindsey@shooterandlindsey.com

Print Name: Thomas T. Lindsey

Signature: \_\_\_\_\_

[Your signature attests to your offer to provide the goods and/or services in this bid according to the published provisions of this Job. When an award letter is issued, it becomes a part of this contract. Contract is not valid until Purchase Order is issued.]

ACCEPTED BY: \_\_\_\_\_

EAST MONTROSE MANAGEMENT DISTRICT

Date: \_\_\_\_\_



## TABLE OF CONTENTS

Items checked below represent components which comprise this bid/proposal package. If the item **IS NOT** checked, it is **NOT APPLICABLE** to this bid/proposal. Offerers are asked to review the package to be sure that all applicable parts are included. If any portion of the package is missing, notify the Director of Community Services immediately.

It is the Offerer's responsibility to be thoroughly familiar with all Requirements and Specifications. Be sure you understand the following before you return your bid packet.

- ☐ 1. **Cover Sheet**  
Your company name, address, the total amount of the bid/proposal, and your signature (**IN INK**) should appear on this page.
- ☐ 2. **Table of Contents**  
This page is the Table of Contents.
- ☐ 3. **General Requirements For Bids**  
You should be familiar with all of the General Requirements.
- ☐ 4. **Special Requirements/Instructions**  
This section provides information you must know in order to make an offer properly.
- ☐ 5. **Specifications**  
This section contains the detailed description of the product/service sought by the District.
- ☐ 6. **Pricing/Delivery Information**  
This form is used to solicit exact pricing of goods/services and delivery costs.
- ☐ 7. **Attachments**
  - ☐ a. **Residence Certification**  
Be sure to complete this form and return with packet.
  - ☐ b. **Bid Guaranty & Performance Bond Information & Requirements**  
This form applies only to certain bids/proposals. All public work contracts over \$25,000 require a Payment Bond and over \$100,000 must also have a Performance Bond, in a form approved by the District. Please read carefully and fill out completely.
  - ☐ c. **Bid Check Return Authorization Form**  
This form applies only to certain bids/proposals. Please read carefully and fill out completely.
  - ☐ d. **Vehicle Delivery Instructions**  
Included only when purchasing vehicles.
  - ☐ e. **Minimum Insurance Requirements**  
Included when applicable (does not supersede "Hold Harmless" section of General Requirements).
  - ☐ f. **Worker's Compensation Insurance Coverage**  
This requirement is applicable for a building or construction contract.
  - ☐ g. **Financial Statement**  
When this information is required, you must use this form.
  - ☐ h. **Reference Sheet**  
When this information is required, you must use this sheet.
  - ☐ i. **HIPAA Requirements**
  - ☐ j. **Other**  
From time to time other attachments may be included.

## GENERAL REQUIREMENTS FOR BIDS

READ THIS ENTIRE DOCUMENT CAREFULLY. FOLLOW ALL INSTRUCTIONS. YOU ARE RESPONSIBLE FOR FULFILLING ALL REQUIREMENTS AND SPECIFICATIONS. BE SURE YOU UNDERSTAND THEM.

GENERAL REQUIREMENTS APPLY TO ALL ADVERTISED BIDS; HOWEVER, THESE MAY BE SUPERSEDED, WHOLE OR IN PART, BY THE SPECIAL REQUIREMENTS/INSTRUCTIONS OR OTHER DATA CONTAINED HEREIN. REVIEW THE TABLE OF CONTENTS. BE SURE YOUR BID PACKAGE IS COMPLETE.

### **ADDENDA**

When specifications are revised, the East Montrose Management District will issue an addendum addressing the nature of the change. Offerers must sign and include it in the returned bid package.

### **ASSIGNMENT**

The successful offerer may not assign, sell or otherwise transfer this contract without written permission of East Montrose Management District.

### **AWARD**

The District reserves the right to award this contract on the basis of LOWEST AND BEST OFFER in accordance with the laws of the State of Texas, to waive any formality or irregularity, to make awards to more than one offerer, to reject any or all bids. In the event the lowest dollar offerer meeting specifications is not awarded a contract, the offerer may appear before the Board of Directors of East Montrose Management District and present evidence concerning his responsibility after officially notifying the District Office of his intent to appear.

### **BID FORM COMPLETION**

Fill out and return to the District ONE (1) complete bid form using an envelope of appropriate size. **ENVELOPE MUST SHOW THE JOB NAME AND BE MARKED "SEALED BID."** An authorized representative of the offerer should sign the Bid Cover Sheet. The contract will be binding only when signed by East Montrose Management District.

### **BID RETURNS**

Offerers must return all completed bids to the District Office at 10103 Fondren, Suite 300, Houston, Texas 77096 before 5:00 p.m. CDT on the date specified. Late bids will not be accepted.

### **BONDS**

If this bid requires submission of bid guarantee and performance bond, there will be a separate page explaining those requirements. Bids submitted without the required bid bond or cashier's checks are not acceptable.

### **CONTRACT OBLIGATION**

East Montrose Management District must award the contract and the Board Chairman or other person authorized by the East Montrose Management District must sign the contract before it becomes binding on the District or the offerer. Binding agreements shall remain in effect until all products and/or services covered by this purchase have been satisfactorily delivered and accepted.

### **CONTRACT RENEWALS**

Renewals may be made ONLY by written agreement between East Montrose Management District and the offerer. Any price escalations are limited to those stated by the offerer in the original bid.

### **DISQUALIFICATION OF OFFERER**

Upon signing this bid document, an offerer offering to sell supplies, materials, services, or equipment to East Montrose Management District certifies that the offerer has not violated the antitrust laws of this state codified in Texas Business and Commerce Code §15.01, et seq., as amended, or the federal antitrust laws, and has not communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business. Any or all bids may be rejected if the District believes that collusion exists among the offerers. Bids in which the prices are obviously unbalanced may be rejected. If multiple bids are submitted by an offerer and after the bids are opened, one of the bids is withdrawn, the result will be that all of the bids submitted by that offerer will be withdrawn; however, nothing herein prohibits a vendor from submitting multiple bids for different products or services.

### **E-MAIL ADDRESSES CONSENT**

Vendor affirmatively consents to the disclosure of its e-mail addresses that are provided to the East Montrose Management District. This consent is intended to comply with the requirements of the Texas Public Information Act, Tex. Gov't Code Ann. §522.137, as amended, and shall survive termination of this agreement. This consent shall apply to e-mail addresses provided by Vendor, its employees, officers, and agents acting on Vendor's behalf and shall apply to any e-mail address provided in any form for any reason whether related to this bid/proposal or otherwise.

### **EVALUATION**

Evaluation shall be used as a determinant as to which bid items or services are the most efficient and/or most economical for the District. It shall be based on all factors that have a bearing on price and performance of the items in the user environment. All bids are subject to tabulation by the District Office and recommendation to the District's Board of Directors. Compliance with all bid requirements, delivery and needs of the District are considerations in evaluating bids. Pricing is NOT the only criteria for making a recommendation. The East Montrose Management District reserves the right to contact any offerer, at any time, to clarify, verify or request information with regard to any bid.



#### **FISCAL FUNDING**

A multi-year lease or lease/purchase arrangement (if requested by the Special Requirements/Instructions), or any contract continuing as a result of an extension option, must include fiscal funding out. If, for any reason, funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void on the last day of the current appropriation of funds. After expiration of the lease, leased equipment shall be removed by the offerer from the District without penalty of any kind or form to the District. All charges and physical activity related to delivery, installation, removal and redelivery shall be the responsibility of the offerer.

#### **ELECTRONIC MEDIUM**

If offerer obtained the bid specifications on electronic medium in order to prepare a response, *the bid must be submitted in hard copy* according to the instructions contained in this bid package. If, in its bid response, offerer makes any changes whatsoever to the District's published bid specifications, the District's bid specifications *as published* shall control. Furthermore, if an alteration of any kind to the District's published bid specifications is only discovered after the contract is executed and is or is not being performed, the contract is subject to immediate cancellation.

#### **GOVERNING FORMS**

In the event of any conflict between the terms and provisions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, the District's interpretation shall govern.

#### **GOVERNING LAW**

This bid solicitation is governed by the competitive bidding requirements of the Texas Local Government Code, §271, as amended. Offerers shall comply with all applicable federal, state and local laws and regulations. Offerer is further advised that these requirements shall be fully governed by the laws of the State of Texas and that the District may request and rely on advice, decisions and opinions of the Attorney General of Texas and the East Montrose Management District's Attorney concerning any portion of these requirements.

#### **GRANT FUNDING**

Any contract entered into by the District that is to be paid from grant funds shall be limited to payment from the grant funding and the vendor/provider understands that the District has not set aside any District funds for the payment of obligations under a grant contract. If grant funding should become unavailable at any time for the continuation of services paid for by the grant, and further funding cannot be obtained for the contract, then *the sole recourse of the provider shall be to terminate any further services under the contract and the contract shall be null and void.*

#### **HIPAA COMPLIANCE**

Offerer agrees to comply with the Standards for Privacy of Individually Identifiable Health Information of the Health Insurance Portability and Accountability Act of 1996, PL 104-191, 45 CFR Parts 160-164, as amended, and the Texas Medical Records Privacy Act, Texas Health and Safety Code Chapter 181, as amended, collectively referred to as "HIPAA", to the extent that the Offerer uses, discloses or has access to protected health information as defined by HIPAA. Offerer may be required to enter a Business Associate Agreement pursuant to HIPAA.

#### **HOLD HARMLESS AGREEMENT**

Contractor, the successful offerer, shall indemnify and hold East Montrose Branch Management District harmless from all claims for personal injury, death and/or property damage resulting directly or indirectly from contractor's performance. Contractor shall procure and maintain, with respect to the subject matter of this bid, appropriate insurance coverage including, as a minimum, public liability and property damage with adequate limits to cover contractor's liability as may arise directly or indirectly from work performed under terms of this bid. Certification of such coverage must be provided to the District upon request.

#### **INSPECTIONS & TESTING**

East Montrose Management District reserves the right to inspect any item(s) or service location for compliance with specifications and requirements and needs of the using department. If an offerer cannot furnish a sample of a bid item, where applicable, for review, or fails to satisfactorily show an ability to perform, the District can reject the bid as inadequate.

#### **INVOICES AND PAYMENTS**

Offerers shall submit an original invoice on each purchase order or purchase release after each delivery, indicating the purchase order number. Invoices must be itemized. Any invoice, which cannot be verified by the contract price and/or is otherwise incorrect, will be returned to the offerer for correction. Under term contracts, when multiple deliveries and/or services are required, the offerer may invoice following each delivery and the District will pay on invoice. Contracts providing for a monthly charge will be billed and paid on a monthly basis only. Prior to any and all payments made for goods and/or services provided under this contract, the offerer should provide his Taxpayer Identification Number or social security number as applicable. This information must be on file with the District's office. Failure to provide this information may result in a delay in payment and/or back-up withholding as required by the Internal Revenue Service.

#### **MAINTENANCE**

Maintenance required for equipment bid should be available in Harris County by a manufacturer-authorized maintenance facility. Costs for this service shall be shown on the Pricing/Delivery Information form. If the District opts to include maintenance, it shall be so stated in the purchase order and said cost will be included. Service will commence only upon expiration of applicable warranties and should be priced accordingly.

#### **MATERIAL SAFETY DATA SHEETS**



Under the "Hazardous Communication Act," commonly known as the "Texas Right To Know Act," an offerer must provide to the District with each delivery, material safety data sheets that are applicable to hazardous substances defined in the Act. Failure of the offerer to furnish this documentation will be cause to reject any bid applying thereto.

#### **NAME BRANDS**

Specifications may reference name brands and model numbers. It is not the intent of East Montrose Management District to restrict these bids in such cases, but to establish a desired quality level of merchandise or to meet a pre-established standard due to like existing items. Offerers may offer items of equal stature and the burden of proof of such stature rests with offerers. The District shall act as sole judge in determining equality and acceptability of products offered.

#### **POTENTIAL CONFLICTS OF INTEREST**

An outside consultant or contractor is prohibited from submitting a bid for services on a District project of which the consultant or contractor was a designer or other previous contributor, or was an affiliate, subsidiary, joint venturer or was in any other manner associated by ownership to any party that was a designer or other previous contributor. If such a consultant or contractor submits a prohibited bid, that bid shall be disqualified on the basis of conflict of interest, no matter when the conflict is discovered by the District.

#### **PRICING**

Prices for all goods and/or services shall be firm for the duration of this contract and shall be stated on the Pricing/Delivery Information form. Prices shall be all inclusive: No price changes, additions, or subsequent qualifications will be honored during the course of the contract. All prices must be written in ink or typewritten. Pricing on all transportation, freight, drayage and other charges are to be prepaid by the contractor and included in the bid prices. If there are any additional charges of any kind, other than those mentioned above, specified or unspecified, offerer MUST indicate the items required and attendant costs or forfeit the right to payment for such items. Where unit pricing and extended pricing differ, unit pricing prevails.

#### **PURCHASE ORDER AND DELIVERY**

The successful offerer shall not deliver products or provide certain services without an East Montrose Management District Purchase Order, signed by an authorized agent of the District. The fastest, most reasonable delivery time shall be indicated by the offerer in the proper place on the Pricing/Delivery Information form. Any special information concerning delivery should also be included, on a separate sheet, if necessary. All items shall be shipped F.O.B. **INSIDE DELIVERY** unless otherwise stated in the specifications. This shall be understood to include bringing merchandise to the appropriate room or place designated by the using department. Every tender or delivery of goods must fully comply with all provisions of these requirements and the specifications including time, delivery and quality. Nonconformance shall constitute a breach which must be rectified prior to expiration of the time for performance. Failure to rectify within the performance period will be considered cause to reject future deliveries and cancellation of the contract by the District without prejudice to other remedies provided by law. Where delivery times are critical, East Montrose Management District reserves the right to award accordingly.

#### **RECYCLED MATERIALS**

East Montrose Management District encourages the use of products made of recycled materials and shall give preference in purchasing to products made of recycled materials if the products meet applicable specifications as to quantity and quality. The District will be the sole judge in determining product preference application.

#### **SCANNED OR RE-TYPED RESPONSE**

If in its bid response, offerer either electronically scans, re-types, or in some way reproduces the District's published bid package, then in event of any conflict between the terms and provisions of the District's published bid specifications, or any portion thereof, and the terms and provisions of the bid response made by offerer, the District's bid specifications as published shall control. Furthermore, if an alteration of any kind to the District's published bid specifications is only discovered after the contract is executed and is or is not being performed, the contract is subject to immediate cancellation.

#### **SEVERABILITY**

If any section, subsection, paragraph, sentence, clause, phrase or word of these requirements or the specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion had been omitted.

#### **SILENCE OF SPECIFICATIONS**

The apparent silence of specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of specifications shall be made on the basis of this statement. The items furnished under this contract shall be new, unused of the latest product in production to commercial trade and shall be of the highest quality as to materials used and workmanship. Manufacturer furnishing these items shall be experienced in design and construction of such items and shall be an established supplier of the item bid.

#### **SUPPLEMENTAL MATERIALS**

Offerers are responsible for including all pertinent product data in the returned bid package. Literature, brochures, data sheets, specification information, completed forms requested as part of the bid package and any other facts which may affect the evaluation and subsequent contract award should be included. Materials such as legal documents and contractual agreements, which the offerer wishes to include as a condition of the bid, must also be in the returned bid package. Failure to include all necessary and proper supplemental materials may be cause to reject the entire bid.



#### **TAXES**

East Montrose Management District is exempt from all federal excise, state and local taxes unless otherwise stated in this document. The District claims exemption from all sales and/or use taxes under Texas Tax Code §151.309, as amended. Texas Limited Sales Tax Exemption Certificates will be furnished upon written request to the District Office.

#### **TERM CONTRACTS**

If the contract is intended to cover a specific time period, the term will be given in the specifications under SCOPE.

#### **TERMINATION**

The East Montrose Management District reserves the right to terminate the contract for default if offerer breaches any of the terms therein, including warranties of offerer or if the offerer becomes insolvent or commits acts of bankruptcy. Such right of termination is in addition to and not in lieu of any other remedies which the District may have in law or equity. Default may be construed as, but not limited to, failure to deliver the proper goods and/or services within the proper amount of time, and/or to properly perform any and all services required to the District's satisfaction and/or to meet all other obligations and requirements. The District may terminate the contract without cause upon thirty (30) days written notice.

#### **TITLE TRANSFER**

Title and Risk of Loss of goods shall not pass to District until the District actually receives and takes possession of the goods at the point or points of delivery. Receiving times may vary. Generally, deliveries may be made between 9:00 a.m. and 4:00 p.m., Monday through Friday. Offerers are advised to consult the District Office for instructions. The place of delivery shall be shown under the "Special Requirements/Instructions" section of this bid package and/or on the Purchase Order as a "Deliver To:" address.

#### **WAIVER OF SUBROGATION**

Offerer and offerer's insurance carrier waive any and all rights whatsoever with regard to subrogation against the District as an indirect party to any suit arising out of personal or property damages resulting from offerer's performance under this agreement.

#### **WARRANTIES**

Offerers shall furnish all data pertinent to warranties or guarantees which may apply to items in the bid. Offerers may not limit or exclude any implied warranties. Offerer warrants that product sold to the District shall conform to the standards established by the U.S. Department of Labor under the Occupational Safety and Health Act of 1970. In the event product does not conform to OSHA Standards, where applicable, the District may return the product for correction or replacement at the offerer's expense. If offerer fails to make the appropriate correction within a reasonable time, the District may correct at the offerer's expense.

### **SPECIAL REQUIREMENTS/INSTRUCTIONS**

The following requirements and instructions supersede General Requirements where applicable.

1. **Application**

This contract shall apply to the East Montrose Management District (the "District").

2. **Bid Requirements**

Each bidder should submit as a bid this entire ITB, completed where necessary, for example, the ITB cover sheet, the Price Sheets, Residence Certification, etc. Enclose the bid in an envelope, seal it and indicate on the outside of the envelope the Job Name and "SEALED BID". The District shall not be responsible for any effort or cost expended in the preparation of a response to this ITB. All protests should be coordinated through the District Office prior to award recommendation to the District's Board of Directors.

3. **Delivery**

If delivery is required, all items must be packaged so as to be protected from damage during shipping and handling. Any item(s) damaged in shipping must be replaced in kind, or repaired, by the contractor, at the discretion of, and at no additional charge to, the District.

4. **Payment**

The East Montrose Management District will pay original invoices that clearly itemize the goods and/or services provided as to quantity, part number, description, price, applicable discount (if any), labor

charges showing time differential, if applicable and if previously agreed to, and delivery, installation, and set-up costs, if applicable and if previously agreed to. Only charges as stated on the Price/Delivery Information Sheet(s) submitted as a part of the bid will be considered.

Invoices must indicate East Montrose Management District, the address to which the product(s) and/or service(s) were delivered, and the applicable purchase order number, if any. Invoices will be matched to delivery tickets prior to payment, therefore, all delivery tickets should have an accurate description of the product(s) and/or service(s).

**5. Usage Reports**

East Montrose Management District reserves the right to request, and receive, at no additional cost, up to two (2) times during the contract period, a usage report detailing the products and/or services furnished to date under a contract resulting from this ITB. The reports must be furnished no later than five (5) working days after written request and itemize all purchases to date by East Montrose Management District, description of each item purchased, including manufacturer, quantity of each item purchased, per unit and extended price of each item purchased, and total amount and price of all items purchased.

**SPECIFICATIONS**

**TRASH & TIRE PICKUP, MOWING & EDGING CONTRACTOR FOR THE DISTRICT**

**SCOPE OF SERVICES**

The contract is for the duration of one year for regular trash pickup and disposal, tire pickup and disposal, and mowing and edging of esplanades along Montrose Boulevard. The contract will include specifically-named streets within the boundaries of the East Montrose Management District as listed below.

Montrose Boulevard – between Westheimer and West Dallas

A map of the district has been included with this bid package to help potential contractors determine a suitable bid.

The District Board of Directors expects regular trash pickup and disposal, tire pickup and disposal for legal recycling, and mowing and edging of the esplanades to commence as soon as possible once the contract has been awarded and to continue at two-week intervals during the warm weather months (March, April, May, June, July, August, September, October) and at monthly intervals during the cool weather months (November, December, January, February). The contract is for the duration of one year. The District also reserves the right to extend the before-mentioned parameters as needed with agreement of the chosen contractor.

**ADDITIONAL INFORMATION**

Add any additional information that you consider pertinent to the response, and which you wish the District to review.



## CONDITIONS

The District reserves the right to select one firm to serve as Trash & Tire pickup, and Mowing & Edging Contractor or to reject all responses. A respondent may join with another firm in submitting a response.

## DISADVANTAGED BUSINESS ENTERPRISE (M/WDBE) PROVISIONS

It is the policy of the District to stimulate the growth of minority, women, and disadvantaged business enterprises (M/WDBEs) by encouraging the full participation of M/WDBE business in all phases of its procurement activities and affording those firms a full and fair opportunity to compete for contracts. Respondents are encouraged to include involvement of M/WDBE firms in a prime or sub-consultant role. M/WDBE firms must be certified by the District of Houston, Houston Minority Business Council, and/or the Houston Women's Business Council.

## QUESTIONS

Questions should be directed to Josh Hawes by phone at (713) 724-3862 or e-mail to [jhawes@hhcllp.com](mailto:jhawes@hhcllp.com)

## RESPONSES

Contractor shall provide all necessary tools, supplies and equipment.

Contractor assumes complete responsibility for safety and well-being of Contractor's employees. The East Montrose Management District, the City of Houston or any other entity or organization affiliated with the District will not assume responsibility for any of Contractor's workers who may be injured while working in the District.

Contractor shall provide the names, addresses, telephone numbers or other contact information of at least three references.

The term of this contract shall be for one year, commencing upon date of award and receipt of required proofs of insurance, and is subject to termination with or without cause by the District or by the Contractor with thirty (30) days' written notice to the other party. This contract may be extended for additional periods as may be determined by mutual agreement in writing by both parties.

### PRICING/DELIVERY INFORMATION

Please provide pricing information expressed as a monthly rate in space below for maintenance services as described above.

Monthly Billings;

November through February

\$468.00/month

March through October

\$1,053.00/month

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Please providing pricing information expressed as a fee-for-service in space below for any special maintenance services.

Unit cost will be presented as requested.

## MINIMUM INSURANCE REQUIREMENTS

The Contractor shall, at all times during the term of this contract, maintain insurance coverage with not less than the type and requirements shown below. Such insurance is to be provided at the sole cost of the Contractor. These requirements do not establish limits of the contractor's liability.

against the East Montrose Management

shall be furnished to East Montrose

should it be deemed necessary.

East Montrose Management District)  
Harbor Workers and other endorsements,

Employee. Bodily Injury by Disease:

not limited to, Premises and Operations,  
liability, Personal and Advertising Injury  
blasting collapse, and explosions,

Damage Combined \$300,000 Products-  
Aggregate \$300,000 Personal and  
shall be named as "additional

Damage Combined. East Montrose  
automobile policy.

• All policies of insurance shall waive all rights of subrogation against the District, its officers, employees and agents.

• Upon request, certified copies of original insurance policies shall be furnished to East Montrose Management District.

• The District reserves the right to require additional insurance should it be deemed necessary.

A. Workers' Compensation (with Waiver of Subrogation to East Montrose Management District), Employer's Liability, including all states, U.S. Longshoremen, and Marine Transport Workers, if applicable to the Project.

*Statutory, and Bodily Injury by Accident: \$100,000 each employee. \$500,000 policy limit \$100,000 each employee.*

B. Commercial General Liability Occurrence Form including, but not limited to, Products Liability Broad Form Property Damage, Contractual Liability and where the exposure exists, coverage for watercraft, blowout, cratering and underground damage.

*\$300,000 each occurrence Limit Bodily Injury and Property Damage Completed Operations Aggregate Limit \$500,000 Per Job Aggregate Advertising Injury Limit. East Montrose Management District shall be named as "additional insured" on commercial general liability policy.*

C. Automobile Liability Coverage:

*\$300,000 Combined Liability Limits. Bodily Injury and Property Damage. East Montrose Management District shall be named as "additional insured" on automobile policy.*



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

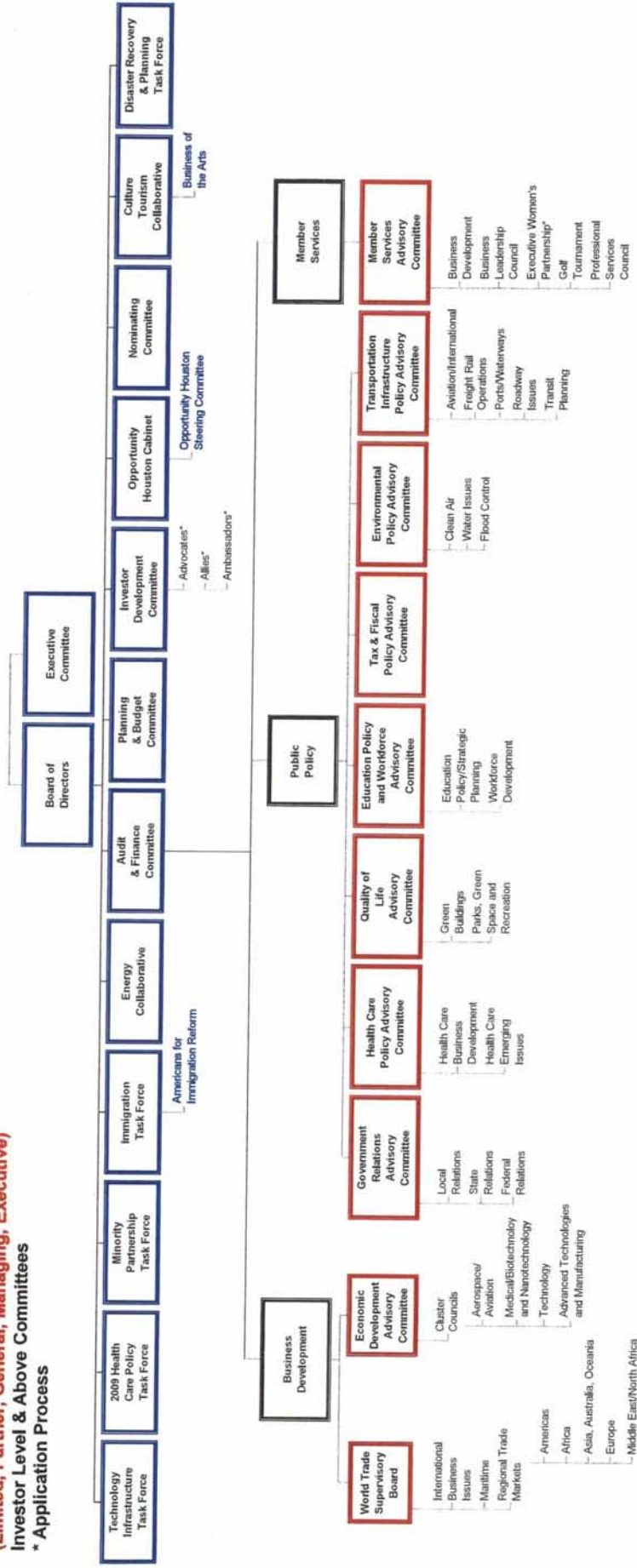
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10. Receive report and consider recommendations from Visual Improvements and Cultural Promotion Committee with regard to the following:
  - b. Receive report on "Keep Montrose Clean and Green" campaign.



# 2009 Partnership Committees

**Board Committees**  
**Partner Level Committees**  
 (Limited, Partner, General, Managing, Executive)  
 Investor Level & Above Committees  
 \* Application Process



## Strategic Partners

Center for Houston's Future	Gulf Coast Regional Mobility Partners	Quality of Life Coalition
Chambers of Commerce	Harris County	Regional Allies
City of Houston	Houston Technology Center	The Woodlands Township
- Convention & Entertainment Facilities	I-69 Alliance	World Energy Cities Partnership
- Houston Airport System	Port of Houston Authority	

"Keep Montrose Clean and Green" is a campaign sponsored by the Montrose Management District designed to facilitate community clean up and increase public awareness regarding litter. The campaign consists of two parts: physical removal of waste and debris from public and private property within the district, and educating residents, business owners, and visitors within the district on proper waste disposal and the cost and environmental impact of improper waste disposal.

**A. Physical Clean Up (temporary and ongoing projects)**

- Hazardous household material disposal
- Heavy-trash pickups
- Abandoned structure and vehicle abatement
- Ditch mowing and debris removal
- Bandit sign removal
- Adopt a Container

**B. Education/Awareness**

- Direct-mail piece to every household and business in the District
- Anti-litter posters placed throughout the District
- Montrose community pride bumper stickers
- News stories in local newspapers
- Advertising in local newspapers
- Handout on litter/environment for K-12 public school presentation
- Radio Public Service Announcements
- Media event ("Trash Pile")

**C. Partners and Sponsors (prospective\*)**

- Harris County
- City of Houston
- HISD
- Metro
- CenterPoint Energy
- Buffalo Bayou Partnership
- Montrose Boulevard Conservancy
- Neighborhood Civic Associations



*Other holidays repose on the past.  
Arbor Day proposes the future.*

- J. Sterling Morton

## ABOUT THE PROGRAM

Houston is currently the fourth largest city in the United States. In 2000, there were over 1.9 million people in our city, which covers 600 square miles. In a city of this size our trees have a lot working against them: development, pollution, compaction, invasive species, diseases and pests. To help replace and replenish trees along our streets, the City offers trees to citizens to plant on Houston's right of ways. The tree fund allows us to do this at no charge.

Beginning in October and ending in April, citizens are able to pick up trees from our office to plant in front of their homes, between the sidewalk and street. To help in selecting the appropriate tree for your area, keep in mind limitations on space both horizontally and vertically.

## WHAT ELSE SHOULD I KNOW?

How do I adopt a tree? Fill out the form and send it or a copy to our office. You may also call **311** Houston's Service Help Line. We will then call you to set up a day for you to stop by.

Can I pick up trees for my neighbor or friend? Yes you can. However, they will have to fill out and sign their own form.

Can I plant it in my front or back yard? No, you cannot. We realize that many people may have room in their yards. However, since the trees are bought with City funds, they must be planted on City property.

Where is your office located? 6501 Memorial Drive, in Memorial Park. Heading from downtown, we are the 1<sup>st</sup> left after Crestwood. From the 610 West Loop, we are the 1<sup>st</sup> right after the 3<sup>rd</sup> light. We are a part of the "Memorial Maintenance Facility."



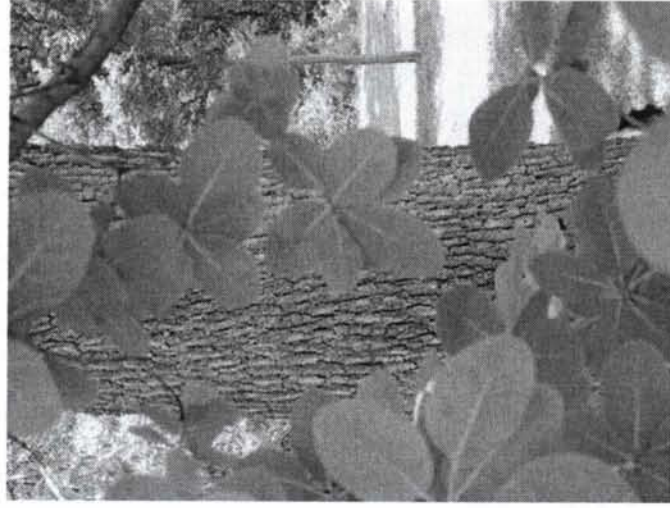
**Parks and Recreation Department  
Forestry Office**  
6501 Memorial Drive  
Houston, Texas 77007

To Maintain & Enhance Houston's Forest Resources Through Education & the Use of Sustainable Adaptive Management Practices.

CITY OF HOUSTON  
URBAN FORESTRY

## NEIGHBORWOODS

### *Planting For The Future*



## NEIGHBORWOODS

For the past couple of years, the Houston Parks and Recreation Department

(HPARD) has implemented the Adopt-A-Tree program.

This program allows citizens to join as volunteers and work with the City to maintain our urban forest. Money from the tree fund is used to provide free 5-gallon containerized trees. **Trees will be available, on a first come, first serve basis, October through April every year.**

#### Terms & Conditions:

1. Tree(s) must be picked up from 6501 Memorial Drive
2. Tree(s) must be planted by owner of property adjoining the planting location
3. Tree(s) must be planted on City right-of-way (between the sidewalk and street)
4. Proof of City residence must be presented, such as a water bill, showing your address
5. Limit of 2 trees (per 50 feet, per address)
6. Tree(s) must be maintained for a minimum of 2-years (primarily water)
7. A planting Diagram must be submitted with this Tree Request Form. It may be hand-drawn

#### AVAILABLE TREES

Due to distribution and variability in nursery stock, not all trees will be available

at all times. Availability will vary. Please check species you are interested in:

- ☐ Chinese pistache      ☐ Pine  
☐ Mexican plum      ☐ Elm  
☐ Sweetgum      ☐ Oak  
☐ Other/ I'm not sure

Are there power lines present? ☐ Y ☐ N

*The creation of a thousand forests is in one acorn. — Ralph Waldo Emerson*

#### SPECIES DESCRIPTION

CHINESE PISTACHE: medium sized, heat and drought tolerant, good fall color

MEXICAN PLUM: small tree, spring flowers, fall fruit, well-drained soils, good for use under power lines and in small areas

SWEETGUM: medium size, fall color, spiny fruit, star shaped leaf

PINE: fast growing, needles 5 – 9 in. long

ELM: small leaf, fast growing, spreading branches

OAK: long-lived, drought tolerant, create shade and food for wildlife, need room for roots

For more information, visit <http://aggie-horticulture.tamu.edu/ornamentals/natives/indexcommon.htm>

#### AGREEMENT

By signing this, I acknowledge there will be a site inspection by the Parks Department to verify the tree(s) is planted on the City of Houston right-of-way and maintained per Terms & Conditions.

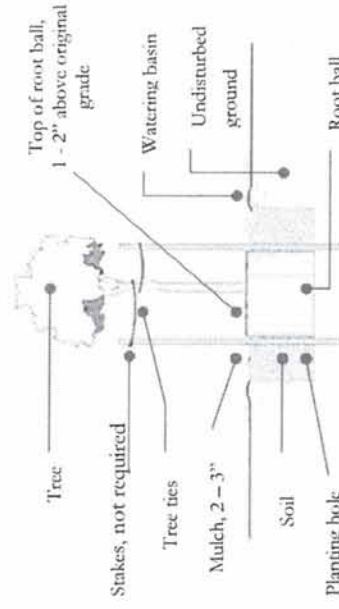
Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



Urban Forestry Representative (office use only):

Map Page:



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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10. Receive report and consider recommendations from Visual Improvements and Cultural Promotion Committee with regard to the following:
  - c. Receive report on District Esplanade program.



# CITY OF HOUSTON PARKS AND RECREATION DEPARTMENT

## STEPS FOR ADOPTING A CITY OF HOUSTON ESPLANADE

### LANDSCAPE ONLY

1. Meet as a committee to decide which adoption plan you are interested in: Natural-No Mow or Mow Edge and Delitter or Landscape with irrigation and full maintenance.
2. Sketch or photograph existing esplanade
3. Decide on plantings (trees, grasses, shrubs, flowers etc.)
4. Prepare a proposed landscape design for the esplanade. You can hire a landscape architect or you can do it yourself as long as drawing/sketch includes a legend depicting quantity and species with a symbol for each entry ( such as ^ would identify knock out roses, an O would identify existing trees, an X would identify new trees etc.) Landscaping requiring structural work such as pavers, walls etc., a separate plan will have to be approved by the City Engineers Office and an Indemnity Maintenance Agreement will be required.
5. Submit letter of intent, application form and 1 copy of the design plan to the City of Houston Parks and Recreation Department, 6200 Wheeler, Houston, TX 77023. Attn: Marilu De La Fuente
6. If plan meets all requirements and no changes are needed the Parks Departments will contact you and request 4 additional copies. If plan requires changes, submit 1 copy of corrected plan for a 2<sup>nd</sup> conceptual review. The Parks Department will mail you a letter of approval or denial. If project is approved you will receive a letter of approval along with one copy of plan stamped approved.
7. You can commence your project. Please insure traffic lanes are not blocked unless a Roadway Obstruction and Sidewalk Impairment Permit is first obtained (for application, see Permits under <http://www.publicworks.houstontx.gov/traffic/documents/applications.htm>)

### LANDSCAPE WITH IRRIGATION SYSTEM

- 1-4 Same as above
5. Select and hire a Licensed Irrigator. A licensed irrigator should be able to:
    - a. Prepare the plan
    - b. Locate the water line using PWE GIMS Database
    - c. Verify location of water line using approved plumber who has experience working with esplanades
    - d. Understand the Parks Department Adopt-An-Esplanade Guide requirements for an irrigation system
  2. Submit letter of intent, application form and 1 copy of the design plan (both landscape and Irrigation) for a conceptual review, to the City of Houston Parks and Recreation Department, 2999 S. Wayside, Houston, TX 77023. Attn: Marilu De La Fuente

## LANDSCAPE WITH IRRIGATION SYSTEM-continue

3. If plan meets all requirements and no changes are needed the Parks Departments will contact you and request 6 additional copies in order to secure approvals from five branches of City of Houston, Public Works and Engineering Department (PWE), which are: Water Conservation, Water Production, Street and Bridge/CIP, Traffic and Transportation, and Utility Customer Service. If plan requires changes, submit 1 copy of corrected plan for irrigation and landscape for a 2<sup>nd</sup> conceptual review.
4. Parks Department will mail you a letter of approval or denial. If project is approved your licensed irrigator can move forward first to establish the meter address from the Permits Section 3300 Main Street, then he/she can request and pay cost of Meter and Backflow Device Permit from City of Houston Taps and Meters, located at 2102 Austin Street.  
**License irrigator must present the Parks Department Approval Letter and Stamped Approved Plan,**
5. Select a plumber from the List of Approved Taps and Meters Contractors. He will pick-up the meter and set the meter on the esplanade, he can also purchase the Backflow Device Permit. Ask to see the plumber's license and insurance policies.
6. Select a City of Houston approved irrigator to test the Pressure Vacuum Breaker (from City List) to certify the Backflow Preventer Assembly. Contact Information: City of Houston PWE, Tom Nguyen, Senior Project Manager, 713-842-4013 or visit the website <http://www.publicworks.houstontx.gov/utilities/crossconnection/educational.htm>. Leave one copy of the test report on the backflow preventer and keep one copy for the final inspection.
7. Complete and forward to the Parks Department: Application for Donating an Irrigation System and Deed of Gift Forms (3 originals) for each meter.
8. Contact Parks Department as soon as irrigation system is ready for a final inspection. The Parks Department will arrange for a final inspection.
9. If final inspection passes Parks Department Director signs Deed of Gift Forms and forwards them to PWE's Director for his signature and then to Legal Department for filing. Water consumption then gets billed to the City of Houston.
10. Park's Department mails recorded Deed of Gift to Adopter.

### **Contact Information**

Marilu De La Fuente, Adoption Program Administrator  
6200 Wheeler  
Houston, Texas 77023  
713-845-1223  
[marilu.delafuente@cityofhouston.net](mailto:marilu.delafuente@cityofhouston.net)



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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11. Receive report and consider recommendations from Business and Economic Development Committee with regard to the following:
  - a. Consider participation with other management districts in the Greater Houston Partnership.



MEMORANDUM

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TO: East Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: May 20, 2009  
SUBJECT: Business Development Committee

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The Montrose Management District Business Development Committee held a meeting on Wednesday, May 13th, 2009, at 10:30 AM in the Houston Police Department Neartown Storefront, 802 Westheimer, Houston TX 77006.

Montrose Management District Board members present were Tom Fricke and Claude Wynn.

Committee Members present were Tom Fricke and Claude Wynn.

Staff members present was Josh Hawes and Gretchen Larson.

The Committee was called to order at 10:40 AM and was adjourned at 11:28 AM.

**THE COMMITTEE CONSIDERED THE FOLLOWING:**

1. Discussed and considered participation with other management districts in the Greater Houston Partnership.
2. Discussed and considered participation with other management districts in the hiring of staff for the (re)development of the District website and development of databases for electronic communication with constituents.
3. Discussed and considered partnership with the Museum District Business Alliance for database creation
4. Considered extensions for the logo design contest and branding survey.
5. Discussed inventory of promotional items, pens, koozies, recyclable bags, pins, to be used at various events, meetings, tradeshow and distribution protocols after logo adopted.
6. Discussed participation in the upcoming International Council of Shopping Centers (ICSC) November 2009 Meeting.

**COMMITTEE RECOMMENDATIONS:**

1. The committee recommends that the Board consider joining with the other districts in membership in the Greater Houston Partnership.
2. No actions recommended.
3. The committee recommends that the Board consider the partnership with the Museum District Business Alliance for database creation.
4. The committee recommends that the Board wait until HCID#11 is created before proceeding with the branding campaign.
5. No actions recommended.
6. No actions recommended.

The Business and Economic Development Committee met on Wednesday, May 13, 2009 at 10:30 a.m. at the HPD Storefront, located at 802 Westheimer, Houston, Texas, to receive reports and consider recommendations from the Committee related to:

#### **Participation with other management districts in the Greater Houston Partnership (GHP)**

Staff reported that several other business and economic development committees that HHC works for had expressed an interest in joining the GHP. The GHP offers a wide variety of marketing and networking opportunities related to business and economic development and joining at the Managing Partner Level would allow us the following benefits: The Executive Director would be on the Board of Directors. The Chairman (or a designated board member) would have a seat on one of the 10 Policy Making Advisory Committees and other board members in each district could serve on anyone one of 35 open committees. Staff of each of the Districts could also serve on any of the 35 open committees as well.

Marketing and PR Opportunities were also discussed and include: Member to member advertising options, sponsorship opportunities, and participation in (shows/booths); membership in the World Trade Center Association and opportunities to participate in inbound and outbound international trade missions; Districts would be added to the GHP website with appropriate links; Districts can be featured in "Opportunity Houston" Magazine which is distributed to all major site selectors throughout the country. We can also participate in meetings with regional site selectors to showcase the properties/developments within the Districts; expanded GIS/mapping and demographic capabilities through sharing of information at staff level; and a 50% discount on all networking events (more than 1,000 events are held each year), publications and services not include in the general membership.

After discussion the committee determined that they would like to make a recommendation to the Board that we consider joining with the other districts in membership in the Greater Houston Partnership.

#### **Participation with other districts in the hiring of staff for the (re)development of the District websites and development of databases for electronic communications with constituents**

Staff reported that several other business and economic development committees that HHC works for had expressed an interest in perhaps sharing an employee that could do both website refurbishment and updates and develop email databases. The committees felt that having a staff person devoted exclusively to their sites, rather than a consultant with many clients, could more personalized service. This person would also have the benefit of working closely with the ED and Community Services Directors on a regular basis and would gain valuable "institutional" knowledge so that each site could be customized to the district.

After discussion the committee determined that they would like to see the costs for both a consulting firm through a RFP process and for an employee after which they would make a recommendation to the Board.

Gene Creeley from the Museum District was in attendance and updated the committee on the database development they had been working on. He stated that the plans with St. Thomas had fallen through however, he had found a firm in the district that developed and maintained databases and they had expressed an interest in working with us. He said that he would provide a budget to staff for inclusion in the next board packet for consideration.

#### **Consider options and possible deadline extensions for the logo design contest and branding survey**

After discussion amongst the members it was determined that the logo submitted would be rejected as they felt that the logo did not represent adequately represent the Montrose District. The committee requested that staff meet directly with design firms in the District to try and find additional option for the development of a logo. There was further discussion related to the branding survey and staff relayed the various reasons for why the participation was likely to have been low. It was determined that perhaps the branding should wait until after the legislation were completed and the new proposed district created and merged before proceeding with the branding.



**Discuss inventory of promotional items, pens, koozies, recyclable bags, pins, to be used at various events, meetings, tradeshow and distribution protocols after logo adopted**

Staff reported that this was on the agenda only for the purpose of future planning after a logo and brand were developed. The purpose was just to get the committee thinking about promotional items they might like to see the District have for use at events, tradeshow, and other venues as appropriate.

**Participation in the upcoming International Council of Shopping Centers (ICSC) November 2009 Meeting**

Staff reported that the opportunity to participate in a tradeshow booth at the November show was available if the committee was interested in participating. Staff reported that a budget was being developed and would be presented to the committee if a plan to participate were considered at a later date.

## 2009 Committee Involvement Opportunities for Member Company Representatives

Committee involvement is open to official representatives of member companies. Once received, the names of the designated representatives are then added to the committee roster. Committee members will be notified of upcoming meetings and events by the staff liaison of that committee.

### Business Development

#### Economic Development

##### Cluster Councils

These councils will develop and implement strategies for recruiting, growing and retaining jobs in targeted industry clusters identified as the Houston region's key sectors for growth.

- + Aerospace/Aviation
- + Medical/ Biotechnology and Nanotechnology
- + Technology
- + Advanced Technologies and Manufacturing (\*Active in 2010)

#### International Business

##### International Business Issues

The primary focus of this group is to support government policies, laws and regulations that build regional economic prosperity by enhancing the ability of Houston firms to conduct international business. The committee monitors issues at the federal and state level that impact the international business climate; recommends policy positions to the Board of Directors and develops advocacy programs to represent Partnership member interests before government authorities.

##### Maritime

This committee works cooperatively with member companies and appropriate government agencies to examine issues and opportunities that will enhance the Houston region as a global maritime transportation and distribution hub.

##### Regional Trade Markets

The regional trade forums foster business development through country/regional initiatives focusing on the political climate and business/commercial opportunities in countries and regions with consular representation in Houston. Forum members promote Houston as a gateway for increased interaction with major trade partners through focused business programs which highlight business opportunities. In addition, the forums provide member companies a venue for networking and sharing activities and experiences.

The Americas  
Europe

Asia, Australia and Oceania  
Middle East/ Africa

## Public Policy

### Education and Workforce

#### Education Policy/Strategic Planning

Develop a ten year strategic plan with key stakeholders in the education, business and civic communities.

#### Workforce Development

Serve as liaison between business, education, nonprofit and government communities to address and anticipate workforce challenges in the Houston region.

### Environment

#### Clean Air

Identify and develop clean air policy positions for review by the Environment Advisory Committee.

#### Flood Control

Advocate recommendations to improve storm water management in the Houston area and provide continued monitoring, support and business leader engagement in storm water management plans and programs.

#### Water Issues

Identify key environmental program issues in the area of water quality and supply and draft positions/action on the issues.

### Government Relations

#### Federal Relations

Develops and implements strategies for lobbying and advocating Partnership positions with elected and appointed officials at the federal level. Plans the annual lobby trip to Washington, D.C. Assesses agency appointments made at the federal level to evaluate those most important in the Houston business community. Implements events and programs to bring members of Congress and other federal-level decision makers before Partnership audiences.

#### Local Relations

Monitors regional and local government activity; develops methods for lobbying and working with elected and appointed officials on issues important to the Houston business community. Assesses board appointments made at the local level to evaluate those most important to the business community and execute programs to identify and advocate qualified candidates for appointment to key boards and commissions. Creates special events and other forums to highlight local government leaders and issues.

#### State Relations

Coordinates the lobbying of Partnership public policy positions before the Texas Legislature and packages key issues as the Partnership's legislative agenda for the 80<sup>th</sup> Session. Plans and executes annual visits to Houston by elected officials from around the state to learn about the Houston region and its particular attributes and economic impact on the remainder of the state. Assesses gubernatorial appointments to evaluate those most important to the business community and works proactively to identify and advocate the appointment of Houston business candidates to key boards. Hosts statewide elected officials at Partnership special events in Houston and in Austin.



HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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11. Receive report and consider recommendations from Business and Economic Development Committee with regard to the following:
  - d. Consider extensions for the logo design contest and branding survey.

## **Montrose Management District Image Study**

### **Status Report**

May 8, 2009

Edited by:

Dr. Cristian Morosan  
Assistant Professor  
Cameron School of Business  
University of St. Thomas  
Houston, TX 77006

#### **Image Study Status**

The survey for the image study has been posted on the Surveymethods.com online survey environment and launched on April 15, 2009. Director of Community Services Josh Hawes sent an email to the potential respondents. Since the launch, the status of the survey has been checked daily. As of May 5, 2009, a total of 17 responses have been collected, out of which 4 were incomplete.

On May 5, 2009 a suggestion was made to send a reminder email to potential respondents to increase participation. Since then, the status of the survey has been checked daily. As of May 7, 2009, one more responses have been recorded, for a total of 18 responses.

The low participation may be due to the nature of respondents: business owners and managers. These respondents are typically busy and, in general, do not record strong participation rates in surveys. In addition, the poor state of the economy may act as additional stress factors for business owners/managers, possibly diminishing their attitudes toward survey participation.

#### **Logo Contest Status**

On April 2, 2009 an email has been sent to the undergraduate student population from the Cameron School of Business at the University of St. Thomas. Additionally, the contest has been announced in class. As indicated in the Logo Contest instructions, the students were instructed to submit their entries directly to the following address: P.O. Box 22167, Houston, Texas 77227-2167, ATTN: Logo Contest.

If low participation occurs, it may be due to two reasons: (1) the student population qualified to participate is small, and (2) the timeline of the contest coincided with the end of the school year, which is typically busy for students, thus limiting their voluntary involvement in extra-curricular activities.

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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12. Receive recommendation from Transportation Committee with regard to the following:
  - a. Receive report on Transportation issues within the District.



MEMORANDUM

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TO: East Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: May 20, 2009  
SUBJECT: Transportation Committee

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The Montrose Management District Transportation Committee held a meeting on Monday, May 11th, 2008, at 5:30 PM in the Houston Police Department Neartown Storefront, 802 Westheimer, Houston TX 77006.

Montrose Management District Board members present were Claude Wynn and Brad Nagar.

Committee Members present were Claude Wynn and Brad Nagar.

Staff member present was Josh Hawes

Member of the community present was Julie Young

The Committee was called to order at 5:30 PM and was adjourned at 6:00 PM.

**THE COMMITTEE CONSIDERED THE FOLLOWING:**

1. Discussed Transportation issues within the district with regard to the status of the Transportation Inventory and the ULI Blueprint Neartown Crossroads TAP.

**COMMITTEE RECOMMENDATIONS:**

1. No actions recommended.

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 6  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Harris County Improvement District Number 6 Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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13. Receive report with regard to creation of HCID #11 by the Legislature.

## **EAST MONTROSE MANAGEMENT DISTRICT**

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April 20, 2009

The Honorable Ellen Cohen  
District 134, Texas House of Representatives  
Austin, Texas

VIA EMAIL

Dear Representative Cohen:

This letter is in response to and to also clarify interpretations made in the attached letter with regard to a recent meeting with the leaders of the Museum Area Municipal Association (MAMA). The security patrols in the East Montrose area are working hard to reduce incidences of crime that result from drug trafficking, vagrancy and prostitution. The officers are not targeting homeless individuals per se, but as a natural consequence of increased enforcement of existing laws and ordinances, the District can expect to see some of this marginalized population shift to nearby areas. By leveraging its modest resources with those of the proposed West Montrose Management District, the EMMD hopes to encourage and support humanitarian solutions to their plight. Without such direct, focused support from the community through these management districts, it is unlikely that their problems can be addressed adequately.

It has been our observation that once a municipal management district is established and funded, its board of directors views issues of economic development very broadly, taking into serious consideration the necessity of strengthening the community's social support networks and nonprofit service providers. A robust neighborhood economy that provides jobs and builds community capacity requires more than beautification, marketing, and increased policing. It also requires strong, well-funded social service agencies that deal directly with the unique issues confronting that community. To offer examples of how local management districts accomplish this, the East Aldine Management District provides nearly \$300,000 of direct assistance to Aldine Y.O.U.T.H., the Greenspoint YMCA, the Aldine Pathfinder District of the Boy Scouts, the Aldine Independent School District, and other nonprofit organizations engaged in educating youth and eliminating poverty and joblessness. Brays Oaks Management District will award \$3,000 in scholarships this weekend to worthy students of Westbury High School. We believe that in time, the Montrose area districts will also establish Community Development Funds similar to those of East Aldine and Brays Oaks to provide outreach and support to agencies and entities at work in the area.

The Legislature created municipal management districts to allow small, defined localities to concentrate economic development activities in ways that meet their unique situations. Because economic development requires the involvement of the business community, funding comes directly to the district via the assessment on commercial property owners. Although created to serve economic interests, residents within the district are never excluded from participation and are a vital part to economic development. In fact, they are welcome to serve on the board as well as project and program committees, attend all meetings, and provide their valuable insights so that the district can achieve its mission.



## EAST MONTROSE MANAGEMENT DISTRICT®

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Municipal management districts funded via assessments do not exist into perpetuity. They must adopt a finite Service Plan and Assessment Plan, usually spanning five to twelve years, that they must carry out. At the end of the service period, they are subject to a "sunset" process that requires the assessment payers to petition for the development and adoption of a new finite Service Plan and Assessment Plan. If a management district fails to accomplish its plans, it simply will not continue to exist.

Healthy communities comprise businesses, residences and institutions. A management district that serves its community well brings all these important components together to work toward a better quality of life for all. It answers to its constituents as well as to the community at large, to Houston City Council, and to the State of Texas. We hope you'll take these key points into consideration and continue your support of the proposed West Montrose District. If you have any questions, please do not hesitate to call me at 713.595.1209.

Kindest Regards,



David W. Hawes  
Executive Director  
East Montrose Management District

Cc: Board of Directors, EMMD  
Board of Directors, MAMA

## Susan Hill

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**From:** David Hawes  
**Sent:** Monday, April 20, 2009 1:22 PM  
**To:** Susan Hill  
**Subject:** FW: MAMA letter to Representative Cohen

**Importance:** High

I believe these are the board members for MAMA

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**From:** Stinson, Cassie [mailto:CassieStinson@andrewskurth.com]  
**Sent:** Friday, April 17, 2009 9:50 AM  
**To:** Julia Smith Wellner; Carvel Glenn; Ginny Camfield; Dave Sheler; Elisa Donoho; Leslie Gerber; John Koval; Wes Moreland; cheshirecat2@comcast.net  
**Subject:** MAMA letter to Representative Cohen  
**Importance:** High

I am forwarding this letter from Carla to Representative Ellen Cohen regarding the pending legislation proposing the creation of the West Montrose Management District. I was not aware that the Board had formally taken the position set out in this letter or had authorized this action to be taken on behalf of the Board. Did I miss a meeting maybe? Does this letter accurately reflect the Board's official position on this legislation? I ask because this differs from the exchange of emails following the April 2 meeting at Ernie's discussing the issue of security, in which several people indicated a greater concern for security than Carla seems to have. If this letter does accurately reflect the Board's opinion, is MAMA's position that this legislation should be killed entirely, or that the legislation should be amended to delete the area within MAMA's boundaries? I don't personally remember any discussion at Ernie's of either of these alternatives or any specific requests relating to modification of Ms. Cohen's bill.

Cassie B. Stinson  
Andrews Kurth LLP  
600 Travis St., Suite 4200  
Houston, TX 77002  
T: 713-220-4684  
F: 713-238-7425  
C: 713-443-5675  
E: cstinson@andrewskurth.com

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**From:** Josh Hawes [mailto:jhawes@hhcllp.com]  
**Sent:** Tuesday, April 14, 2009 10:31 AM  
**To:** Stinson, Cassie  
**Subject:** FW: MAMA Update

I just got this from Tammi Wallace. Can you please give me a call so we can discuss this? 713-724-3862.

---

**From:** Tammi Wallace [mailto:Tammi.Wallace@house.state.tx.us]  
**Sent:** Tuesday, April 14, 2009 10:24 AM  
**To:** Josh Hawes  
**Subject:** FW: MAMA Update

Hi Josh,

Can you read the email below and then give me a call at 713.627.0134?

Thanks,



Tammi

**Tammi Wallace**

District Director

Office of State Representative Ellen Cohen, District 134

1535 West Loop South, Suite 320

Houston, Texas 77027

713.627.0134 (office)

713.622.1087 (fax)

[tammi.wallace@house.state.tx.us](mailto:tammi.wallace@house.state.tx.us)

<http://www.house.state.tx.us/members/dist134/cohen.php>

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**From:** State Representative Ellen Cohen [mailto:info@ellencohen.org]

**Sent:** Tuesday, April 14, 2009 10:22 AM

**To:** Tammi Wallace

**Subject:** FW: MAMA Update

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**From:** cheshirecat2@comcast.net [mailto:cheshirecat2@comcast.net]

**Sent:** Friday, April 10, 2009 12:13 PM

**To:** info@ellencohen.org

**Subject:** MAMA Update

Dear Representative Cohen,

I am writing to keep you up to date on what MAMA (Museum Area Municipal Association) is currently up to. We had a board meeting April 2nd, 2009 at Ernie's on Banks which was attended by a representative from Hawes, Hill, Calderon, Josh Hawes. He is the Director of Services in the East Montrose District. John Koval our treasurer, was there but had to leave early, Cassie Stinson, Elisa Donoho, Leslie Gerber, Mr. and Mrs. Wes Moreland and Carla Cheshire, MAMA President were the attendees. We discussed and looked over the bill for the Proposed West Montrose District. Josh gave us a packet of information to read with a copy of the bill, and a 2009-2017 Service and Improvement Plan, which states the goals and objectives of the district. We asked some routine questions and Cassie explained that she is going to be a Board Member of the district, 1 of 5. Claude Wynn and Dr. Randy Mitchmore are two others Josh said he didn't know who the other two were.

Cassie had to leave due to a prior engagement so we ordered dinner and I asked Josh what the most important thing the District was to implement. He said security! I said I was not aware that we need additional security and he answered that we soon may. Why? Because they are pushing the homeless out of areas of East Montrose and then they move to other areas. I said we have homeless here already and I really don't like to see them hassled. Wouldn't it be better to try and solve the homeless problem than harass and move them constantly. Leslie spoke up that she worked for several years in MHMR and that 70% or more of the homeless have mental problems and have been left to their own means to survive. She asked if the proposed district would consider signing on as a supporter of homeless agencies and help them rather than take an aggressive attitude towards the homeless. Josh said it was up to the business owners to decide as those who pay have the say. He would take our comments into consideration and pass them on to the board. Wes stated that the West Montrose area was made up of a more tolerant type of people and would probably object to heavy-handed treatment of the homeless. It kind of was left at that as Josh had to leave.

After he left all of us at the table stated that we do not have good feelings about this proposed District. We said we thought we would rather not have it in our area. We think they are too powerful and don't have the residents needs in



mind nearly enough as they do the business owners, as well as a board that is nominated within and the fact that this district is made to exist into perpetuity. The only MAMA Board members that were missing was Julia Smith Wellner and Mr and Mrs. Camfield. It was decided that Leslie will write a letter to the Board of Directors of the proposed district and the Public Safety Committee in particular. MAMA has a real concern about being a part of this district. I am not aware of any business owners in our area, (which has very few businesses) being in favor of this proposed district if they are even aware that it is in the works.

Ms. Cohen I hope this email helps you to understand our feelings. We are in favor of people that want to help improve our living experience in the Museum District, but we really have concerns about the amount of power and the fact that this district is perpetual, and really answers to only themselves.

Carla Cheshire

President

Museum Area Municipal Association, MAMA

Treasury Circular 230 Disclosure - To comply with requirements imposed by the Internal Revenue Service, we inform you that any tax advice contained in this written communication (including any attachment) is not intended or written to be used, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed on the person. If this written communication contains any tax advice that is used or referred to in connection with the promoting, marketing or recommending of any transaction(s) or matter(s), this written communication should be construed as written to support the promoting, marketing or recommending of the transaction(s) or matter(s) addressed by this written communication, and the taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor. No limitation has been imposed by Andrews Kurth LLP on disclosure of the tax treatment or tax structure of the transaction(s) or matter(s).



## HCID #6 EAST MONTROSE DISTRICT

### Cleanup Update April 2009 meeting

Staff inspected the District for overgrown vacant lots, illegal trash dumps, inoperable vehicles and abandoned houses and businesses. Reports were submitted to Neighborhood Protection for abatement.

#### *Violations were found in the following locations:*

Harris County Tax Account No.	037-076-000-0005
Lot and Block No.	Lot 5, Block 12
Property Address	2119 Converse, <b>NE corner of W. Drew &amp; Converse</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	044-212-000-0002
Lot and Block No.	Tract 1B
Property Address	2311 Grant, <b>SE corner of Grant &amp; Jackson</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	037-076-000-0011
Lot and Block No.	Tracts 7A & 8A, Block 12
Property Address	0 W. Drew, <b>NW corner of W. Drew &amp; Crocker</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	014-147-001-0012
Lot and Block No.	Tracts 12 & 13A, Block 1
Property Address	4305 Jack, Key Map 493W
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	014-147-001-0011
Lot and Block No.	Tracts 11 & 12A, Block 1
Property Address	4307 Jack, Key Map 493W
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>

Harris County Tax Account No.	030-156-000-0011
Lot and Block No.	Lot 12, Tract 11, Block 14
Property Address	0 Roseland, <b>SE corner of Roseland &amp; Woodrow</b> , Key Map 493W
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	037-077-000-0003
Lot and Block No.	Lot 3, Block 13
Property Address	902 Welch, <b>NW corner of Welch &amp; Converse</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	030-157-000-0001
Lot and Block No.	Lot 1, Tract 2, Block 5
Property Address	905 Woodrow, <b>SW corner of Woodrow &amp; Kyle</b> , Key Map 493W
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	009-098-000-0004
Lot and Block No.	Lot 4, Blk 2
Property Address	401 Bomar, <b>SW corner of Bomar &amp; Morgan</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	054-176-000-0010
Lot and Block No.	Lot 10, Block 2
Property Address	419 Peden, Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0006
Lot and Block No.	Lot 6, Block 2
Property Address	1013 Montrose, <b>SE corner of Montrose &amp; W.</b> <b>Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0007
Lot and Block No.	Lot 7 & 8, Block 2
Property Address	1017 Montrose, <b>SE corner of Montrose &amp; W.</b> <b>Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>



Harris County Tax Account No.	010-166-000-0009
Lot and Block No.	Lot 9, Block 2
Property Address	1107 Montrose, <b>SE corner of Montrose &amp; W. Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0010
Lot and Block No.	Lot 10, Block 2
Property Address	1109 Montrose, <b>SE corner of Montrose &amp; W. Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0011
Lot and Block No.	Lot 11, Block 2
Property Address	1111 Montrose, <b>SE corner of Montrose &amp; W. Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0012
Lot and Block No.	Lot 12, Block 2
Property Address	1115 Montrose, <b>SE corner of Montrose &amp; W. Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	057-031-000-0004
Lot and Block No.	Lot 4, Block 1
Property Address	1961 W. Dallas, <b>just west of 1957 W. Dallas</b> , Key Map 493N
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	114-716-002-0020
Lot and Block No.	Lot 20, Block 2
Property Address	1514 Taft, <b>on SW corner of W. Pierce &amp; Taft, next to 307 W. Pierce</b> , Key Map 538Q
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	030-155-000-0011
Lot and Block No.	Tract 11, Block 13
Property Address	715 Woodrow, <b>at SW corner of Greeley and Woodrow</b> , Key Map 493W
Date of Violations	Description of Violations
<b>April 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>

*Special plea to Wulfe & Company(with pictures) follows*

\*\*\*\*\*

Staff will continue to look for violations and other problems as they arise. Please call Roy Hill at 713-595-1207 or 713-724-2189 or send an e-mail to [rhill@hhcllp.com](mailto:rhill@hhcllp.com) if you see a possible violation that needs to be inspected.



April 6, 2009

**HARRIS COUNTY IMPROVEMENT  
DISTRICT #6**

**BOARD OF DIRECTORS**

Michael Grover, *Chairman*  
Randall Ellis, *Vice Chairman*  
Brad Nagar, *Secretary*  
Tom Fricke  
Kathy Hubbard  
Tammy Manning  
Jerry Simoneaux  
Claude Wynn

**EXECUTIVE DIRECTOR**

David Hawes

**ASSISTANT EXECUTIVE  
DIRECTOR**

Susan Hill

**DIRECTOR OF  
COMMUNITY SERVICES**

Josh Hawes

**COMMUNITY SERVICES LIAISON**

Roy Hill

**District Office**

P.O. Box 22167  
Houston, Texas 77227-2167  
Tel: 713-595-1200  
Fax: 713-541-9906

Wulfe & Company

Adam Brackman or Monte Large  
12 E. Greenway Plaza, Suite 1500  
Houston, TX 77046

To Adam Brackman or Monte Large:

I am the Community Services Liaison for Harris County Improvement District #6, the East Montrose District. I inspected the District today for overgrown vacant lots, illegal dumping and other violations I report to Neighborhood Protection for abatement.

I noticed the condition of the property you have for lease at 904 Westheimer, the old Felix Restaurant (pictures enclosed). The District would greatly appreciate your cleaning up the area as soon as possible and maintaining it regularly. We are greatly concerned with the appearance of the District, and especially at major intersections. And as you know, a property that looks better, sells, or leases, easier.

Thanks for your help in this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Roy Hill'.

Roy Hill

Harris County Improvement District #6 Community Services Liaison

cc: Harris County Improvement District #6 Board of Directors





PICTURE TAKEN 4-6-2009

**904 WESTHEIMER  
OLD FELIX RESTAURANT**

**KEY MAP 493S**





PICTURE TAKEN 4-6-2009

**904 WESTHEIMER  
OLD FELIX RESTAURANT  
KEY MAP 493S**







**PICTURE TAKEN 4-6-2009**

**904 WESTHEIMER  
OLD FELIX RESTAURANT**

**KEY MAP 493S**







PICTURE TAKEN 4-6-2009

**904 WESTHEIMER  
OLD FELIX RESTAURANT**

**KEY MAP 493S**





## HCID #6 EAST MONTROSE DISTRICT

### Cleanup Update May 2009 meeting

Staff inspected the District for overgrown vacant lots, illegal trash dumps, inoperable vehicles and abandoned houses and businesses. Reports were submitted to Neighborhood Protection for abatement.

#### *Violations were found in the following locations:*

Harris County Tax Account No.	014-147-001-0012
Lot and Block No.	Tracts 12 & 13A, Block 1
Property Address	4305 Jack, Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	014-147-001-0011
Lot and Block No.	Tracts 11 & 12A, Block 1
Property Address	4307 Jack, Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	030-157-000-0001
Lot and Block No.	Lot 1, Tract 2, Block 5
Property Address	905 Woodrow, <b>SW corner of Woodrow &amp; Kyle</b> , Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	044-212-000-0002
Lot and Block No.	Tract 1B
Property Address	2311 Grant, <b>SE corner of Grant &amp; Jackson</b> , Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	037-076-000-0005
Lot and Block No.	Lot 5, Block 12
Property Address	2119 Converse, <b>NE corner of W. Drew &amp; Converse</b> , Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>

Harris County Tax Account No.	037-077-000-0003
Lot and Block No.	Lot 3, Block 13
Property Address	902 Welch, NW corner of Welch & Converse, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0006
Lot and Block No.	Lot 6, Block 2
Property Address	1013 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0007
Lot and Block No.	Lot 7 & 8, Block 2
Property Address	1017 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0009
Lot and Block No.	Lot 9, Block 2
Property Address	1107 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0010
Lot and Block No.	Lot 10, Block 2
Property Address	1109 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0011
Lot and Block No.	Lot 11, Block 2
Property Address	1111 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	010-166-000-0012
Lot and Block No.	Lot 12, Block 2
Property Address	1115 Montrose, SE corner of Montrose & W. Dallas, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>

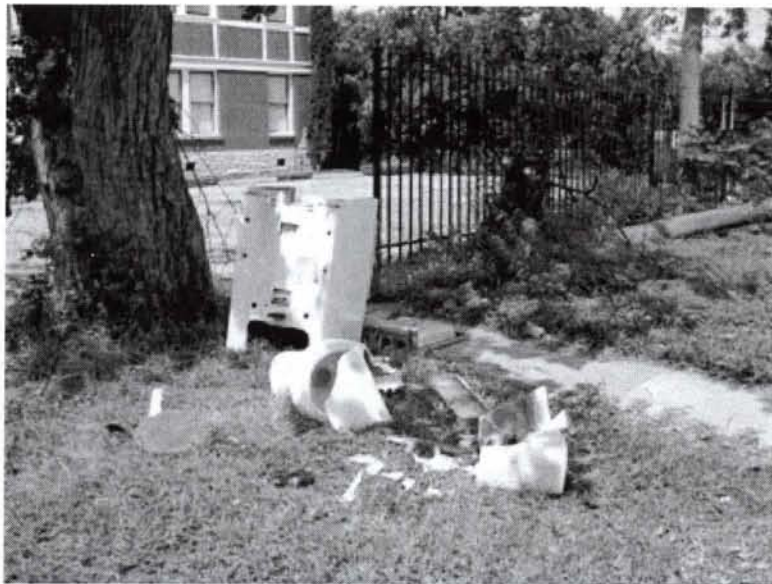


Harris County Tax Account No.	054-176-000-0010
Lot and Block No.	Lot 10, Block 2
Property Address	419 Peden, Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	030-155-000-0011
Lot and Block No.	Tract 11, Block 13
Property Address	715 Woodrow, <b>at SW corner of Greeley and Woodrow</b> , Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	014-148-000-0007
Lot and Block No.	Lot 7, Block 2
Property Address	4326 Jack, <b>at NW corner of Jack &amp; Oakley</b> , Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	014-147-001-0001
Lot and Block No.	Tracts 1 & 2A, Block 1
Property Address	511 Richmond, Key Map 493W
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>
Harris County Tax Account No.	054-137-000-0017
Lot and Block No.	Lot 17, Block 3
Property Address	1201 Crocker, <b>one door north of 1203 Crocker</b> , Key Map 493N
Date of Violations	Description of Violations
<b>May 6, 2009</b>	<b>Overgrown vacant lot needs trash pickup &amp; mowing</b>

• *Two graffiti sites in Montrose, reported to the abatement crew:*

1. On the roof of the car wash at 918 W. Alabama – on the side
2. On a stop sign at the SE corner of W. Clay and Crocker

● *Illegal trash dump reported to Neighborhood Protection*



## Illegal trash dump at vacant lot at Richmond and Jack

[illegible]

Staff will continue to look for violations and other problems as they arise. Please call Roy Hill at 713-595-1207 or 713-724-2189 or send an e-mail to [rhill@hhcllp.com](mailto:rhill@hhcllp.com) if you see a possible violation that needs to be inspected.

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## REAL ESTATE

### Complex from 1940s set to be demolished

By NANCY SARNOFF HOUSTON CHRONICLE

April 12, 2009, 10:50AM

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A historic Inner Loop apartment complex, once slated for a high-rise redevelopment, was shut down last week after city officials ordered residents to vacate the property.

After an inspection in January uncovered building and fire code violations, the owner gave the tenants 30 days to move out, according to public works official Doug Anders.

"The ownership had already decided to vacate the property for demolition," he said.

The complex is the 1940s Wilshire Village apartments at the corner of West Alabama and Dunlavy, one of three Federal Housing

Administration-insured garden apartment complexes built here and the only one still in existence, according to architectural historian Stephen Fox.

In 2005, the owner announced plans to tear it down and possibly build an upscale tower in its place.

Matt Dilick, a commercial real estate developer who controls the partnership that owns Wilshire Village, said the demolition process will start "relatively soon."

"The buildings are unsafe, and for numerous years prior groups have not kept the buildings maintained or the property up to city code," he said. "The dilapidated buildings are an eyesore to the public and to the numerous homeowners and businesses in the area."

The city estimates just 20 or 25 residents lived in the complex that sprawls across eight acres in the Montrose neighborhood.

Dilick said he and the city provided assistance to the tenants to find them new housing. They were all on month-to-month leases.

As far the property's redevelopment, "plans have not been released," said Dilick, adding that the prime site is best suited for apartments, shops and a hotel.

#### Foreclosure figures

More than \$2 billion worth of commercial real estate in the Houston area is in foreclosure or in some sort of financial stress, according to data from Delta Associates, a property research firm in Alexandria, Va.

The company defines a stressed property as one where the owner or tenant is in financial trouble or the landlord has a major loan against the property coming due within six months which, under current capital market conditions, "could be catastrophic," said Gregory Leisch, chief executive of Delta Associates.

The data, which was for the week of April 7, covered the office, retail, multifamily, land and industrial sectors.

Those properties in the worst shape: apartments and shopping centers. Some \$500 million worth of multifamily and retail assets were taken back by their lenders or were in some stage of default, the data showed.

Office and industrial properties were relatively healthy.

But the land market had the highest value of property in stress.

The data said \$788 million worth of land assets were at risk of becoming distressed this summer and fall.

Borrowers shut out of the jumbo loan market now might have a reason to get back in.

#### Rates dropping

Rates on 30-year fixed-rate jumbo loans were 6.8 percent, nearly their lowest level since May 2007, according to Bankrate.com's latest national weekly survey.

The availability of jumbo loans — those exceeding \$417,000 — dropped off as investors in the secondary market lost their appetite for these higher-risk mortgages. Jumbo mortgages are considered "nonconforming," meaning Fannie Mae and Freddie Mac won't buy them.

Demand from borrowers shrunk, too, as lenders required more money down and higher interest rates.

While underwriting is still stringent, Bank of America said it's offering jumbo mortgage rates in the high 5 percent range.

"Starting in January, we really started to improve our pricing and attract more jumbo loans into our portfolio," said Vijay Lala, a product executive for the bank. "These loans, if done right, are very strong assets."

Borrowers still must have credit scores of around 720 or higher and put down at least 20 percent.

Ken Jacobson, vice president and head of the executive lending division Hometrust Mortgage Co. in Houston, said he hasn't had any trouble getting borrowers approved for jumbo loans — providing they have good credit, plenty of assets and a down payment.

"There's plenty of money to loan in the jumbo market," he said.

nancy.sarnoff@chron.com



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RoWB wrote:

"The buildings are unsafe, and for numerous years prior groups have not kept the buildings maintained or the property up to city code," he said. "The dilapidated buildings are an eyesore to the public and to the numerous homeowners and businesses in the area."



(0)

Since Mr. Dillick has been the owner since 2005, this is a disingenuous remark on his part. He always planned to build something there. However, he didn't want to build in 2005 for whatever reason. However, he wanted to keep residents in place until he was ready to build because it is cheaper to insure an occupied complex. But he operated the complex as a slumlord for 4 years, doing no repairs or maintenance on the property he owned. He himself was one of the "prior groups" he pretends to condemn.

Then once he was ready to demolish, he called the fire department to report code violations--thus forcing his tenants to move. Handy way to clear away troublesome old tenants, wouldn't you say?

Dillick is a real piece of work. I would be very reluctant to buy a condo or rent an apartment from him. Caveat emptor...

4/13/2009 11:28:09 AM

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dancefan21 wrote:

Matt Dillick has obviously never seen his own property (Wilshire Village) if he thinks "the prime site is best suited for apartments, shops and a hotel." Except for a small strip center across Dunlavy, the property is in a neighborhood surrounded by small multiplexes (duplex-quadplex) and single-family houses that are currently selling for \$400 K for 60yo houses, \$700 K for new. That green, leafy plot of land with its many large old trees would be perfect for an upscale (not highrise) complex, or, as someone pointed out elsewhere, 50 SFH on 1/6 acre each.

4/13/2009 7:47:41 AM

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McGrady4Prez wrote:

"Jumbo mortgages are considered 'nonconfirming,' ..."



(28)

I think you mean "nonconforming". So does a "nonconforming" loan mean that no one ever tells you if you got approved or not...or is that just a typical Chronicle typo?

4/13/2009 10:13:30 AM

Recommend: (4) (0)

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Correction: Dillick has apparently been either the owner or the head of company that owned it since 2002! So he did apparently did no maintenance for 7 years! Jeepers!

4/13/2009 2:20:56 PM

Recommend: (4) (0)

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intrepid wrote:

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Recommend: (3) (0)

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**HEARST** newspapers

## Tattered complex to bite the dust

### Residential tower to take place of apartments in Montrose area

By **NANCY SARNOFF** Copyright 2005 Houston Chronicle

May 14, 2005, 6:57PM

A run-down apartment complex in the heart of a trendy inner-city neighborhood is set to be demolished by developers who want to replace it with an upscale residential project.

Developer Matt Dilick said he is working on a master plan for the Montrose-area property at the southwest corner of Dunlavy and West Alabama, including a residential tower that could go as high as 16 stories.

Dilick said he'll reveal more details when the designs are further along.

Located on about eight acres at a prominent corner along West Alabama, the 1940s apartment complex is called Wilshire Village.

It was one of three Federal Housing Administration-insured garden apartment complexes built here, and the only one still in existence, according to architectural historian Stephen Fox.

The historic property has not aged well.

In recent years, folks have scratched their heads about the complex, which hasn't always appeared occupied, although never abandoned, either.

The property is made up of a series of two-story brick buildings separated by open grassy areas.

The grass and shrubs have always stayed cut and manicured, but the buildings themselves tell another story.

The apartment buildings are dingy, and many of them have chipped paint and rusted or broken windows.

Fox said the property has a "wonderful parklike environment," which should be used as a model for new housing in Houston.

"I would lament as much the loss of the grounds and vegetation as the buildings," he said.

Wilshire Village has long been a haven for architecture students, he added.

Dilick is partnering on the Montrose project with Jay Cohen, whose family originally built the apartments.

The local developer has experience replacing the old with the new.

Last year, he demolished the old Bayou on the Bend apartments on Memorial Drive just west of Shepherd. He's building a new apartment complex in its place.

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### Dallas instead of Houston

Houston lost out on a new corporate headquarters when Fluor Corp. announced last week that it will move its top brass to Dallas.

Fluor said it's moving its headquarters and about 100 people from Southern California to the Dallas-Fort Worth area because of its central location. It will add about 70 jobs there.

Herb Appel, president of the Greater Fort Bend Economic Development Council, had been trying to lure Fluor's corporate headquarters to Sugar Land, where it already has 2,500 workers at the company's largest facility.

But there was never as much as a meeting to discuss the possibility of moving, he said.

"The decision was tightly held," said Appel, who first heard the news on Tuesday when it was announced.

Fluor, one of the world's largest engineering and construction firms, has had a major presence in Sugar Land for nearly 20 years.

Chief Executive Alan Boeckmann said last week in a conference call that the move to Dallas would "more efficiently serve our global client base."

Most of the engineering company's customers are in Texas and on the East Coast, he said, and Dallas' North Texas location was a crucial factor.

Boeckmann wouldn't say where specifically the company would locate in the Dallas area, but that the company will occupy between 80,000 and 100,000 square feet of space in a building close to Dallas-Fort Worth International Airport.

That could amount to a boon for our neighbor to the north, whose office vacancy rate is nearly 24 percent, according to the Newmark real estate firm.

### The Warwick no more

It's official. The historic Warwick Hotel has changed ownership and its 80-year-old name.

The property will be reflagged as the Hotel ZaZa after a major renovation, which is expected to begin in the summer. The hotel will reopen with the ZaZa name next spring, according to Utah-based Gemstone Resorts International, which will manage the property.

When the hotel changed hands earlier this year, the new owners said they might not change the name.

But the quirky label apparently has worked in Dallas, home to the only other Zaza property. The hotel and its restaurant, Dragonfly, have received accolades from travel publications since it opened in 2003.

Plans call for renovating each of the Houston hotel's 308 guest rooms and adding a restaurant, spa and health club.

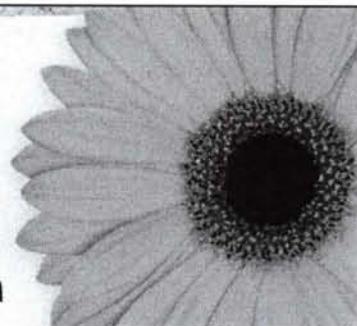
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### Village at Gleannloch Farms

Lutheran Social Services is building a retirement community of 130 apartments and cottages in northwest Houston that will include a fitness facility, arts studio and walking trails.

Developed by Greystone Communities, the project, called the Village at Gleannloch Farms, will be for seniors 62 and older.

Tucked away in the master-planned community of Gleannloch Farms, the project will be designed to feel like a small village with Arts and Crafts-period influences.

Common areas will have wood paneling, stained glass and wood-beamed ceilings.

ThreeArchitecture and Faulkner Design Group of Dallas designed the project.

Located on 25 acres at Champions Forest Drive and North Pointe Boulevard, the facility will offer skilled nursing and memory support services.

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