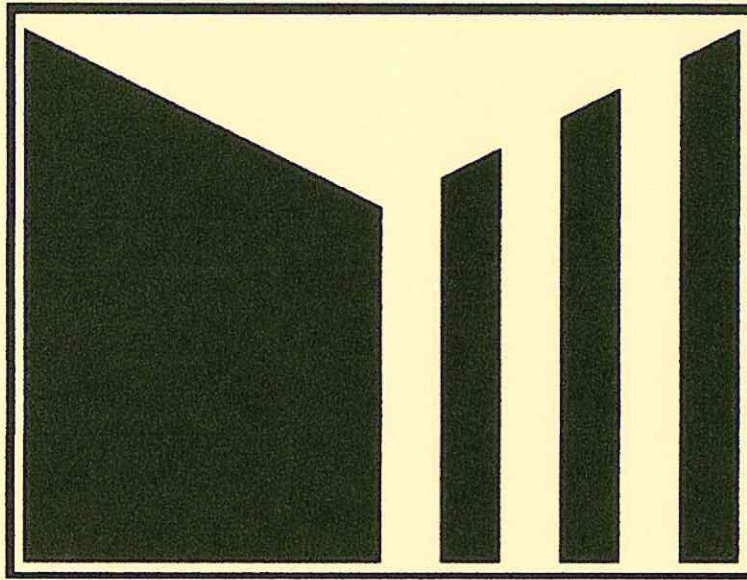
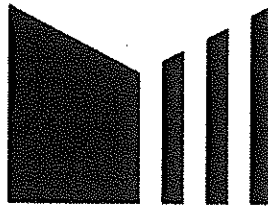


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

August 11, 2014



**MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING**

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

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, August 11, 2014, at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 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. Approve minutes of meeting held July 14, 2014.
3. Accept Oaths of Office, Sworn Statements, and Bonds from newly appointed board members.
4. Receive public comments.
5. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
6. Receive and consider District's monthly financial report, including; pay invoices.
7. Receive Executive Director's Monthly Report on District initiatives.
 - Consider approval of bidding documents for District Branding Signage
8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
9. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 8 on the agenda.
10. Announcements.
11. Adjourn.



Bill Gibson

Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

2. Approve minutes of meeting held July 14, 2014.

**MINUTES OF THE MEETING OF THE
MONTROSE MANAGEMENT DISTRICT
BOARD OF DIRECTORS**

July 14, 2014

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of Montrose Management District held a regular meeting, open to the public, on Monday, July 14, 2014, at 12:00 p.m. at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Claude Wynn, <i>Chairman</i>	Position 9 -	Kathy Hubbard, <i>Treasurer</i>
Position 2 -	Dana Thorpe	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, <i>Vice Chairman</i>	Position 11 -	Bobby Heugel
Position 4 -	Cassie Stinson, <i>Secretary</i>	Position 12 -	Brad Nagar, <i>Asst Secretary</i>
Position 5 -	Lane Llewellyn	Position 13 -	<i>vacant</i>
Position 6 -	<i>vacant</i>	Position 14 -	<i>vacant</i>
Position 7 -	<i>vacant</i>	Position 15 -	Randall Ellis
Position 8 -	Robert Jara		

and all were present with the exception of Directors Stinson, Llewellyn, Heugel and Ellis, thus constituting a quorum. Also present were Bill Calderon, Susan Hill, Phillip Wagner, Linda Clayton, Gretchen Larson and Marie Cortes, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Barry Abrams, Blank-Rome; Pat Hall, Equi-Tax, Inc.; Caryn Adams, Municipal Accounts; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Dennis Beedon; Montrose Business Ambassador; Tawny Tidwell; Victor Beserra, HPD; Daphne Scarbrough, Richmond Avenue Coalition; Eugene Nosad, Avondale Association; Tarek Salti, Pepperonis; Lutfi Rukab; and Chris Valdez, PrimerGrey. Chairman Wynn called the meeting to order at 12:08 p.m.

APPROVE MINUTES OF MEETING HELD JUNE 9, 2014.

Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the June 9, 2014, Board meeting as presented.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

CONSIDER RESOLUTION WAIVING AUTOMATIC RESIGNATIONS OF DIRECTORS.

Mr. Calderon went over the Resolution Waiving Automatic Resignations of Directors, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Mitchmore, and being seconded by Director Hubbard, the Board voted unanimously to approve the Resolution Waiving Automatic Resignations of Directors Bobby Heugel and Randall Ellis.

RECEIVE AND CONSIDER DISTRICT'S MONTHLY FINANCIAL REPORT, INCLUDING PAY INVOICES.

Ms. Adams presented the District's Monthly Financial Report and went over the invoices, included in the Board agenda materials. Upon a motion duly made by Director Hubbard, and being seconded by Director Mitchmore, the Board voted unanimously to accept the Monthly Financial Report and approved payment of invoices, as presented.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.

Mr. Calderon reported work continues on the Special Parking Application and District branding signs. He reported the contract for the branding signs was expected to be slightly higher than anticipated. He reported the website was continuing to be revamped, and after redesign and hiring the professional writers website traffic had increased. Mr. Calderon reported a new pizzeria had contacted the District regarding an esplanade in front of their store and they were wanting to provide landscaping for the same. Mr. Calderon reported the pizzeria would be providing a recommendation to the District for consideration.

a. Consider Resolution of Endorsement of the METRO System Reimaging Plan.

Mr. Calderon reported the Mobility and Visual Improvements Committee discussed the METRO System Reimaging Plan. He reported the engineers reviewed the plan and provided a report of the benefits the District would receive from the new plan. After consideration, the Committee was recommending approval of the Resolution supporting the METRO System Reimaging Plan. Upon a motion duly made by Director Nagar, and being seconded by Director Mitchmore, the Board voted unanimously to approve the Resolution Providing Endorsement of the METRO System Reimaging Plan, as presented.

b. Consider contract with BIO for maintenance of District esplanades.

Mr. Calderon went over the contract with BIO for maintenance of the esplanades, included in the Board agenda materials. Upon a motion duly made by Director Mitchmore, and being seconded by Director Nagar, the Board voted unanimously to approve the Contract with BIO for maintenance of the District esplanades, as presented.

c. Consider recommendation to sell 2011 Ford Escape to CarMax; and authorize the Executive Director to complete all necessary documentation.

Mr. Calderon reported CarMax had previously offered \$8,000 for the 2011 Ford Escape; however, Texas Direct Auto had submitted an offer with an estimate of \$10,000. Upon a motion duly made by Director Nagar, and being seconded by Director Mitchmore, the Board voted unanimously to authorize the Executive Director to sell the 2011 Ford Escape to Texas Direct Auto and complete all necessary documents to effectuate the same.

d. Consider the Finance Committee's recommendations on waivers of assessments.

Mr. Calderon reported the Finance Committee had reviewed several waiver of assessment requests received. He reported after discussion with legal counsel, it was recommended the District adhere to its policy previously adopted regarding waiver of penalty and/or interest. No action from the Board was required.

Officer Beserra presented the Patrol Report for June and answered questions. Director Mitchmore requested Officer Beserra provide a year-to-date analysis on his report. No action from the Board was required.

RECEIVE DISTRICT'S MONTHLY ASSESSMENT COLLECTION REPORTS AND BILLING AND ASSESSMENT SUMMARIES, LAWSUIT AND ARBITRATION STATUS DETAILS, AND DELINQUENT ASSESSMENT REPORTS.

Ms. Hall presented the Monthly Assessment Collection Report, included in the Board agenda materials. She reported 96% collected for the East zone with no uncertified properties and 96% collected for the West zone with no uncertified properties. She reported all delinquent accounts had been turned over to Perdue for collection. She reported a lawsuit had been filed by the county against the appraisal district for undervaluing properties by approximately 15%. She reported as a result it will more than likely delay the appraisal district certifying the values. No action from the Board was required.

CONSIDER DISADVANTAGED BUSINESS ENTERPRISE POLICY.

Mr. Calderon reported a draft of the policy prepared by legal counsel was included in the Board agenda materials. After general discussion, a motion was made by Director Jara, and being seconded by Director Hubbard, the Board voted unanimously to delay consideration of the Disadvantaged Business Enterprise Policy in order for the Finance Committee to review the policy and make any changes necessary.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.017, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS LITIGATION, AND MATTERS RELATED TO THE SAME.

The Board convened in executive session at 12:52 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO ITEM 9 ON THE AGENDA.

The Board reconvened from executive session at 1:21 p.m. No action was taken.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:21 p.m.



Secretary

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

5. Receive the Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Summary, and Delinquent Assessment Report.

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
July 2014
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$507,567.02	\$487,743.28	\$19,823.74	96%
2012	0.12500	\$431,732.28	\$427,970.01	\$3,762.27	99%
2011	0.12500	\$410,039.70	\$409,661.46	\$378.24	99%
2010	0.12500	\$402,221.57	\$402,184.07	\$37.50	99%
2009	0.12500	\$419,939.17	\$419,901.67	\$37.50	99%
2008	0.12500	\$396,675.13	\$396,650.13	\$25.00	99%
2007	0.12500	\$309,868.58	\$309,849.83	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2013 Assessment Collected	2,189.78	438,873.76
2012 Assessment Collected	1,193.12	2,743.96
2011 Assessment Collected	0.00	-607.19
2010 Assessment Collected	0.00	313.75
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	699.07	6,467.53
Overpayments	0.00	20,684.78
CAD Lawsuits	0.00	2,984.18
CAD Corrections	0.00	1,311.50
Collection Fees	501.42	1,611.16
Court Fees	0.00	0.00
Total Revenue	4,583.39	474,383.43
Overpayments Presented for Refund	0.00	24,979.88
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	409,816,024	Uncertified:	0
ASSESSED VALUE FOR 2012:	345,694,982	Uncertified:	0
ASSESSED VALUE FOR 2011:	328,053,447	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,799,663	Uncertified:	0
ASSESSED VALUE FOR 2009:	336,117,938	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,339,817	Uncertified:	0
ASSESSED VALUE FOR 2007:	322,144,526	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962019

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,849.83	
2008	0.12500	344,250	327,038	396,650.13	
2009	0.12500	351,135	333,578	419,901.67	
2010	0.12500	358,158	340,250	402,184.07	
2011	0.12500	365,321	347,055	409,661.46	
2012	0.12500	372,627	353,996	427,970.01	
2013	0.12500	380,080	361,076	\$487,743.28	
2014	0.12500	387,681	368,297		
2015	0.12500	395,435	375,663		
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

July 2014

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLJ 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	1269280010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	62,800,000	78,500.00
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	14,054,250	17,567.81
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	9,716,385	12,145.48
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	8,357,357	10,446.70
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77008-6564	0140670000002 0140250000001 0140250000002 0140250000005 0140660000002 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009 0180340000001 0180340000002 0180340000003 0180340000011 0140660000004 0180340000012 0261510000020 0261510000021 0261510000027 0442130000001 0140680000009	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 2401 GRANT ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 1002 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1007 MISSOURI ST 77006 907 FAIRVIEW ST 77006 1005 MISSOURI ST 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006 810 HYDE PARK BLVD 77006	VARIOUS COMMERCIAL	8,337,163	10,391.61

MONTROSE DISTRICT EAST ZONE

July 2014

		TOP TEN ASSESSMENT PAYERS				
		1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	10,030,448	9,239.10
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093						
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614		1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	5,825,000	7,281.25
4119 MONTROSE LIMITED 4200 MONTROSE BLVD HOUSTON TX 77006-4963		1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,526,228	5,657.79
3815 MONTROSE BLVD LP 3815 MONTROSE BLVD STE 211 HOUSTON TX 77006-4666		1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS	4,066,056	5,082.57
102 104 GREENWICH ST MANHATTA % RICHMOND MONTROSE CVS LP 1 CVS DR WOONSOCKET RI 02895-6146		1258090010001	1003 RICHMOND AVE 77006	RETAIL PHARMACY	3,843,472	4,804.34

MONTROSE DISTRICT EAST ZONE

July 2014						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	SINGLE-FAMILY	2013	2,511.16	
COOKS CORNER LLC 8201 KEMPWOOD DR HOUSTON TX 77055-1044	92 026 206 001 0001	817 WESTHEIMER RD 77006	VACANT	2013	1,847.79	
HAGERTY THOMAS & VERONICA C/O HAGERTY ADVERTISING GROUP 3611 MONTROSE BLVD HOUSTON TX 77006-4691	92 026 156 000 0016	3611 MONTROSE BLVD #3 77006	COMMERCIAL	2012 - 2013	1,670.94	
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	COMMERCIAL WAREHOUSE	2012 - 2013	1,530.16	
YOSHIDA NAOMITSU & MAEMI 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE BLVD 77006	RESTAURANT	2013	1,492.50	
VALLE FANCISCO G 815 RICHMOND AVE HOUSTON TX 77006	92 014 150 000 0015	815 RICHMOND AVE 77006	COMMERCIAL	2012 - 2013	1,481.30	
GAMRU PROPERTIES LTD 501 SUL ROSS ST HOUSTON TX 77006-5030	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2013	1,460.69	
COSA BELLA LTD 2321 MCDUFFIE ST HOUSTON TX 77019-6527	92 018 034 000 0009	1009 MISSOURI ST 77006	COMMERCIAL	2012 - 2013	1,208.79	
SPRECHER DAVID S P O BOX 1388 WALLER TX 77484-1388	92 037 081 000 0023	2205 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	1,162.91	
TREVINO EDUARDO & AMERICA 2313 MONTROSE BLVD HOUSTON TX 77006-1251	92 018 045 000 0001	1018 FAIRVIEW ST 77006	RESTAURANT	2013	1,018.53	

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 6/6/2014**

Jur 930

Summary

For Tax Years 2007-2013, for the period of June 2009 through May 2014

Settled

478,015,016	Original value of Settled accounts as of 6/6/2014
140	Number of Settled accounts as of 6/6/2014
44,881,105	Reduction in value of Settled accounts
9.39%	Average % reduction in value of Settled accounts

Unsettled

155,540,641	Original value of Unsettled accounts as of 6/6/2014
68	Number of Unsettled accounts as of 6/6/2014

.125 Tax rate per \$100 valuation

\$18,255 Estimated reduction in assessment on 68 Unsettled accounts,
based on 9.39% average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
July 2014
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$1,150,925.50	\$1,109,282.38	\$41,643.12	96%
2012	0.12500	\$972,674.33	\$964,893.65	\$7,780.68	99%
2011	0.12500	\$884,073.47	\$880,674.75	\$3,398.72	99%
2010	0.12500	\$868,215.84	\$866,482.73	\$1,733.11	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2013 Assessment Collected	803.31	1,044,607.19
2012 Assessment Collected	0.00	-3,152.87
2011 Assessment Collected	0.00	538.89
2010 Assessment Collected	0.00	407.50
Penalty & Interest	176.52	7,893.62
Overpayments	0.00	19,440.79
CAD Lawsuits	281.51	15,195.89
CAD Corrections	0.00	0.00
Collection Fees	108.52	1,485.04
Court Fees	0.00	0.00
Total Revenue	1,369.86	1,086,416.05
Overpayments Presented for Refund	3,149.30	34,636.56
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	920,839,376	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,844,119	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,258,348	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,570,294	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962086

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	868,216	824,805	\$866,482.73	
2011	0.12500	885,580	841,301	\$880,674.75	
2012	0.12500	903,292	858,127	\$964,893.65	
2013	0.12500	921,358	875,290	\$1,109,282.38	
2014	0.12500	939,785	892,796		
2015	0.12500	958,580	910,651		
2016	0.12500	977,752	928,864		
		6,454,563	6,131,834		645,456

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT WEST ZONE

July 2014

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001 0442250000170 0442250000169 0442250000168 0442250000145 0442250000110 0442250000105 0442250000005 0442250000002 0442250000171	2005 W GRAY ST 77019 1953 W GRAY ST 77019 1953 W GRAY ST 77019 2028 W GRAY ST 77019 2001 W GRAY ST 77019 2020 W GRAY ST 77019 2010 W GRAY ST 77019 2002 W GRAY ST 77019 1950 W GRAY ST 77019 2017 W GRAY ST 77019	VARIOUS COMMERCIAL	65,415,796	81,769.74
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	59,817,107	74,771.38
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	40,600,000	50,750.00
4310 DUNLAVY LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001 0660870040002 0660870040001 0660870020006	4310 DUNLAVY ST 236 77006 4403 WOODHEAD ST 16 77098 4403 WOODHEAD ST 77098 4315 WOODHEAD ST 8 77098	MULTI - FAMILY	37,180,166	46,475.21
ANBIL II-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011 1170070010001 1170070020001 0730810030007	1505 W CLAY ST 77019 1422 W GRAY ST 77019 1414 WAUGH DR 77019 1521 W CLAY ST 77019	SHOPPING CENTER	36,544,543	45,680.68
TEXAS ABERCROMBIE FAMILY INT LTD 730 N POST OAK RD STE 110 HOUSTON TX 77024-3854	1327190010001 1327190010002	0 W ALABAMA ST 77098 1701 W ALABAMA ST 77098	SUPERMARKET	25,505,202	31,881.50
WEST GRAY RESIDENTIAL LP C/O THE HANOVER CO EARL MALLEY 5847 SAN FELIPE ST STE 3600 HOUSTON TX 77057-3263	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY	19,179,417	23,974.27
SHEPHERD INV LP 1800 POST OAK BLVD 6 BLVD PLACE STE 400 HOUSTON TX 77056	0442600000001	2075 WESTHEIMER RD 77098	SHOPPING CENTER	15,899,000	19,873.75

MONTROSE DISTRICT WEST ZONE

July 2014					
		TOP TEN ASSESSMENT PAYERS			
5020 INVESTMENTS LTD 5959 RICHMOND AVE STE 440 HOUSTON TX 77057-6325	03602400000003	5020 MONTROSE BLVD 77006	OFFICE BUILDING	15,725,000	19,656.25
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000173	2030 W GRAY ST 77019	SHOPPING CENTER	15,307,574	19,134.47

MONTROSE DISTRICT WEST ZONE

July 2014						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	6,931.03	
MCELROY VALERIE & JOHN P O BOX 540101 HOUSTON TX 77254-0101	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2013	3,121.50	
KNA SPRINGFIELD VENTURE 550 WAUGH DR HOUSTON TX 77019-2002	94 044 255 000 0020	2030 WESTHEIMER RD 77019	RETAIL	2013	2,894.83	
LEVEL HEADED CHOW LLC 4721 N MAIN ST STE Q HOUSTON TX 77009-4400	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2013	2,713.95	
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77056-4230	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL VACANT	2010 - 2013	2,004.75	
YEUNG INSTITUTE LLC 1103 BANKS ST HOUSTON TX 77006-6113	94 124 782 001 0001	1103 BANKS ST 77006	SURGICAL CENTER	2013	1,906.25	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND ST #1 77002	COMMERCIAL	2012 - 2013	1,576.16	
SAFOS CHRIST 3838 GRENNCH LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012 - 2013	1,541.16	
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	RETAIL	2013	1,425.00	
NGUYEN LINH 3455 LEBON DR APT 1516 SAN DIEGO CA 92122-5271	94 124 558 001 0001	1425 W GRAY ST 77019	COMMERCIAL	2011 - 2013	1,385.55	

Harris County Improvement District No. 11 Lawsuit and Arbitration Status Summary as of 6/6/2014

Jur 939

Summary

For Tax Years 2010-2013, for the period of September 2010 through May 2014

Settled

726,086,464	Original value of Settled accounts as of 6/6/2014
206	Number of Settled accounts as of 6/6/2014
45,948,717	Reduction in value of Settled accounts
6.33%	Average % reduction in value of Settled accounts

Unsettled

141,091,196	Original value of Unsettled accounts as of 6/6/2014
92	Number of Unsettled accounts as of 6/6/2014

.125 Tax rate per \$100 valuation

\$11,161 Estimated reduction in assessment on 92 Unsettled accounts,
based on **6.33%** average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
August 11, 2014

Amounts shown are 2013 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Valerie & John McElroy 11-13 assessments \$3,121.50, *1223 Waugh Dr.-0591730000003*
Level Headed Chow LLC 10-13 assessments \$2,713.95, *3414 Graustark St.-0261980000005*
Heirs of Maude Eisemann 10-13 assessments \$2,004.75, *1116 W. Gray St.-0101670000030*
Gamru Properties Ltd. 12-13 assessments \$1,460.69, *506 Sul Ross St.-0082700000005*
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10
assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-
0560410000001

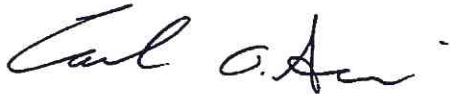
Bankrupt, claim filed:

Diane Iannucci dba Sacred Heart Studio, Inc. \$372.97, *327 Westheimer Rd.-0041410000026*

Paid in full:

Clifton O. Love \$820.36, *1915 Dallas St.-0570310000016*

If you have any questions, please feel free to contact me.



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

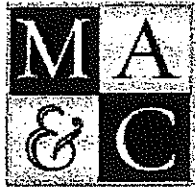
Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Receive and consider the District's monthly financial report including payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

August 11, 2014

Montrose Management District
Cash Flow Report - Checking Account

As of August 11, 2014

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/15/2014				\$7,283.21
Receipts				
	Wire Transfer		10,000.00	
	Wire Transfer		125,000.00	
Total Receipts				135,000.00
Disbursements				
4283	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(2,577.38)	
4284	Mr. Dirt of Texas	Street Sweeping Expense	(6,221.50)	
4285	Aaron M Day	Security Expense	(2,027.92)	
4286	Adalberto R Ramos	Security Expense	(1,629.40)	
4287	Brian M Alms	Security Expense	(1,340.15)	
4288	Chad J Wall	Security Expense	(407.82)	
4289	Francisco R Gomez	Security Expense	(387.87)	
4290	John E Obenhaus	Security Expense	(1,462.84)	
4291	Joseph C Mabasa	Security Expense	(2,260.89)	
4292	Juan Arroyo	Security Expense	(2,343.18)	
4293	Lee T Jaquarya	Security Expense	(2,260.90)	
4294	Leon Laureano.	Security Expense	(1,645.68)	
4295	Ricardo Gonzales	Security Expense	(727.21)	
4296	Richard J Bass	Security Expense	(955.76)	
4297	Sean M Blevins	Security Expense	(595.66)	
4298	Todd L Thibodeaux	Security Expense	(1,840.53)	
4299	Victor Beserra.	Security Expense / Coordinator Fee	(4,209.23)	
4300	Natalie Flores	Security Expense	(195.55)	
4301	Katz Real Estate LP	Assessment Refund	(131.36)	
4302	Katz Real Estate LP	Assessment Refund	(125.00)	
4303	Texas Abercrombie Family Intl	Assessment Refund	(2,892.94)	
4304	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4305	ALLY	Vehicle Lease	(938.00)	
4306	Amber Ambrose	Editorial Expense	(1,000.00)	
4307	Claudia Kolker	Editorial Expense	(6,400.00)	
4308	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
4309	Dennis C. Beedon	Business Ambassador Program Services	(2,656.93)	
4310	e-Vision 1 Productions, LLC	MMD Video Archive	(2,500.00)	
4311	Equi-Tax, Inc.	Tax Services	(1,393.12)	
4312	Greater East End Management District	Graffiti Abatement Services	(5,760.00)	
4313	Harris County Treasurer	Legal Fees	(5,069.45)	
4314	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(19,986.87)	
4315	Houston Arts Alliance	Syndication Services - Pmt 12 of 12	(250.00)	
4316	Lawrence & Associates	Economic Development	(1,000.00)	
4317	Magoo's Print Shop	Marketing Expenses	(80.14)	
4318	McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense	(3,000.00)	
4319	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,705.54)	
4320	Perdue Brandon, Fielder, Collins & Mort	Delinquent Tax Coll	(609.94)	
4321	Primer Grey	Website Maintenance	(4,000.00)	
4322	SentiForce	Mobile Camera Program	(250.00)	
4323	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	
4324	Tawny Tidwell	Social Media Consulting Services	(3,550.00)	
4325	United Graphics	Newsletter	(557.00)	
4326	Walter P. Moore	West Montrose Mobility Study	(6,857.10)	
4327	Gandy Squared Lighting Design	Bridge Lighting Design	(12,296.14)	

Montrose Management District
Cash Flow Report - Checking Account
 As of August 11, 2014

Num	Name	Memo	Amount	Balance
Disbursements				
4328	Bankcard Center	Credit Card Expenses	0.00	
4329	Comcast	Office Expense	0.00	
4330	Verizon Wireless	Cell Phone Expense	0.00	
Wire	Texas Workforce Commission	Quarterly SUTA Taxes	(833.84)	
Wire	United States Treasury	Monthly Payroll Taxes	(7,397.56)	
Total Disbursements				<u>(129,083.40)</u>
BALANCE AS OF 08/11/2014				<u><u>\$13,199.81</u></u>

Montrose Management District

Account Balances

As of August 11, 2014

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXX0311)	03/10/2014	08/07/2014	0.20 %	50,000.00	East Zone
GREEN BANK (XXXX0210)	03/20/2014	09/16/2014	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	04/10/2014	10/07/2014	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	04/10/2014	10/07/2014	0.30 %	50,000.00	West Zone
ICON BANK (XXXX5538)	05/05/2014	11/01/2014	0.32 %	50,000.00	West Zone
ICON BANK (XXXX7732)	05/12/2014	11/08/2014	0.32 %	50,000.00	East Zone
GREEN BANK (XXXX0169)	06/10/2014	12/08/2014	0.30 %	50,000.00	East Zone
GREEN BANK (XXXX0143)	07/10/2014	01/06/2015	0.30 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	359,531.12	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	620,678.87	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	13,199.81	Checking Account
Totals for Operating Fund:				\$1,393,409.80	
Grand total for Montrose Management District:				\$1,393,409.80	

Montrose Management District
Summary of Pledged Securities
As of August 11, 2014

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$980,209.99	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,627,886.09	Investment Policy Received: Yes
Ratio of pledged securities to investments:	222.93 %	
Financial Institution: GREEN BANK		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: ICON BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: POST OAK BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TRADITION BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$13,199.81	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montrose Management District
Revenue & Expenditures East Zone
July 2014

Sources of Funds	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	3,383	1,452	1,931	233%	490,167	492,044	(1,877)	100%	515,377
14112 - Assessment Refunds	0	720	(720)	0%	(1,417)	5,040	(6,457)	(28%)	8,640
14310 - Penalties & Interest	699	667	32	105%	6,468	4,667	1,801	139%	8,000
14370 - Interest Earned on Temp. Invest	112	16	96	700%	910	112	798	813%	192
14380 - Interest	0	3	(3)	0%	19	19	0	100%	32
14390 - Ending FY 2013 Fund Balance	28,047	28,047	0	100%	196,326	196,326	0	100%	336,559
Total Sources	32,241	30,905	1,336	104%	692,475	698,208	(5,733)	99%	868,800
Uses of Funds									
Business Development									
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	6,765	7,083	(318)	96%	12,142
16125 - Marketing & Public Relations	9,011	7,808	1,203	115%	33,544	54,656	(1,112)	98%	93,696
16135 - Economic Development Services	321	1,064	(743)	30%	4,651	7,448	(2,797)	62%	12,768
16140 - Web Site Maint./Host/I.T.	0	240	(240)	0%	54	1,680	(1,626)	3%	2,880
16141 - GIS Services	0	320	(320)	0%	1,029	2,240	(1,211)	46%	3,840
Total Business Development	10,298	10,444	(146)	99%	66,043	73,107	(7,064)	90%	125,326
Mobility & Transportation									
17001 - Transportation Inv. Contract	0	1,600	(1,600)	0%	0	11,200	(11,200)	0%	19,200
17010 - Engineering Services	0	2,667	(2,667)	0%	0	18,667	(18,667)	0%	32,000
17020 - Bridge Lighting Maint	2,930	0	2,930	100%	26,004	0	26,004	100%	0
17030 - Mobility Projects	0	3,467	(3,467)	0%	6,407	24,267	(17,860)	26%	41,600
Total Mobility & Transportation	2,930	7,734	(4,804)	38%	32,411	54,134	(21,723)	60%	92,800
Project Staffing & Admin									
16150 - Admin & Management	674	700	(26)	96%	4,810	4,900	(90)	98%	8,400
16160 - Reimbursable Expenses	37	427	(390)	9%	605	2,987	(2,382)	20%	5,120
16170 - Reimbursable Mileage	194	135	61	146%	1,741	935	808	187%	1,600
16180 - Postage Deliveries	10	35	(25)	29%	112	243	(131)	46%	416
16190 - Printing & Reproduction	216	187	29	116%	1,734	1,307	427	133%	2,240
16200 - Public Notices, Advertising	0	215	(215)	0%	0	1,493	(1,493)	0%	2,560
16210 - Project Management	1,498	1,310	188	114%	10,484	9,173	1,311	114%	15,725
16215 - Director Of Services	2,157	2,258	(101)	96%	15,099	15,809	(710)	96%	27,102
16220 - Legal Services	1,622	640	982	253%	16,285	4,480	11,805	364%	7,680
16230 - Bookkeeping	406	416	(10)	98%	3,439	2,912	527	118%	4,992
16260 - Assess Data Mgmt & Billing Svc	446	587	(141)	76%	4,301	4,107	194	105%	7,040
16270 - Office Supplies	0	80	(80)	0%	0	560	(560)	0%	960
16280 - Other	72	16	56	450%	146	112	34	130%	192
16290 - Office Lease Space	388	416	(28)	93%	2,716	2,912	(196)	93%	4,992
16291 - Office Equipment	0	107	(107)	0%	218	747	(529)	29%	1,280
16340 - Auditing Fees	960	0	960	100%	3,715	2,720	995	137%	3,520
16530 - Insurance & Surety Bond	0	0	0	0%	3,036	4,800	(1,764)	63%	4,800
Total Project Staffing & Admin	8,680	7,525	1,155	115%	68,441	60,195	8,246	114%	96,619
Security and Public Safety									
15415 - Vehicle Maint. & Operations	321	1,013	(692)	32%	3,406	7,093	(3,687)	48%	12,160
15420 - Contract Public Safety Services	9,329	9,459	(130)	99%	65,272	66,211	(939)	99%	113,504
15425 - Mobile Camera Program	0	800	(800)	0%	6,450	5,600	850	115%	9,600
15430 - Cell Phone	49	48	1	102%	490	356	134	146%	576
16100 - Store Front Equipment	0	57	(57)	0%	0	397	(397)	0%	680
16102 - Public Safety Equipment	0	133	(133)	0%	131	933	(802)	14%	1,000
16110 - Graffiti Abatement	1,843	1,000	843	115%	12,498	11,200	1,298	112%	19,200
16115 - Noise Abatement	0	1,400	(1,400)	0%	0	9,800	(9,800)	0%	16,800
Total Security and Public Safety	11,542	14,510	(2,968)	80%	88,247	101,570	(13,323)	87%	174,120

Montrose Management District
Revenue & Expenditures East Zone
July 2014

	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Visual Improvements & Cultural									
16212 - Beautification Design & Install	2,327	9,715	(7,388)	24%	12,855	68,006	(55,151)	19%	116,582
16213 - Landscape Maintenance	1,053	2,500	(1,447)	42%	7,371	17,500	(10,129)	42%	30,000
16216 - Holiday Design & Install	0	0	0	0%	0	0	0	0%	3,200
Total Visual Improvements & Cultural	3,380	12,215	(8,835)	28%	20,226	85,506	(65,280)	24%	149,782
Total Uses	36,830	52,428	(15,598)	70%	273,368	374,512	(99,144)	74%	640,647
Net Ordinary Revenue	(4,589)	(21,523)	16,934	21%	417,105	323,696	93,409	129%	228,153
Planned Reserves	(4,589)	(21,523)	16,934	21%	417,105	323,696	93,409	129%	228,153

Montrose Management District

Revenue & Expenditures West Zone

July 2014

Sources of Funds	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 - Assessments.	803	10,633	(9,830)	8%	1,107,076	1,051,993	55,083	105%	1,095,177
14112-1 - Assessment Refunds.	(282)	1,530	(1,812)	(18%)	(15,759)	10,710	(26,469)	(147%)	18,360
14310-1 - Penalties & Interest.	177	1,417	(1,240)	12%	7,894	9,917	(2,023)	80%	17,000
14370-1 - Interest Earned on Temp. Inves	0	34	(34)	0%	994	238	756	418%	408
14380-1 - Interest.	0	6	(6)	0%	40	40	0	100%	68
14390-1 - Ending FY 2013 Fund Balance.	34,225	34,225	0	100%	239,576	239,576	0	100%	410,701
Total Sources	34,923	47,845	(12,922)	73%	1,339,821	1,312,474	27,347	102%	1,541,714
Uses of Funds									
Business Development									
16124-1 - Marketing & Public Rel Dir	2,045	2,150	(105)	95%	14,316	15,052	(736)	95%	25,803
16125-1 - Marketing & Public Relation	19,146	16,592	2,554	115%	113,724	116,144	(2,420)	98%	199,104
16135-1 - Economic Development Service	679	2,261	(1,582)	30%	9,915	15,827	(5,912)	63%	27,132
16140-1 - Web Site Main./Host/I.T..	0	510	(510)	0%	79	3,570	(3,491)	2%	6,120
16141-1 - GIS Services.	0	680	(680)	0%	2,187	4,760	(2,573)	46%	8,160
Total Business Development	21,870	22,193	(323)	99%	140,221	155,353	(15,132)	90%	266,319
Mobility & Transportation									
17001-1 - Transportation Inv. Contract.	0	3,400	(3,400)	0%	0	23,800	(23,800)	0%	40,800
17010-1 - Engineering Services.	0	5,667	(5,667)	0%	0	39,667	(39,667)	0%	68,000
17020-1 - Bridge Lighting Maint.	6,225	0	6,225	100%	55,259	0	55,259	100%	0
17030-1 - Mobility Projects.	0	7,367	(7,367)	0%	13,615	51,567	(37,952)	26%	88,400
Total Mobility & Transportation	6,225	16,434	(10,209)	38%	68,874	115,034	(46,160)	60%	197,200
Project Staffing & Admin									
16150-1 - Admin & Management	1,426	1,488	(62)	96%	10,180	10,413	(233)	98%	17,850
16160-1 - Reimbursable Expenses.	78	907	(829)	9%	1,284	6,347	(5,063)	20%	10,880
16170-1 - Reimbursable Mileage.	412	283	129	146%	3,699	1,983	1,716	187%	3,400
16180-1 - Postage, Deliveries	21	74	(53)	28%	238	516	(278)	46%	884
16190-1 - Printing & Reproduction	460	397	63	116%	3,686	2,777	909	133%	4,760
16200-1 - Public Notices, Advertising	0	453	(453)	0%	0	3,173	(3,173)	0%	5,440
16210-1 - Project Management	3,172	2,785	387	114%	22,201	19,492	2,709	114%	33,415
16215-1 - Director Of Services	4,565	4,799	(234)	95%	31,953	33,595	(1,642)	95%	57,591
16220-1 - Legal Services.	3,447	1,360	2,087	253%	34,558	9,520	25,038	363%	16,320
16250-1 - Bookkeeping.	864	884	(20)	98%	7,309	6,188	1,121	118%	10,608
16260-1 - Assess Data Mgmt & Billing Svc	947	1,247	(300)	76%	9,139	8,727	412	105%	14,960
16270-1 - Office Supplies.	0	170	(170)	0%	0	1,190	(1,190)	0%	2,040
16280-1 - Other.	5	34	(29)	15%	95	238	(143)	40%	408
16290-1 - Office Lease Space.	812	884	(72)	92%	5,684	6,188	(504)	92%	10,608
16291-1 - Office Equipment.	0	227	(227)	0%	463	1,587	(1,124)	29%	2,720
16340-1 - Auditing Fees.	2,040	1,700	340	120%	7,885	7,480	405	105%	7,480
16350-1 - Insurance & Surety Bond.	0	0	0	0%	6,451	10,200	(3,749)	63%	10,200
Total Project Staffing & Admin	18,249	17,992	557	103%	144,825	129,614	15,211	112%	209,564

Montrose Management District
Revenue & Expenditures West Zone
July 2014

	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	682	2,153	(1,471)	32%	7,237	15,073	(7,836)	48%	25,840
15420-1 • Contract Public Safety Service	20,151	20,100	51	100%	138,628	140,698	(2,070)	99%	241,196
15425-1 • Mobile Camera Program.	0	1,700	(1,700)	0%	13,630	11,900	1,730	115%	20,400
15430-1 • Cell Phone.	104	102	2	102%	1,042	714	328	146%	1,224
16101-1 • Public Safety Training.	0	27	(27)	0%	0	187	187	0%	320
16102-1 • Public Safety Equipment.	0	283	(283)	0%	274	1,983	(1,709)	14%	3,400
16110-1 • Graffiti Abatement.	3,917	3,400	517	115%	26,542	23,800	2,742	112%	40,800
16115-1 • Nuisance Abatement.	0	2,975	(2,975)	0%	0	20,825	(20,825)	0%	35,700
Total Security and Public Safety	24,854	30,740	(5,886)	81%	187,353	215,180	(27,827)	87%	368,880
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	4,945	20,645	(15,700)	24%	27,317	144,514	(117,197)	19%	247,738
16216-1 • Holiday Design & Install.	0	0	0	0%	0	0	0	0%	6,800
Total Visual Improvements & Cultural	4,945	20,645	(15,700)	24%	27,317	144,514	(117,197)	19%	254,538
Total Uses	76,143	107,704	(31,561)	71%	568,500	759,695	(191,105)	75%	1,296,501
Net Ordinary Revenue	(41,220)	(59,859)	18,639	69%	771,231	552,779	218,452	140%	245,213
Planned Reserves	(41,220)	(59,859)	18,639	69%	771,231	552,779	218,452	140%	245,213

Montrose Management District
Revenue & Expenditures Total Zone
July 2014

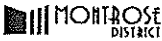
Sources of Funds	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 • Assessments.	803	10,633	(9,830)	8%	1,107,076	1,051,993	55,083	105%	1,095,177
14110 • Assessments	3,383	1,452	1,931	233%	490,167	492,044	(1,877)	100%	515,377
14112-1 • Assessment Refunds.	(282)	1,530	(1,812)	(18%)	(15,759)	10,710	(26,469)	(147%)	18,360
14112 • Assessment Refunds	0	720	(720)	0%	(1,417)	5,040	(6,457)	(28%)	8,640
14310-1 • Penalties & Interest.	177	1,417	(1,240)	12%	7,894	9,917	(2,023)	80%	17,000
14310 • Penalties & Interest	699	567	32	105%	6,468	4,667	1,801	139%	8,000
14370-1 • Interest Earned on Temp. Inves	0	34	(34)	0%	994	238	756	418%	408
14370 • Interest Earned on Temp. Inverst	112	16	96	700%	910	112	798	813%	192
14380-1 • Interest.	0	6	(6)	0%	40	40	0	100%	68
14380 • Interest	0	3	(3)	0%	19	19	0	100%	32
14390-1 • Ending FY 2013 Fund Balance.	34,225	34,225	0	100%	239,576	239,576	0	100%	410,701
14390 • Ending FY 2013 Fund Balance	28,047	28,047	0	100%	196,326	196,326	0	100%	336,559
Total Sources	67,164	78,750	(11,586)	85%	2,032,294	2,010,682	21,612	101%	2,410,514
Uses of Funds									
Business Development									
16124-1 • Marketing & Public Rel Dir	2,045	2,150	(105)	95%	14,316	15,052	(736)	95%	25,803
16124 • Marketing & Public Rel Director	966	1,012	(46)	95%	6,765	7,083	(318)	96%	12,142
16125-1 • Marketing & Public Relation	19,146	16,592	2,554	115%	113,724	116,144	(2,420)	98%	199,104
16125 • Marketing & Public Relations	9,011	7,808	1,203	115%	53,544	54,656	(1,112)	98%	93,696
16135-1 • Economic Development Service	679	2,261	(1,582)	30%	9,915	15,827	(5,912)	63%	27,132
16135 • Economic Development Services	321	1,064	(743)	30%	4,651	7,448	(2,797)	62%	12,768
16140-1 • Web Site Main./Host/I.T..	0	510	(510)	0%	79	3,570	(3,491)	2%	6,120
16140 • Web Site Main./Host/I.T.	0	240	(240)	0%	54	1,680	(1,626)	3%	2,880
16141-1 • GIS Services.	0	680	(680)	0%	2,187	4,760	(2,573)	46%	8,160
16141 • GIS Services	0	320	(320)	0%	1,029	2,240	(1,211)	46%	3,840
Total Business Development	32,168	32,637	(469)	99%	206,264	228,460	(22,196)	90%	391,645
Mobility & Transportation									
17001-1 • Transportation Inv. Contract.	0	3,400	(3,400)	0%	0	23,800	(23,800)	0%	40,800
17001 • Transportation Inv. Contract	0	1,600	(1,600)	0%	0	11,200	(11,200)	0%	19,200
17010-1 • Engineering Services.	0	5,667	(5,667)	0%	0	39,667	(39,667)	0%	68,000
17010 • Engineering Services	0	2,667	(2,667)	0%	0	18,667	(18,667)	0%	32,000
17020-1 • Bridge Lighting Maint.	6,225	0	6,225	100%	55,259	0	55,259	100%	0
17020 • Bridge Lighting Maint	2,930	0	2,930	100%	26,004	0	26,004	100%	0
17030-1 • Mobility Projects.	0	7,367	(7,367)	0%	13,615	51,567	(37,952)	26%	88,400
17030 • Mobility Projects	0	3,467	(3,467)	0%	6,407	24,267	(17,860)	26%	41,600
Total Mobility & Transportation	9,155	24,168	(15,013)	38%	101,285	169,168	(67,883)	60%	290,000
Project Staffing & Admin									
16150-1 • Admin & Management	1,426	1,488	(62)	96%	10,180	10,413	(233)	98%	17,850
16150 • Admin & Management	674	700	(26)	96%	4,810	4,900	(90)	98%	8,400
16160-1 • Reimbursable Expenses.	78	907	(829)	9%	1,284	6,347	(5,063)	20%	10,880
16160 • Reimbursable Expenses	37	427	(390)	9%	605	2,987	(2,382)	20%	5,120
16170-1 • Reimbursable Mileage.	412	283	129	146%	3,699	1,983	1,716	187%	3,400
16170 • Reimbursable Mileage	194	133	61	146%	1,741	933	808	187%	1,600

Montrose Management District
Revenue & Expenditures Total Zone
July 2014

	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16180-1 • Postage, Deliveries	21	74	(53)	28%	238	516	(278)	46%	884
16180 • Postage, Deliveries	10	35	(25)	29%	112	243	(131)	46%	416
16190-1 • Printing & Reproduction	460	397	63	116%	3,686	2,777	909	133%	4,760
16190 • Printing & Reproduction	216	187	29	116%	1,734	1,307	427	133%	2,240
16200-1 • Public Notices, Advertising	0	453	(453)	0%	0	3,173	(3,173)	0%	5,440
16200 • Public Notices, Advertising	0	213	(213)	0%	0	1,493	(1,493)	0%	2,560
16210-1 • Project Management	3,172	2,785	387	114%	22,201	19,492	2,709	114%	33,415
16210 • Project Management	1,498	1,310	188	114%	10,484	9,173	1,311	114%	15,725
16215-1 • Director Of Services	4,565	4,799	(234)	95%	31,953	33,595	(1,642)	95%	57,591
16215 • Director Of Services	2,157	2,258	(101)	96%	15,099	15,809	(710)	96%	27,102
16220-1 • Legal Services	3,447	1,360	2,087	253%	34,558	9,520	25,038	363%	16,320
16220 • Legal Services	1,622	640	982	253%	16,285	4,480	11,805	364%	7,680
16230-1 • Bookkeeping	864	884	(20)	98%	7,309	6,188	1,121	118%	10,608
16230 • Bookkeeping	406	416	(10)	98%	3,439	2,912	527	118%	4,992
16260-1 • Assess Data Mgmt & Billing Svc	947	1,247	(300)	76%	9,139	8,727	412	105%	14,960
16260 • Assess Data Mgmt & Billing Svc	446	587	(141)	76%	4,301	4,107	194	105%	7,040
16270-1 • Office Supplies	0	170	(170)	0%	0	1,190	(1,190)	0%	2,040
16270 • Office Supplies	0	80	(80)	0%	0	560	(560)	0%	960
16280-1 • Other	5	34	(29)	15%	95	238	(143)	40%	408
16280 • Other	72	16	56	450%	146	112	34	130%	192
16290-1 • Office Lease Space	812	884	(72)	92%	5,684	6,188	(504)	92%	10,608
16290 • Office Lease Space	388	416	(28)	93%	2,716	2,912	(196)	93%	4,992
16291-1 • Office Equipment	0	227	(227)	0%	463	1,587	(1,124)	29%	2,720
16291 • Office Equipment	0	107	(107)	0%	218	747	(529)	29%	1,280
16340-1 • Auditing Fees	2,040	1,700	340	120%	7,885	7,480	405	105%	7,480
16340 • Auditing Fees	960	0	960	100%	3,715	2,720	995	137%	3,520
16530-1 • Insurance & Surety Bond	0	0	0	0%	6,451	10,200	(3,749)	63%	10,200
16530 • Insurance & Surety Bond	0	0	0	0%	3,036	4,800	(1,764)	63%	4,800
16560 • Payroll Expenses	2,374	3,200	(826)	74%	17,946	22,400	(4,454)	80%	38,400
Total Project Staffing & Admin	29,303	28,417	886	103%	231,212	212,209	19,003	109%	346,583
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations	682	2,153	(1,471)	32%	7,237	15,073	(7,836)	48%	25,940
15415 • Vehicle Maint. & Operations	321	1,013	(692)	32%	3,406	7,093	(3,687)	48%	12,160
15420-1 • Contract Public Safety Service	20,151	20,100	51	100%	138,628	140,698	(2,070)	99%	241,196
15420 • Contract Public Safety Service	9,329	9,459	(130)	99%	65,272	66,211	(939)	99%	113,504
15425-1 • Mobile Camera Program	0	1,700	(1,700)	0%	13,630	11,900	1,730	115%	20,400
15425 • Mobile Camera Program	0	800	(800)	0%	6,450	5,600	850	115%	9,600
15430-1 • Cell Phone	104	102	2	102%	1,042	714	328	146%	1,224
15430 • Cell Phone	49	48	1	102%	490	336	154	146%	576
16100 • Store Front Equipment	0	57	(57)	0%	0	397	(397)	0%	680
16101-1 • Public Safety Training	0	27	(27)	0%	0	187	(187)	0%	320
16102-1 • Public Safety Equipment	0	283	(283)	0%	274	1,983	(1,709)	14%	3,400
16102 • Public Safety Equipment	0	133	(133)	0%	131	933	(802)	14%	1,600
16110-1 • Graffiti Abatement	3,917	3,400	517	115%	26,542	23,800	2,742	112%	40,800
16110 • Graffiti Abatement	1,843	1,600	243	115%	12,498	11,200	1,298	112%	19,200
16115-1 • Nuisance Abatement	0	2,975	(2,975)	0%	0	20,825	(20,825)	0%	35,700
16115 • Nuisance Abatement	0	1,400	(1,400)	0%	0	9,800	(9,800)	0%	16,800
Total Security and Public Safety	36,396	45,250	(8,854)	80%	275,600	316,750	(41,150)	87%	543,000

Montrose Management District
Revenue & Expenditures Total Zone
July 2014

	Jul 14	Budget	\$ Over Budget	% of Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	4,945	20,645	(15,700)	24%	27,317	144,514	(117,197)	19%	247,738
16212 • Beautification Design & Install	2,327	9,715	(7,388)	24%	12,855	68,006	(55,151)	19%	116,582
16213 • Landscape Maintenance	1,053	2,500	(1,447)	42%	7,371	17,500	(10,129)	42%	30,000
16216-1 • Holiday Design & Install.	0	0	0	0%	0	0	0	0%	6,800
16216 • Holiday Design & Install	0	0	0	0%	0	0	0	0%	3,200
Total Visual Improvements & Cultural	8,325	32,860	(24,535)	25%	47,543	230,020	(182,477)	21%	404,520
16421-1 • Collection Expense - West Zone	109				1,485				
Total Uses	115,456	163,332	(47,876)	71%	863,389	1,156,607	(293,218)	75%	1,975,548
Net Ordinary Revenue	(48,292)	(84,582)	36,290	57%	1,168,905	854,075	314,830	137%	434,966
Planned Reserves	(48,292)	(84,582)	36,290	57%	1,168,905	854,075	314,830	137%	434,966



Officer Payroll Report

Print to PDF

Period	Name	Total Hours	Regular Hourly Rate	Hourly Compensation	Salary	Total
Jul-14						
Jul-14	Alms, Brian	34.00	\$43.00	\$1,461.00	\$0.00	\$1,461.00
Jul-14	Arroyo, Juan	65.00	\$43.00	\$2,795.00	\$0.00	\$2,795.00
Jul-14	Bass, Richard	25.00	\$43.00	\$1,075.00	\$0.00	\$1,075.00
Jul-14	Beserra, Victor	29.00	\$43.00	\$1,247.00	\$3,500.00	\$4,747.00
Jul-14	Blevins, Sean	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Jul-14	Day, Aaron	59.00	\$43.00	\$2,537.00	\$0.00	\$2,537.00
Jul-14	Flores, Natalie	5.00	\$43.00	\$215.00	\$0.00	\$215.00
Jul-14	Gomez, Francisco	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Jul-14	Gonzales, Ricardo	20.00	\$43.00	\$860.00	\$0.00	\$860.00
Jul-14	Jaquary, Lee	66.00	\$43.00	\$2,838.00	\$0.00	\$2,838.00
Jul-14	Laureano, Leon	46.00	\$43.00	\$1,978.00	\$0.00	\$1,978.00
Jul-14	Mabasa, Joseph	66.00	\$43.00	\$2,838.00	\$0.00	\$2,838.00
Jul-14	Obenhaus, John	42.00	\$43.00	\$1,806.00	\$0.00	\$1,806.00
Jul-14	Ramos, Adalberto	47.00	\$43.00	\$2,021.00	\$0.00	\$2,021.00
Jul-14	Thibodeaux, Todd	50.00	\$43.00	\$2,150.00	\$0.00	\$2,150.00
Jul-14	Wall, Chad	11.00	\$43.00	\$473.00	\$0.00	\$473.00
Period Total		16		\$25,370.00	\$3,500.00	\$28,870.00
Grand Total		16		\$25,370.00	\$3,500.00	\$28,870.00

PAID

Check # 4285 - 4300

Friday, August 01, 2014

Page 1 of 1



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 06/24/2014

KATZ REAL ESTATE LP
SUITE #200
1401 RICHMOND AVE
HOUSTON TX 77006-5480RES A BLK 1
KATZ COURT

1401 RICHMOND AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/121/712/001/0001
TAX YEAR: 2012
REF No.: 0885096DATE PROCESSED: 06/24/2014
RECEIPT NUMBER: 94000789
DEPOSIT BATCH No.: RF140624

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2012 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2012-68700</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$111.36.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

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Check # 4301



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 06/24/2014

KATZ REAL ESTATE LP
SUITE #200
1401 RICHMOND AVE
HOUSTON TX 77006-5480RES A BLK 1
KATZ COURT

1401 RICHMOND AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/121/712/001/0001
TAX YEAR: 2013
REF No.: 0885097DATE PROCESSED: 06/24/2014
RECEIPT NUMBER: 94130785
DEPOSIT BATCH No.: RF140624

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2012-68700</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$125.00.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4302



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 06/24/2014

TEXAS ABERCROMBIE FAMILY INT L
c/o Papp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746RES B BLK 1
LANCASTER CENTER R/P

1701 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/132/719/001/0002
TAX YEAR: 2013
REF No.: 0885098DATE PROCESSED: 06/24/2014
RECEIPT NUMBER: 94130825
DEPOSIT BATCH No.: RF140624

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2013-53666</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$2,892.94.

Note: Questions regarding changes in value should be directed to the Appraisal District.

If you need more information, call Customer Service at 281.444.3946.

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Check # 4303

5020 Investments Ltd
5020 Montrose Blvd., 9th Floor
Houston, TX 77006

Invoice

Date	Invoice #
8/1/2014	813

Bill To Montrose Management District P.O. Box 22167 Houston, Texas 77227

Description	Amount
BASE RENT	1,200.00
PAID Check # 4304	
Total	\$1,200.00

ally

PO BOX 30002
BLOOMINGTON MN 55430-0002

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

Account Number: 61192029817
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 07 611 9202 98617 2 00046900 7 7 6

FOLD & TEAR HERE

Do not send cash or post-dated checks. All checks will be deposited upon receipt. Make checks payable to ALLY.
Return the above portion with your payment to the Payment Processing Center address above.

FOLD & TEAR HERE

Questions? Visit allyauto.com or call 888-925-2559 (ALLY)

Account Number: 61102029817
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEA6EC348220

Payments Remaining: 29
Scheduled End Date: 01/12/17

Account Summary

Total:	\$469.00
--------	----------

Total:	
--------	--

Total:	
--------	--

STATEMENT TOTAL: \$469.00 Statement reflects payment(s) received through: 07/22/14

Additional Payment Options:

Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally. Please visit ally.com for more information.

Online Payments - Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience.

Other Payment Options - To hear available options call 888-925-2559. A third party service provider fee may apply.

Important Account Messages

PAID

Make the summer an adventure with Mopar® Service. Keep your vehicle ready for the trail and city streets with help from the expert technicians at Mopar. Visit your dealer for this summer's recommended services, including an oil and filter change, air conditioning system check and a battery check. And visit mopar.com/coupons to save when you come in.

ally

PO BOX 30002
BLOOMINGTON MN 55430-0002

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

Account Number: 61192029791
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 07 611 9202 97691 6 00046900 7 7 4

FOLD & TEAR HERE

Do not send cash or post-dated checks. All checks will be deposited upon receipt. Make checks payable to ALLY.
Return the above portion with your payment to the Payment Processing Center address above.

FOLD & TEAR HERE

Questions? Visit allyauto.com or call 888-925-2559 (ALLY)

ally

Account Number: 61192029791
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEA6EC322596

Payments Remaining: 29
Scheduled End Date: 01/12/17

Account Summary

Total:	\$469.00
--------	----------

Total:	
--------	--

Total:	
--------	--

STATEMENT TOTAL: \$469.00 Statement reflects payment(s) received through: 07/22/14

Additional Payment Options:

Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally. Please visit ally.com for more information.

Online Payments - Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience.

Other Payment Options - To hear available options call 888-925-2559. A third party service provider fee may apply.

Important Account Messages

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Make the summer an adventure with Mopar® Service. Keep your vehicle ready for the trail and city streets with help from the expert technicians at Mopar. Visit your dealer for this summer's recommended services, including an oil and filter change, air conditioning system check and a battery check. And visit mopar.com/coupons to save when you come in.

Amber N. Ambrose

6431 Fairwood Dr.
Houston, TX 77058
Phone: 281-813-6681
E-Mail: amber@ambernambrose.com

Bill To:

Ship To:

Montrose District

N/A

Invoice No.: 209

Payment Terms:
Mail check to above
Amber Ambrose
6431 Fairwood Dr.
Houston, TX 77058

Date	Order No.
6-30-14	

Quantity	Month	Description	Unit Price	Total
1 month	August 2014	Editorial and content creation services (see writer's agreement)	\$1000	\$1000

PAID
Check # 4300

Subtotal:	\$1000
Paypal Percentage (4%):	n/a
Paypal Fee:	n/a
Miscellaneous:	n/a
Balance Due:	\$1000

Invoice
Montrose Management District
Feature/News Writing, "M"
July
August 5, 2014

310 Welch
Houston TX 77006
713-724-0322
claudiakolker@yahoo.com

579984240

Claudia Kolker

1. Sidewalks (opinion piece) ... \$1600.00
2. Legacy (news piece) ... \$1600.00
3. Birdman (feature) ... \$1600.00
4. Survivors (feature) ... \$1600.00

Total ... \$6,400.00

PAID
Check # 4307



hello! you have an invoice from:
Cracked Fox
14715 Carriage Park Dr. Humble, TX 77396
e:Roan@CrackedFox.com c: +1 713.364.4012 www.CrackedFox.com

Date	Invoice No.	Terms
07/31/14	882014	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Bill To:

Montrose Management District
Attn: Gretchen Larson
5020 Montrose Blvd., Suite 311

Item	Description	Quantity	Rate	Amount
Design	Newsletter	15.6	75.00	1,170.00
Design	Muse Images. Resolution, edits, resize for print, web, archival and distribution	4	75.00	300.00
Design	Facebook collage design for cover image	2	75.00	150.00
Design	Design for September mixer postcard	2	75.00	150.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	1.2	75.00	90.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	2	75.00	150.00
3	Meetings, Correspondence, Phone Calls, and invoicing	3.6	75.00	262.50
4	Photography: editing/color correction, airbrushing, cropping etc.) for use in web and print collateral, Captioning and Keywording of galleries for district usage and external search engines, Archiving district images to external harddrives, websites, and DVDs for backup	2	75.00	150.00
5	Providing licensing, stock photography, and partner requests and print requests.	2.4	75.00	180.00
6	Social media: Facebook/twitter/pinterest/Instagram updates, photo galleries, posting, tagging, creation of cover photos, Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	1.5	75.00	112.50
6	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.			

Total

Thank you for your business

Page 1



hello! you have an invoice from:

Cracked Fox
14715 Carriage Park Dr. Humble, TX 77396
e:Roan@CrackedFox.com c: +1 713.364.4012 www.CrackedFox.com

Bill To:

Montrose Management District
Attn: Gretchen Larson
5020 Montrose Blvd., Suite 311

Date	Invoice No.	Terms
07/31/14	882014	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
rates	Fees for services are based upon work not to exceed 30 hours for services during a 30 day period. Hours in excess of 30 hours will be billed at the regular standard rate of \$150/hr. Retainer - Credit discount.		-215.00	-215.00

PAID
Check # 4308

Total \$2,500.00

Thank you for your business

Dennis C Baedon
39 Justice Park
Drive
Apt 801
Houston Texas
77092

INVOICE

Montrose District
5020 Montrose
Bldg.
311
Houston Texas
77006

Invoice # 882014
Invoice Date 08/01/2014
Due Date 08/31/2014

Item	Description	Unit Price	Quantity	Amount
Service	Business Ambassador Contract Agreement	2,400.00	00	2,400.00
NOTES: Market Research Survey information gathered via Survey Format by day to day visits to Montrose Business locations				
Subtotal				0
Total				\$2,400.00
amount Paid				0.00
Balance Due				\$2,400.00

Dennis C Baedon 7/31/14

PAID
Check # 4309

Date	Destination	Purpose	Miles Driven	Other Expenses	Amount	Bill to City
1-Jul	Montrose Business Visits	Business Ambassador contacts	12	baggage-mail breakfast 7/10	\$ 5.43	Y
2-Jul	Montrose Business Visits	Business Ambassador contacts	10	baggage-mail breakfast 7/10	\$ 48.02	Y
3-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
4-Jul	Montrose Business Visits	Business Ambassador contacts	9			Y
5-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
6-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
7-Jul	Montrose Business Visits	Business Ambassador contacts	20	water for MD office	\$ 3.88	Y
8-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
9-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
10-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
11-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
12-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
13-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
14-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
15-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
16-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
17-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
18-Jul	Montrose Business Visits	Business Ambassador contacts	14			Y
19-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
20-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
21-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
22-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
23-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
24-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
25-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
26-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
27-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
28-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
29-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
30-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
31-Jul	Montrose Business Visits	Business Ambassador contacts	12			Y
Total					\$ 105.41	Y

Hawes Hill Calderon, LLP

EXPENSE REPORT



e-Vision 1 Productions, LLC
2522 Palo Pinto Dr.
Houston, TX 77060
Phone 713-703-4811

INVOICE

Date: August 1, 2014
Invoice # 27

For: August 2014 Video Development

To:
Gretchen Larson
Director of Economic Development
Montrose Management District
5020 Montrose, suite 311
Houston, TX 77006
713.595.1215

DESCRIPTION	QTY	RATE	AMOUNT
MMD Video Development for AUGUST 2014	1.00	2500.00	\$ 2,500.00
Tax exemption			
SUBTOTAL			\$ 2,500.00
NO SALES TAX @ 8.25%			
OTHER			
TOTAL			\$ 2,500.00



Make all checks payable to e-Vision 1 Productions, LLC

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

BILL TO
The Montrose District
Hawes Hill Calderon LLP
PO Box 22167
Houston TX 77227-2167

Invoice

DATE	INVOICE #
8/1/2014	46980



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713-928-9916
equiroz@greatereastend.com

Invoice

Date	Invoice No.
07/31/2014	9-72
Terms	Due Date
Net 30	08/31/2014

Amount Due	Enclosed
\$5,760.00	

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,393.12
<div>PAID</div> <div>Check # 4311</div>	
Total	\$1,393.12

Date	Service	Activity	Quantity	Rate	Amount
07/02/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 61	8	80.00	640.00
07/07/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 40	8	80.00	640.00
07/10/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
07/14/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
07/17/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
07/21/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
Continue to the next page					
<div>PAID</div> <div>Check # 4312</div>					

Page 1 of 2

Date	Service	Activity	Quantity	Rate	Amount
07/24/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
07/28/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
07/30/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 80	8	80.00	640.00
Total Sites Abated: 330			Total		\$5,760.00

PAID
Check # _____

BARBARA J. SCHOIT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AR007683

Customer No.: V06071086

INVOICE

MONTROSE MANAGEMENT DISTRICT
C/O EXECUTOR DIRECTOR
PO BOX 22167
HOUSTON, TX 77227-2167

Amount Due: 5,069.45

Amount Paid: _____

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
08/01/14	SEPT'14 ATTORNEY SERVICE	5,069.45
<p>PAID Check # 4313</p>		

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Form #181
Harris County, Texas (REV. 3/07)

Houston Arts Alliance
3201 Allen Parkway, Suite 250
Houston, Texas 77019
Phone 713-527-9330 Fax 713-630-5210

INVOICE

INVOICE#: ARTSHOUND 8-13-1
DATE: AUGUST 21, 2013

TO:
GRETCHEN LARSON
DIRECTOR OF MARKETING
Montrose Management District
c/o HawesHillCalderon LLP
9510 Long Point Road, Suite 100
Houston, TX 77055
RE: ARTSHOUND SYNDICATION

FOR:
Syndication Services August 12th, 2013 through August 12, 2014

LAWRENCE & ASSOCIATES
2225A POTOMAC DR.
HOUSTON, TEXAS 77057

August 1, 2014

Montrose Management District
P.O. Box 22167
Houston, TX 77227-2167

INVOICE

DESCRIPTION	AMOUNT
Annual Artshound Syndication License Fee for agreed upon Zip Codes (77006, 77058, 77019)*	\$ 3,000.00
* Maybe be modified to include up to five additional zip codes throughout the year, as per agreement.	
monthly payment 5,000.00 12.00 250.00	
TOTAL	\$ 3,000.00

PAID
Check # 4315

Make all checks payable to Houston Arts Alliance
Payment may be distributed annually or in monthly installments, as per agreement.
If you have any questions concerning this invoice, contact Reginald French, Chief Operating Officer, 713-527-9330

Thank you for your business!

Professional fees:

Services as contract Director of Economic Development for July, 2014. \$1,000.00

Total amount due \$1,000.00

Thank you,

Ray C. Lawrence

PAID
Check # 4316



INVOICE for email

Date	Invoice #
8/5/2014	14-8027

Bill To:

Montrose District
 Email Invoice
 PO Box 22167
 Houston, TX 77066

McCALL GIBSON SWEDLUND BARFOOT PLLC Certified Public Accountants

13100 Workers Center Drive
 Suite 235
 Houston, Texas 77055-5610
 (713) 462-0141
 Fax (713) 462-3708
 E-Mail: mcgibson@mcgibson.com

111 Congress Avenue
 Suite 400
 Austin, Texas 78701
 (512) 610-2259
www.mcgibson.com

July 25, 2014

Montrose Management District
 Municipal Accounts & Consulting, LP
 1300 Post Oak Boulevard, Suite 1600
 Houston, TX 77056

Client Number - 400-06

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description	Amount	
C8000	1,000 each	Color Business Cards - Wyan	72.00	
Shipping	1 each	UPS Shipping	8.14	

PAID
 Check # 4317

Thank you for choosing Magoo's! EIN # 20-0844930
 Magoo's PrintShop, Inc. * Certified WBE / HUB
 16637 West Hardy, Suite E * Houston, Texas 77050 * magoo'sprintshop.com
 281.875.6000 * Fax 281.875.6048 * Toll Free 888.890.0022 * Toll Free Fax 888.890.0022

Audit of Montrose Management District as of December 31, 2013,
 and for the year then ended including discussion of the Audit and
 Supplemental Information with the Board of Directors and testing
 the District's compliance with the Public Funds Investment Act.

Total Due \$ 8,000.00
 Less Interim Billing 5,000.00
 Balance Due \$ 3,000.00

We appreciate your business!

Chris Swedlund

PAID
 Check # 4318

Member of
 American Institute of Certified Public Accountants
 Texas Society of Certified Public Accountants



MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Invoice

Montrose Management District
 1300 Post Oak Blvd., Suite 1600
 Houston, TX 77056

Date	Invoice #
8/1/2014	34791

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP
 Attorneys at Law
 1235 North Loop West, Suite 600
 Houston, Texas 77008

INVOICE #	NCC0002624
DATE	7/30/2014
PAGE	1

Bill to:

Montrose Management District E(HCID 6)
 c/o Equi-Tax Inc.
 P.O. Box 73109
 Houston TX 77273

Description	Amount
Monthly Bookkeeping	1,000.00
Preparation for Additional Payroll	15.00
Process stop payment for Lawrence & Associates	15.00
Advance invoices to Directors	180.00
Additional time for Board Meeting	60.00
Delivery of documents	10.00
Preparation and Maintenance of Quarterly Investment Report	287.50
Mileage	23.52
Delivery	20.61
Postage	18.36
Copies	48.05
Document Storage & Retention Service	7.50
Total Reimbursable Expenses	138.04
Total	\$1,705.54

PAID
 Check # 4319

Description	Amount
Professional Services rendered in the collection of delinquent taxes, penalties and interest July, 2014.	\$501.42
Total	\$501.42

PAID
 Check # 4320

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP
Attorneys at Law
1235 North Loop West, Suite 600
Houston, Texas 77008

INVOICE #	NC00027625
DATE	7/30/2014
PAID	7/30/2014

Bill to:

Montrose Management District W (HCID 11)
c/o Equi-Tax Inc.
P.O. Box 73109
Houston, Texas 77273

Professional Services rendered in the collection of delinquent taxes, penalties and interest July, 2014.	\$108.52
<div style="text-align: center;"> PAID Check # <u>4320</u> </div>	
<div style="text-align: right;"> PAID Check # <u>4321</u> </div>	
<div style="text-align: right;"> PAID Check # <u>4321</u> </div>	

PRIMERGREY

Invoice ID: 1945
Issue Date: 07/01/2014
Due Date: 07/01/2014 (upon receipt)
Subject: Monthly Web Maintenance, Content, and Email Retainer

From: Primer Grey, Inc.
2118 Dallas St.
Unit C
Houston, TX 77003

Invoice For: Montrose Management District

Type	Description	Quantity	Unit Price	Amount
Expense	Monthly Retainer	1.00	\$2,000.00	\$2,000.00
Amount Due				\$2,000.00

Page 1 of 1

PRIMERGREY

Invoice ID: 1961
Issue Date: 08/01/2014
Due Date: 08/08/2014
Subject: Monthly Web Maintenance, Content, and Email Retainer

From: Primer Grey, Inc.
2118 Dallas St.
Unit C
Houston, TX 77003

Invoice For: Montrose Management District

Type	Description	Quantity	Unit Price	Amount
Expense	Monthly Retainer	1.00	\$2,000.00	\$2,000.00
Amount Due				\$2,000.00

<div style="text-align: center;"> PAID Check # <u>4321</u> </div>

SENTRIFORCE
a view from above

Invoice

We have moved. Our new mailing address is below. Please update your records. Thank you.

Billing Address:
Montrose Management Group
Phillip Wagner
9610 Long Point Dr.
Suite 150
Houston, TX 77055

Date	Invoice #	Terms	Due Date		
7/17/2014	14796	NET 15	8/1/2014		
Item	Description	Qty	Rate	Serviced	Amount
NRC-RAVEN	Non-Recurring Installation Charges for RAVEN Camera unit. SITE: MONTROSE1 /CHELSEA UNIT: MONTROSE1 /CHELSEA Pay your bills online at: https://www.aahubillpay.com/nrcwodemoforceinc	1	250.00		250.00
<div style="text-align: center;"> PAID Check # <u>4322</u> </div>					
Non-Recurring Setup Charges for Security Services					
Sales Tax (8.25%)					\$0.00
Total					\$250.00
Payments/Credits					\$0.00
Balance Due					\$250.00

Make checks payable to Sentriforce

Sentriforce
6011 Pinetree Dr. Suite 100
Houston, TX 77024
713-742-6080

INVOICE



Shooter and Lindsey, Inc.
P.O. Box 516
Katy, TX 77492
281-392-3607 Fax: 281-392-5245

INVOICE NUMBER 9268
INVOICE DATE July 25, 2014

TERMS Net 30
ATTN: Job No. 1651014

SOLD TO:
Name Harris County Improvement District # 6
Address P.O. Box 22167
City, State, ZIP Houston, TX 77227-2167
Re: Montrose Boulevard Esplanades

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Monthly maintenance July 2014	1,053.00	\$1,053.00
	Thank you!		
PAID Check # 4323			
Sales Tax Rate: 0.00%		SUBTOTAL	1,053.00
		TAX	0.00
		FREIGHT	
		PAY THIS AMOUNT	\$1,053.00

MAKE ALL CHECKS PAYABLE TO:
Shooter and Lindsey, Inc.
Attn: Accounts Receivable
P.O. Box 516
Katy, TX 77492

THANK YOU FOR YOUR BUSINESS!

Tawny Tidwell
306 Stratford Apt. 16
Houston TX 77006

Montrose Management District
Gretchen Larson
5020 Montrose Blvd. #300
Houston TX 77006

Invoice # 0000011
Invoice Date August 4, 2014
Amount Due \$3,550.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Time	[Social Media Management 07/01/14 to 07/31/14]	25.00	140	3,500.00
	[Social Media Management 07/01/14 to 07/31/14 Over Contract]	50.00	1	50.00
Total				3,550.00
Amount Paid				-0.00
Amount Due				\$3,550.00 USD

This Invoice was sent using **PDFBOOKS**

PAID
Check # 4324

PAYMENT STUB

To Pay Your Invoice Online
Go to <https://tawnytidwell.freshbooks.com/invoice> and enter the code ZNp3BwWdP6Sw4Ay

Tawny Tidwell
306 Stratford Apt. 16
Houston TX 77006

Client Montrose Management District
Invoice # 0000011
Invoice Date August 4, 2014
Amount Due \$3,550.00 USD
Amount Enclosed



Invoice

Date	Invoice #
7/15/2014	15143

Bill To
Montrose Management District
5020 Montrose BLVD.
Suite 311
Houston, TX 77006

Ship To
Montrose Management District
5020 Montrose BLVD.
Suite 311
Houston, TX 77006

P.O. Number	Terms	Rep	Ship	Project
			7/15/2014	
Quantity	Item Code	Description	Price Each	Amount
1	Print	300 - MONTROSE NEWSLETTER: 22 X 17 TO 4.5 X 11, COLORS 4M ON 100% GLASS TEXT, CUT, FOLD, AND BOX.	\$57.00	\$57.00
1	Blindery	Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
PAID Check # 4325				
Total				\$57.00

WALTER P MOORE

JK
10 BC

Montrose Management District
PO Box 22167
Houston, TX 77227-2167

Invoice # : P00014073
Project : P001300701
Project Name : Montrose Management District
Special Parking Area
Invoice Group : -
Invoice Date : 06/29/2014

Attention: Bill Carlson

For Professional Services Rendered through: 6/29/2014

Total Project Fee Authorized	57,000.00
Percent Complete as of 6/29/2014	87.03
Fee Earned To Date	49,607.10
Less Previous Billings	42,750.00
Current Billing Amount	6,857.10
Amount Due this Invoice	8,857.10

For questions regarding this invoice, please contact Lynell Union.
Telephone: 713-630-7300 Email: LUnion@walterpmoore.com

PAID
Check # 4326



Invoice # MBRDG-0708

Mr. Bill Calderon
Executive Director
Montrose Management District
5020 Montrose, Suite 311
Houston 77006
713.724.4460
bcalderon@montroседistrict.org

Thank You!



Invoice # MSLC-06

Mr. Bill Calderon
Executive Director
Montrose Management District
5020 Montrose, Suite 311
Houston 77006
713.724.4460
bcalderon@montrosedistrict.org

Thank You!

**Invoice**

Page 1

PAID
Check # 4314

Terms: C.O.D.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

7. Receive the Executive Director's Monthly Report on District initiatives.
 - Consider approval of bidding documents for District Branding Signage

MONTROSE MANAGEMENT DISTRICT

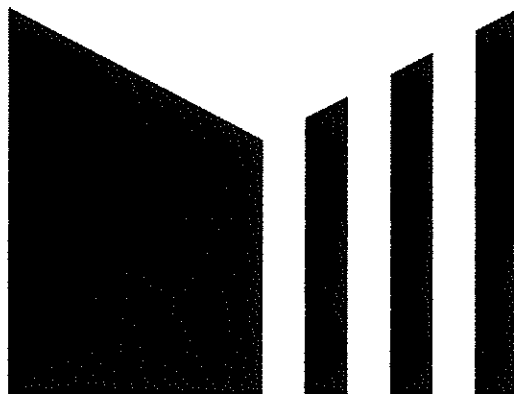
SERVICE PLAN

MONTHLY REPORT

JULY 14 – AUGUST 10, 2014

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on July 23.

Marketing and Business Relations Committee

The committee met on July 23.

Recycling Sub-Committee

The recycling sub-committee will meet again in October.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met on July 21.

Public Safety Committee

The Public Safety Committee met on August 8.

Finance Committee

The Finance Committee met on August 4.

STAFF ACTIVITY

JULY 14 – AUGUST 10, 2014

Marketing and Business Relations Committee

The marketing and business relations committee met on July 23 and a copy of the minutes from the meeting are included in the August board packet.

Planning is underway for the Fall Business Workshop Seminar series. The workshops are slated to take place August 28, September 25 and October 23. Topics are will be

Staff worked with the website team to make corrections and updates to the District website and business directory database. Work was also completed for the August e-newsletter as well as for postcards and materials for upcoming events.

Staff was notified during the month that our District economic development brochure won best in design at the recent Gulf Coast Printers Association Awards.

Business Ambassador Program

The Business Ambassadors completed 85 visits this month. BA's also assisted with inquires for locations to host events, made follow up businesses visits from previous inquiries and assisted the Executive Director and staff with additional assignments as requested.

Social Media

See social media report attached.

Three month recapped stats:	<u>May</u>	<u>June</u>	<u>July</u>
Twitter Followers:	3,247	3,446	3,662
Facebook Likes:	2,827	3,672	5,091

Mobility and Visual Improvements Committee

The committee met on July 21 and was briefed by Walter P Moore on the application with the City of Houston regarding the Special Parking Area application. Staff has been working to revise the application based upon comments from the Planning Department. Additionally, staff is exploring a potential meeting with area civic associations to discuss the proposal and how it may have an impact on those in or around the SPA boundary. The goal is to have this meeting occur before the City sends notifications.

The committee received an update from Gandy Lighting Design regarding the lighting of bridges over US 59. Gandy has been reviewing the plans with committee member David Robinson. The plans were scheduled to be released to TxDOT in early August.

The committee discussed the District branding signs. Representatives with Kudela & Weinheimer will be working with the District on encroachments. The District will likely go to bid in August with the Board selecting a contractor in September.

The committee also received an update on bike rack installations in the District. Seven locations have been equipped with anywhere from one to four bike racks. There are only two non-branded bike racks available. Staff has received requests from other business owners, and has begun to promote the program through a page on the District's website. Sometime in the fall, an order will be placed for a second round of bike racks.

BIO landscaping has begun mowing and picking up trash in District controlled esplanades as of July 15th.

METRO has been sent the District's resolution of endorsement on the System Reimagining Plan.

Safety and Security Committee

The committee will meet on August 8 and discuss various items related to security in the District, including crime statistics for the month of July. In June, there were 9 felony arrests in the District. According to Officer Beserra, these numbers were skewed because of the arrests associated with the high profile robbery at Uchi, where four individuals were all charged with multiple offenses.

The committee will also discuss the installation of the SentiForce cameras that are currently being installed in the District.

On July 14, the District sold its 2011 Ford Escape to Texas Direct Auto for \$10,000 per the recommendation of the Board.

Business and Economic Development Committee

The committee met on July 23 to recap the discussion of the retail workshop on July 10. The poor quality of the District's mobility infrastructure was the center of that conversation. The committee also discussed the upcoming plans for the fall real estate luncheon, where the positives of the district will be showcased. One of those positives is the amount of young professionals coming into the district leasing high-end, luxury apartments. Those individuals are bringing significant disposable income into Montrose.

Finance Committee

The committee will meet on August 4 and discuss District invoices and delinquent tax assessments. Previously, the committee and District Board of Directors acted upon three assessment waiver requests. The Board acted consistent with its policy to waive penalty, but not interest, for the 2013 assessment for the Kazaleh Family Living Trust at 1519 Indiana. However the Board denied the waiver requests for previous years, as well as the requests made by Robert P. Hensel at 3311 Roseland and Tosca Homes at 2409 Driscoll. Since then, staff has worked to place the waiver policy on the website, as well as additional information about the process of assessment collection.



Shift Period: Jul-14
Total Hours Worked 590:00
Total Miles Driven 1,857

Crime Arrest Activity

Felony Arrests:	4
Misdemeanor Arrests:	51
Charges Filed:	12
Suspects in Jail:	62

Field Activity

Parking Tickets:	0
Citations:	0
BMV Report Cards:	593
Crime Prevention:	1286

Patrol Activity

Calls for Service:	275
CIT Calls:	1
Incident Reports:	12
Accident Reports	3
Locations Checked:	1384

Warrants

Felony Warrants:	1
Misdemeanor Warrants:	0
City Warrants:	36
SETCIC Warrants:	6

Arrest Summary

Shift Period Jul-14

Charge	# of Arrests
Aggravated Assault	1
Assault	4
City Warrants	12
Criminal Trespass	2
Evading Arrest	1
Felony Theft	2
Littering	3
Loitering with the Intent to Comitt Prostitution	2
Possession of Marijuana	2
Public Intoxication	25
Robbery	1
Setcic Warrant	3
Theft	4
Total Arrests	62

Montrose Management District

Mobility and Visual Improvements Committee Meeting

July 21, 2014

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, July 21, 2014, at 9:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board members present were Chairman Claude Wynn and Robert Jara. Committee Member David Robinson was present via telephone. Also present were Executive Director Bill Calderón, District Director of Services Phil Wagner, Social Media Manager Tawny Tidwell, Lance Gandy with Gandy Lighting Design, Jennifer Peek, Jeremy Rocha, and Erica Duffey with Walter P Moore, Cathleen Lynch and Austin Taphorn with Kudela & Weinheimer.

1.) Call Meeting to Order.

The meeting was called to order at 9:15 a.m.

2.) Receive an Update on SPA application with the City of Houston from Walter P. Moore.

Rocha said that he has been communicating with the Planning Department regarding the list of tasks that need to be completed, including the changing of colors on the map and the identification of bus routes. He said that the City has asked what the Management District will do to implement the plan. Calderón said that he anticipates including the management of the SPA into the Walter P Moore contract. Rocha said that changes to the plan will be sent by the end of the week to the Management District for comments. He said that if ultimately adopted, parking will be allowed within the boundaries of the SPA, or 1,000 feet from the door of any business.

A general discussion took place regarding the lack of parking issues in the District. It was suggested that Rocha have a meeting with Hector Rodriguez in the City's Planning Department prior to submitting. Wynn asked Robinson to convey the importance of the District's effort to Planning Director Patrick Walsh.

3.) Receive an Update on Bridge Lighting Plans from Gandy

Robinson discussed the bridge lighting plans he received from Gandy. He said that his comments related more to clean up than content. Gandy and Robinson discussed meeting separately to review the comments.

4.) Receive an Update on District Branding Signage from K&W/Gandy.

Lynch said that K&W has responded to all of the City of Houston and CenterPoint Energy's comments. She said that she will need information from the District shortly in regards to encroachments. Lynch and Robinson also discussed Robinson reviewing the documents. Calderón discussed the need for the Management District to approve the bid documents in August, prior to selecting a contractor in September. Wynn stated his hope that the contractor be selected based on the quality of their work, as opposed to a marginal price difference from competitors. Calderón said that once the bid language comes in August and is acted on by the Board, he wanted to have a special committee meeting to review the bids prior to the September Board meeting. It will take three weeks to receive bids once the bid documents have been released.

5.) Receive an Update on the Branded Bike Rack Project

Wagner provided an update on the branded bike rack project. He said that racks have been installed at seven locations throughout the District. A new page has been added to the District's website that outlines the process for applying for a bike rack, as well as information on where all the existing racks are placed. He said the goal is to now generate interest in the program before the next order. Additionally, he said that the Mercantile moved their bike rack from a different location, which has created warranty issues for the installer. Future installations will require the property owner or tenant saying that the racks will not be moved. Wynn asked for contact to be made with various businesses that may benefit from a rack. Jara asked that some pictures on the website show a bike on the rack.

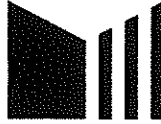
6.) Discuss Long-Term Goals and Strategies for Mobility and Visual Improvements

Calderón discussed long-term budgeting and his plan to pay for upcoming expenditures in the District. Wynn mentioned the need to improve esplanades, in part to off-set the poor state of streets and sidewalks in the District. Jara mentioned that it should all be done within the context of a master plan, and that potentially it should look good adjacent to the improvements done at the Museum District. Peek discussed pedestrian street lighting in the District, providing various options that can be seen around the metropolitan area. Wynn suggested meeting shortly to discuss the plan for all the visual improvements. He asked that the contractors around the table begin looking at what type of funding commitment they would need from the District to make some of these improvements.

7.) Additional Discussion

Calderón announced that the City of Houston community meeting on the plans for the Post Oak corridor was taking place Monday, July 21st at the Houston Hilton Post Oak Hotel. He also said that a meeting to discuss a potential general plan for the City of Houston was upcoming up along with a meeting on August 21st to celebrate the restoration of Mandel Park.

The meeting was adjourned at 10:40 a.m.



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: August 11, 2014
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, July 23 at 4:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: Claude Wynn and Robert Jara.

Staff and vendors present: Marketing Director Gretchen Larson, Executive Director Bill Calderon, Business Ambassadors Marie Cortes and Dennis Beedon, and Social Media Strategist Tawny Tidwell.

THE COMMITTEE CONSIDERED THE FOLLOWING:

- a. Consider an RFQ for the redesign of the District website.
- b. Updates on Montrose Map and Guide for use at local area hotels.
- c. Updates on Business Workshop Seminar Series 2.
- d. Updates on Business Ambassador Program.

Consider an RFQ for redesign of the District website.

Executive Director Calderon stated that it has been three years since the original site was designed and that he and staff were recommending that it was perhaps time to compare pricing for services. The committee members stated that they would indeed like to see and evaluate what others may have to offer. Ms. Larson stated that the RFQ would be tweaked upon comments of the committee and sent out on Friday, July 25.

Creation of a Montrose Map and Guide for use at local area hotels.

Executive Director Calderon stated that the District Map and Guide, as a part of the hotel concierge program, was in development and should be ready to review shortly.

Updates on Fall Business Workshop Seminar Series.

Executive Director Calderon stated that he and staff had meet with a local firm who specialized in providing workshops to business professionals such as attorneys, accountants, doctors and dentists. The three topics were: B2B Marketing & Business Development, Business Ethics in Professional Services, and Marketing Analytics & ROI: Tracking successful marketing campaigns.

Staff reminded the committee that the seminars would still be held at the Montrose Center on the 4th Thursday of August, September and October from 11:00 to 1:00.

Business Ambassador Program

BA's Marie Cortes and Dennis Beedon updated the committee on recent visits and answered questions of the committee. The committee stated that they were pleased with the great work and all the positive feedback they were receiving from the community on the program.

Adjourn

There being no further business to discuss the meeting adjourned at 4:30 p.m.

Montrose Management District
Public Safety Committee Meeting

July 11, 2014

The Montrose Management District Public Safety Committee held a meeting on Friday, July 11, 2014 at 9:00 a.m. at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Chairman Claude Wynn was present. Also present were Executive Director Bill Calderon, District Director of Services Phil Wagner, Montrose Patrol Coordinator Victor Beserra, Harris County Assistant Attorney Celena Vinson, Social Media Coordinator Tawny Tidwell, Jason Ginsburg, and Loch Cook.

The Committee was called to order at 9:02 a.m.

1.) Discuss Patrol Activity Report for the Month of June

Beserra reviewed his patrol report. He said that there were 9 felony arrests, however the numbers were skewed because of the arrest associated with the high-profile robbery at Uchi, where four individuals were all charged with multiple offenses.

Beserra also mentioned the homeless and other individuals that loiter near Richmond and Highway 59. While the area of concern is not in Montrose, he said that he plans to ask Precinct 7 with the Houston Police Department to assist with the problem, since it is creating spill over issues into the District. He has told nearby residences that he does not believe it is safe to walk to the nearest light rail station at that location.

2.) Discuss PIP Report for the Month of June

Beserra provided a brief overview of the PIP Report.

3.) Review HPD Crime Stats and Make a Determination on Placement of Mobile Security Cameras

Calderon stated that he asked Beserra to look at the crime stats to help determine the locations for the new SentiForce cameras that will be installed in the District. Beserra said that there are problems at AMLI City Vista along West Dallas. Cook, the Managing Director with SentiForce, said that the cameras could be a deterrent at a prominent ingress and egress point, however they will not be able to read license plates. Calderon asked Wagner to call the apartment complex and see if the camera installation could work.

Beserra also said that new SentiForce cameras could be used at the site of the previous ASE cameras at the Chelsea Market, Barnaby's on West Gray, and 1100 block of California, which provides overflow parking for Aladdin's and Little Bigs. Calderon said he supported placing cameras at all those locations, although he asked staff to work to transition the payment from the District to the property owner or tenant. Beserra also said that a new camera installation at the Gallery

Building at 4411 Montrose could be beneficial due to recent car break ins. Calderon agreed. He also said that a camera should be installed near Biscuit Home Décor.

Cook, Beserra, and Wagner will work together on the installations, determining the best location for the property owner, which also provides visibility and a power connection.

4.) Consider Recommendation to Sell 2011 Ford Escape

Calderon explained that the District has received numerous offers in attempts to sell the 2011 Ford Escape. He said that Officer Beserra received a \$10,000 offer from Texas Direct Auto, which was the highest. Wynn recommended that District staff work to sell the vehicle to Texas Direct Auto.

5.) Discuss Public Safety Issues in the District

Ginsburg made a request for the District to pay for four additional Montrose patrol officers to help police the Halloween pub crawl known as the Montrose Crawl. Additionally, Ginsburg asked Beserra to find either 9 or 10 traffic officers to help with vehicle control and public safety. The committee approved the request.

Ginsburg provided an update on the status of the Mental Health Co-op in First Montrose Commons.

Vinson provided an update on the lawsuit at 1853 Richmond regarding gambling and narcotics.

The meeting adjourned at 10:15 a.m.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: July 23, 2014
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District held its July meeting on Wednesday, July 23, 2014 at Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Claude Wynn, Cassie Stinson, Ryan Haley, Steve Madden and Martin Lew. Staff attending were Bill Calderon, Ray Lawrence, Phil Wagner, Dennis Beedon and Tawny Tidwell. Following lunch provided by Tradition Bank, the meeting was called to order at 12:25 PM.

Approval of Minutes

Minutes of the June 25 meeting were approved as written.

Results of the Second Retail Workshop on July 10

Ray Lawrence pointed out that Dan Protz of Eye Elegance had been able to retain 80% of his old customers from Highland Village and Mark Horn of Solutions for Hair was currently adding 140 new customers a month – both encouraging from the standpoint of attracting new retailers to Montrose. However, it was quickly pointed out that both businesses were atypical in that they both had adequate off-street parking at their sites to help grow their businesses which was unusual in Montrose. In fact, Eye Elegance had substantial parking in front of their shop. The discussion quickly centered on the lack of parking at the front of restaurants, bars and retail stores in the District. Cassie Stinson expressed the view that a central garage might be at least a partial solution if such a structure could be financed some way. However, Houstonians in general seem to expect to drive up to the front doors of businesses they patronize. Sugarland Town Center has a large garage facility, but it took 2-3 years for shoppers to really adapt to it. This and other new town center projects however are very walkable because they have the benefit of newly constructed sidewalks. Montrose in contrast, has very poor sidewalks that discourage walkability. There are many breaks, some caused by tree roots. Rebuilding sidewalks in such cases is very expensive because they have to be engineered, thereby doubling the normal cost, and if under qualified engineers are used, trees can be severely damaged – even killed.

The MMD could legally rebuild sidewalks, but doesn't have the funds to do so. The City has left sidewalk repair and rebuilding entirely up to the property owners. The problem could be alleviated if the City could identify, say, 5 qualified contractors, pool 12 projects at a time to reduce costs per project, and cover the cost with a small increase in water rates. The District should consider advocating such a program.

With respect to streets, it might be possible to finance repairs and rebuilds much quicker if Rebuild revenues could be used to obtain financing to fund immediate improvements over 18 months instead of 5 years which is the current plan. Rebuild revenues are coming in to the City at the rate of \$10 million

per month. Streets are a critical problem in the District. Menil is concerned that their large new capital investments are at risk because people won't be willing to take the streets to get there.

Planning for a Possible Third Workshop

There was considerable discussion about having a third retail breakfast workshop, perhaps devoted to infrastructure and the permitting process which are critical to retail development. A fairly wide number of possible participants were discussed, including three council members, a top person in Public Works, Kurt Luhrsen from METRO, El Franco Lee, the state representative, someone from the Permitting Division, and representatives from HCTRA and HCFCO. The possibility of partnering with other Districts, ie. Midtown, and even the Energy Corridor, was also discussed. The conclusion, however, was that those were all such disparate officials and organizations that it would be almost impossible to conduct a highly focused workshop even if you could get them all under the same roof at the same time. Moreover, the purpose of the retail workshops was to serve as the basis for planning the Fall Real Estate Forum and it would not be appealing to retail developers or users to be discussing all the Districts' infrastructure problems at the luncheon. Accordingly, it was decided to cancel plans for the third workshop and to pursue these contacts on a one-on-one or small meeting basis.

Preliminary Planning for Fall Real Estate Forum

It was agreed that the fall luncheon should focus on the positives of the District in terms of attracting new retail development, including the growing population of young professionals leasing space in the new luxury apartments completed, under construction or planned. A discussion of what the District is and what it is doing to enhance the business environment should be included. Then a speaker such as Dan Braun describing how he actually developed successful new retail in the District and perhaps a speaker such as Jason Baker talking about how major credit retailers might approach land assembly and development of centers comprised of tenants with varying parking requirements. A speaker from Weingarten, such as John Robinson, might also be appropriate since the River Oaks Center is by far the dominant retail complex in the District.

The August meeting will be devoted in large part to planning the fall event.

Adjournment

The meeting was adjourned at 1:45 PM. The next meeting of the committee is planned for August 27.

Montrose Management District

Finance Committee Meeting

August 4th, 2014

The Montrose Management District Finance Committee held a meeting on Monday, August 4, 2014 at 10:00 a.m. at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Chairman Claude Wynn and Director Kathy Hubbard were present. Also present were Executive Director Bill Calderon and District Director of Services Phil Wagner.

1.) Call Meeting to Order

The Committee was called to order at 10:00 a.m.

2.) Review Invoices / Consider Recommendation to Full Board for Approval and Payment of Invoices.

Calderon led a general discussion about District invoices. Wynn asked what business the District had with Cobb Finley, which appears on the monthly vendor checklist. Calderon said that this was done in error and would be corrected.

A general discussion took place regarding the need for the checklist to include a column that would identify periodic expenses, and others that would identify monthly expenses. This will help the Board understand what invoices will come in for the month. Calderon said that staff would work with Municipal Accounts to make this change.

The Committee approved the invoices that were received.

3.) Receive Report From Perdue Brandon on Delinquent Tax Collections/ Law Suit Status and Recommendations

A general discussion occurred regarding delinquent accounts in the District. The suits by Valerie and John McElroy and Level Headed Chow LLC have been delayed pending the complete resolution of the lawsuit filed against the District. Calderon also said he would notify representatives with Perdue, Brandon, Fielder, Collins & Mott that the District is ready to move from intervener to lead on the Gamru Properties pending suit.

4.) Review Proposed Disadvantage Business Enterprise Program

Calderon stated that the Disadvantaged Business Enterprise Program recently discussed had already been adopted in April by the District as part of the District's Administrative Policies and Procedures Manual. He said the existing policy has less reporting requirements than what was proposed, but gives the District the capacity to comply should anyone ask. Wynn said that the District should rely on its existing policy. Hubbard asked for a correction in Section 10 to reflect that the policy adoption occurred on April 14, 2014 and not May 14, 2014. She also asked that other individual

policies, such as the District's assessment waiver policy, be placed in the document when an update occurs next April. Calderon said that policy, and other such as the Executive Director spending limits, will be included during the next annual update.

5.) Announcements

Calderon said that Tradition Bank has requested a lawyer to perform an independent assessment on the ruling of the Montrose lawsuit to determine whether or not the bank should loan to the District. This is merely precautionary, as the Bank just wants to make sure that the lawsuit is nearing its conclusion and the outcome is looking favorable for the District.

Calderon also stated that another waiver request will be coming shortly due to an assessment payer not receiving their bill. The commercial property owner has been made aware of the assessment waiver policy and has been instructed to put a request in writing to the District.

6.) Adjourn

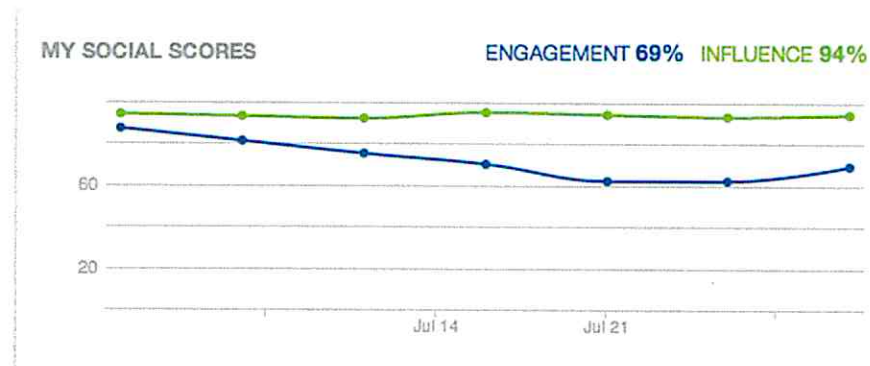
The meeting adjourned at 10:49 a.m.

Montrose District Social Media Report July 2014

Twitter

New Followers: 201

Total Followers: 3,662



Interactive Stats (above):

Engagement: Conversing with people on Twitter who talk about our content.

Influence: This indicates the growth and interest level of our audience.

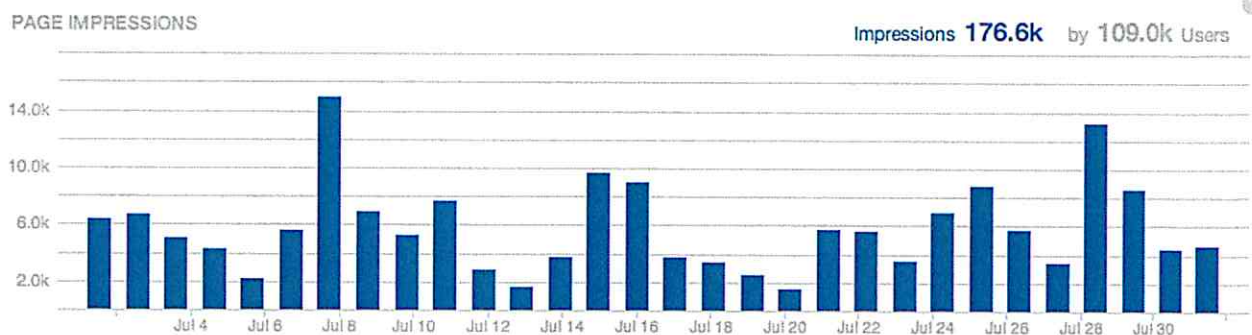
Facebook

Total Likes: 5091

New Likes: 1300

User Impressions 176.6k by 109k Indiv. Users

Impressions in June: 164.4 by 106.7k Indiv. Users



Top 5 Posts:

Houston Restaurant Week Picks	7.5k
Bike Rack Map	7.3k
Montrose Staycation Ideas	4.7k
Sidewalk Op-Ed in the Chron	4.3k
Uptown BRT Meeting Announcement	4.3k

Social Media

TWITTER:

Number of total tweets from July 01-July 31:	139
Increase in Followers for July 2014:	201
Total Followers:	3,662

FACEBOOK:

Total number of 'likes': (Up from 3672 in June 2014)	5901
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Total page views this month:	176.6k by 109k Indiv. Users
Total page views in June:	164.4 by 106.7k Indiv. Users

Top 5 Posts:

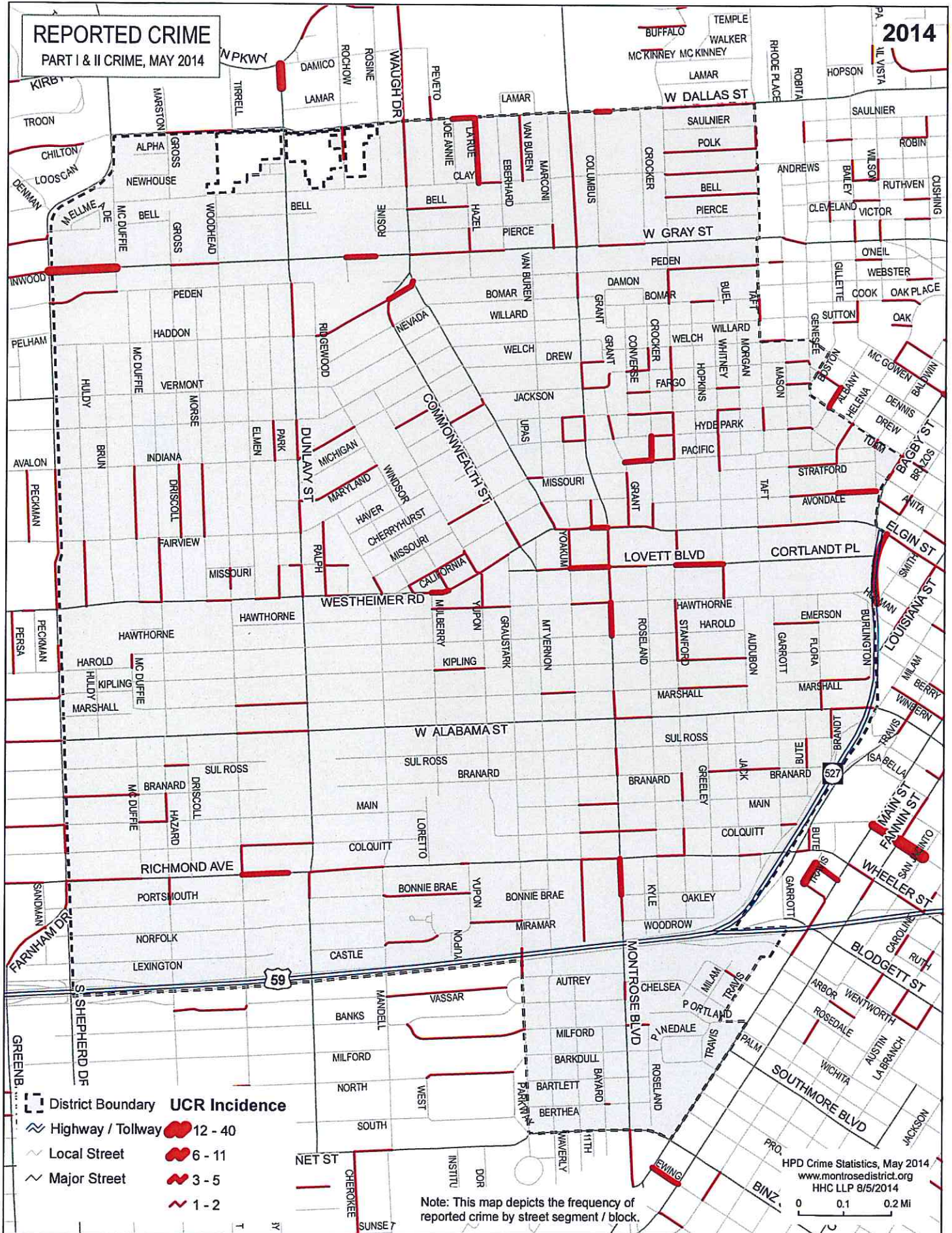
Houston Restaurant Week Picks	7.5k
Bike Rack Map	7.3k
Montrose Staycation Ideas	4.7k
Sidewalk Op-Ed in the Chron	4.3k
Uptown BRT Meeting Announcement	4.3k

Three month recapped:

	May	June	July
Twitter Followers:	3274	3446	3446
Facebook Likes:	2827	3672	5901

REPORTED CRIME PART I & II CRIME, MAY 2014

2014



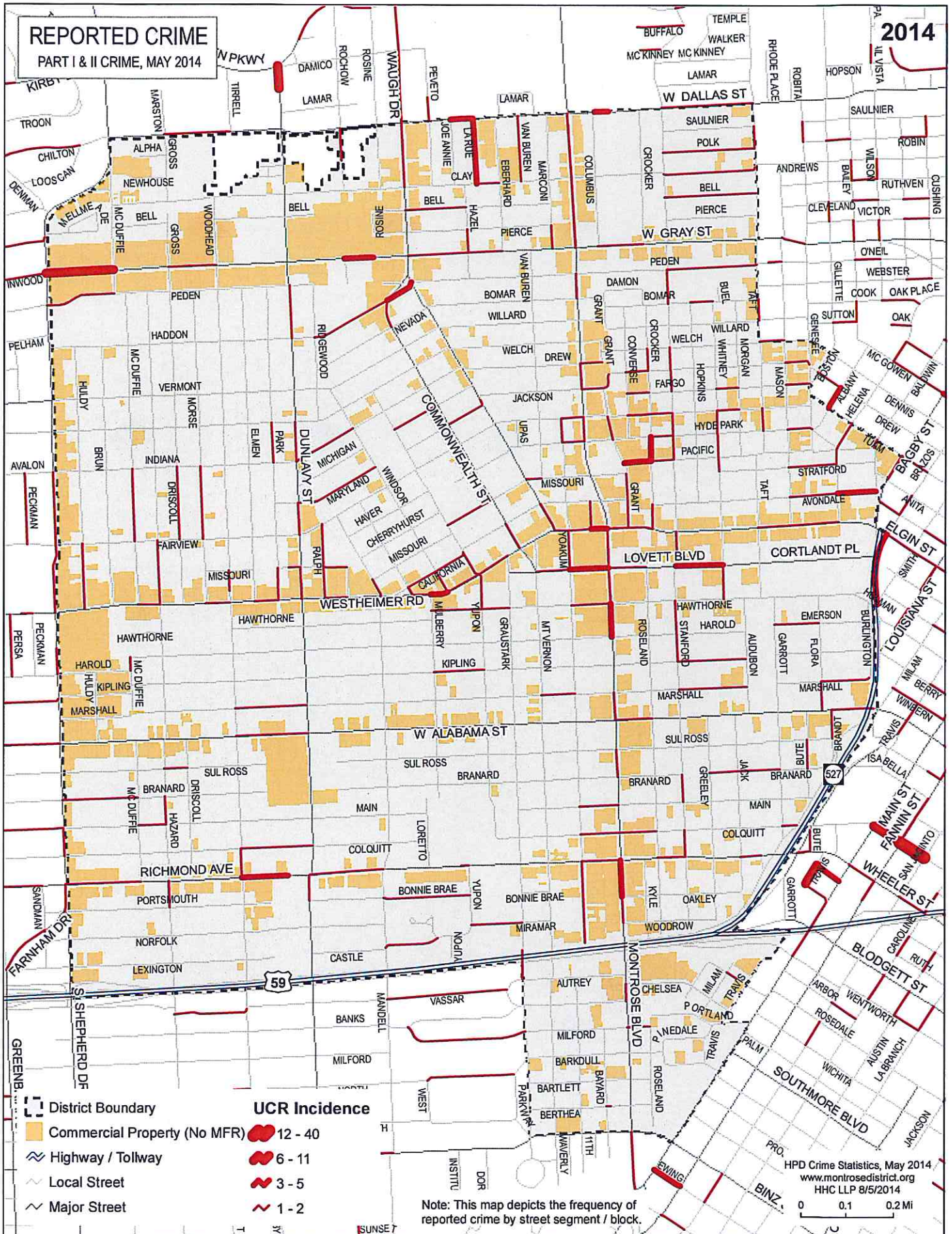
Note: This map depicts the frequency of reported crime by street segment / block.

HPD Crime Statistics, May 2014
www.montrosedistrict.org
HHC LLP 8/5/2014
0 0.1 0.2 Mi

REPORTED CRIME

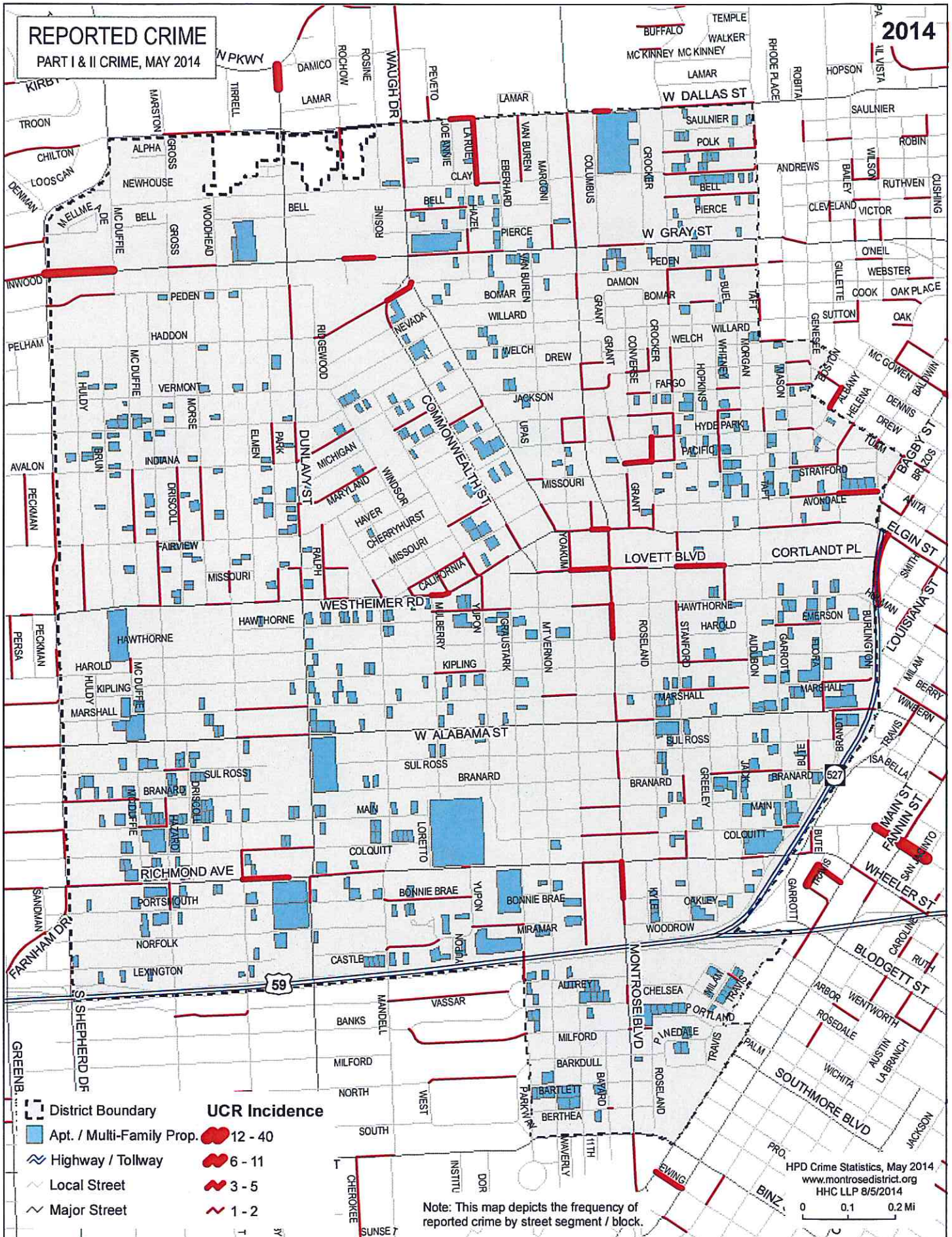
PART I & II CRIME, MAY 2014

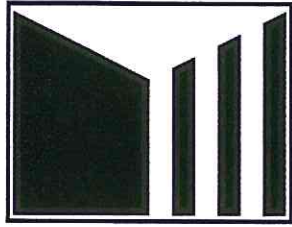
2014



REPORTED CRIME PART I & II CRIME, MAY 2014

2014





MONTROSE MANAGEMENT DISTRICT

Cleanup Update

August 2013 meeting of the Board of Directors

Staff inspected the District for overgrown vacant lots, illegal trash dumps, inoperable vehicles and abandoned houses and businesses. Reports were submitted to 311 Help Online for abatement.

4326 Jack – Thank you for your request or comment. Your Tracking Number is: 101001459113.

817 Westheimer – Thank you for your request or comment. Your Tracking Number is: 101001459114.

305 Willard – Thank you for your request or comment. Your Tracking Number is: 101001459116.

401 Bomar - Thank you for your request or comment. Your Tracking Number is: 101001459119.

2004 Crocker - Thank you for your request or comment. Your Tracking Number is: 101001459121.

616 W. Pierce – Thank you for contacting us, please see service request below: 101001459664

1902 W. Clay - Thank you for contacting us, please see service request below: 101001459666

1840 Colquitt – Thank you for your request or comment. Your Tracking Number is: 101001459127.

1408 W. Alabama – Thank you for your request or comment. Your Tracking Number is: 101001459128.

1115 Montrose - Thank you for contacting us, please see service request below: 101001459663

● ***The building at the corner of Montrose and Hawthorne has finally been demolished***



- *Evidence regular reporting to 311 Online is doing some good: NP sign at the vacant lot at the SE corner of Roseland and Woodrow, a lot reported for abatement by Staff many times, last report in June*



0 Roseland, at SE corner of Roseland & Woodrow, vacant lot across the street and east of 905 Woodrow, Key Map 493W - Thank you for your request or comment. Your Tracking Number is: 101001397214.

- *More evidence regular reporting to 311 Online is doing some good: NP sign at the vacant lot at Montrose and Marshall, last report in June*



3615 Montrose - Thank you for your request or comment. Your Tracking Number is: 101001397228.

- *Still more evidence of regular reporting: NP sign at the vacant lot at 1019 Gross, last report in June*



1019 Gross - Thank you for your request or comment. Your Tracking Number is: 101001397227.

- *One illegal dump found by Staff this inspection: at the vacant lot at W. Pierce and Stanford, reported to 311 Online for abatement*

