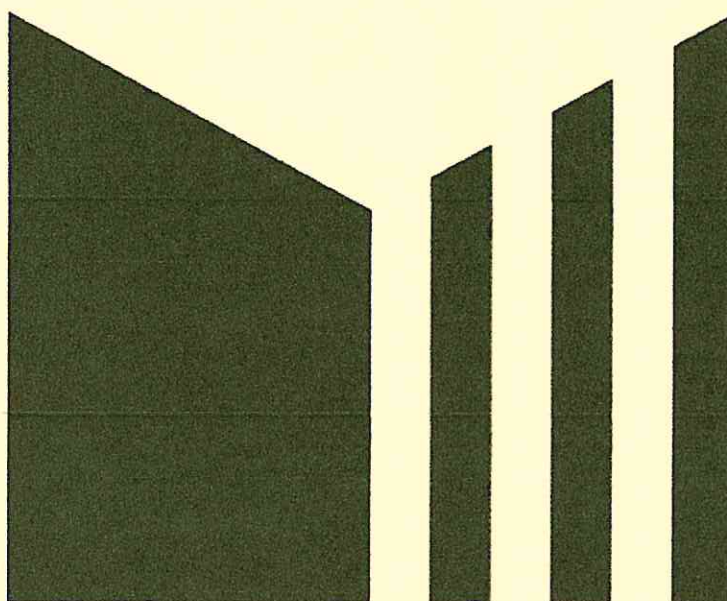


29/164

MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

December 14, 2015



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, December 14, 2015, at the University of St. Thomas, Malloy Hall, Carol Tatkon Boardroom, 3800 Montrose Blvd., Houston, Texas 77006; Parking is available at Moran Parking Garage, 3807 Graustark, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Determine quorum; call to order.
2. Receive public comments. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges.)
3. Approve minutes of regular meeting held October 12, 2015.
4. Receive update and recommendations from Nominating Committee.
 - a. Accept Oath of Office, Sworn Statement and Bond from Newly Appointed Board Member.
5. Receive update and recommendations from Finance Committee.
 - a. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports
 - b. Consider Resolution regarding TIRZ creation services
 - c. Consider proposal from McCall Gibson Swedlund Barfoot PLLC to perform FY2015 Audit
 - d. Receive and consider District's monthly financial report and approve invoices for payment
 - e. Receive and consider FY2016 Annual Budget
6. Receive and consider:
 - a. Accept Hearing Examiner's Report and Proposal for Decision for public hearing regarding supplemental assessment roll, Western Service Area
 - b. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Six of the District Service Plan, Western Service Area
 - c. Adopt Order Supplementing the Assessment Roll and Levying Assessments, Western Service Area
 - d. Approve Amended Information Form, Western Service Area
 - e. Accept Hearing Examiner's Report and Proposal for Decision for public hearing regarding supplemental assessment roll, Eastern Service Area
 - f. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Eight of the District Service Plan, Eastern Service Area
 - g. Adopt Order Supplementing the Assessment Roll and Levying Assessments, Eastern Service Area
 - h. Approve Amended Information Form, Eastern Service Area
7. Receive update from Public Safety Committee.
8. Receive update from Mobility and Visual Improvements Committee.
9. Receive update from Marketing and Business Development Committee.
10. Receive update from Business and Economic Development Committee.
11. Receive Executive Director's Monthly Report.
12. 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.
13. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
14. Announcements.
15. Adjourn.



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) 5951200 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

3. Approve minutes of the regular meeting held October 12, 2015.

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

October 12, 2015

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, October 12, 2015, 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 -	Tammi Wallace	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, <i>Vice Chairman</i>	Position 11 -	vacant
Position 4 -	Cassie Stinson, <i>Secretary</i>	Position 12 -	Brad Nagar
Position 5 -	Lane Llewellyn	Position 13 -	Dan B. Leverett
Position 6 -	Robert Jara	Position 14 -	Todd Edwards
Position 7 -	Ryan Haley	Position 15 -	Randall Ellis
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Stinson, Haley, Hubbard, Edwards, Leverett and Ellis, thus constituting a quorum. Also present were David Hawes, Holli Robinson, Linda Clayton, Jerry Lowry, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc.; Caryn Adams, Municipal Accounts & Consulting; Dennis Beedon, Montrose Business Ambassador; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, HPD; Tawny Tidwell, Montrose MD social media strategist; Daphne Scarbrough, Richmond Avenue Coalition; Nicole Chinaea, Jeremy Rocha and Lee Anne Dixon, Walter P. Moore; and Joseph Allen. Chairman Wynn called the meeting to order at 12:04 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF REGULAR MEETING HELD SEPTEMBER 14, 2015.

Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the September 14, 2015, Board meeting, as presented.

ACCEPT RESIGNATIONS FROM DAN LEVERETT AND RANDALL ELLIS.

Upon a motion duly made by Director Madden, and being seconded by Director Llewellyn, the Board voted unanimously to accept Dan Leverett's and Randall Ellis' resignations from the Board of Directors.

RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

a. Receive and consider recommendation for Love to Ride program.

Mr. Allender reported the Love to Ride program promotes bicycling through community engagement and activities. He reported the organization has coordinated with Bike Houston. He provided an overview of the program and answered questions. Chairman Wynn reported a lot of statistical information would be received from participating in the program. There was a lengthy discussion regarding the pros and cons of the Love to Ride program. Mr. Allender reported the Mobility and Visual Improvements Committee was recommending approval of support of the program at a cost of \$5,000. Upon a motion duly made by Director Madden, and being seconded by Director Grover, the Board voted to approve participation in the Love to Ride program at the cost of \$5,000. Directors Wynn, Wallace, Mitchmore, Jara, Madden, Grover and Nagar voted aye. Director Llewellyn voted naye. The motion passes.

b. Receive and consider proposal for additional services to assist in completion of amended Special Parking Area application by Walter P. Moore.

Mr. Allender reported staff withdrew the Special Parking Area application from the October 1 Planning Commission agenda following complaints from business owners regarding the proposed boundary. He reported amending the boundary and resubmission will require notification and an additional study including traffic counts. He answered questions regarding additional businesses to be included. He reported staff was requesting approval of the proposal for additional services by Walter P. Moore to assist in the amendment and resubmission of the Special Parking Area application in the amount of \$44,000. Upon a motion duly made by Director Llewellyn, and being seconded by Director Madden, the Board voted unanimously to approve the proposal for additional services to assist in completion of the amended Special Parking Area application by Walter P. Moore in the amount of \$44,000.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE:

a. 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 Assessment Collection Reports, included in the Board agenda materials. She reported 99.99% collection of 2014 assessments in the east zone, no uncertified property and 44 unsettled accounts. She reported 99% collection of 2014 assessments in the west zone, 1 uncertified property value and 95 unsettled accounts. She reported 29 notices and 58 notices were mailed out for the supplemental assessment roll hearing. No action from the Board was required.

b. Receive and consider District's monthly financial report, including pay invoices.

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. She reported checks numbered 5106-5123 were not included in the report and were routine expenses. She went over each check identifying the payer and amount. The Board requested a copy of the invoices to be included in a separate section in next month's report. Upon a motion duly made by Director Grover, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

c. Receive and consider Line of Credit from Tradition Bank.

Mr. Lord reported at last month's Board meeting the Board had authorized him to prepare the loan documents with Tradition Bank. He reported the documents included in the Board agenda materials were substantially final and he was recommending approval of the documents in substance. Upon a motion duly made by Director Nagar, and being seconded by Director Llewellyn, the Board voted unanimously to approve to substance and subject to minor changes (1) Loan Agreement Tradition Bank and Montrose Management District; (2) Pledge Assignment of Bank Accounts for Collateral Security; (3) Security Agreement; (4) Security Agreement (Pledge of Certificate of Deposit); and (5) Promissory Note.

AUTHORIZE EXECUTIVE DIRECTOR TO SET DATE, TIME AND PLACE FOR HEARING ON SUPPLEMENTAL ASSESSMENT ROLL.

Mr. Hawes reported the hearing on the supplemental assessment roll was scheduled for October 29, 2015, at 9:30 a.m. at the Montrose Center. Upon a motion duly made by Director Madden, and being seconded by Director Llewellyn, the Board voted unanimously to authorize the Executive Director to set date, time and place for hearing on Supplemental Assessment Roll.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Officer Beserra presented the Patrol Summary Report for September, 2015, and answered questions. Director Nagar reported the District would be providing four additional officers for the Pub Crawl event.

a. Receive and consider Montrose Camera Policy.

The Board reviewed the Montrose Camera Policy, included in the Board agenda materials. Upon a motion duly made by Director Nagar, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Montrose Camera Policy, as presented.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson updated the Board on the Marketing and Business Development Committee meeting. She reported the Business Ambassador did 57 visits with 13 completed for September. She reported the bi-annual recycling event was scheduled for October 24. She presented the Social Media Report for September, 2015, included in the Board agenda materials. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence reported preparations continue for the Fall Real Estate Forum scheduled for November 18, 2015. He reported the District has received \$7,000 in pledged sponsorships for the event. He reported save the date flyers have been sent out. Mr. Hawes provided an update on the proposed Montrose TIRZ. He reported the City has requested Hawes Hill Calderon LLP to prepare the proposed project and finance plan. He reported the plan is expected to be completed in November, then a community meeting will be scheduled followed by a public hearing. No action from the Board was required.

12:58 p.m. Director Madden leaves the meeting; a quorum is still present.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. Hawes handed out a map showing the location for the next board meeting and parking area at St. Thomas University, 3800 Montrose Blvd., a copy is attached as Exhibit A.

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.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO EXECUTIVE SESSION.

An executive session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business, Chairman Wynn adjourned the meeting at 1:00 p.m.

(Seal)



Secretary

List of Exhibits:

- A. Map showing location and parking for next Board meeting at St. Thomas University

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 an update and recommendations from the Finance Committee.
 - a. Receive the Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Details, and Delinquent Assessment Report.
 - b. Consider the Resolution regarding TIRZ creation services.
 - c. Consider a proposal from McCall Gibson Swedlund Barfoot PLLC to perform the FY 2015 audit.
 - d. Receive and consider the District's monthly financial report including payment of invoices.
 - e. Receive and consider the FY 2016 annual budget.



Memorandum

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: November 9, 2015
SUBJECT: Finance Committee Meeting Minutes

The Montrose Management District Finance Committee held a meeting on Monday, November 9, 2015, 10:00 a.m. at 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board Member Lane Llewellyn Hubbard was present. Staff present were David Hawes and Jerry Lowry. Guest present was Caryn Adams with Municipal Accounts & Consulting L.P.

1. Call Meeting to Order at 10:00 AM

2. Review report from Perdue Brandon on Delinquent Tax Collections/ Law Suit status and recommendations.

3. Review and consider approval of invoices

The committee reviewed and discussed the bookkeeper's report and invoices. Recommends approval of report and that invoices be paid.

4. Review costs associated with Bridge Lighting Project

The committee reviewed all costs to date associated with the Bridge Lighting Project.

5. Consider Bank Loan Closing Documents

The loan closing documents with Tradition Bank were considered and approved.

6. Announcements

No announcements

7. Adjourn: The committee adjourned at 10:30 a.m.



Memorandum

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: Monday, December 7, 2015
SUBJECT: Finance Committee Meeting Minutes

The Montrose Management District Finance Committee held a meeting on Monday, December 7, 2015, 12:00 pm at 5020 Montrose Blvd., Suite 311, Houston, Texas.

Montrose Management District Chairman Claude Wynn and Finance Committee Chair Kathy Hubbard were present. Staff present were David Hawes and Jerry Lowry.

1. Call Meeting to Order

The meeting was called to order at 12:05 p.m.

2. Review report from Perdue Brandon on Delinquent Tax Collections/ Law Suit status and recommendations

The report from Perdue Brandon was reviewed. No actions were required or taken.

3. Review and consider approval of invoices

The committee reviewed and discussed the bookkeeper's report and invoices. Recommends approval of report and that invoices be paid.

4. Receive and Consider Proposed FY 2016 Montrose Management District Budget

David Hawes presented the proposed Fiscal Year 2016 which is subject to tweaks prior to submission to the board on December 14, 2015. The budget includes HHC fees charged for preparation and submission of the application for a Montrose Area TIRZ and subsequent preparation of a Project Plan and Finance Plan. These fees will be reimbursed by the TIRZ through an interlocal agreement to be drafted by the District's legal counsel. The entire Montrose District 2016 budget has been prepared based on the need for complete transparency and clarity. Motions to approve the FY 2016 Budget were approved unanimously by the committee.

5. Announcements

No announcements

6. Adjourn

The committee adjourned at 12:45 p.m.

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
November 2015
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/15 - 12/31/15**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$651,914.67	\$3,363.32	\$648,551.35	0%
2014	0.12500	\$610,189.60	\$608,600.27	\$1,589.33	99%
2013	0.12500	\$495,919.54	\$495,088.41	\$831.13	99%
2012	0.12500	\$428,376.18	\$427,671.62	\$704.56	99%
2011	0.12500	\$409,486.26	\$409,448.76	\$37.50	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	\$309,394.27	\$309,375.52	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2015 Assessment Collected	3,363.32	544,355.74
2014 Assessment Collected	666.04	541,658.46
2013 Assessment Collected	920.51	2,615.34
2012 Assessment Collected	0.00	587.70
2011 Assessment Collected	0.00	-212.70
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	-474.31	-474.31
Penalty & Interest	535.32	9,065.38
Overpayments	6.31	22,132.67
CAD Lawsuits	436.57	14,323.28
CAD Corrections	474.31	474.31
Collection Fees	511.69	4,239.44
Estimated Payments	-318.31	0.00
Court Fees	0.00	0.00
Total Revenue	6,121.45	1,138,765.31
Overpayments Presented for Refund	917.19	39,662.70
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	525,113,032	Uncertified:	5,559,957
ASSESSED VALUE FOR 2014:	490,737,404	Uncertified:	0
ASSESSED VALUE FOR 2013:	400,408,482	Uncertified:	0
ASSESSED VALUE FOR 2012:	343,010,098	Uncertified:	0
ASSESSED VALUE FOR 2011:	327,610,699	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:	321,765,077	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	309,375.52	
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	409,448.76	
2012	0.12500	372,627	353,996	427,671.62	
2013	0.12500	380,080	361,076	\$495,088.41	
2014	0.12500	387,681	368,297	\$608,600.27	
2015	0.12500	395,435	375,663	\$3,363.32	
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

MONTRÖSE DISTRICT EAST ZONE

November 2015

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS

ACCOUNT NOS

SITUS

PROPERTY TYPE

VALUE

ASSESSMENT

PPF AMLI 2221 WEST DALLAS ST LL
200 W MONTRÖSE ST STE 2200
CHICAGO IL 60606-5070

1269260010001

2221 W DALLAS ST 404 77019

MULTI-FAMILY

76,116,000

95,145.00

POST RICHMOND LP
4401 NORTHSIDE PKWY NW STE 800
ATLANTA GA 30327-3093

1309010010001

RICHMOND AVE 77006

MULTI - FAMILY

33,885,268

42,356.59

CAMPANILE SOUTH LP
109 N POST OAK LN STE 200
HOUSTON TX 77024-7789

0302490010001

4306 YOAKUM BLVD 77006

OFFICE BUILDINGS

14,850,385

18,562.98

LUST REALTY COMPANY
% UNIV OF ST THOMAS: ATTN PRES
3800 MONTRÖSE BLVD
HOUSTON TX 77006-4626

0261640000027

4100 MONTRÖSE BLVD 77006

OFFICE BUILDINGS

13,440,501

16,800.63

4203 MONTRÖSE LTD
3810 W ALABAMA
HOUSTON TX 77027-5204

1277520010001

4203 MONTRÖSE BLVD 77006

OFFICE BUILDING

10,645,000

13,306.25

RIVERSIDE CPT LLC & REALTY CTR
MANAGEMENT INC
1990 S BUNDY DR STE 100
LOS ANGELES CA 90025

0370370010001

220 W ALABAMA ST 131 77006

MULTI - FAMILY

10,262,916

12,828.65

WALGREENS 03157
% TAX DEPT STOP NO 75
300 WILMOT RD
DEERFIELD IL 60015-4614

1179390010001

3317 MONTRÖSE BLVD 77006

RETAIL PHARMACY

8,161,430

10,201.79

ARMSTRONG CHARLES
5000 MONTRÖSE BLVD UNIT 22C
HOUSTON TX 77006-5564

0140670000002

804 PACIFIC ST 77006

VARIOUS COMMERCIAL

7,783,410

9,580.81

2302 GENESEE ST 12 77006
2308 GENESEE ST 77006
120 FAIRVIEW ST 77006

0140250000001

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
2602 CROCKER ST 77006

0140670000005

809 HYDE PARK BLVD 77006

925 HYDE PARK BLVD 77006

925 HYDE PARK BLVD 77006

2602 CROCKER ST 77006

MONTROSE DISTRICT EAST ZONE

November 2015					
TOP TEN ASSESSMENT PAYERS					
0261510000021	2605 GRANT ST 77006				
0261510000027	805 PACIFIC ST 77006				
0442130000001	810 PACIFIC ST 77006				
0140680000009	810 HYDE PARK BLVD 77006				
EQUITAS CAMPANILE EAST LLC	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,994,000	6,242.50	
3810 W ALABAMA ST					
HOUSTON TX 77027-5204					
3815 MONTROSE BULD LP	3820 ROSELAND ST 77006	OFFICE BUILDINGS	4,878,309	6,097.89	
3815 MONTROSE BULD STE 211	3815 MONTROSE BLVD 77006				
HOUSTON TX 77006-4666					

November 2015					
TOP TEN DELINQUENTS					
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2014	2,381.27
NICK FRANK STATHY JOHN & GEORGE DEMERIS 2911 S SHEPHERD DR HOUSTON TX 77098-1537	92 030 249 000 0003	1211 MIRAMAR ST #5 77006	APARTMENT	2014	631.25
NGUYEN DONVEIN CAO & NANCY 5529 HARPER FOREST DR HOUSTON TX 77088-2620	92 056 041 000 0001	0 TAFT ST 77019	VACANT	2007 - 2014	268.75
* Pending HCAD Value Lawsuits					

Harris County Improvement District No. 6 / East Montrose
 Lawsuit and Arbitration Status Summary as of 9/11/2015

Jur 930

Summary

For Tax Years 2007-2014, for the period of June 2009 through August 2015

Settled

704,879,013	Original value of Settled accounts as of 9/11/2015
209	Number of Settled accounts as of 9/11/2015
66,155,597	Reduction in value of Settled accounts
9.39%	Average % reduction in value of Settled accounts

Unsettled

132,634,190	Original value of Unsettled accounts as of 9/11/2015
44	Number of Unsettled accounts as of 9/11/2015

.125 Tax rate per \$100 valuation

\$15,560 Estimated reduction in assessment on 44 Unsettled accounts,
 based on 9.39% average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
November 2015
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/15 - 12/31/15**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,497,442.45	\$8,308.61	\$1,489,133.84	1%
2014	0.12500	\$1,341,018.46	\$1,325,637.68	\$15,380.78	99%
2013	0.12500	\$1,134,810.79	\$1,124,159.52	\$10,651.27	99%
2012	0.12500	\$971,883.28	\$967,781.16	\$4,102.12	99%
2011	0.12500	\$883,812.60	\$882,679.93	\$1,132.67	99%
2010	0.12500	\$867,868.55	\$867,423.05	\$445.50	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2015 Assessment Collected	8,308.61	8,308.61
2014 Assessment Collected	-117.91	1,131,210.74
2013 Assessment Collected	0.00	1,911.14
2012 Assessment Collected	0.00	1,259.51
2011 Assessment Collected	0.00	1,203.81
2010 Assessment Collected	0.00	585.86
Penalty & Interest	307.45	16,433.37
Overpayments	0.00	11,710.29
CAD Lawsuits	1,515.41	39,815.99
CAD Corrections	0.00	1,162.79
Collection Fees	340.99	11,393.93
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	10,354.55	1,224,996.04
Overpayments Presented for Refund	1,515.41	54,462.98
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,204,210,027	Uncertified:	10,267,351
ASSESSED VALUE FOR 2014:	1,076,275,103	Uncertified:	70,822
ASSESSED VALUE FOR 2013:	908,769,231	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,211,276	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,049,655	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,292,461	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	867,869	824,475	\$867,423.05	
2011	0.12500	885,226	840,965	\$882,679.93	
2012	0.12500	902,930	857,784	\$967,781.16	
2013	0.12500	920,989	874,940	\$1,124,159.52	
2014	0.12500	939,409	892,438	\$1,325,637.68	
2015	0.12500	958,197	910,287	\$8,308.61	
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

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

November 2015						
PROPERTY OWNER	TOP TEN ASSESSMENT PAYERS		PROPERTY TYPE	VALUE	ASSESSMENT	
	ACCOUNT NOS	SITUS				
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	80,050,581	100,063.23	
WEINGARTEN REALTY INVESTORS 0591-001	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	80,119,087	98,401.95	
P O BOX 924133	0442250000170	1953 W GRAY ST 77019				
HOUSTON TX 77292-4133	0442250000169	1953 W GRAY ST 77019				
	0442250000168	2028 W GRAY ST 77019				
	0442250000145	2001 W GRAY ST 77019				
	0442250000110	2020 W GRAY ST 77019				
	0442250000105	2010 W GRAY ST 77019				
	0442250000005	2002 W GRAY ST 77019				
	0442250000002	1950 W GRAY ST 77019				
	0442250000171	2017 W GRAY ST 77019				
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	47,000,000	58,750.00	
ANBIL IL-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	43,727,639	54,659.55	
	1170070010001	1422 W GRAY ST 77019				
	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	41,900,000	52,375.00	
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	39,272,033	49,050.04	
PPF AMLI RIVER OAKS LLC 200 W MONROE ST STE 2200 CHICAGO IL 60606-5070	1335700010001	1340 W GRAY ST #275 77019	APARTMENT	38,531,075	48,163.84	
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	29,600,776	37,000.97	

MONTROSE DISTRICT WEST ZONE

November 2015				
	TOP TEN ASSESSMENT PAYERS			
FINGER-FSG DUNLAVY LTD	1345350010001	3833 DUNLAVY ST #399 77006	APARTMENT	29,325,530
% THE FINGER COMPANIES				36,656.91
99 DETERING ST STE 200				
HOUSTON TX 77007-8289				
MONTROSE REAL ESTATE PARTNERS LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	28,849,155
C/O PROPERTY TAX DEPT	1327190010002	1701 W ALABAMA ST 77098		35,811.44
P O BOX 839999				
SAN ANTONIO TX 78283-3999				

MONTRÖSE DISTRICT WEST ZONE

November 2015

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
KNA PARTNERS *	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	2,749.15
550 WAUGH DR HOUSTON TX 77019-2002					
EISEMANN MAUDE	94 010 167 000 0030	1116 W GRAY ST 77019	VACANT	2010 - 2014	2,739.83
5455 JOHN DREAPER DR HOUSTON TX 77054-4230					
SAFOS CHRIST	94 056 125 000 0013	2009 COLQUITT ST 77098	APARTMENT	2012 - 2014	2,579.17
3838 GRENNOCK LN HOUSTON TX 77025-2408					
BISHOP JOAN	94 033 193 000 0005	120 PORTLAND 77006	RES CONVERSION	2012 - 2014	2,455.41
1547 WAVERLY ST HOUSTON TX 77008-4148					
MOUZI MOSTAFA	94 130 493 001 0001	0 WESTHEIMER RD 77006	VACANT	2012 - 2014	1,990.10
3415 ABINGER LN HOUSTON TX 77088-5607					
5020 INVESTMENTS LTD	94 036 024 000 0003	5020 MONTRÖSE BLVD 77006	OFFICE BUILDINGS	2013	1,899.78
5020 MONTRÖSE BLVD FL 9 HOUSTON TX 77006-6550					
KNA PARTNERS TOWER INC *	94 026 174 000 0007	1124 LOVETT BLVD 77008	SHOPPING CENTER	2013 - 2014	1,737.02
550 WAUGH DR HOUSTON TX 77019-2002					
DIAZ SHERIDAN R	94 054 229 000 0027	1806 W ALABAMA ST #5 77098	RETAIL & RESIDENTIAL	2012 - 2014	1,730.06
8714 WATEKA DR HOUSTON TX 77074-4016					
PAMF LLC	94 026 058 007 0003	2040 MARSHALL ST 77098	AUTO GARAGE	2012 - 2014	1,603.77
2040 MARSHALL ST HOUSTON TX 77098-2717					
KAZALEH FAMILY LIVING TRUST	94 018 022 000 0013	1519 INDIANA ST #8 77006	APARTMENT	2012 - 2014	1,510.52
2414 PELHAM DR HOUSTON TX 77019-3420					

* Pending HCAD Value Lawsuits

Harris County Improvement District No. 11 / West Montrose
 Lawsuit and Arbitration Status Summary as of 9/11/2015

Jur 939

Summary

For Tax Years 2010-2014, for the period of September 2010 through August 2015

Settled

1,087,148,056	Original value of Settled accounts as of 9/11/2015
338	Number of Settled accounts as of 9/11/2015
86,629,663	Reduction in value of Settled accounts
7.97%	Average % reduction in value of Settled accounts

Unsettled

312,722,044	Original value of Unsettled accounts as of 9/11/2015
95	Number of Unsettled accounts as of 9/11/2015

.125 Tax rate per \$100 valuation

\$31,149 Estimated reduction in assessment on 95 Unsettled accounts,
 based on 7.97% average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
December 14, 2015

Amounts shown are 2014 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Joan Bishop 12-14 assessments \$2,455.41, *120 Portland St.-0331930000005*
Charles R. Baird (was Gamru Properties Ltd.) 12-14 assessments \$2,381.27, *506 Sul Ross St.-0082700000005*
Heirs of Maude Eisemann 10-13 assessments \$2,004.75, *1116 W. Gray St.-0101670000030*
Mostafa Mouzi 12-14 assessments \$1,990.10, *Reserve A Block 1 on Westheimer Rd.-1304930010001*
Kazaleh Family Living Trust 12-14 assessments \$1,510.52, *1519 Indiana St.-0180220000013*
Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*
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

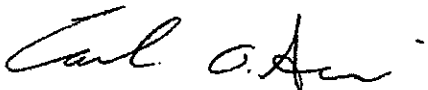
Bankrupt, claim filed:

Berger Properties of Texas \$455.77, *1226 Welch St.-0370880000077*

Paid in full:

Sheridan R. Diaz 12-14 assessments \$1,730.06, *1806 W. Alabama St.-0542290000027*
Bronia Gawerc 13-14 assessments \$2,023.12, *330 Fairview St.-0140540000011*
Lavonne Fesler \$799.56, *2008 Colquitt St.-0561240000018*
Tsai & Tsai Inc. \$722.50, *3311 S. Shepherd Dr.-0561230000030*
West Main Properties LLC \$675.00, *1712 W. Main St.-0522660020003*

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

RESOLUTION OF MONTROSE MANAGEMENT DISTRICT AUTHORIZING ACTIONS
RELATING TO THE CREATION OF MONTROSE REDEVELOPMENT
AUTHORITY/REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON

WHEREAS, Montrose Management District (the “District”) is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) which was created by House Bill 4722, 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and Harris County Improvement District No. 6 (the former East Montrose Management District) which was created by House Bill 3518, 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005; and

WHEREAS, the District’s consultants assisted in the creation of Montrose Redevelopment Authority/Reinvestment Zone Number Twenty-Seven, City of Houston (the “Authority/Zone”); and

WHEREAS, the Authority/Zone will benefit the District and its assessment payers, will bolster the efforts and expenditures of the District under the District’s Service and Assessment Plan, and add to the economic development and diversification of the economy of the District; and

WHEREAS, the District desires to ratify approval of services rendered by the District’s consultants in connection with such creation; and

WHEREAS, the District desires to approve the future expenditure of funds and services to accomplish all actions necessary to complete the creation process of the Authority/Zone;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT:

SECTION 1. The findings and recitations set out in the preamble to this Resolution are found to be true and correct and they are hereby adopted by the Board of Directors and made a part hereof for all purposes.

SECTION 2. The District's Board of Directors (the "Board") ratifies and approves all funds, services and actions provided by the District's consultants in connection with the creation of the Authority/Zone, subject to approval of expenditures by the Board.

SECTION 3. The Board authorizes the District's consultants to do any and all things necessary to carry out the completion of the creation of the Authority/Zone at the direction of the Board.

SECTION 4. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this Resolution are hereby approved and ratified.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this ___th day of _____, 2015.

MONTROSE MANAGEMENT DISTRICT

By: _

President

ATTEST:

By: _____

Secretary



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on _____, 2015, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Ellyn Wulfe	Director
Michael V. Grover	Director
Stephen Madden	Director
Todd Edwards	Director

and all of said persons were present except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION OF MONTROSE MANAGEMENT DISTRICT AUTHORIZING ACTIONS RELATING TO THE CREATION OF MONTROSE REDEVELOPMENT AUTHORITY/REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice

of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the ____ day of _____, 2015.

Secretary, Board of Directors
Montrose Management District



McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

December 14, 2015

Board of Directors
Montrose Management District
Harris County, Texas

We are pleased to confirm our understanding of the services we are to provide Montrose Management District (the "District") for the year ended December 31, 2015. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2015. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. The document we submit to you will include various supplementary schedules as required by the Texas Commission on Environmental Quality (the "Commission") as published in the *Water District Financial Management Guide*. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the District or to acts by management or employees acting on behalf of the District.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the District complies with applicable laws and regulations.

Management Responsibilities (Continued)

You are responsible for the preparation of the supplementary information in conformity with the Commission's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the Commission's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the Commission's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Other

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule.

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01(e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the services included in this engagement letter.

- Fees for the audit of the District's financial statements for the year ended December 31, 2015, to range between \$7,750 and \$8,750

Engagement Administration, Fees and Other (Continued)

Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. These additional costs will be minimal. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The District will be obligated to compensate us for our time expended through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Montrose Management District.

Signature

Title

Date

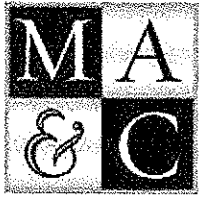
Engagement Letter

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 an update and recommendations from the Finance Committee.
 - a. ~~Receive the Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Details, and Delinquent Assessment Report.~~
 - b. Consider the Resolution regarding TIRZ creation services.
 - c. ~~Consider a proposal from McCall Gibson Swedlund Barfoot PLLC to perform the FY 2015 audit.~~
 - d. Receive and consider the District's monthly financial report including payment of invoices.
 - e. Receive and consider the FY 2016 annual budget.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

December 14, 2015

Montrose Management District
Cash Flow Report - Checking Account
As of December 14, 2015

Num	Name	Memo	Amount	Balance
BALANCE AS OF 11/10/2015				\$27,026.57
Receipts				
	Interest Earned on Checking		15.44	
	Sponsorship - Fall Forum & Real Estate Event		3,500.00	
	Sponsorship - Fall Forum & Real Estate Event		1,000.00	
	Transfer from Money Market		175,000.00	
Total Receipts				179,515.44
Disbursements				
5043	Montrose Security Alliance, Inc.	Security Expense	(1,000.00)	
5055	Verizon Wireless	Cell Phone Expense	(80.08)	
5102	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
5175	Bankcard Center	Credit Card Expenses	(5,220.74)	
5176	Comcast	Office Expense	(199.01)	
5177	La Colombe d'or Restaurant and Hotel, Inc	Real Estate Luncheon	(6,114.80)	
5178	Dennis C. Beedon	Buisness Ambassador Program Services	(2,800.00)	
5178	La Colombe d'or Restaurant and Hotel, Inc	Real Estate Luncheon	(2,630.32)	
5179	Aaron M Day	Security Expense	(3,757.42)	
5180	Adalberto R Ramos	Security Expense	(231.27)	
5181	Charles Starks	Security Expense	(1,664.11)	
5182	John E Obenhaus	Security Expense	(1,264.57)	
5183	Joseph C Mabasa	Security Expense	(3,178.22)	
5184	Juan Arroyo	Security Expense	(1,842.52)	
5185	Juan J Chavez-Resendiz	Security Expense	(1,280.86)	
5186	Lee T Jaquarya	Security Expense	(1,730.53)	
5187	Leon Laureano.	Security Expense	(1,879.65)	
5188	Todd L Thibodeaux	Security Expense	(1,416.99)	
5189	Victor Beserra.	Security Expense / Coordinator Fee	(5,008.71)	
5190	Richard J Bass	Security Expense	(780.21)	
5191	Bercon Ltd	Assessment Refund	(85.29)	
5192	Charter Title Company	Assessment Refund	(6.31)	
5193	Gary B Mosley	Assessment Refund	(84.99)	
5194	Gary B. Mosley	Assessment Refund	(74.09)	
5195	Gary Hancock	Assessment Refund	(474.31)	
5196	Jose R Moreno & Trustec	Assessment Refund	(37.50)	
5197	Mandola Family Properties LLC	Assessment Refund	(107.79)	
5198	Mary Dana Mandola Corbett 2004 Trust	Assessment Refund	(206.25)	
5199	Mary V Mandola	Assessment Refund	(156.21)	
5200	Ninos	Assessment Refund	(50.00)	
5201	Ninos Restaurant & Bar Inc	Assessment Refund	(318.47)	
5202	Vinccanne Mandola Green 2004 Trust	Assessment Refund	(230.32)	
5203	Vincent A Mandola	Assessment Refund	(601.07)	
5204	ALLY	Vehicle Lease - 2 Months	(1,876.00)	
5205	Blank Rome LLP	Legal Fees	(6,143.00)	
5206	Bracewell & Giuliani LLP	Legal Fees	(20,000.00)	
5207	Chris Labod	Website Maintenance	(350.00)	
5208	Dennis C. Beedon	Business Ambassador Program Services	(3,402.61)	
5209	Equi-Tax, Inc.	Tax Services	(1,652.70)	
5210	Greater East End Management District	Graffiti Abatement	(5,120.00)	
5211	Harris County Treasurer	Legal Fees	(5,069.45)	
5212	Kudela & Weinheimer	District Identity Marker	(3,013.84)	
5213	Lawrence & Associates	Economic Development	(1,000.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of December 14, 2015

Num	Name	Memo	Amount	Balance
Disbursements				
5214	Magoo's Print Shop	Marketing Expenses	(375.32)	
5215	Montrose Car Care Center	Vehicle Maintenance	(116.04)	
5216	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,128.96)	
5217	SMC Logistics	Street Lights - 2 Months	(700.00)	
5218	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5219	Tradition Bank	Legal Cost - Loan Request	(6,802.00)	
5220	TSG Reporting, Inc.	Public Hearing	(852.18)	
5221	United Graphics	Marketing	(2,102.60)	
5222	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5223	Bracewell & Giuliani LLP	Legal Fees	(1,349.93)	
5224	Charles Nicholas Promotional Products	Promotional Expenses	(1,090.00)	
5225	Harris County Treasurer	Legal Fees	(5,069.45)	
5226	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(65,222.06)	
5227	Magoo's Print Shop	Marketing Expenses	(96.00)	
5228	Michael Hardy	Marketing Expenses	(4,500.00)	
5229	SentriForce	Mobile Camera Program	(2,250.00)	
5230	.	Decoration Square Contest Winner	(500.00)	
5231	.	Decoration Square Contest Winner	(250.00)	
5232	.	Decoration Square Contest Winner	(150.00)	
5233	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
5234	Comcast	Office Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(8,455.02)	
Total Disbursements				<u>(200,766.43)</u>
BALANCE AS OF 12/14/2015				<u><u>\$5,775.58</u></u>

Montrose Management District

Account Balances

As of December 14, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
POST OAK BANK (XXXXX0889)	04/05/2015	02/29/2016	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXXX0897)	04/05/2015	02/29/2016	0.30 %	50,000.00	West Zone
ICON BANK (XXXXX8030)	04/30/2015	03/25/2016	0.21 %	50,000.00	West Zone
ICON BANK (XXXXX3030)	06/06/2015	04/01/2016	0.21 %	50,000.00	East Zone
GREEN BANK (XXXXX0169)	07/06/2015	05/02/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXXX0143)	08/04/2015	05/31/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXXX0311)	09/01/2015	05/31/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXXX0210)	10/13/2015	06/09/2016	0.40 %	50,000.00	West Zone
TRADITION BANK (XXXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.15 %	194,655.16	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.15 %	257,409.88	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXXX9069)			0.25 %	5,775.58	Checking Account
Totals for Operating Fund:				\$1,207,840.62	
Grand total for Montrose Management District:				\$1,207,840.62	

Montrose Management District
Summary of Pledged Securities
As of December 14, 2015

Financial Institution: COMPASS BANK-PREMIER

Total CDs, MM:	\$452,065.04	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,010,489.60	Investment Policy Received: Yes
Ratio of pledged securities to investments:	500.08 %	

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:	\$355,775.58	Collateral Security Required: Yes
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 Total Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Revenue/Expense									
Source of Funds									
14110-1 · Assessments.	(118)	0	(118)	100 th a	1,325,638	1,326,049	(411)	100 th a	1,342,600
14110 · Assessments	348	0	348	100 th a	608,600	594,860	13,740	102 th a	594,860
14112-1 · Assessment Refunds.	(11,766)	1,250	(13,016)	(941 th a)	(41,892)	13,750	(55,642)	(305 th a)	15,000
14112 · Assessment Refunds	(1,004)	583	(1,587)	(172 th a)	(13,940)	6,417	(20,357)	(217 th a)	7,000
14310-1 · Penalties & Interest.	307	1,583	(1,276)	19 th a	16,373	17,417	(1,044)	94 th a	19,000
14310 · Penalties & Interest	535	833	(298)	64 th a	9,065	9,167	(102)	99 th a	10,000
14370-1 · Interest Earned on Temp. Inves	90	125	(35)	72 th a	1,631	1,375	256	119 th a	1,500
14370 · Interest Earned on Temp. Invest	51	100	(49)	51 th a	1,312	1,100	212	119 th a	1,200
14380-1 · Interest.	11	7	4	157 th a	64	78	(14)	82 th a	85
14380 · Interest	5	3	2	167 th a	62	37	25	168 th a	40
14390-1 · Ending FY 2014 Fund Balance.	46,021	46,021	0	100 th a	506,230	506,230	0	100 th a	552,251
14390 · Ending FY 2014 Fund Balance	30,872	30,872	0	100 th a	339,594	339,594	0	100 th a	370,466
14400-1 · Tradition Bank Loan.	0	0	0	0 th a	0	0	0	0 th a	700,000
14400 · Tradition Bank Loan	0	0	0	0 th a	0	0	0	0 th a	300,000
Total Source of Funds	65,352	81,377	(16,025)	80th a	2,752,737	2,816,074	(63,337)	98th a	3,914,002
Use of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045	2,150	(105)	95 th a	22,037	23,653	(1,616)	93 th a	25,803
16124 · Marketing & Public Rel Director	966	1,012	(46)	95 th a	10,414	11,130	(716)	94 th a	12,142
16125-1 · Marketing & Public Relation	14,494	19,081	(4,587)	76 th a	209,051	209,889	(838)	100 th a	228,970
16125 · Marketing & Public Relations	6,821	8,979	(2,158)	76 th a	98,476	98,771	(295)	100 th a	107,750
16135-1 · Economic Development Service	31,279	2,600	28,679	1,203 th a	41,276	28,602	12,674	144 th a	31,202
16135 · Economic Development Services	14,721	1,224	13,497	1,203 th a	19,439	13,459	5,980	144 th a	14,683
16140-1 · Web Site Main./Host/I.T..	238	712	(474)	33 th a	21,638	7,828	13,830	277 th a	8,540
16140 · Web Site Main./Host/I.T..	112	305	(193)	37 th a	10,192	3,355	6,837	304 th a	3,660
16141-1 · GIS Services.	1,697	782	915	217 th a	2,734	8,602	(5,868)	32 th a	9,384
16141 · GIS Services	798	368	430	217 th a	1,287	4,048	(2,761)	32 th a	4,416
Total Business Development	75,171	37,213	35,958	197th a	436,564	409,337	27,227	107th a	446,550
Mobility & Transportation									
17010-1 · Engineering Services.	0	5,667	(5,667)	0 th a	110,746	62,333	48,413	178 th a	68,000
17010 · Engineering Services	0	2,667	(2,667)	0 th a	52,116	29,333	22,783	178 th a	32,000
17030-1 · Mobility Projects.	0	0	0	0 th a	17,182	17,500	(318)	98 th a	700,000
17030 · Mobility Projects	0	0	0	0 th a	8,086	8,250	(164)	98 th a	300,000
Total Mobility & Transportation	0	8,334	(8,334)	0th a	188,130	117,416	70,714	100th a	1,100,000

Montrose Management District
Revenue & Expenditures Total Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Project Staffing & Admin									
16150-1 · Admin & Management	1,426	1,488	(62)	96%	15,687	16,363	(676)	90%	17,850
16150 · Admin & Management	674	700	(26)	96%	7,413	7,700	(287)	96%	8,400
16160-1 · Reimbursable Expenses.	552	907	(355)	61%	3,172	9,973	(6,801)	32%	10,880
16160 · Reimbursable Expenses	260	427	(167)	61%	1,492	4,693	(3,201)	32%	5,120
16170-1 · Reimbursable Mileage.	514	417	97	123%	4,834	4,583	251	105%	5,000
16170 · Reimbursable Mileage	242	250	(8)	97%	2,308	2,750	(442)	84%	3,000
16180-1 · Postage, Deliveries	45	61	(16)	74%	1,059	676	383	157%	737
16180 · Postage, Deliveries	21	29	(8)	72%	498	318	180	157%	347
16190-1 · Printing & Reproduction	51	500	(449)	10%	5,293	5,300	(207)	96%	6,000
16190 · Printing & Reproduction	24	250	(226)	10%	2,491	2,750	(259)	91%	3,000
16200-1 · Public Notices , Advertising	0	453	(453)	0%	293	4,987	(4,694)	6%	5,440
16200 · Public Notices, Advertising	0	213	(213)	0%	138	2,347	(2,209)	6%	2,560
16210-1 · Project Management	3,172	2,785	387	114%	34,887	30,630	4,257	114%	33,415
16210 · Project Management	1,498	1,310	188	114%	16,474	14,415	2,059	114%	15,725
16215-1 · Director Of Services	4,565	4,799	(234)	95%	50,211	52,792	(2,581)	95%	57,591
16215 · Director Of Services	2,157	2,259	(102)	95%	23,727	24,844	(1,117)	96%	27,102
16220-1 · Legal Services.	9,570	4,317	5,253	222%	94,126	47,483	46,643	198%	51,800
16220 · Legal Services	4,504	1,850	2,654	243%	44,294	20,350	23,944	218%	22,200
16250-1 · Bookkeeping.	1,203	963	240	125%	12,670	10,588	2,082	120%	11,550
16250 · Bookkeeping	566	413	153	137%	5,962	4,538	1,424	131%	4,950
16260-1 · Assess Data Mgmt & Billing Svc	1,124	1,342	(218)	84%	15,022	14,758	264	102%	16,100
16260 · Assess Data Mgmt & Billing Svc	529	575	(46)	92%	7,069	6,325	744	112%	6,900
16270-1 · Office Supplies.	0	233	(233)	0%	0	2,567	(2,567)	0%	2,800
16270 · Office Supplies	0	100	(100)	0%	0	1,100	(1,100)	0%	1,200
16280-1 · Other.	24	35	(11)	69%	258	385	(127)	67%	420
16280 · Other	21	15	6	140%	228	165	63	138%	180
16290-1 · Office Lease Space.	812	1,365	(553)	59%	8,933	15,015	(6,082)	59%	16,380
16290 · Office Lease Space	388	585	(197)	66%	4,267	6,435	(2,168)	66%	7,020
16291-1 · Office Equipment.	135	233	(98)	58%	1,538	2,567	(1,029)	60%	2,800
16291 · Office Equipment	64	100	(36)	64%	724	1,100	(376)	66%	1,200
16340-1 · Auditing Fees.	0	0	0	0%	8,228	8,400	(172)	98%	8,400
16340 · Auditing Fees	0	0	0	0%	3,872	3,600	272	108%	3,600
16530-1 · Insurance & Surety Bond.	0	0	0	0%	6,677	10,200	(3,523)	65%	10,200
16530 · Insurance & Surety Bond	0	0	0	0%	3,142	4,800	(1,658)	65%	4,800
16600 · Payroll Expenses	2,303	3,200	(897)	72%	22,260	35,200	(12,940)	63%	38,400
Total Project Staffing & Admin	36,444	32,174	4,270	113%	409,247	380,897	28,350	107%	413,067

Montrose Management District
Revenue & Expenditures Total Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 · Vehicle Maint. & Operations.	717	817	(100)	88%	7,286	8,983	(1,697)	81%	9,800
15415 · Vehicle Maint. & Operations	337	330	(13)	96%	3,429	3,850	(421)	89%	4,200
15420-1 · Contract Public Safety Service	20,982	21,000	(18)	100%	199,194	231,000	(31,806)	86%	252,000
15420 · Contract Public Safety Services	9,530	9,000	530	106%	96,387	99,000	(2,613)	97%	108,000
15425-1 · Mobile Camera Program.	0	2,042	(2,042)	0%	17,278	22,458	(5,180)	77%	24,500
15425 · Mobile Camera Program	0	875	(875)	0%	8,131	9,625	(1,494)	84%	10,500
15430-1 · Cell Phone.	0	117	(117)	0%	304	1,283	(979)	24%	1,400
15430 · Cell Phone	0	50	(50)	0%	143	550	(407)	26%	600
16100 · Store Front Equipment	0	57	(57)	0%	0	623	(623)	0%	680
16101-1 · Public Safety Training.	0	27	(27)	0%	0	293	(293)	0%	320
16102-1 · Public Safety Equipment.	54	88	(34)	61%	1,095	963	132	114%	1,050
16102 · Public Safety Equipment	26	38	(12)	68%	515	413	102	125%	450
16110-1 · Graffiti Abatement.	3,482	3,792	(310)	92%	39,821	41,708	(1,887)	95%	45,500
16110 · Graffiti Abatement	1,638	1,625	13	101%	18,739	17,875	864	105%	19,500
16115-1 · Nuisance Abatement.	0	3,216	(3,216)	0%	0	35,372	(35,372)	0%	38,588
16115 · Nuisance Abatement	0	1,378	(1,378)	0%	0	15,159	(15,159)	0%	16,537
Total Security and Public Safety	36,766	44,472	(7,706)	83%	392,322	489,155	(96,833)	80%	533,625
Visual Improvements & Cultural									
16212-1 · Identification Design & Install	0	39,083	(39,083)	0%	50,347	429,917	(379,570)	12%	469,000
16212 · Beautification Design & Install	0	0	0	0%	23,693	23,775	(82)	100%	201,000
16213 · Landscape Maintenance	0	4,167	(4,167)	0%	17,250	45,833	(28,583)	38%	50,000
Total Visual Improvements & Cultural	0	43,250	(43,250)	0%	91,290	499,525	(408,235)	18%	720,000
Total Use of Funds	146,381	165,443	(19,062)	88%	1,517,553	1,896,330	(378,777)	80%	3,213,242
Planned Reserves	(81,029)	(84,066)	3,037	96%	1,235,184	919,744	315,440	134%	700,760

Montrose Management District
Revenue & Expenditures East Zone
November 2015

Ordinary Revenue/Expense	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Source of Funds									
14110 - Assessments	348	0	348	100%	608,600	594,860	13,740	102%	594,860
14112 - Assessment Refunds	(1,004)	583	(1,587)	(172%)	(13,940)	6,117	(20,357)	(217%)	7,000
14310 - Penalties & Interest	535	833	(298)	64%	9,065	9,167	(102)	99%	10,000
14370 - Interest Earned on Temp. Invest	51	100	(49)	51%	1,312	1,100	212	119%	1,200
14380 - Interest	5	3	2	167%	62	37	25	168%	40
14390 - Ending FY 2014 Fund Balance	30,872	30,872	0	100%	339,594	339,594	0	100%	370,466
14400 - Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Source of Funds	30,807	32,391	(1,584)	95%	944,693	951,175	(6,482)	99%	1,283,566
Use of Funds									
Business Development									
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	10,414	11,130	(716)	91%	12,142
16125 - Marketing & Public Relations	6,821	8,079	(2,158)	76%	98,476	98,771	(295)	100%	107,750
16135 - Economic Development Services	14,721	1,224	13,497	1,203%	19,439	13,459	5,980	141%	14,683
16140 - Web Site Main./Host/I.T.	112	305	(193)	37%	10,192	3,355	6,837	304%	3,660
16441 - GIS Services	798	368	430	217%	1,287	4,048	(2,761)	32%	4,416
Total Business Development	23,418	11,888	11,530	197%	139,808	130,763	9,045	107%	142,651
Mobility & Transportation									
17010 - Engineering Services	0	2,667	(2,667)	0%	52,116	29,333	22,783	178%	32,000
17030 - Mobility Projects	0	0	0	0%	8,086	8,250	(164)	98%	300,000
Total Mobility & Transportation	0	2,667	(2,667)	0%	60,202	37,583	22,619	160%	332,000
Project Staffing & Admin									
16150 - Admin & Management	674	700	(26)	96%	7,413	7,700	(287)	96%	8,400
16160 - Reimbursable Expenses	260	427	(167)	61%	1,492	4,693	(3,201)	32%	5,120
16170 - Reimbursable Mileage	242	250	(8)	97%	2,308	2,750	(442)	84%	3,000
16180 - Postage, Deliveries	21	29	(8)	72%	498	318	180	157%	317
16199 - Printing & Reproduction	24	250	(226)	10%	2,491	2,750	(259)	91%	3,000
16200 - Public Notices, Advertising	0	213	(213)	0%	138	2,317	(2,209)	6%	2,560
16210 - Project Management	1,498	1,310	188	114%	16,474	14,415	2,059	114%	15,725
16215 - Director Of Services	2,157	2,259	(102)	95%	23,727	24,814	(1,117)	96%	27,102
16220 - Legal Services	4,504	1,850	2,654	243%	44,294	20,350	23,944	210%	22,200
16230 - Bookkeeping	566	413	153	137%	5,962	4,538	1,424	131%	4,950
16260 - Assess Data Mgmt & Billing Svcs	529	575	(46)	92%	7,069	6,355	714	112%	6,900
16270 - Office Supplies	0	100	(100)	0%	0	1,100	(1,100)	0%	1,200
16280 - Other	21	15	6	140%	228	165	63	138%	180
16290 - Office Lease Space	388	585	(197)	66%	4,267	6,435	(2,168)	66%	7,020
16291 - Office Equipment	64	100	(36)	64%	724	1,100	(376)	66%	1,200
16340 - Auditing Fees	0	0	0	0%	3,872	3,600	272	108%	3,600
16530 - Insurance & Surety Bond	0	0	0	0%	3,142	4,800	(1,658)	65%	4,800
16600 - Payroll Expenses	2,303	3,200	(897)	72%	22,260	35,201	(12,941)	63%	38,400
Total Project Staffing & Admin	13,251	12,276	975	108%	146,359	143,430	2,929	102%	155,704

Montrose Management District
Revenue & Expenditures East Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 - Vehicle Maint. & Operations	337	350	(13)	96%	3,429	3,850	(421)	89%	4,200
15420 - Contract Public Safety Services	9,530	9,000	530	106%	96,387	99,000	(2,613)	97%	108,000
15425 - Mobile Camera Program	0	875	(875)	0%	8,131	9,625	(1,494)	81%	10,500
15430 - Cell Phone	0	50	(50)	0%	143	550	(407)	26%	600
16000 - Store Front Equipment	0	57	(57)	0%	0	623	(623)	0%	680
16002 - Public Safety Equipment	26	38	(12)	68%	513	413	102	125%	450
16100 - Graffiti Abatement	1,638	1,625	13	101%	18,739	17,875	864	105%	19,500
16105 - Nuisance Abatement	0	1,378	(1,378)	0%	0	13,159	(13,159)	0%	16,537
Total Security and Public Safety	11,531	13,573	(1,842)	86%	127,314	147,095	(19,781)	87%	160,367
Visual Improvements & Cultural									
16212 - Beautification Design & Install	0	0	0	0%	23,693	23,775	(82)	100%	201,000
16213 - Landscape Maintenance	0	4,167	(4,167)	0%	17,230	45,833	(28,603)	38%	50,000
Total Visual Improvements & Cultural	0	4,167	(4,167)	0%	40,923	69,608	(28,685)	59%	251,000
Total Use of Funds	16,200	41,371	(3,829)	109%	514,636	528,479	(13,843)	97%	1,011,822
Planned Reserves	(17,393)	(11,980)	(5,413)	145%	430,037	422,606	7,431	102%	241,744

Montrose Management District
Revenue & Expenditures West Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Revenue/Expense									
Source of Funds									
14110-1 - Assessments,	(118)	0	(118)	100%	1,325,638	1,326,019	(411)	100%	1,342,600
1412-1 - Assessment Refunds,	(11,766)	1,250	(13,016)	(941%)	(41,892)	13,750	(55,642)	(308%)	15,000
14310-1 - Penalties & Interest,	307	1,583	(1,276)	19%	16,373	17,417	(1,044)	91%	19,000
14370-1 - Interest Earned on Temp. Inves	90	125	(35)	72%	1,631	1,373	256	119%	1,500
14380-1 - Interest,	11	7	4	157%	64	78	(14)	82%	85
14390-1 - Ending FY 2014 Fund Balance,	46,021	46,021	0	100%	506,230	506,230	0	100%	552,251
14400-1 - Tradition Bank Loan,	0	0	0	0%	0	0	0	0%	700,000
Total Source of Funds	34,545	48,946	(14,411)	71%	1,808,044	1,864,899	(56,855)	97%	2,630,436
Use of Funds									
Business Development									
16124-1 - Marketing & Public Rel Dir	2,045	2,150	(105)	95%	22,037	23,653	(1,616)	93%	25,803
16125-1 - Marketing & Public Relation	14,494	19,081	(4,587)	26%	209,051	209,889	(838)	100%	228,970
16133-1 - Economic Development Service	31,279	2,600	28,679	1,203%	41,276	28,602	12,674	144%	31,292
16440-1 - Web Site Main./Host/I.T.,	238	712	(474)	33%	21,638	7,828	13,810	277%	8,540
16441-1 - GIS Services,	1,697	782	915	217%	2,734	8,602	(5,868)	32%	9,384
Total Business Development	49,753	25,325	24,428	196%	296,736	278,574	18,162	107%	303,899
Mobility & Transportation									
17010-1 - Engineering Services,	0	5,667	(5,667)	0%	110,746	62,333	48,413	178%	68,000
17030-1 - Mobility Projects,	0	0	0	0%	17,182	17,300	(318)	98%	700,000
Total Mobility & Transportation	0	5,667	(5,667)	0%	127,928	79,633	48,095	166%	768,000
Project Staffing & Admin									
16150-1 - Admin & Management	1,426	1,488	(62)	96%	13,687	16,363	(676)	96%	17,850
16160-1 - Reimbursable Expenses,	532	907	(375)	61%	3,172	9,973	(6,801)	32%	10,880
16170-1 - Reimbursable Mileage,	514	417	97	123%	4,834	4,383	251	105%	5,000
16180-1 - Postage, Deliveries	45	61	(16)	74%	1,059	676	383	157%	737
16190-1 - Printing & Reproduction	51	500	(449)	10%	3,293	3,500	(207)	96%	6,000
16200-1 - Public Notices, Advertising	0	453	(453)	0%	293	4,987	(4,694)	6%	5,440
16210-1 - Project Management	3,172	2,785	387	114%	34,887	30,630	4,257	114%	33,415
16215-1 - Director Of Services	4,565	4,799	(234)	95%	50,211	52,792	(2,581)	95%	57,591
16220-1 - Legal Services,	9,570	4,317	5,253	222%	94,126	47,483	46,643	198%	51,800
16250-1 - Bookkeeping,	1,203	963	240	125%	12,670	10,388	2,082	120%	11,530
16260-1 - Assess Data Mgmt & Billing Svc	1,124	1,342	(218)	84%	15,022	14,738	264	102%	16,100
16270-1 - Office Supplies,	0	233	(233)	0%	0	2,567	(2,567)	0%	2,800
16280-1 - Other,	24	35	(11)	69%	258	385	(127)	67%	420
16290-1 - Office Lease Space,	812	1,365	(553)	59%	8,933	13,015	(4,082)	59%	14,380
16291-1 - Office Equipment,	135	233	(98)	58%	1,538	2,567	(1,029)	60%	2,800
16340-1 - Auditing Fees,	0	0	0	0%	8,228	8,400	(172)	98%	8,400
16380-1 - Insurance & Surety Bond,	0	0	0	0%	6,677	10,200	(3,523)	65%	10,200
Total Project Staffing & Admin	23,193	19,808	3,205	117%	262,888	237,467	25,421	111%	257,363

Montrose Management District
Revenue & Expenditures West Zone
November 2015

	Nov 15	Budget	\$ Over Budget	% of Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations.	717	817	(100)	88%	7,286	8,983	(1,697)	81%	9,800
15420-1 - Contract Public Safety Service	20,982	21,000	(18)	100%	199,194	231,000	(31,806)	86%	252,000
15425-1 - Mobile Camera Program.	0	2,042	(2,042)	0%	17,278	22,458	(5,180)	77%	24,500
15438-1 - Cell Phone.	0	117	(117)	0%	304	1,283	(979)	24%	1,400
16101-1 - Public Safety Training.	0	27	(27)	0%	0	293	(293)	0%	320
16102-1 - Public Safety Equipment.	54	68	(34)	64%	1,095	963	132	114%	1,050
16110-1 - Graffiti Abatement.	3,482	3,792	(310)	92%	39,821	41,708	(1,887)	95%	45,500
16115-1 - Nuisance Abatement.	0	3,216	(3,216)	0%	0	35,372	(35,372)	0%	36,588
Total Security and Public Safety	25,235	31,099	(5,864)	81%	264,978	312,060	(77,082)	77%	373,158
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0	39,083	(39,083)	0%	50,347	429,917	(379,570)	12%	469,000
Total Visual Improvements & Cultural	0	39,083	(39,083)	0%	50,347	429,917	(379,570)	12%	469,000
Total Use of Funds	98,181	121,072	(22,891)	81%	1,002,897	1,367,851	(364,954)	73%	2,171,420
Planned Reserves	(63,636)	(72,086)	8,450	88%	895,147	497,048	398,099	162%	459,016



Contact us: www.business.comcast.com 1-800-391-3000

Montrose Mgt Dist 2 Acct

For service at:
602 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77006-3918

News from Comcast

Managing your account just got easier with the XFINITY My Account app. Now you can pay your bill, manage your appointments, troubleshoot technical issues, chat with an expert on Twitter, or request a call back, so we can call you. Manage your account anytime, anywhere. No lines. No waiting. Download the My Account app today at xfinity.com/apps

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6499).

Account Number 8777 70 318 5399279
Billing Date 11/23/15
Total Amount Due \$100.51
Payment Due By 12/13/15
Page 1 of 2

Monthly Statement Summary

Previous Balance 0.00
Payment 0.00
New Charges - see below 100.51
Total Amount Due \$100.51
Payment Due By 12/13/15

New Charges Summary

④ XFINITY Internet 99.85
Other Charges & Credits 0.66
Total New Charges \$100.51

Thank you for being a valued Comcast customer!

RECEIVED
DEC 01 2015
Municipal Accounts & Consulting

pdw/ck #5176

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



If undeliverable, please return to:
9602 E 300 W, STE B RANDY UT 84070-3302
8777 7031 80 300 W, STE B RANDY UT 84070-3302

MONTROSE MGT DIST 2 ACCT
PO BOX 22187
POLICE DIST OFFICE
HOUSTON, TX 77027-2187

Account Number 8777 70 318 5399279
Payment Due By 12/13/15
Total Amount Due \$100.51
Amount Enclosed \$ 100.51

Make checks payable to Comcast, and remit to address below.

COMCAST
PO BOX 680618
DALLAS TX 75268-0618
11/16/2015

877770318539927900100511



Contact us: www.business.comcast.com 1-800-391-3000

The Montrose District

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-8550

News from Comcast

Moving? Let us help. If you're moving, give us as much advanced notice as possible so we can help make a smooth transition. Call 1-800-391-3000

Go paperless with EcoBill, sign up to view and pay your Comcast Business bill online at business.comcast.com/myaccount

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

Account Number 8777 70 318 3578205
Billing Date 11/24/15
Total Amount Due \$98.50
Payment Due By 12/14/15
Page 1 of 2

Monthly Statement Summary

Previous Balance 0.00
Payment 0.00
New Charges - see below 98.50
Total Amount Due \$98.50
Payment Due By 12/14/15

New Charges Summary

④ Comcast High-Speed Internet 97.85
Other Charges & Credits 0.65
Total New Charges \$98.50

Thank you for being a valued Comcast customer!

pdw/ck #5176

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



If undeliverable, please return to:
9602 E 300 W, STE B RANDY UT 84070-3302
8777 7031 80 300 W, STE B RANDY UT 84070-3302

THE MONTROSE DISTRICT #
PO BOX 22187
ATTN: ACCTS PAYABLE
HOUSTON, TX 77027-2187

Account Number 8777 70 318 3578205
Payment Due By 12/14/15
Total Amount Due \$98.50
Amount Enclosed \$ 98.50

Make checks payable to Comcast, and remit to address below.

COMCAST
PO BOX 680618
DALLAS TX 75268-0618
11/16/2015

877770318357820500076504

Montrose Management District - Summary of Charges - Revised 11/17/15

Hors d'Oeuvres:	Pieces	Price	Total
			\$0.00
			\$0.00
Subtotal:			\$0.00

Lunch:	Guests	Price	Total
1st Salad	204		\$0.00
2nd Red Snapper	204	\$36.00	\$7,344.00
3rd Cheesecake	204	\$10.00	\$2,040.00
4th Coffee & Tea	204	\$3.00	\$612.00
Vendor Meals		\$20.00	\$0.00
Kids Meals		\$20.00	\$0.00
Subtotal:			\$9,996.00

Beverages:	Guests	Price	Total
No Alcohol			\$0.00
Additional Time		\$150.00	\$0.00
Subtotal:			\$0.00

Food & Beverage			\$9,996.00
Service Charge 22%			\$2,199.12
Tax Exempt 0.00%			\$0.00
Total Food & Beverage			\$12,195.12

Additional Considerations:	Hour	Amount	Price	Total
Hotel Suites		\$295.00	\$0	\$0.00
Set Up Fee		\$0.00		\$0.00
Ballroom Set-up Fee				\$0.00
Podium	1	\$50.00		\$50.00
Valet (per guest)		\$4.00		\$0.00
Cake Cutting Fee		\$2.50		\$0.00
Chef/Carver		\$100.00		\$0.00
Bartender		\$75.00		\$0.00
Subtotal:				\$50.00

Total:			\$12,245.12
Less Deposit:			\$7,614.80
Less Deposit CC ending 4970:			\$250.00
Less Deposit CC ending 6315:			\$250.00
Less Deposit CC ending 6409:			\$500.00
Less Deposit CC ending 0775:			\$500.00
Less Deposit CC ending 7269:			\$500.00
Balance Due by 11/18/15:			\$2,630.32

Signature

Date

pdw/ck #5176



Business Ambassador Program
Gretchen Larson
5020 Montrose Blvd
Suite 311
Houston, Texas, 77006

EO Number	Term	Project
	Not 10 Days	Business Ambassador Program

Date	Description	Hours	Rate	Amount
11/01/2015	Business Ambassador Contract agreement	0.00		\$2,800.00

Amount Paid	\$0.00	Balance	\$0.00
Amount Due	\$2,800.00	Balance Due	\$0.00
		Sub Total	\$2,800.00

Total \$2,800.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Signature
Date



Officer Payroll Report

Print to PDF

Nov-15

3184	Nov-15	Arroyo, Juan	50.00	\$43.00	\$2,150.00	\$0.00	\$2,150.00
3190	Nov-15	Bass, Richard	70.00	\$43.00	\$860.00	\$0.00	\$860.00
3187	Nov-15	Beserra, Victor	64.00	\$43.00	\$2,752.00	\$3,500.00	\$6,252.00
3185	Nov-15	Chavez-Rosendit, Ju	35.00	\$43.00	\$1,505.00	\$0.00	\$1,505.00
3179	Nov-15	Day, Aaron	115.00	\$43.00	\$4,988.00	\$0.00	\$4,988.00
3180	Nov-15	Jaquaryn, Lee	50.00	\$43.00	\$2,150.00	\$0.00	\$2,150.00
3187	Nov-15	Laureano, Leon	53.00	\$43.00	\$2,279.00	\$0.00	\$2,279.00
3183	Nov-15	Mabasa, Joseph	95.00	\$43.00	\$4,385.00	\$0.00	\$4,385.00
3182	Nov-15	Obershaus, John	35.00	\$43.00	\$1,548.00	\$0.00	\$1,548.00
3180	Nov-15	Ramos, Adalberto	6.00	\$43.00	\$258.00	\$0.00	\$258.00
3181	Nov-15	Staris, Charlie	48.00	\$43.00	\$2,064.00	\$0.00	\$2,064.00
3182	Nov-15	Thibodeaux, Todd	38.00	\$43.00	\$1,634.00	\$0.00	\$1,634.00
Period Total			12		\$26,574.00	\$3,500.00	\$30,074.00
Grand Total			12		\$26,574.00	\$3,500.00	\$30,074.00

Monday, November 30, 2015

Page 1 of 1



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77099
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

BERCON LTD
3815 MONTROSE BLVD STE 207

LT 11 & TR 12A BLK 4
ROSEMONT HEIGHTS

HOUSTON TX 77006-4666

1215 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/366/000/0011
TAX YEAR: 2014
REF No.: 0889964

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140550
DEPOSIT BATCH No.: RF151113

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 2014 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 2014-47715</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 \$85.29.

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.

pd w/cx #5191



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Ad Valorem Tax Assessors / Collectors

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17111 Rolling Creek Drive, Suite 200, Houston, Texas 77099
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

MONTROSE MD EAST
DATE: 11/12/2015
TAX YEAR: 2015

OVERPAYMENT: \$6.31
DEPOSIT BATCH NO.: 92-391A
RECEIPT NUMBER: 92150443

OWNER NAME: CITY OF HOUSTON

CHECK NO.: TRANSFER TO

ACCOUNT NUMBER: 92/128/923/001/0001

DATE OF PAYMENT: 11/11/2015

PAID BY: 710128

LEGAL DESCRIPTION

CHARTER TITLE COMPANY
800 TOWN & COUNTRY BLVD #210
HOUSTON TX 77024

RES A BLK 1
(PRORATED 5-19-15)
ASTIR CENTRE

424 WESTHEIMER RD

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONTROSE MD EAST

OVERPAYMENT AMOUNT
\$6.31

REASON: Estimated 2015 payment caused overage
when applied

AMOUNT OF CHECK: \$318.31 CHECK NO: TRANSFER TO
AMOUNT APPLIED: \$312.00 Ref No.: 921289230010001
DIFFERENCE: \$6.31

COMPLETED BY: [Signature] DATE: 11-11

Make refund payable to: _____

Address: _____

City: _____ State: _____ Zip: _____
If you need more information, call Customer Service at 281.444.3946.

pd w/cx #5192



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MOSLEY GARY B
615 E 5TH ST

LT 11 BLK 6
LANCASTER PLACE EXTN 3

HOUSTON TX 77007-2614

1748 RICHMOND AVE 5

MONTROSE MD WEST

ACCOUNT NUMBER: 94/054/035/000/0011
TAX YEAR: 2014
REF No.: 0889965

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140593
DEPOSIT BATCH No.: RF151113

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 2014 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 2014-5416</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 \$84.99.

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.

pd w/cx #5193



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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: 11/13/2015

LEGAL DESCRIPTION

MOSLEY GARY
1014 TULANE ST

LT 12 BLK 39
HYDE PARK MAIN SEC 2

HOUSTON

TX 77008-6845

1902 WELCH ST 16

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0012
TAX YEAR: 2014
REF No.: 0889961

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140456
DEPOSIT BATCH No.: RP151113

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 2014 tax year.

The explanation of the change is:

- ☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

- ☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: Cause 2014-54066

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 \$74.09.

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.

pdw/cx#5194



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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: 11/04/2015

LEGAL DESCRIPTION

HANCOCK GARY
2603 STANFORD
HOUSTON

TRS 3A & 4A BLK 3
MONTROSE

TX 77006-2923

2603 STANFORD ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/129/000/0017
TAX YEAR: 2007
REF No.: 0889859

DATE PROCESSED: 11/03/2015
RECEIPT NUMBER: 92001032
DEPOSIT BATCH No.: RP151103

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 2007 tax year.

The explanation of the change is:

- ☐ Decrease in Appraised Value
☒ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

- ☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☐ Other:

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 \$474.31.

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.

pdw/cx#5195



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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: 11/13/2015

LEGAL DESCRIPTION

MORINO JOSE R & TRUSTEE
PO BOX 37223

LT 11 BLK 39
HYDE PARK MAIN SEC 2

HOUSTON

TX 77237-7223

DUNLAVY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0011
TAX YEAR: 2014
REF No.: 0889960

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140455
DEPOSIT BATCH No.: RP151113

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 2014 tax year.

The explanation of the change is:

- ☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

- ☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: Cause 2014-54066

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 \$37.50.

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.

pdw/cx#5196



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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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: 11/13/2015

LEGAL DESCRIPTION

MANDOLA FAMILY PROPERTIES LLC
11212 WILDING LN

LT 6 BLK 9
ROSEMONT

HOUSTON

TX 77024-5308

1307 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/362/009/0006
TAX YEAR: 2014
REF No.: 0889962

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140546
DEPOSIT BATCH No.: RP151113

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 2014 tax year.

The explanation of the change is:

- ☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

- ☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: Cause 2014-47819

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 \$47.69.

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.

pdw/cx#5197



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: 11/13/2015

LEGAL DESCRIPTION

MANDOLA FAMILY PROPERTIES LLC
11212 WILDING LN

LT 7 BLK 9
ROSEMONT

HOUSTON TX 77024-5308

1307 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/362/009/0007
TAX YEAR: 2014
REF No.: 0889963

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140547
DEPOSIT BATCH No.: RP151113

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 2014 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: Cause 2014-47819 |
| <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 \$60.10.

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.

pd w/ck #5197



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MARY DANA MANDOLA CORBETT 2004 TAVST
11212 WILDING LN

.50 U/D INT IN RES A BLK 1 &
LT 3 BLK 4 & TR 1A BLK 1
(0.8214 AC) COLUMBUS &
KENNEDY MANDOLAS MONTROSE
1401 MONTROSE BLVD

HOUSTON TX 77024-5308

MONTROSE MD EAST

ACCOUNT NUMBER: 92/125/774/001/0002
TAX YEAR: 2014
REF No.: 0889949

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 14110743
DEPOSIT BATCH No.: RP151113

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 2014 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: Cause 2014-47819 |
| <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 \$206.25.

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.

pd w/ck #5198



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA MARY V
11212 WILDING LN

LT 21 BLK 4
HARLOW

HOUSTON TX 77024-5308

1105 LA RUE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0021
TAX YEAR: 2014
REF No.: 0889957

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140436
DEPOSIT BATCH No.: RP151113

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 2014 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: Cause 2014-47819 |
| <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 \$49.99.

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.

pd w/ck #5199



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA MARY V
11212 WILDING LN

LTS 19 & 20 BLK 4
HARLOW

HOUSTON TX 77024-5308

1111 LA RUE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0019
TAX YEAR: 2014
REF No.: 0889956

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140435
DEPOSIT BATCH No.: RP151113

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 2014 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: Cause 2014-47819 |
| <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 \$106.22.

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.

pd w/ck #5199



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

NINOS
11212 WILDING LN

LT 24 BLK 4
HARLOW

HOUSTON

TX 77024-5308

2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0024

DATE PROCESSED: 11/13/2015

TAX YEAR: 2014

RECEIPT NUMBER: 94140438

REF No.: 0889959

DEPOSIT BATCH No.: RP151113

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 2014 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>Cause 2014-47819</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 \$59.00.

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.

pd w/cx #5200



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC
11212 WILDING LN

RES B BLK 1
VINCENTS TERRACE

HOUSTON

TX 77024-5308

2701 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0002

DATE PROCESSED: 11/13/2015

TAX YEAR: 2014

RECEIPT NUMBER: 94140780

REF No.: 0889967

DEPOSIT BATCH No.: RP151113

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 2014 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>Cause 2014-47819</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 \$174.14.

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.

pd w/cx #5201



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC
11212 WILDING LN

LTS 3 4 & TR A BLK 3
HARLOW

HOUSTON

TX 77024-5308

HERNHARD AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0001

DATE PROCESSED: 11/13/2015

TAX YEAR: 2014

RECEIPT NUMBER: 94140429

REF No.: 0889950

DEPOSIT BATCH No.: RP151113

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 2014 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>Cause 2014-47819</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 \$144.33.

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.

pd w/cx #5201



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

VINCENNE MANDOLA GREEN 2004 TAUST
11212 WILDING LN

.50 U/D INT IN RES A BLK 1 &
LT 3 BLK 4 & TR 1A BLK 1

HOUSTON

TX 77024-5308

(0.8214 AC) COLLEBUS &
KENNEDY MANDOLAS MONTROSE
1491 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/125/774/001/0001

DATE PROCESSED: 11/13/2015

TAX YEAR: 2014

RECEIPT NUMBER: 14110742

REF No.: 0889948

DEPOSIT BATCH No.: RP151113

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 2014 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>Cause 2014-47819</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 \$230.32.

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.

pd w/cx #5202



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DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 5 BLK 3
HARLOW

HOUSTON

TX 77024-5308

1100 EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0005
TAX YEAR: 2014
REF No.: 0889951

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140430
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$56.00.

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.

pd w/cx #5903



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 6 & TR 7A BLK 3
HARLOW

HOUSTON

TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0006
TAX YEAR: 2014
REF No.: 0889952

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140431
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$66.63.

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.

pd w/cx #5903



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

TRS 7 & 8A BLK 3
HARLOW

HOUSTON

TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0007
TAX YEAR: 2014
REF No.: 0889953

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140432
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$66.63.

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.

pd w/cx #5903



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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: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

TRS 8 & 9A BLK 3
HARLOW

HOUSTON

TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0008
TAX YEAR: 2014
REF No.: 0889954

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140433
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$58.75.

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.

pd w/cx #5903



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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: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 10 & TR 9 BLK 3
HARLOW

HOUSTON

TX 77024-5308

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0009
TAX YEAR: 2014
REF No.: 0889955

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140434
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$66.89.

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.

pd w/c #5303



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P. O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 Fax 281.440.8304

DATE: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

LT 23 BLK 4
HARLOW

HOUSTON

TX 77024-5308

1015 LA RUB ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0023
TAX YEAR: 2014
REF No.: 0889958

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140437
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$117.17.

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.

pd w/c #5903



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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: 11/13/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A
11212 WILDING LN

RRS A BLK 1
VINCENTS TERRACE

HOUSTON

TX 77024-5308

2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0001
TAX YEAR: 2014
REF No.: 0889966

DATE PROCESSED: 11/13/2015
RECEIPT NUMBER: 94140779
DEPOSIT BATCH No.: RF151113

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 2014 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>Cause 2014-47819</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 \$175.00.

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.

pd w/c #5903



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

Statement reflects payment(s) received through: 10/22/15

Account Summary

Next Payment:	Due Date	Past Due Payments	Amount Due	Other Unpaid Amounts:
Due Date:	11/13/15	Due Date:		Late Charge:
Base Payment:	\$469.00			Extension Fee:
Sales/Use Tax:				Surcharge:
Per. Property Tax:				Registration Fee:
Other Scheduled:				Miscellaneous:
Total:	\$469.00	Total:		Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 61190228617
Make: 14 JEEP GRAND
VIN: 1C4RJEEAG5C48220
Scheduled End Date: 01/12/17
Payments Remaining: 13

Important Account Message

pd w/c #5904

Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patrol to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep dealer. Find a new path to get lost on... only in a Jeep. Stop in during our Jeep Celebration Event and receive up to \$2,000 Consumer Cash on your purchase of a new Jeep vehicle (expires 10/31/2015).

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Contact us about your account whenever and wherever you want. Now you can contact us with questions about your account, including payment transactions and more through protected email. Log in to your account at ally.com/auto, go to the Profile and Communications Menu, and select Secure Messages.

Don't Want to Mail Your Payment? We Have Options:

- Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
- Online Payments and Billing Statements - Register for Ally On-to Service at ally.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
- Payments by phone or payments online by debit cards - To have available options call 888-925-2559. A third party service provider fee may apply.

Contact information: You can reach us by visiting allyauto.com or call us at 888-925-ALLY(2559)

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



DUE DATE: 12/13/15

ACCOUNT NUMBER: 61190228617
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$ 469.00

PO BOX 38092
BLOOMINGTON MN 55438-0992

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

PAYMENT PROCESSING CENTER
PO BOX 76234
PHOENIX AZ 85062-8234





Questions?
Visit allyauto.com or call 888-925-ALLY(2559)
Statement reflects payment(s) received through: 10/22/15

Account Summary			
Next Payment:	Past Due Payments	Other Unpaid Amounts:	
Due Date: 12/13/15	Due Date	Late Charge:	
Base Payment: \$469.00	Amount Due	Extension Fee:	
Sales/Use Tax:		Summons:	
Per. Property Tax:		Registration Fee:	
Other Scheduled:		Miscellaneous:	
Total: \$469.00	Total:	Total:	
STATEMENT TOTAL: \$469.00			

Account Information Account Number: 611920297891 Make: 14 JEEP GRAND VIN: 1C4RJEA6GC322596 Scheduled End Date: 01/12/17 Payments Remaining: 13	Important Account Message <p><i>pd w/ cc # 5204</i></p>
Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patriot to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep dealer. Find a new path to get lost on... only in a Jeep. Stop in during our Jeep Celebration Event and receive up to \$2,000 Consumer Cash on your purchase of a new Jeep vehicle. (Expires 1/31/15)	SECURE MESSAGING: Contact us about your account whenever and wherever you want! Now you can contact us with questions about your account, including payment transactions and more through protected email. Log in to your account at ally.com/ally , go to the Profile and Communications Menu, and select Secure Messages.

- Don't Want to Mail Your Payment? We have Options:
- ☒ Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
 - ☒ Online Payments and Billing Statements - Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
 - ☒ Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-ALLY(2559)

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



PO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

DUE DATE: 12/13/15
ACCOUNT NUMBER: 611920297891
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$ *469.00*

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 611 9202 97691 8 00046900 7 7 4



Questions?
Visit allyauto.com or call 888-925-ALLY(2559)
Statement reflects payment(s) received through: 11/20/15

Account Summary			
Next Payment:	Past Due Payments	Other Unpaid Amounts:	
Due Date: 01/13/16	Due Date	Late Charge:	
Base Payment: \$469.00	Amount Due	Extension Fee:	
Sales/Use Tax:		Summons:	
Per. Property Tax:		Registration Fee:	
Other Scheduled:		Miscellaneous:	
Total: \$469.00	Total:	Total:	
STATEMENT TOTAL: \$469.00			

Account Information Account Number: 61192029817 Make: 14 JEEP GRAND VIN: 1C4RJEA6GC348220 Scheduled End Date: 01/12/17 Payments Remaining: 12	Important Account Message <p><i>pd w/ cc # 5204</i></p>
Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patriot to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep dealer. Find a new path to get lost on... only in a Jeep. Stop in during our Jeep Celebration Event and receive up to \$2,000 Consumer Cash on your purchase of a new Jeep vehicle. (Expires 1/31/15)	SECURE MESSAGING: Contact us about your account whenever and wherever you want! Now you can contact us with questions about your account, including payment transactions and more through protected email. Log in to your account at ally.com/ally , go to the Profile and Communications Menu, and select Secure Messages.

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 - ☒ Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-ALLY(2559)

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



PO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

DUE DATE: 01/13/16
ACCOUNT NUMBER: 61192029817
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$ *469.00*

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 611 9202 98617 2 00046900 7 7 4



Questions?
Visit allyauto.com or call 888-925-ALLY(2559)
Statement reflects payment(s) received through: 11/20/15

Account Summary			
Next Payment:	Past Due Payments	Other Unpaid Amounts:	
Due Date: 01/13/16	Due Date	Late Charge:	
Base Payment: \$469.00	Amount Due	Extension Fee:	
Sales/Use Tax:		Summons:	
Per. Property Tax:		Registration Fee:	
Other Scheduled:		Miscellaneous:	
Total: \$469.00	Total:	Total:	
STATEMENT TOTAL: \$469.00			

Account Information Account Number: 611820297891 Make: 14 JEEP GRAND VIN: 1C4RJEA6GC322596 Scheduled End Date: 01/12/17 Payments Remaining: 12	Important Account Message <p><i>pd w/ cc # 5204</i></p>
Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patriot to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep dealer. Find a new path to get lost on... only in a Jeep. Stop in during our Jeep Celebration Event and receive up to \$2,000 Consumer Cash on your purchase of a new Jeep vehicle. (Expires 1/31/15)	SECURE MESSAGING: Contact us about your account whenever and wherever you want! Now you can contact us with questions about your account, including payment transactions and more through protected email. Log in to your account at ally.com/ally , go to the Profile and Communications Menu, and select Secure Messages.

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 - ☒ Online Payments and Billing Statements - Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
 - ☒ Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-ALLY(2559)

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



PO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

DUE DATE: 01/13/16
ACCOUNT NUMBER: 611920297891
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$ *469.00*

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 611 9202 97691 8 00046900 7 7 4

BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 226-6801 FAX: (713) 226-6805
FEDERAL TAX ID NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O DAVID HAWES
HAWES HILL CALDERON LLP
9610 LONGPOINT, SUITE 150
HOUSTON, TX 77065

INVOICE DATE: NOVEMBER 03, 2015
MATTER NO. 139016-00601 02752
INVOICE NO. 1533541

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-28394; 1628 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH 10/31/15 \$ 6,143.00
FOR DISBURSEMENTS ADVANCED THROUGH 10/31/15 18.81
CURRENT INVOICE TOTAL \$ 6,161.81

pd w/ cc # 5205

ACH / WIRE		MAIL
BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	C/O Legal Square
ACCOUNT NUMBER:	623669728	130 North 18th Street
ABA NUMBER:	036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CITZUS33 (International)	

PO BOX 1400 NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OREGON TEXAS BRANSON

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

P. O. Box 848596
Dallas, TX 75284-8596
713 723-2300
TAX ID 74-1034827

Page 1

Montrose Management District
3815 Montrose Boulevard
Suite 311
Houston, Texas 77006

November 6, 2015
Invoice: 21632545
B/A: 04674

Our Matter #: 051914.000002 For Services Through October 31, 2015
Loan for Tradition Bank

FOR PROFESSIONAL SERVICES RENDERED

Total Fees for Professional Services	\$ 28,800.00
Preparation of loan documents for Tradition Bank	\$ 20,000.00
Total Current Billing for this Matter	\$ 20,000.00

pd w/ck # 5906

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS



Chris Labod
1502 Deer Forest Dr
Spring TX 77373
(817)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Dec 02, 2015
Invoice # 2015-12-358
Website Maintenance

Item	hrs / qty	rate / price	total	subtotal
MPD Website Maintenance	00.00	\$350.00		\$350.00
Monthly retainer for Montrose Management District website maintenance				

pd w/ck # 5907

Subtotal \$350.00
Total due by Dec 16, 2015 \$350.00

David C. O'Quinn
3815 Montrose Blvd # 301
Houston, Texas 77006

Invoice # 10012015
Date 12/1/2015

Bill To: Gretchen Larson
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

Ship To: Gretchen Larson
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

PO Number: Terms: Net 10 Days Event: Business Ambassador Program

Date	Description	Hours	Rate	Amount
12/01/2015	Business Ambassador Contract agreement	0.00		\$2,800.00

pd w/ck # 5908

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$2,800.00	Shipping Cost	\$0.00
		Sub Total	\$2,800.00

Total \$2,800.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Chris Labod

Timothy M. Thompson, Production and Events, LLC
1502 Waugh Drive # 804
Houston, Texas 77015

Invoice # MMD 10242015
Date 11/7/2015

Bill To: Gretchen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

Ship To: Gretchen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

PO Number: Terms: Net 10 Days Event: MMD Hub Recycle Day set up

Date	Description	Hours	Rate	Amount
11/07/2015	1 ea 10 x 10 Tent set up and take down	1.00	\$225.00	\$225.00
	Manpower Delivery	4.00	\$0.00	\$0.00

Discount due to Rain

pd w/ck # 5909

Amount Paid	\$0.00	Discount	(\$58.25)
Amount Due	\$168.75	Shipping Cost	\$0.00
		Sub Total	\$168.75

Total \$168.75

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Timothy M. Thompson

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

Invoice

DATE	INVOICE #
12/1/2015	48784

BRL TO

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

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,652.70
pd w/cv #5009	
Total	\$1,652.70

7d w/cv#520A

Total	\$1,652.70
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Page 1 of 2

Greater East End Management District



Greater East End Management Institute
P.O. Box 220233
Houston, TX 77222-0233
713-928-1926
eq@greaterend.com

Attn: To
Mr. William McHugh
W.C. McHugh, Executive Director
Room 45 Monahan
P.O. Box 220233-0233
Houston, TX 77222

Invoice

Date	Version 3
11/20/2013	3-01
Author	Don Soto
Rev 00	12/01/2013

Invoice Date	2/2/2005
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Date	Service	Activity	Quantity	Area	Amount
12/02/2013	Grass	Consistent with water collection.	2	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 73			
12/15/2013	Grass	Consistent with water collection.	2	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 38			
12/19/2013	Grass	Consistent with water collection.	1	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 15			
12/12/2013	Grass	Consistent with water collection.	1	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 18			
12/16/2013	Grass	Consistent with water collection.	1	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 22			
12/19/2013	Grass	Consistent with water collection.	3	80.00	642.00
	Abatement	Sealcrete walls, graffiti identification, repainting, and graffiti abatement. Sites Abated: 28			
Continues to the next page					

pd w/ov # 5210

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

12/3/2015

Page 2 of 2

Date	Service	Survey	Quantity	Rate	Amount
11/22/2015	Grass Abatement	Conducted walk, water collection, downspout valve, grass identification, reporting, and grass abatement. Sites located: 25	5	\$1.21	\$17.50
11/20/2015	Grass Abatement	Conducted walk, water collection, downspout valve, grass identification, reporting, and grass abatement. Sites located: 42	8	\$1.25	\$142.50
Total					\$160.00

THE NEW YORK PUBLIC LIBRARY

Total	\$5,225.22
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Relw/ek #5910

BARBARA J. SCHOTT
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.: AH010662

Customer No.: V00071086

INVOICE

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

Amount Due: 5,069.45

Amount Paid: 5069.45

(Please detach and mail this top portion with payment.)

DATE	DESCRIPTION	AMOUNT
11/02/15	DEC'15: ASSIST. CA FEE pdw/cr# 5211 <div style="text-align: center;"> RECEIVED NOV 17 2015 Municipal Accounts & Consulting </div>	5,069.45

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 #521
Harris County, Texas (REV. 3/07)

<https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html>

12/3/2015

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.869.0907
713.869.0908 (fax)
www.kartex.com

Invoice #: 19623
Invoice Date: 11/10/2015
Billing Period: 10/1/2015 - 10/31/2015
Project #: MON-251
Project Name: Montrose District - District Identity Marker

Josh Hawes
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

RECEIVED
NOV-23-2015

Municipal Accounts
& Consulting

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$4,630.00	100%	\$4,630.00	\$0.00
Construction Documentation	\$14,353.00	100%	\$14,353.00	\$0.00
Construction Administration	\$4,167.00	0%	\$0.00	\$0.00
	\$23,150.00		\$18,983.00	\$0.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
5/13/2015	Employee Expense	Plan and Profile	\$66.70
5/13/2015	Mileage		\$9.49
10/5/2015	Mileage		\$7.59
10/8/2015	Mileage		\$8.65
10/13/2015	City of Houston		\$41.40
10/19/2015	City of Houston		\$220.05
10/26/2015	City of Houston		\$338.89
			\$692.97

Total Amount Due This Invoice: **\$692.97**

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
19634	10/12/2015	\$0.00	\$1,140.38	\$0.00	\$1,140.38
		\$0.00	\$1,140.38	\$0.00	

Total Past Due Amount: **\$1,140.38**

Total Current + Past Due Amount: **\$1,833.35**

WORK PERFORMED THIS PERIOD

This invoice for reimbursable expense only.

Thank You!

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

December 1, 2015

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

INVOICE

Description	Amount
-------------	--------

Professional fees:

Services performed as Contract Director of Economic Development for November, 2015. **\$1,000.00**

Total amount due **\$1,000.00**

Thank you,

Ray C. Lawrence

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.869.0907
713.869.0908 (fax)
www.kartex.com

Invoice #: 19624
Invoice Date: 11/10/2015
Billing Period: 10/1/2015 - 10/31/2015
Project #: MON-551
Project Name: Montrose District Esplanade Enhancements—PH 1

RECEIVED
NOV 17 2015

Municipal Accounts
& Consulting

Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$10,800.00	100%	\$10,800.00	\$0.00
Construction Documentation	\$28,700.00	34%	\$8,910.00	\$1,188.00
Construction Administration	\$10,800.00	0%	\$0.00	\$0.00
Bidding	\$2,700.00	40%	\$0.00	\$1,080.00
	\$54,000.00		\$19,710.00	\$2,268.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
10/31/2015	Plot Stop		\$52.87
			\$52.87

Total Amount Due This Invoice: **\$2,320.87**

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
19637	10/12/2015	\$742.50	\$0.00	\$0.00	\$742.50
		\$742.50	\$0.00	\$0.00	

Total Past Due Amount: **\$742.50**

Total Current + Past Due Amount: **\$3,063.37**

Thank You!



INVOICE for email

Date	Invoice #
11/20/2015	15-11043

BILL TO:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larsen			Net 10 Days
Item Code	Quantity	Description	Amount	
Posters/Ba...	2 each	Seating Arrangement Posters	100.00	
C8000	22 each	Table Tents	42.00	
Copies-BW	197 each	Name Badges - Printed and Inserted into Holders	233.32	
pd w/ck #5214				
Thank you for choosing Magoo's! EIN # 20-0544930			Total \$375.32	

Thank you for choosing Magoo's! EIN # 20-0544930

Magoo's PrintShop, Inc. * Certified WBE/HUB
16837 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
281.875.6000 * Fax 281.875.6048 * Toll Free 866.890.0022 * Toll Free Fax 866.890.0022

Montrose Car Care Center
3807 Montrose Blvd
Houston, TX 77006
713 524-2109 Fax 713-524-0902
COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order# 0039731
Date: 11/28/2015
Page 1 of 1
Center: 1

Customer: MONTROSE DISTRICT
Address: PO BOX 22167
City: HOUSTON, TX 77227-2167
Phone 1: (713) 595-1205 Ext: SUSN
Phone 2: (713) 614-7663 Ext: VICT

Vehicle: 2014 JEEP GRAND CHEROKEE
License: 1179112 Prod: 11/2013
VIN: 1C4RJEGAG8EC348220
Engine: Trans: AUTO
Mileage: 21004 Key#:

Parts				Labor			
Qty	Part Number	Description	Price	Op Tech	Description	Time	Charge
	Mileage In: 21004			PM 001	ASSEMBLY-LUBRICATE CHASSIS, CHECK OIL AND FILTER, TOP OFF FLUIDS, VISUAL SAFETY INSPECTION		8.95
6.00	82	ENGINE OIL	16.74				
1.00	OW	OIL FILTER	14.95				
1.00		DISPOSAL FEE	3.00				

OK Bad Recommendation OK Bad Recommendation OK Bad Recommendation

pdw/cx#3215

I hereby authorize the repair work to be done along with the necessary parts and materials and hereby grant you and/or your employee permission to operate the vehicle herein described on streets, highways or elsewhere, at your discretion, for the purpose of testing and/or inspection.

Notice Pursuant to Sec 78.001, Texas Property Code

I am the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Tax Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All work performed comes with 12 month or 12000 mile warranty.

Labor: \$8.95
Parts: \$31.69
Sublet: \$0.00
Other Fees: \$3.00
Supplies: \$1.63
Subtotal: \$45.27
Sales Tax: \$2.75

Paid By: Total: \$48.02
Pay Ref: Paid: \$0.00
Due: \$48.02

Montrose Car Care Center
3807 Montrose Blvd
Houston, TX 77006
713 524-2109 Fax 713-524-0902
COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order# 0039732
Date: 11/28/2015
Page 1 of 1
Center: 1

Customer: MONTROSE DISTRICT
Address: PO BOX 22167
City: HOUSTON, TX 77227-2167
Phone 1: (713) 595-1205 Ext: SUSN
Phone 2: (713) 614-7663 Ext: VICT

Vehicle: 2014 JEEP GRAND CHEROKEE LAREDO
License: 1179113 Prod: 11/2013
VIN: 1C4RJEGAG8EC322596
Engine: V6-3.6 Trans: AUTO
Mileage: 21083 Key#:

Parts				Labor			
Qty	Part Number	Description	Price	Op Tech	Description	Time	Charge
	Mileage In: 21083			PM 001	ASSEMBLY-LUBRICATE CHASSIS, CHECK OIL AND FILTER, TOP OFF FLUIDS, VISUAL SAFETY INSPECTION		8.95
6.00	82	ENGINE OIL	16.74	EN 001.13	STEER INSPECTION	25.30	
1.00	OW	OIL FILTER	14.95				
1.00		DISPOSAL FEE	3.00				

OK Bad Recommendation OK Bad Recommendation OK Bad Recommendation

pdw/cx#3215

I hereby authorize the repair work to be done along with the necessary parts and materials and hereby grant you and/or your employee permission to operate the vehicle herein described on streets, highways or elsewhere, at your discretion, for the purpose of testing and/or inspection.

Notice Pursuant to Sec 78.001, Texas Property Code

I am the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Tax Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All work performed comes with 12 month or 12000 mile warranty.

Labor: \$34.45
Parts: \$31.69
Sublet: \$0.00
Other Fees: \$3.00
Supplies: \$1.63
Subtotal: \$70.77
Sales Tax: \$2.75

Paid By: Total: \$73.52
Pay Ref: Paid: \$0.00
Due: \$73.52



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Montrose Management District
1500 Post Oak Blvd, Suite 1600
Houston, TX 77056

Date	Invoice #
12/1/2015	49409

Description	Amount
Monthly Bookkeeping	1,135.00
Correspond with BSA Galdron regarding the Bridge Lighting Project	225.00
Correspond with Board Member	18.75
Additional report preparation	300.00
Preparation of Annual Budget	225.00
Correspond with Flores Hill and Yachione Bank regarding Promissory Note	75.00
Delivery of documents	12.50
Delivery	19.72
Document Storage & Retention Service	9.50
Delivery	2.00
Mileage	8.63
Mileage	8.05
Postage	36.84
Copies	62.95
Total Reimbursable Expenses	147.71
Total	\$2,126.06

pdw/cx#5216



13107 James Ln.
Sanford, TX 74747

Phone: 817-433-5155

www.smclogistics.com

Date	Invoice #
7/24/2015	586

Bill To
Montrose District
5020 Montrose, suite 311
Houston, TX 77006

P.O. No.		Terms	Project	
		Net 30		
Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights July 2015 Montrose District	35.00	48	\$350.00
pdw/cx#5217				
We appreciate your prompt payment.		Total	\$350.00	



13107 James Ln.
Stafford, TX 77477

Phone # 832-633-5115

social@smclogisticsworks.com

Date	Invoice #
11/18/2015	686

Bill To
Montrose District
5020 Montrose Blvd. #300
Houston, TX 77008

P.O. No.		Terms	Project	
		Net 30		
Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights September 2015 Montrose District	35.00	24	350.00
pd w/ck #5217				
			Total	\$350.00
We appreciate your prompt payment.				

Invoice: Gretchen Larson

Page 1 of 1

Tawny Tidwell
4333 Harby St
Houston TX 77023

Montrose Management District
Gretchen Larson
5020 Montrose Blvd. #300
Houston TX 77008

Invoice #	0000052
Invoice Date	December 1, 2015
Balance Due (USD)	\$3,600.00

Task	Time Entry Notes	Rate	Hours	Line Total
Website Updates	Switching out slider items, filtering comments, adding events	25.00	6	150.00
General	Social Media Posting, Monitoring, Scheduling, emails, instant messages, texts with the team, reading neighborhood news, programming, testing and finding content for e-news, compiling and sending out weekly board summary	25.00	122	3,050.00
Writing	Editing Michael's work, writing reposts, adding photos, adding tags, etc.	25.00	12	300.00
Total				3,500.00
Amount Paid				0.00
Balance Due (USD)				\$3,500.00

Terms
Please send payment within 21 days of receiving this invoice. A 1.5% interest charge will be added monthly to late invoices.

This invoice was sent using ProBooks

pd w/ck #5218

<https://tawnytidwell.freshbooks.com/showInvoice?invoiceid=848467&alt=domain+cooki...> 12/1/2015

Caryn Adams

From: Darrell Hawthorne
Sent: Monday, November 16, 2015 10:58 AM
To: Caryn Adams
Subject: Fwd: Gardere Invoice for legal services
Attachments: Image001.jpg; ATT00001.htm; MMD- Gardere Wynne Sewell Inv. 11-6-15.pdf; ATT00002.htm

Darrell Hawthorne
Sr. Consultant
Municipal Accounts & Consulting, L.P.
1300 Post Oak Blvd., Suite 1600
Houston, TX 77056
Direct: 713-366-3052
Fax: 713-629-6859
dhawthorne@municipalaccounts.com
www.municipalaccounts.com

Begin forwarded message:

From: David Hawes <dhawes@hhcllp.com>
Date: November 16, 2015 at 10:54:43 CST
To: Susan Hill <shill@hhcllp.com>; Darrell Hawthorne <DHawthorne@municipalaccounts.com>
Cc: Bill Calderon <bcalderon@hhcllp.com>
Subject: FW: Gardere Invoice for legal services

Please put in line for payment

From: Charlie Norris (mailto:cnorris@Traditionbank.com)
Sent: Monday, November 16, 2015 10:53 AM
To: Bill Calderon <bcalderon@hhcllp.com>; David Hawes <dhawes@hhcllp.com>; Claude Wynn <sbglobal.net>
Cc: Brittani Conoley <bconoley@Traditionbank.com>
Subject: Gardere Invoice for legal services

Attached is Gardere's invoice for legal services. The MMD has already paid a \$4000 deposit, so the balance due will be \$6802. Please make the check payable to "Tradition Bank" and deliver at closing, thanks

Charles W. Norris
CEO-President

pd w/ck #5219

GARDERE WYNNE SEWELL LLP
ATTORNEYS AND COUNSELLORS
2000 WELLS FARGO PLAZA
1000 LOUISIANA STREET
HOUSTON, TEXAS 77002-5011
(713) 276-5500
TAX I.D. 75-0730814

Tradition Bank
Attn: Charles W. Norris
President
Tradition Bank Plaza
5020 Montrose Blvd., Ste 200
Houston, TX 77008

November 8, 2015
Invoice Number: 1210481
Due within 30 days of receipt
Client: 140735

REMITTANCE ADVICE

Rx: Matter 000001 Montrose Management District

Total Fees	10,772.00
Total Disbursements	30.00
TOTAL CURRENT BILL	\$10,802.00

*Already pd \$4000.00
Remaining balance
\$6802.00*

pd w/ck #5219

Please return this remittance page with your payment to:
Gardere Wynne Sewell LLP, P.O. Box 680256, Dallas, TX 75268-0256 (payments only). Payment can also be made by WIRE to: Amegy Bank, 2301 North Harwood Street, Dallas, Texas 75201 - ABA routing number: 11301258, Account name: Gardere Wynne Sewell LLP, Account # 6271439 For INTERNATIONAL WIRES: Amegy Bank, SWIFT BSWK US44, Important: Please reference a Client # and/or Invoice #



Worldwide - 24 Hours
(877) 702-9580
www.tsgreporting.com

INVOICE

DATE: 11/11/2015
INVOICE # 102915-333454

Bill To: Clark/Stockton Lord Esq.
Brockwell & Glickman LLP
711 Louisiana Street
Suite 2300
Houston, TX 77002

CASE: Montrose Management District - Public Hearing
WITNESS: Public Hearing to Consider the Advisability of Supplementing the Assessment Roll of the District (East)
DATE: 10/28/2015
LOCATION: Houston, TX

Billing Comments / Instructions:

SHIP VIA	Overnight	TERMS	net 30
----------	-----------	-------	--------

SERVICES	# PAGES / QTY	UNIT PRICE	AMOUNT
Original & 1 Certified Transcript	108	\$3.95	\$416.70
Original Transcript - 6 Day Delivery	108	\$0.99	\$104.88
Reporter Appearance Fee / Hour	2	\$150.00	\$300.00
Compressed / ASCII / Word Index - Complimentary	2	\$45.00	\$0.00
Exhibits - Hard, Scanned & Hyperlinked - BAW	92	\$0.15	\$13.80
File Creation Fee - Hyperlinked Exhibits - Complimentary	1	\$45.00	\$0.00
SUBTOTAL			\$837.18
SHIPPING & HANDLING			\$15.00
TOTAL			\$852.18

Please make all checks payable to: TSG Reporting, Inc. Federal ID # 41-2085745
Remit to: TSG Reporting, Inc. 747 Third Avenue, Suite 10A New York, NY 10017
For prompt payment processing, please include the invoice # with your check. All balances in arrears will be assessed a late fee of 1.5% per month, not to exceed the legal limit. If you have any questions, please call TSG.

THANK YOU FOR YOUR BUSINESS!

pd w/ck # 5220



Invoice

Date	Invoice #
11/30/2015	19642

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
			11/30/2015	
Quantity	Item Code	Description	Price Each	Amount
2	Print	250 EACH OF 2 - MMD SUMMER MIXER AND DECORATING POSTCARDS: 4 X 6, COLORS 4/4 ON 100# GLOSS COVER.	79.00	158.00
1	Binder	CUT AND BOX. Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
Total				\$158.00

United Graphics 5426 North Gessner, Houston, TX 77041 PH: 713.460.3260 FAX: 713.460.4210 [customerservice@unitedgraphics.org]



Invoice

Date	Invoice #
12/1/2015	19720

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
			12/1/2015	
Quantity	Item Code	Description	Price Each	Amount
1	Print	3,800 - MMD COMMUNITY ENGAGEMENT MEETING POSTCARDS: 4.25 X 6, COLORS 4/4 ON 100# GLOSS COVER.	432.00	432.00
1	Mailing	SETUP	195.00	195.00
3,660	Mailing	CUT AND BOX	0.36	1,317.60
1	Binder	Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
Total				\$1,944.60

pd w/ck # 5221



Landscape & Maintenance
10892 Shadow Wood Dr. | Houston TX 77043
Tel 713-462-8552 | Fax 713-690-6461

Invoice

Invoice: TNY-0000197248
Invoice Date: December 1, 2015

Customer Number: 19712
PO Number:

Bill To: Montrose Management District
PO Box 22167
Houston, TX 77227

Remit To: Yellowstone Landscaping
PO Box 205742
Dallas, TX 75320-5742

Please note our remit to has changed

Branch Code: 01.04.020.010
Project Number: 10301183101
Project Name: Montrose Management Distri
Property Address:

Invoice Due Date: December 31, 2015
Invoice Amount: \$1,916.66
Month of Service: December 2015

Monthly Landscape Maintenance	1	1,916.66	1,916.66
-------------------------------	---	----------	----------

pd w/ck # 5222

Net Invoice: 1,916.66
Sales Tax: 0.00
Invoice Total: 1,916.66



YELLOWSTONE
LANDSCAPE

Austin Outdoor and BIO Landscape are now united as
Yellowstone Landscape

BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (Lic. 47219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 L.W. Austin, Texas 78723 (512) 451-7200.

Injection in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (40-CR) P.O. Box 130817, Austin, Texas 78711-3087 TCEQ's website is: www.tceq.state.tx.us

United Graphics 5426 North Gessner, Houston, TX 77041 PH: 713.460.3260 FAX: 713.460.4210 [customerservice@unitedgraphics.org]

Should you have any questions or inquiries please call (713) 462-8552.

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

P.O. Box 84866
Dallas, TX 75284-8566
713 223-2300
TAX ID 74-1024817

Remittance Page

December 3, 2015
051914
INVOICE NO: 21635155
04574

Client: Montrose Management District
Matter: General Counsel
Matter No: 051914.000001

Please Remit Total Balance Due \$1,349.93

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS66
Please include the invoice number as a reference when sending the wire.

pd w/ ck # 5223

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

INVOICE for email

Charles Nicholas Promotions Products and Office Supplies
1302 Waugh Drive
Box 884
Houston, Texas 77019

Date Invoice #

11/12/2015 111215

Bill To:

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

P.O. Number Customer Contact Rep Account # Terms

		Gretchen Larson	Rep	Account #	Terms
					Net 10 Days
Item Code	Quantity	Description			
Promo	1000	Branded Koozies			\$960.00
Set up fee					\$50.00
Shipping					\$70.00
pd w/ ck # 5224					
Thank you!					\$1,090.00

BARBARA J. SCHOTT
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.: AR010639

Customer No.: V00071086

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
12/01/15	JAN'16: ASST. CA FER	5,069.45
pd w/ ck # 5225		

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 828
Harris County, Texas (REV.3/07)



INVOICE for email

Date Invoice #
11/30/2015 15-11097

Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number Customer Contact Rep Account # Terms

		Gretchen Larson	Rep	Account #	Terms
					Net 10 Days
Item Code	Quantity	Description			
Signs	2 sets of 2	Magnetic Car Signs - Patrol			\$96.00
pd w/ ck # 5227					
Thank you for choosing Magoos! EIN # 20-0544930					Total \$96.00

Magoos's PrintShop, Inc. * Certified WBE / HUB
15637 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
281.875.6000 * Fax 281.875.6048 * Toll Free 866.850.0022 * Toll Free Fax 888.850.0022

MICHAEL HARDY

949 Redan Street
Houston, TX 77009
512-758-0183
ken.hardy@gmail.com
SSN 634-20-6790

INVOICE

INVOICE #	DATE
3	11/2/2015
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
949 Redan St
Houston, TX 77009

DESCRIPTION	District	Date	AMOUNT
Classical Theatre Stages Honey V	MMD	10/21/2015	500.00
My Montrose: Shown Barnard	MMD	Filed 10/29	500.00
St. Thomas Brinks Ground on Science Center	MMD	10/28/2015	500.00
My Montrose: Josef Helfenstein	MMD	10/5/2015	500.00
Thank you for your business!			TOTAL \$2,000.00

pd w/ck # 5228

MICHAEL HARDY

949 Redan Street
Houston, TX 77009
512-758-0183
ken.hardy@gmail.com
SSN 634-20-6790

INVOICE

INVOICE #	DATE
4	12/1/2015
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
949 Redan St
Houston, TX 77009

DESCRIPTION	District	Date	AMOUNT
My Montrose: Bill Arning	MMD	11/25/2015	500.00
Real Estate Forum Excerpt: Brian Jarak	MMD	Filed 11/18	500.00
Real Estate Forum Excerpt: John Welsh	MMD	Filed 11/18	500.00
Real Estate Forum Excerpt: Ryan Epstein	MMD	Filed 11/19	500.00
Report: Major New Collaborative Workspace	MMD	11/24/2015	100.00
Report: National Food Order Highlights Montrose	MMD	11/18/2015	100.00
Report: Woodlawn Houston Cinema Arts Festival Kicks Off	MMD	11/18/2015	100.00
Report: Man's New Deal Exhibition	MMD	11/5/2015	100.00
Report: Man's Director Puts Houses on Market	MMD	Filed 11/24	100.00
Thank you for your business!			TOTAL \$2,500.00

pd w/ck # 5228

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19689	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BISCUIT UNIT: MONTROSE4 Pay your bills online at: https://www.intuitbillpay.com/networkoutforfireinc 				

pd w/ck # 5229

Monthly Security Invoice

Make checks payable to Sentriforce

Sentriforce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19690	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Stroke Lighting, Wireless Communication. SITE: BLACKSMITH UNIT: MONTROSE3 Pay your bills online at: https://www.intuitbillpay.com/networkoutforfireinc pdw/cx # 5229	1	350.00	12/1/2015	350.00

pd w/ck # 5229

Monthly Security Invoice

Make checks payable to Sentriforce

Sentriforce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19691	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console. Pay your bills online at: https://www.instrillpay.com/networkoutfitterinc 				

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19692	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Site Video Recording Device. 2 Cameras with Internet. SITE: MONTROSE CUCHARA UNIT: MONTROSE5 Pay your bills online at: https://www.instrillpay.com/networkoutfitterinc 				

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19693	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: MONTROSE LOLLIVIER UNIT: MONTROSE6 Pay your bills online at: https://www.instrillpay.com/networkoutfitterinc 				

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
12/1/2015	19694	NET 15	LC	12/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: SPECS UNIT: MONTROSE6 / MONTROSE2 Pay your bills online at: https://www.instrillpay.com/networkoutfitterinc <i>pdw/cx #5229</i>	2	350.00	12/22/2015	700.00
Monthly Security Invoice					
Sales Tax (8.25%)				\$0.00	
Total				\$700.00	
Payments/Credits				\$0.00	
Balance Due				\$700.00	

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Caryn Adams

From: Gretchen Larson [glarson@hhcllp.com]
Sent: Wednesday, December 09, 2015 4:33 PM
To: Caryn Adams; David Hawes
Subject: Fwd: MMD - decoration square

David -

The holiday decorating contest winners will be known after the next board meeting.

That being the case, could we have three checks issued, see amounts below, w/o names which we would fill in, so the winners could get their checks on that Thursday next week? We'd fill in names, make copies and then get those back to with a memo for the record of the winners for the file.

I have copied Caryn here in case you approve so she will know as well. Let us know when you have a chance, thanks.

Sent from my iPhone

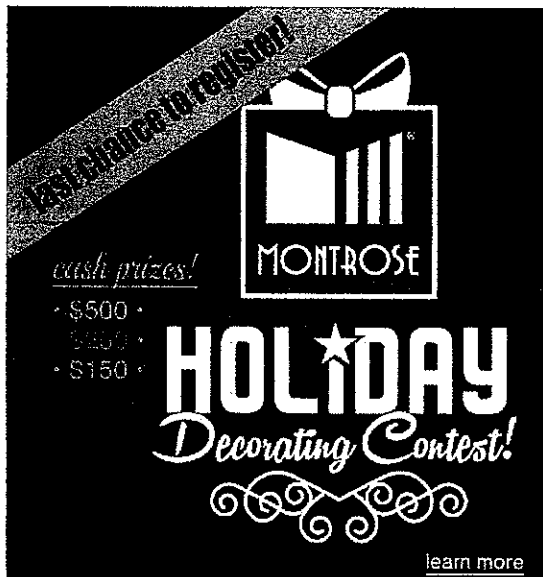
Begin forwarded message:

From: Roan Matthews <roan@crackedfox.com>
Date: December 9, 2015 at 4:23:04 PM CST
To: Tawny Tidwell <t4wnyt@gmail.com>
Cc: Gretchen Larson <glarson@hhcllp.com>
Subject: MMD - decoration square

pd w/ck #5230-5232



pd w/ck #5230



pd w/ck #523



pd w/ck #5232

HAWES HILL CALDERON
LLP



Invoice

P.O. Box 22167
Houston TX 77227-2167

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

Invoice #: 43015228

Date: 12/7/2015

DATE	DESCRIPTION	AMOUNT
	TIRZ creation project, professional consulting fee	\$45,000.00
	GIS/mapping services, P. Horton, October 2015	\$68.41
	GIS/mapping services, P. Horton, November 2015	\$1,976.14
	<p>pd w/ cr # 5224</p> <p>RECEIVED DEC 08 2015 Municipal Accounts & Consulting</p>	

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$47,044.55

Amount Applied: \$0.00

Balance Due: \$47,044.55

Owed As Of: 12/7/2015

30 DAYS

90 DAYS

90+ DAYS

Total Owed

\$47,044.55

HAWES HILL CALDERON
LLP



Invoice

P.O. Box 22167
Houston TX 77227-2167

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

Invoice #: 43015229

Date: 12/7/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, November 2015	\$16,502.33
	GIS mapping, P. Horton, October 2015	\$75.00
	GIS mapping, P. Horton, November 2015	\$375.48
	In-house postage, photocopies, binding, etc., November 2015	\$64.14
	Verizon cell phone charge, 11/20-12/19	\$49.51
	Verizon cell phone charge, 10/20-11/19	\$49.51
	Verizon cell phone charge, G. Larson, 10/20-11/19	\$125.32
	Verizon cell phone charge, G. Larson, 11/20-12/19	\$169.34
	Verizon cell phone charge, M. Ramirez, 11/20-12/19	\$87.52
	Verizon cell phone charge, M. Ramirez, 10/20-11/19	\$87.52
	Reimbursable mileage, tolls, parking, and other expenses, as follows:	
	G. Larson, October 2015	\$187.45
	J. Lowry, November 2015	\$150.95
	H. Robinson, October 2015	\$253.44

pd w/ck #5226

RECEIVED
DEC 08 2015
Municipal Accounts
& Consulting

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$18,177.51

Amount Applied: \$0.00

Balance Due: \$18,177.51

Owed As Of: 12/7/2015

30 DAYS

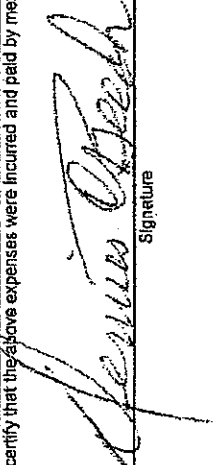
90 DAYS

90+ DAYS

Total Owed

\$65,222.06

EXPENSE REPORT

Name Dennis C Beardon		Period Ending October 2015		Service Area Montrose District			Bill to Dist. (Y/N)
Date	Destination	Business Mileage Purpose	Miles Driven	Item	Amount		
1-Oct	Montrose Businesses	customer contacts monthly	31				y
2-Oct	Montrose Businesses	customer contacts monthly	29				y
5-Oct	Montrose Businesses	customer contacts monthly	33				y
6-Oct	Montrose Businesses	customer contacts monthly	32				y
7-Oct	Montrose Businesses	customer contacts monthly	29				y
12-Oct	Montrose Businesses	customer contacts monthly	12				y
13-Oct	Montrose Businesses	customer contacts monthly	14				y
14-Oct	Montrose Businesses	customer contacts monthly	12				y
15-Oct	Montrose Businesses	customer contacts monthly	13				y
19-Oct	Montrose Businesses	customer contacts monthly	12				y
10/20	Montrose Businesses	customer contacts monthly	14				y
10/21	Montrose Businesses	customer contacts monthly	15				y
10/22	Montrose Businesses	customer contacts monthly	12				y
10/26	Montrose Businesses	customer contacts monthly	13				y
10/27	Montrose Businesses	customer contacts monthly	12				y
10/28	Montrose Businesses	customer contacts monthly	15				y
10/29	Montrose Businesses	customer contacts monthly	15				
totals			313	Monthly phone allowance	\$ 45.00		y
certify that the above expenses were incurred and paid by me: 							
* Attach evidence of purchase		Signature		Business Miles (1) @ 0.575		Expenses billed to District (Y)	
		Date		Other Expenses (2)		Expenses not billed to District (N)	
						\$ 179.98	
						\$ 45.00	
						\$ -	
						\$ 224.98	
						\$ 224.98	

pdw/ck#5908



1938 W. GRAY
713-521-1909
Your cashier was DeWayne

MR	SHELL GC	25.00	Binc
GB	*****7558	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****7541	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****7566	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****7574	25.00	Binc
KROGER PLUS CUSTOMER		*****6155	
TAX		0.00	
*** BALANCE		100.00	
DEBIT Purchase *****3519			
REF#: 000000 TOTAL: 100.00			
PURCHASE: 100.00 CASHBACK: 0.00			
DEBIT CHANGE		100.00	
		0.00	



3300 MONTROSE BLVD.
(713) 526-7865
Your cashier was Brucie

KROGER PLUS CUSTOMER *****5155	
MR	SHELL GC 25.00 Binc
GB	*****0253 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****0261 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****0287 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****0279 25.00 Binc
TAX 0.00	
*** BALANCE 100.00	
DEBIT Purchase *****3519	
REF#: 000000 TOTAL: 100.00	
PURCHASE: 100.00 CASHBACK: 0.00	
DEBIT CHANGE 100.00	
0.00	

pd w/c #3189

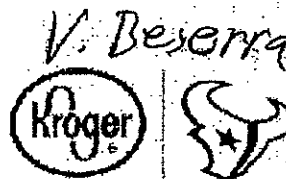
MONTROSE DISTRICT
Security Expense

November 2015

\$ 400.00

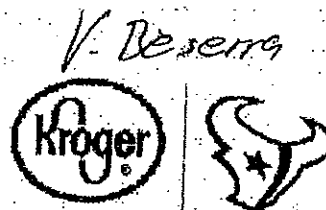
Victor Deserra

X Van An



1938 W. GRAY
713-521-1909
Your cashier was Josh

KROGER PLUS CUSTOMER *****5155	
MR	SHELL GC 25.00 Binc
GB	*****3463 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****3471 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****3489 25.00 Binc
MR	SHELL GC 25.00 Binc
GB	*****3497 25.00 Binc
TAX 0.00	
*** BALANCE 100.00	
DEBIT Purchase *****3519	
REF#: 000000 TOTAL: 100.00	
PURCHASE: 100.00 CASHBACK: 0.00	
DEBIT CHANGE 100.00	
0.00	



3300 MONTROSE BLVD.
(713) 526-7865

Your cashier was Lateka

MR	SHELL GC	25.00	Binc
GB	*****0907	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****0899	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****0881	25.00	Binc
MR	SHELL GC	25.00	Binc
GB	*****0303	25.00	Binc
KROGER PLUS CUSTOMER		*****5155	
TAX		0.00	
*** BALANCE		100.00	
DEBIT Purchase *****3519			
REF#: 000000 TOTAL: 100.00			
PURCHASE: 100.00 CASHBACK: 0.00			
DEBIT CHANGE		100.00	
		0.00	

GENERAL FUND MAINTENANCE & OPERATIONS

Source of Funds

	FY 2015 Annual Budget	FY 2015 Estimated	FY2016 Proposed Budget
14110 · Assessments	1,937,460	1,945,988	2,121,643
14111 · PY Assessments	-	6,690	8,000
14112 · Assessment Refunds	22,000	(67,000)	(70,000)
14310 · Penalties & Interest	29,000	27,751	30,000
14330 · Miscellaneous Income	-	40	40
14370 · Interest Earned on Temp. Invest	2,700	3,211	3,400
14380 · Interest	125	132	135
Total Source of Funds	1,991,285	1,916,811	2,093,218

Use of Funds

Business Development

16124 · Project Management	37,945	37,945	33,162
16125 · Marketing & Public Relations	336,720	298,000	
Total Projects/Programs			13,000
Total Marketing Materials and Advertising			75,000
Total Vendor Support of Projects			213,000
16135 · Economic Development Services	33,885	55,144	50,000
16136 · Real Estate Consulting	12,000	12,000	15,000
16138 · Real Estate Forum	-	0	6,115
16140 · Web Site Main./Host/I.T.	12,200	31,500	6,000
16141 · GIS Services	13,800	1,830	2,000
Total Business Development	446,550	436,419	413,277
			10.00%

Project Staffing & Admin

16150 · Admin & Management	26,250	26,250	29,845
16160 · Reimbursable Expenses	16,000	4,560	5,000
16170 · Reimbursable Mileage	8,000	7,440	8,000
16180 · Postage, Deliveries	1,084	1,800	2,000
16190 · Printing & Reproduction	9,000	9,240	9,250
16200 · Public Notices, Advertising	8,000	517	600
16210 · Project Management	49,140	56,030	-
16215 · Director Of Services	84,693	80,660	-
16220 · Legal Services	74,000	52,690	60,000
16250 · Bookkeeping	16,500	20,220	20,220
16260 · Assess Data Mgmt & Billing Svcs	23,000	24,480	24,500
16270 · Office Furniture & Supplies	4,000	5,546	4,000
16280 · Other	600	528	550
16290 · Office Lease Space	23,400	14,400	14,400
16291 · Office Equipment	4,000	2,472	2,500
16340 · Auditing Fees	12,000	12,100	13,000
16530 · Insurance & Surety Bond	15,000	9,820	10,000
Total Project Staffing & Admin	374,667	328,754	203,865
			9.00%

Security and Public Safety			
15415 · Vehicle Lease	14,000	10,787	11,500
15416 · Vehicle Maintenance	-	-	2,500
15417 · Vehicle Maint. & Operations		7,200	7,200
15420 · Contract Public Safety Services	360,000	322,452	375,400
15421 · Payroll Expenses	38,400	19,957	26,712
15425 · Mobile Camera Program	35,000	31,691	35,000
15430 · Cell Phone	2,000	536	2,000
16100 · Store Front Equipment	680	-	-
16101 · Public Safety Training	320	-	-
16102 · Public Safety Equipment	1,500	1,530	1,600
16110 · Graffiti Abatement	65,000	64,128	65,000
16115 · Nuisance Abatement	55,125	60,833	62,000
16116 · Street Lights		2,800	2,800
16117 · Security Donation		1,000	1,000
16117 · Project Management		-	53,059
Total Security and Public Safety	572,025	522,914	645,771
			16.00%
Visual Improvements & Cultural			
16200 · Project Management	-	-	9,948
16212 · Street Sweeping		88,248	92,000
16213 · Landscape Maintenance	50,000	23,600	25,000
Total Visual Improvements & Cultural	50,000	111,848	126,948
			3.00%
Total Use of Funds	1,443,242	1,399,935	1,389,861
BALANCES AND TRANSFERS			
14390 · Prior Year Ending Fund Balance	922,717	922,717	780,943
14392 · General Fund Planned Reserves	548,043	516,876	703,357
	1,470,760	1,439,593	1,484,300
14395 · General Fund Transfer to Capital Budget	(770,000)	(308,650)	(1,134,300)
14396 · General Fund Transfer to Debt Service	-	(350,000)	-
Total Balance	700,760	780,943	350,000

CAPITAL IMPROVEMENTS BUDGET

Source of Funds

15401 · Transfer From General Fund
15403 · Tradition Bank Loan

770,000	308,650	1,134,300
1,000,000	-	1,557,802
<u>1,770,000</u>	<u>308,650</u>	<u>2,692,102</u>

Total Source of Funds

Use of Funds (Capital Fund)

Mobility & Transportation

17000 · Project Management
17001 · Bridge Lighting Engineering Services
17002 · SPA Engineering Services
17003 · Bike Pathway Engineering Services
17004 · General Engineering Services
17005 · Bike Rack Installation Project
17006 · Bike and Pedestrian Path Imp. Project
17007 · Bridge Lighting Installation Project

100,000	162,861	119,382
	18,800	40,800
	45,200	15,000
	-	59,000
	1,691	30,000
		55,000
		500,000
<u>1,000,000</u>	<u>25,268</u>	<u>750,000</u>
<u>1,100,000</u>	<u>253,820</u>	<u>1,569,182</u>

Total Mobility & Transportation 36.00%

Visual Improvements & Cultural

17100 · Project Management
17101 · Identity Marker Design Services
17102 · Esplanade Design Services
17105 · Identity Marker Installation
17105 · Esplanade Installation

670,000	31,430	86,220
0	23,355	11,700
0	-	45,000
0	-	425,000
		555,000
<u>670,000</u>	<u>54,785</u>	<u>1,122,920</u>

Total Visual Improvements & Cultural 26.00%

Total Use of Funds (Capital Fund)

<u>1,770,000</u>	<u>308,605</u>	<u>2,692,102</u>
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100.00%

Total Use of All Funds

<u>4,081,963</u>

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:

- a. Accept the Hearing Examiner's Report and Proposal for Decision for a Public Hearing regarding the Supplemental Assessment Roll, Western Service Area.
- b. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Six of the District's Service Plan, Western Service Area.
- c. Approve the Order Supplementing the Assessment Roll and Levying the Assessments, Western Service Area.
- d. Approve the amended Information Form, Western Service Area.
- e. Accept the Hearing Examiner's Report and Proposal for Decision for a Public Hearing regarding the Supplemental Assessment Roll, Eastern Service Area.
- f. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Eight of the District's Service Plan, Eastern Service Area.
- g. Approve the Order Supplementing the Assessment Roll and Levying the Assessments, Eastern Service Area.
- h. Approve the amended Information Form, Eastern Service Area.

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION
to be presented to the
Board of Directors of
the Western Service Area of the Montrose Management District

The Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District. The Board held a public hearing on October 21, 2010. Thereafter, on January 10, 2011, the Board adopted its "Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2010, or constructed, remodeled or rehabilitated in the District after January 1, 2010, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD.

The District held a public hearing on October 29, 2015, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2015, which were not included in the original assessment roll; and regarding the advisability of using the 2015 HCAD certified values as the basis for the sixth assessment.

Pursuant to the direction of the Board, Allen Goodlow was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on October 29, 2015, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in the Houston Business Journal, a newspaper of general circulation within the District, in the September 25, 2015 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on September 28, 2015. The hearing was held at the Montrose Center, 401 Branard, Houston, Texas 77006 at 9:30 a.m.

PUBLIC COMMENTS

Robert Lambertz questioned Ms. Hall about what job she performs for the District and what her qualifications are. Ms. Hall stated that she is the assessor/collector for the District and she reviewed her training for the position. Mr. Lambertz then questioned her about her opinion about fairness of assessment values. Ms. Hall stated that it is only an opinion. Mr. Lambertz requested copies of the information from the hearing. Mr. Lord stated that the District will provide copies of any documentation upon request and upon payment of the cost of the copies at the rate established by the Texas Attorney General.

Daphne Scarbrough questioned Mr. Goodlow about his connection to Hawes Hill Calderon and his service on other districts. Mr. Goodlow confirmed his employment with Hawes Hill Calderon and stated that he is the Director of Services for the Five Corners Management District.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District, Mr. Lambertz and Ms. Scarbrough were granted party status. The Montrose Management District was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District

receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Mr. Robert Lambertz, a property owner

Mr. Lambertz asked to review the Documentary Evidence. Upon Mr. Lord's request that Mr. Lambertz wait until the end of Mr. Hawes' testimony, Mr. Lambertz objected.

At the conclusion of Mr. Hawes testimony, Mr. Lambertz cross-examined him regarding the cap on his property value. Ms. Hall confirmed that the value would be capped on his property. Mr. Lambertz stated that he would like it on the record. The cap on Mr. Lambertz property was entered into the record. Mr. Lambertz also protested the statute of limitations on conspiracy.

Ms. Daphne Scarbrough, a property owner

Ms. Scarbrough questioned the beginning date for the Service Plan and the values in the plan. Mr. Hawes reviewed the dates and values.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

Mr. Robert Lambertz, a property owner

Mr. Lambertz objected to Ms. Hall's testimony because she does not have the authority to speak. He also objected to the entry of the Supplemental Assessment Roll into evidence because he did not receive a copy. Mr. Lambertz again questioned Ms. Hall's qualifications. He also questioned whether the District can obtain a lien for non-payment of assessments.

Others

No one else signed up to testify.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on

the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2015 AND SHOULD THE ASSESSMENT BE BASED ON 2015 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the fourth assessment against the Construction Improvements based on the 2015 HCAD certified appraised values.

I, Allen Goodlow, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the third assessment against the Construction Improvements should be based on 2015 HCAD certified appraised values.

I, Allen Goodlow, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its sixth assessment on the properties with Construction Improvements based on the 2015 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or

greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy the sixth assessment in accordance with the Service Plan and the Order on the Construction Improvements for Year 6 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2015, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 14th day of December, 2015.

Allen Goodlow
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Seven-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2009-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR SIX OF THE
DISTRICT'S SERVICE PLAN (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on January 10, 2011, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on January 10, 2011, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of seven annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 2 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 6 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate. The rate of assessment for Year 6 of the Service Plan for the western portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2015 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The sixth installment of the District's assessment shall be due and payable prior to February 1, 2016. Any assessment not paid prior to February 1, 2016, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of December, 2015.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on December 14, 2015, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Stephen L. Madden	Director
Michael V. Grover	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR SIX
OF THE DISTRICT'S SERVICE PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the

holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 14th day of December, 2015.

Secretary, Board of Directors
Montrose Management District



ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT
ROLL (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on October 21, 2010, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on January 10, 2011, the Board adopted its Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on October 29, 2015, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax

rolls of HCAD on January 1, 2015 and levying the sixth assessment against the properties with Construction Improvements based on the 2015 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015, and levy the sixth assessment against such properties based on the 2015 HCAD values; Now therefore,

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of the Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2015, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in the Houston Business Journal, with such publication occurring on September 25, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on September 28, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for October 29, 2015, at 9:30 a.m. at The Montrose Center, 401 Branard, Houston, Texas 77006.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on September 25, 2015, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on September 28, 2015, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2015 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 6 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2015 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2015 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied the first annual assessment using 2010 tax values against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2015 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2015 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board based on the 2015 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2015 Assessment Roll is hereby approved as the assessment roll of the District. The 2015 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 6 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 9, 2015.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed. Further, the Authority's attorney may make any clerical clarifications regarding references to the District's assessment years in all prior records and documents to ensure that all such prior

records and documents are consistent with this Order and that any necessary corrections are made.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 14th day of December, 2015.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District

(SEAL)



Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on December 14, 2015, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Stephen L. Madden	Director
Michael V. Grover	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT
DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE
SUPPLEMENTAL ASSESSMENT ROLL (WESTERN SERVICE AREA)

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 14th day of December, 2015.

Secretary, Board of Directors
Montrose Management District



AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (WESTERN SERVICE AREA)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the western portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 14th day of December, 2015.

Claude Wynn

Randy Mitchmore

Cassie Stinson

Brad Nagar

Kathy Hubbard

Tammi Wallace

Debra "Lane" Llewellyn

Ellyn Wulfe

Michael V. Grover

Robert Jara

Ryan Haley

Stephen Madden

Todd Edwards

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Tammi Wallace, Debra "Lane" Llewellyn, Michael V. Grover, Stephen Madden, Robert Jara, Todd Edwards, Ryan Haley, and Ellyn Wulfe, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of December, 2015.

Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell & Giuliani, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Debbie J. Russell.

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$ 0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION
on the public hearing held on October 29, 2015
to be presented to the Board of Directors of
the Eastern Service Area of the Montrose Management District

The Harris County Improvement District No. 6 was created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005, and is governed by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District. The Board held a public hearing on March 19, 2008. Thereafter, on April 16, 2008, the Board adopted its "Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2007, or constructed, remodeled or rehabilitated in the District after January 1, 2007, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD. On September 16, 2009, the Board adopted a resolution calling a public hearing for such purpose.

The District held a public hearing on October 29, 2015, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2015, which were not included in the original assessment roll; and regarding the advisability of using the 2015 HCAD certified values as the basis for the Year 8 assessment.

Pursuant to the direction of the Board, Allen Goodlow was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on October 29, 2015, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in The Houston Business Journal, a newspaper of general circulation within the District, in the September 25, 2015 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on September 28, 2015. The hearing was held at the Montrose Center, 401 Barnard, Houston, Texas 77006 at 9:30 a.m.

PUBLIC COMMENTS

The following persons, in addition to District staff, board members and consultants were present: Robert Lambertz, Daphne Scarbrough, Martin Yaklin, Gary Hancock and Holli Robinson.

Robert Lambertz questioned what part of the District for which the hearing was being held. Mr. Lord stated that the hearing is for the east side. Mr. Lambertz stated that his property was on the west side. Mr. Lord stated that the hearing on the west side would commence upon completion of the current hearing.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Senior Advisor to the District and Pat Hall of Equi-Tax. Mr. Lambertz and Ms. Scarbrough also requested to present formal evidence and testimony.

Josh Hawes, Senior Advisor to the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2015 AND SHOULD THE ASSESSMENT BE BASED ON 2015 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it

was fair, equitable and appropriate for the District to levy the Year 8 assessment against the Construction Improvements based on the 2015 HCAD certified appraised values.

I, Allen Goodlow, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the Year 8 assessment against the Construction Improvements should be based on 2015 HCAD certified appraised values.

I, Allen Goodlow, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its Year 8 assessment on the properties with Construction Improvements based on the 2015 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 8 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2015, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 14th day of December, 2015.

Allen Goodlow
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Ten-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2008-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR EIGHT OF THE
DISTRICT'S SERVICE PLAN (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was legally created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005, and is governed by Chapters 375, Texas Local Government Code, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended ("the Governing Laws")). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on March 19, 2008, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on April 16, 2008, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 1 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 8 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate for the Year 8. The rate of assessment for Year 8 of the Service Plan for the eastern portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2015 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The seventh installment of the District's assessment shall be due and payable prior to February 1, 2016. Any assessment not paid by February 1, 2016, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of December, 2015.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on December 14, 2015, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Stephen L. Madden	Director
Michael V. Grover	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR EIGHT
OF THE DISTRICT'S SERVICE PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the

holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 14th day of December, 2015.

Secretary, Board of Directors
Montrose Management District



ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT
ROLL (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was created by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and approved by the Governor on June 17, 2005, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on March 19, 2008, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on April 16, 2008, the Board adopted its Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on October 29, 2015, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2015 and levying the Year 8 assessment against the properties with Construction Improvements based on the 2015 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015, and levy the Year 8 assessment against such properties based on the 2015 HCAD values; and

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of The Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2015, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in The Houston Business Journal, with such publication occurring on September 25, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on September 28, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for October 29, 2015, at 9:30 a.m. at The Montrose Center, 401 Branard, Houston, Texas 77006.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on September 25, 2015, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on September 28, 2015, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2015 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 8 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2015 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2015 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied one annual assessment for the year 2008 against all properties shown on the District's assessment roll. The Board subsequently levied an annual assessment for the year 2010 against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2015 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2015 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board for Year 8 based on the 2015 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2015 Assessment Roll is hereby approved as the assessment roll of the District. The 2015 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 8 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 9, 2015.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been

discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 14th day of December, 2015.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on December 14, 2015, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Stephen L. Madden	Director
Michael V. Grover	Director
Ellyn Wulfe	Director
Todd Edwards	Director

and all of said persons were present except Directors _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE SUPPLEMENTAL ASSESSMENT ROLL (EASTERN SERVICE AREA)

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by

law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 14th day of December, 2015.

Secretary, Board of Directors
Montrose Management District



AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (EASTERN SERVICE AREA)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the eastern portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 14th day of December, 2015.

Claude Wynn

Randy Mitchmore

Cassie Stinson

Brad Nagar

Kathy Hubbard

Tammi Wallace

Debra "Lane" Llewellyn

Ellyn Wulfe

Michael V. Grover

Robert Jara

Ryan Haley

Stephen Madden

Todd Edwards

THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Tammi Wallace, Debra "Lane" Llewellyn, Michael V. Grover, Ryan Haley, Robert Jara, Todd Edwards, Stephen Madden and Ellyn Wulfe, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of December, 2015.

Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell & Giuliani, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Debbie J. Russell.

EXHIBIT "A

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

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 an update from the Public Safety Committee.



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Jerry Lowry
DATE: Wednesday, December 9, 2015
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, December 9, 2015 at 8:00 a.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Claude Wynn, Lane Llewellyn, and Tammi Wallace.

Contractors and guests present: Officer Victor Beserra, Houston Police Department; Sgt. Roger Treviño, METRO Police Division; Police Chief James Tate, University of St. Thomas; Sheree McGowan, Post 510 Apartments.

Staff present: David Hawes, Jerry Lowry, and Holli Robinson.

THE COMMITTEE WAS CALLED TO ORDER AT 8:05 A.M. AND CONSIDERED THE FOLLOWING:

Receive and consider proposed FY 2016 Public Safety Budget

David Hawes presented the proposed Fiscal Year 2016. Minor revisions subject to committee recommendation will be included prior to submission to the board on December 14, 2015. The budget is structured differently for 2016 to combine East and West zones, to develop a capital budget, and for clarity.

Action: The committee recommends the Board approve the FY 2016 Budget.

Update from Harris County Attorney's Office

Tabled

Discuss Proactive Patrol activity report for the month of November 2015

Officer Victor Beserra advised that November patrols netted 55 arrests, with 9 felonies and 42 misdemeanors. There were 252 calls for service, 1,335 locations checked, 473 BMV report cards issued, and 831 Crime Prevention brochures distributed. Several new areas of patrol activity will be added to collect Citizen and business interactions, including self-initiated police actions and citizen/business contacts. See attached report.

Review graffiti report for the month of November 2015

The month of November showed graffiti removal from 84 business properties, 155 public properties and 14 trash dumpsters. Year to date total is 2,964 graffiti removals. See attached report.

Update on Montrose Apartment Managers Committee

The Montrose Apartment Managers committee met November 1, 2016 and was hosted by Sheree McGowan at Post 510 Apartment. Various Montrose apartment managers attended and discussed security issues specific to luxury apartments. The committee will meet quarterly in 2016.

Discuss Ongoing or New Public Safety Issues in the District

Claude Wynn spoke about 2016 being a transitional year for Public Safety as more new structures are completed in Montrose and coordinating efforts will significantly increase.

U of ST Police Chief Tate and METRO Police Sgt. Treviño shared crime activity in their areas. Collaborative efforts will be key for 2016.

Meeting Adjourned at 9:35 A.M.

Shift Period: Nov-15

Total Hours Worked 618:00

Total Miles Driven 2,271

Crime Arrest Activity

Felony Arrests:	9
Misdemeanor Arrests:	42
Charges Filed:	19
Suspects in Jail:	55

Patrol Activity

Calls for Service:	252
CIT Calls:	0
Incident Reports:	25
Accident Reports	0
Locations Checked:	1335

Field Activity

Parking Tickets:	0
Citations:	6
BMV Report Cards:	473
Crime Prevention:	834

Warrants

Felony Warrants:	2
Misdemeanor Warrants:	3
City Warrants:	41
SETCIC Warrants:	6

Arrest Summary

Shift Period Nov-15

Charge	# of Arrests
Aggravated Robbery	1
Auto Theft	1
City Warrants	3
Criminal Trespass	12
Delivery of a Controlled Substance	1
Felony Assault	1
Felony Theft	1
Felony Theft Warrant	1
Possession of a Controlled Substance	1
Possession of Identifying Information	1
Public Intoxication	27
Setcic Warrant	2
Soliciting Funds in Roadway	1
Theft Warrant	2
Total Arrests	55

Montrose District

Monthly Graffiti Abatement Reports 2015

Abated	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2015 Total
Business Property	60	51	75	67	41	75	57	55	86	105	84		756
Public Property	190	195	213	225	164	169	204	199	184	203	155		2101
Trash Dumpsters	6	6	8	9	11	8	11	7	8	19	14		107
Total:	256	252	296	301	216	252	272	261	278	327	253		2964

Graffiti Abatement Reports Totals 2008 - 2015												
	2008	2009	2010	2011	2012	2013	2014	2015	Totals			
Abated												
Business Property	184	98	144	563	522	467	747	756	3,481			
Public Property	538	771	935	1,802	1,724	1839	2356	2101	12,066			
Trash Dumpsters	28	40	48	59	114	84	82	107	562			
Total:	750	909	1,127	2,424	2,360	2,390	3,185	2,964	16,109			



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: Wednesday, October 28, 2015
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, October 28, 2015 at 4:00 p.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Brad Nager (via conference call).

Committee Members present: Julie Countiss, Harris County Attorney.

Contractors and guests present: Officer Victor Beserra, Houston Police Department; Lieutenant Timothy McClland, Metro Police Department; Doug Oehl, Power Express; Cameron Palmore, Power Express.

Staff present: Jerry Lowry, Dennis Beeden and Holli Robinson.

THE COMMITTEE WAS CALLED TO ORDER AT 4:00 PM AND CONSIDERED THE FOLLOWING:

Update from Harris County Attorney's Office

Julie Countiss updated the committee on nuisance abatement for the Montrose area. There was only one case on public record she could talk about and that property was sold in the middle of the lawsuit.

Discuss Proactive Patrol activity report for the month of September 2015

Officer Victor Beserra advised that September patrols netted 54 arrests, with 5 felonies and 48 misdemeanors. There were 241 calls for service, 1,364 locations checked, 1,040 BMV report cards issued, and 1,291 Crime Prevention (BMV pamphlets) distributed. See attached report.

Discuss Holiday Season and Safety Issues

Guests Doug Oehl and Cameron Palmore of Power Express introduced themselves as a new energy company in the community and want to become more community oriented. Power Express was sponsoring The Wave, a free transportation program to reduce the risk of drunk driving on Halloween night.

Discuss Public Safety meeting time change

The committee discussed changing the meeting time on the fourth Wednesday of each month for a few months to accommodate new leadership changes at the storefront.

Update on Montrose Apartment Managers Committee

The Montrose Apartment Managers committee will meet quarterly, rotating locations at various apartment complexes. The next meeting will be November 11, 12:00 pm at Post 510.

Graffiti Report

The committee reviewed a detailed report for graffiti abatement in Montrose. The month of September showed graffiti removal from 86 business properties, 184 public properties and 8 trash dumpsters. Year to date total is 2,384 graffiti removals.

Update on Security Cameras

The Montrose Management District has contracted for six (6) total camera units. Relocation is complete and security monitors are in place at:

1. Blacksmith Coffee
2. 1003 Westheimer (PMRG front side of shopping center)
3. Biscuit Home
4. Cuchara/Taft & Fairview
5. L'Olivier Restaurant
6. 1003 Westheimer (PMRG back side of Specs)

Discuss community involvement idea for HPD Storefront:

The proposed bulletproof glass for the HPD storefront is under review along with a new idea of providing an entry button to allow desk officers to control access to the facility.

Discuss Ongoing or New Public Safety Issues in the District

Lieutenant Timothy McClland with the METRO Police Department provided information about METRO bus shelters as there seems to be a lot of nuisance complaints associated with them. METRO already has a Shelter Committee in place with established guidelines and will send the information. METRO is implementing a Code of Conduct to be used when there is nuisance that is not necessarily illegal. Officer Beserra volunteered to work with Lieutenant McClland.

There was an armed robbery in Southwest Houston that involved a chase which ended by wrecking near St Thomas University. The suspect's fled of foot but were captured. Both still had their weapons. Police Chief James Tate, University of St. Thomas and Public Safety Committee member was involved in one of the arrests. Kudos to Chief Tate.

There being no further business to discuss the meeting adjourned at 5:10 pm.

Shift Period: Sep-15
 Total Hours Worked 571:30
 Total Miles Driven 2,118

Crime Arrest Activity

Felony Arrests:	5
Misdemeanor Arrests:	48
Charges Filed:	11
Suspects in Jail:	54

Patrol Activity

Calls for Service:	241
CIT Calls:	0
Incident Reports:	16
Accident Reports	0
Locations Checked:	1364

Field Activity

Parking Tickets:	0
Citations:	0
BMV Report Cards:	1040
Crime Prevention:	1291

Warrants

Felony Warrants:	3
Misdemeanor Warrants:	0
City Warrants:	36
SETCIC Warrants:	2

Arrest Summary

Shift Period Sep-15

Charge	# of Arrests
Assault	4
Burglary of a Habitation	1
City Warrants	5
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Mischief	1
Criminal Trespass	6
D.W.I.	1
Felony Warrant	2
Possession of a Controlled Substance	2
Public Intoxication	24
Setcic Warrant	1
Soliciting Funds in Roadway	1
Theft from Person	1
Theft of Service	2
Urinating in Public	2
Total Arrests	54

Montrose District Graffiti Abatement

Abated	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2015 Total
Business Property	60	51	75	67	41	75	57	55	86	105			672
Public Property	190	195	213	225	164	169	204	199	184	203			1946
Trash Dumpsters	6	6	8	9	11	8	11	7	8	19			93
Total:	256	252	296	301	216	252	272	261	278	327			2711

Monthly Graffiti Abatement Reports 2015

Graffiti Abatement Reports Totals 2008 - 2015									
	2008	2009	2010	2011	2012	2013	2014	2015	Totals
Abated									
Business Property	184	98	144	563	522	467	747	672	3,397
Public Property	538	771	935	1,802	1,724	1839	2356	1946	11,911
Trash Dumpsters	28	40	48	59	114	84	82	93	548
Total:	750	909	1,127	2,424	2,360	2,390	3,185	2,711	15,856

Shift Period: Oct-15
Total Hours Worked 617:30
Total Miles Driven 2,182

Crime Arrest Activity

Felony Arrests:	6
Misdemeanor Arrests:	48
Charges Filed:	19
Suspects in Jail:	57

Patrol Activity

Calls for Service:	246
CIT Calls:	0
Incident Reports:	16
Accident Reports	1
Locations Checked:	1327

Field Activity

Parking Tickets:	0
Citations:	4
BMV Report Cards:	930
Crime Prevention:	938

Warrants

Felony Warrants:	0
Misdemeanor Warrants:	0
City Warrants:	44
SETCIC Warrants:	0

Arrest Summary

Shift Period Oct-15

Charge	# of Arrests
Affray	2
Aggravated Assault	2
Burglary of a Motor Vehicle	2
City Warrants	9
Criminal Trespass	11
D.W.I.	1
Panhandling	1
Possession of a Controlled Substance	1
Possession of a Dangerous Drug	1
Public Intoxication	24
Theft	2
Walking in the Roadway Where Sidewalks are Provid	1
Total Arrests	57

Shift Period: Nov-15

Total Hours Worked 618:00

Total Miles Driven 2,271

Crime Arrest Activity

Felony Arrests:	9
Misdemeanor Arrests:	42
Charges Filed:	19
Suspects in Jail:	55

Patrol Activity

Calls for Service:	252
CIT Calls:	0
Incident Reports:	25
Accident Reports	0
Locations Checked:	1335

Field Activity

Parking Tickets:	0
Citations:	6
BMV Report Cards:	473
Crime Prevention:	834

Warrants

Felony Warrants:	2
Misdemeanor Warrants:	3
City Warrants:	41
SETCIC Warrants:	6

Arrest Summary

Shift Period Nov-15

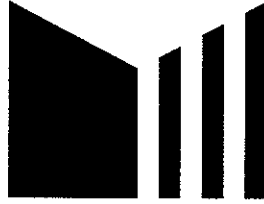
Charge	# of Arrests
Aggravated Robbery	1
Auto Theft	1
City Warrants	3
Criminal Trespass	12
Delivery of a Controlled Substance	1
Felony Assault	1
Felony Theft	1
Felony Theft Warrant	1
Possession of a Controlled Substance	1
Possession of Identifying Information	1
Public Intoxication	27
Setcic Warrant	2
Soliciting Funds in Roadway	1
Theft Warrant	2
Total Arrests	55

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

8. Receive an update from the Mobility and Visual Improvements Committee.



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Jerry Lowry
DATE: Monday, December 7, 2015
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, December 7, 2015, at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

District Chairman Claude Wynn and Mobility and Public Relations Committee Chair David Robinson were present.

Consultants Lee Anne Dixon and Jeremy Rocha with Walter P Moore, Cathleen Lynch with Kudela & Weinheimer, and Lance Gandy with Lance Gandy and a colleague of Gandy2 Lighting Design were present.

Also in attendance was Neda Holly with Fred Sherifi Investments.

Staff present were David Hawes, Bill Caulderon, Jerry Lowry, and Holli Robinson.

Call Meeting to Order

The meeting was called to order at 11:10 AM.

Receive an update on the Montrose Bridge Lighting project

There are eight bidders interested. Staff reported that TxDOT remains on course to let for bids in December. Additionally, a request is pending with the Houston-Galveston Area Council to fund a portion of the District's costs associated with lighting the bridges along US 59.

Receive and discuss update on Montrose Esplanade and Marker programs

Two pre-bid meetings were held last week. A full understanding of the scope for electrical has resulted in asking for an extension until Monday, January 4 for bid submission. The Board of Directors can review ID Marker bids at the January 2016 board meeting and Esplanades at the February 2016 meeting.

Receive and discuss the Community Engagement Meeting

The District hosted a Community Engagement Meeting on December 2nd to showcase current and upcoming projects

In general, people were in favor of the Special Parking Area (SPA) but concerned because they were not included within the SPA. Following creation and implementation of the current SPA, staff will work to amend/annex additional properties into the SPA.

The next notification will be in mid December when 500 area notices will go out. The approval process is slated for January, then to Planning Commission in February and then to City Council for approval in March.

Receive and consider proposed FY 2016 Mobility and Visual Improvements Budget

David Hawes presented the proposed Fiscal Year 2016. Minor revisions subject to committee recommendation will be included prior to submission to the board on December 14, 2015. The budget is structured differently for 2016 to combine East and West zones, to develop a capital budget, and for clarity.

The budget includes HHC fees charged for preparation and submission of the application for a Montrose Area TIRZ and subsequent preparation of a Project Plan and Finance Plan. These fees will be reimbursed by the TIRZ through an interlocal agreement to be drafted by the District's legal counsel. The entire Montrose District 2016 budget has been prepared based on the need for clarity.

Adjourn

The meeting adjourned at 12:10 p.m.

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

9. Receive an update from the Marketing and Business Development Committee.

Staff note: The minutes of the committee meeting of December 7 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ACTION ITEM(S):

Receive draft 2016 marketing budget and project work plan.

Committee Recommendations:

The committee recommends approval of the proposed 2016 Marketing Budget and Project Work Plan.

Fiscal Notes:

See attached budget detail and project work plan.



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: December 14, 2015
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Monday, December 7 at 9:00 a.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: Steve Madden, Claude Wynn and Lane Llewellyn.

Staff, contractors and guests present: David Hawes, Gretchen Larson, Holli Robinson, Jerry Lowry, Dennis Beedon and Michael Hardy.

THE COMMITTEE CONSIDERED THE FOLLOWING:

Receive report from Business Ambassador.

BA Dennis Beedon gave the committee updates regarding visits for the past month. He stated that they continue to be well received and that feedback from businesses on the work the District was doing was very positive.

Discuss editorial calendar and topics of focus for upcoming feature articles.

Staff shared the editorial calendar with the committee noting that the articles highlighted in red were completed articles. Staff also noted that the team would keep a monthly calendar rolling forward so that everyone could track topics, interviewees and other items.

The committee asked that the staff look into archiving the My Montrose articles so they were easier to locate at the site. In addition they requested more coverage of the activities of the Montrose Patrol and if staff would also check on archiving all of the articles by topic/categories. Staff noted that they would get with the webmaster to fine tune the search function, with the staff, writers and social media strategist to come up with ideas for additional economic development articles and work with the public safety committee to devise a plan for more coverage of the patrol activities.

The committee stated that they would also like to see an article on the TIRZ creation. Staff suggested that this would be a perfect topic to cover multiple times because so many folks were confused about what is the difference between a TIRZ and a management District. Executive Director Hawes stated that he would have staff send Michael a FAQ and a MMD 101 primer to assist with development of the articles. He also stated that the creation of the TIRZ was on the City Council agenda for consideration on Wednesday.

Receive proposed/draft 2016 marketing and business development budget and project work plan.

Staff presented the draft budget and project work plan to the committee stating that it had been tweaked since the committee last received a draft budget in September based upon a review of the marketing budget detail of expenses through November 30. Staff also noted that the overall budget had decreased from 2015 because of the change strategy related to the professional writing services.

Executive Director Hawes presented the full budget as well for the committee discussion noting that fees for management services had been allocated across the full budget rather than as one total sum in administration to better reflect cost allocations. The committee stated that they concurred with this change. Upon conclusion of the discussion the committee also stated that they were in agreement with the proposed budget and project work plan as presented.

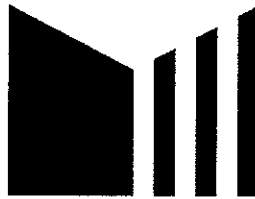
There being no further business to discuss the meeting adjourned at 10:15 a.m.

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

10. Receive an update from the Business and Economic Development Committee.



Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: October 28, 2015
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District met on Wednesday, October 28, 2015 at the Tradition Bank Building, 5020 Montrose #200, Houston, TX 77006. Committee members attending were Lane Llewellyn, Gene Creely and Charlie Norris. Staff attending were Ray Lawrence, Jerry Lowry and Holli Robinson. The meeting was called to order at 12:22 PM.

Approval of September 23, 2015 Minutes

The September 23rd minutes were approved as written.

Fall Real Estate Forum

Preparations continue for the Montrose District's Third Annual Real Estate Forum luncheon slated for November 18, 2015.

- **Sponsors**

There are seven sponsors' tables with a total of six sponsors as Charles Schwab purchased two tables.

- **Speakers Update**

Ray met with John Walsh to discuss his vision for the district. Points in particular Mr. Walsh wants to address are the mobility crisis facing the district and the future of street capacity. We need to promote and use more transit and pedestrian modes. He will make a short Power Point presentation, including the importance of transit stations and attractive nodes for TOD development.

Brian Janak, President, Inner Loop West, will speak about the market outlook for multifamily properties with values of \$3 million or less.

Ryan Epstein, Executive VP, Houston Multifamily, CBRE will address how the district is doing compared to other cities and submarkets with respect to institutional multifamily projects and occupancies.

- **Room Layout:** There will be 22 tables of 8 (versus 16 tables of 8 in 2014) with a capacity of 176.
- **Invitation List:** To date there are 65 RSVPs plus 64 sponsor guests for a total of 129 confirmed.
- **Promotion:** Last year's district brochures will be made available to guests at the registration desk. The committee needs to circulate and welcome guests to cultivate personal relationships.

Gene Creely asked about follow-up plans and what's next to keep the momentum going. In his welcoming remarks, Claude Wynn is expected to provide information on what the district has to offer and district services. Additionally, the mailing list will provide an economic development database for MMD newsletters.

Objectives for 2016

Charlie Norris noted the market has softened due to the oil plunge and developers will be seeing declining markets in the suburbs. Lane Llewelyn suggested the committee look at how to connect with the medical center in terms of business attraction. Gene Creely suggested we reach out to retailers and professionals such as investment brokers and have a follow up plan to engage them to develop or purchase improved properties in Montrose. It was noted, however, that Montrose must have an updated infrastructure to achieve real success in this respect.

The committee asked for updates on the bridges and ID markers. Tony Allender joined the committee via conference call and provided the following answers:

- He recently received word from K&W that all variances on medians were approved by COH. The next step is going out to bid with hopes of starting construction in January 2016.
- Phase 1 esplanades and markers will move forward once the board approves bids.
- The "M" Monument will be removed before the end of the year.
- The bridge lighting project is still on course for December letting.

Update on Fred Sharifi

Ray met with Mr. Sharifi and was provided with information about the proposed development (see table). The permitting problem is the biggest holdback. This is a significant redevelopment project for the district. A short preliminary article about Mr. Sharif's proposed development will be prepared to be linked to the MMD website.

Announcements

Doug Demiano is the new PMRG liaison replacing Dan Leverett who is no longer with PMRG. He has indicated that he would like to rejoin the Business & Economic Development committee.

Adjournment

The meeting was adjourned at 1:23 PM. The Fall Real Estate Forum on November 18, 2015 will replace the next committee meeting.

**EXISTING AND PLANNED BUILDINGS
EAST SIDE – MONTROSE DISTRICT
Fred Sharifi, Developer**

Existing Owned Properties

<u>Bldg</u>	<u>Address</u>	<u>Parcel SF</u>	<u>Bldg SF</u>	<u>Tenant</u>
A	302 Fairview	5,000	3,000	Gratifi Restaurant
B	214 Fairview	20,000 (pt.)	5,500	La Cuchara Restaurant Max's Wine Dive
	208 Fairview	20,000 (pt.)	15 sp.	Parking Lot

Planned Redevelopment Properties

C	202 Fairview	20,000 (pt.)	500	Dessert place , flower shop or ice cream stand
D	120 Fairview	25,000 (pt.)	10,000	2-story retail
E	2302 Genessee	25,000 (pt.)	10,000	1 st floor office
	2306 Genessee	25,000 (pt.)	200 sp.	5-story
	2308 Genessee	25,000 (pt.)		garage
F	211 Fairview	25,000 (pt.)	7,450	1 st floor retail
	215 Fairview	25,000 (pt.)	10,500	2 nd floor office
	220 Hyde Park	25,000 (pt.)	17 sp.	Parking

Montrose District
October 28, 2015

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

11. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

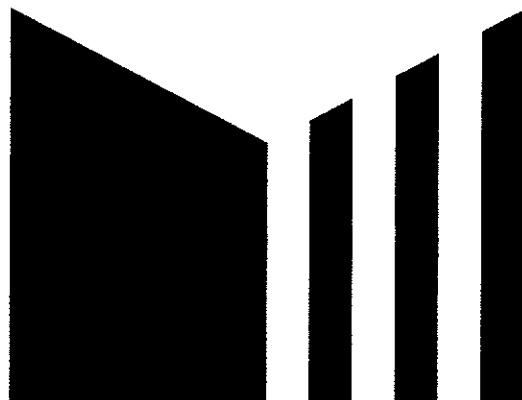
SERVICE PLAN

MONTHLY REPORT

October 13 – December 14, 2015

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on December 7, 2015

Finance Committee

The Committee met on December 7, 2015

Public Safety Committee

The committee met on December 9, 2015

Marketing and Business Relations Committee

The committee met on December 7, 2015

Business and Economic Development Committee

The committee met on December 7, 2015

STAFF ACTIVITY

October 13 – December 14, 2015

Marketing and Business Relations Committee

The Marketing Committee met on December 7 and the minutes of the meeting are included in the packet for review.

On-going projects continued throughout the review period including postcard development and distribution for the holiday decorating contest, weekly social media reports, and the monthly e-news. Staff also assisted with the Community Engagement Meeting on December 2 which was held at the Multi-Purpose Center on West Gray. Approximately 40 residents and business owners attended the event. The executive director, staff, the Montrose Patrol team and the District mobility and visual improvement consultants were all on hand to answer questions about District services and projects.

Business Ambassador Program

The Business Ambassador made 53 visits with 12 being completed. A completed visit is one where information was exchanged with either the business owner or the manager. New businesses also visited or in the works included: BISTECCA at 224 Westheimer Road, Kold Cryotherapy/Floatation at 515A Westheimer Road, Focus Eye Center (under construction) at 515 Westheimer Road, All Care Dental at 515 C Westheimer, and Central Furniture (soon to open) at 709 Alabama. DUO at Dunlavy and Westheimer has gone out of business and the space is for rent.

The BA is also assisting with the holiday decorating contest and the December Mixer which will be held on the 17th at El Tiempo on Westheimer from 5:30 to 7:30 at which time the holiday contest winners will be announced.

Social Media

See social media report attached.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met on December 7, 2015 and the minutes of the meeting are included in the packet for review. The District held a Community Engagement Meeting on December 2, 2016 to showcase current and upcoming projects.

Safety and Security Committee

The Public Safety and Security Committee met on December 9, 2015 and the minutes of the meeting are included in the packet for review.

The Montrose Patrol Division, University of St. Thomas and METRO Police will collaborate on crime issues effecting Montrose with the influx of new developments. Staff plans to visit area civic associations in 2016 to explain Montrose Management District offerings and security issues in the neighborhoods.

Business and Economic Development Committee

The Business and Economic Development Committee met December 7, 2015 and the minutes of the meeting are included in the packet for review.

On November 18, the District hosted its Third Annual Real Estate Forum luncheon at the Grand Salon, La Colombe d'Or. Speakers were Brian Janak, President, Inner Loop West; Ryan Epstein, Executive VP, CBRE; and John Walsh, former president of Friendswood Development Company. The event was attended by 155 real estate professionals and their guests. The District has received numerous compliments for the quality of the program and the venue. Mr. Walsh's visionary presentation entitled "Growing Montrose – Opportunities for Adding Density" was particularly well received.

Houston developer, Fred Sharifi, was interviewed and an article entitled “New Redevelopment Project Planned for East Side of District” written and posted to the District website for access through social media. The article received 9,900 views resulting in a KPRC TV interview with Mr. Sharifi and an article about him and his planned Montrose District project in the December 5 edition of the Houston Chronicle.

Hawes Hill Calderon prepared and submitted a proposal for a Montrose Area TIRZ to Houston City Council. It was approved during the December 9 city council meeting. HHC will prepare the Project Plan and Finance Plan for the TIRZ following appointment of a board of directors by Council.

Finance Committee

The committee met on December 7, 2015 and discussed the 2016 proposed budget, invoices and various delinquent assessments. The committee approved the budget and invoices and recommended presentation to and approval by the Board.

**Montrose District
Social Media Report
November 2015**

**prepared by
Tawny Tidwell**

December 2, 2015

Stats

TWITTER:

Number of total tweets from Nov 01-Nov 30:	73
Increase in Followers for November 2015:	130
Total Followers:	6,542

FACEBOOK:

Total number of 'likes': (Up from 14,499 in October 2015)	14,932
--	--------

Total page views this month:	80,821	by	54,852	Indiv. Users
Total page views in September:	80,535	by	54,883	Indiv. Users

Top 5 Posts:

Ray's Article on New Fairview Development	9,900
Value in Variedades Archive Post	8,300
Best Food Cities Montrose Highlights	1,700
Fall Menus are Here	1,600
Menil Collection Dalí Exhibit	901

THREE MONTH RECAP

	September	October	November
Twitter	6,212	6,403	6,542
Facebook	13,978	14,499	14,932

Graphs

Twitter Activity Overview



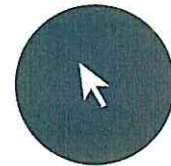
37,511

ORGANIC IMPRESSIONS



1,161

TOTAL ENGAGEMENTS



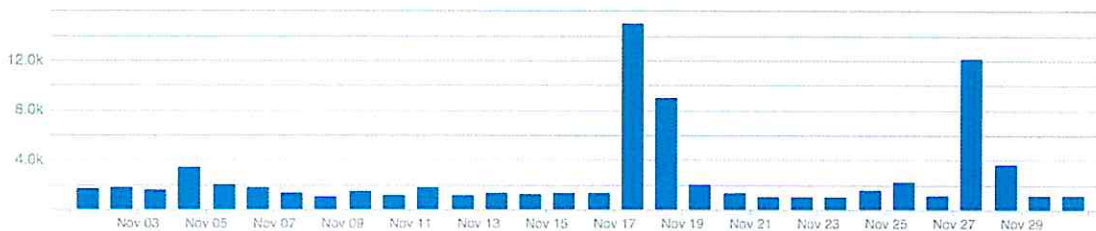
504

LINK CLICKS

Our Twitter engagement is great, as always. Seen here are total reach, engagement, and number of clicks.

PAGE IMPRESSIONS

Impressions **80,821** by 54,852 Users



Engagement seems to be stabilizing. Our features and reposts are doing quite well when they have high-res images to pair with them to work with Facebook's preferred display style.

Insights

Neighborhood Advocacy



Adam Rene Montelongo

What are the chances of fixing the roads around the Montrose area, especially on westheimer and fairview. The sidewalks on fairview are do bad you can't even enjoy a nice walk.

Nov 10th, 6:10pm



The Montrose District

Sent by Tawny Tidwell [?]

Hi Adam,

Nov 11th, 9:36am

The roads and sidewalks in Montrose are definitely in need of repair! As a management district, we can't supplant the City of Houston to get these services completed. However, we do have an infrastructure plan backed with lots of studies and recommendations that we use to advocate for Montrose at City meetings. You can learn more about our efforts here: <http://montrosedistrict.org/transportation/>

If you are interested in getting more involved, I encourage you to save the date for our community engagement meeting on December 2nd (details like location and time will be forthcoming), and to attend Councilwoman Cohen's Tax Increment Reinvestment Zone (TIRZ) meeting this Thursday evening. Details below:

PUBLIC MEETING: MONTROSE TIRZ PROPOSAL
Thursday, November 12, 2015
6:30PM - 8PM
West Gray Metropolitan Multi-Service Center
1475 W. Gray St 77019

Someone engaged us through Facebook on local issues, and I was able to point them towards both the Montrose TIRZ meeting and our own community engagement meeting to get involved.

Twitter

Top media Tweet earned 961 impressions

There's still time to donate to
@TroublewithRay! Help fund this doc on a
Montrose legend. bit.ly/1HyZQZe
pic.twitter.com/1W50kvQUB6



This tweet went really viral, and netted us some extra followers who were excited to learn about the project.

Visit our website to stay up-to-date on Montrose news.

[View this email in your browser](#)



MONTROSE DISTRICT



Show us your Holiday Spirit, and you could Win some Jingle for your pocket along the way!

First Place \$500
Second Place \$250
Most Creative \$150

DEC 17th
WINNERS ANNOUNCED

El Tiempo
322 Westheimer
5:30pm

REGISTRATION
Deadline
December 12

MONTROSE

HOLIDAY
Decorating Contest!

To nominate a Montrose business, register your own, see judging criteria, rules, or boundary maps visit:
MontroseDistrict.org/HolContest

MontroseDistrict.org | facebook.com/MontroseDistrict | @MontroseHTX

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Houston, TX 77006

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MontroseDistrict.org
facebook.com/MontroseDistrict
@MontroseHTX

SPECIAL YEAR END Holiday MIXER + DECORATION CELEBRATION



CELEBRATE WITH US AND
SEE WHO WINS THE MONTROSE
HOLIDAY DECORATION CONTEST@

El Tiempo
December 17@
5:30-7:30^{pm} 322 Westheimer

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You are receiving this email because you opted in at our website.

Our mailing address is:
Montrose Management District
5020 Montrose, Suite 311
Houston, TX 77006

Welcome to the latest from the Montrose District. If we've emailed you in error or maybe your inbox is too full, you can [unsubscribe here](#).



MONTROSE
DISTRICT



MY MONTROSE: SHAWN BERMUDEZ

Southern California native Shawn Bermudez has been called the Lord of Lower Westheimer. His ever-growing empire includes vintage clothing stores Pavement and Leopard Lounge, as well as bars like Pistolero's, Royal Oak, Boondocks, and Stone's Throw. His new restaurant The Burger Joint opens on November 4 at 2703 Montrose, the former location of Little Bigs.

[READ MORE »](#)



El Real Tex Mex
1201 Westheimer
[FIND OUT MORE »](#)



Pinot's Palette
2406 Taft
[FIND OUT MORE »](#)



University of St. Thomas To Break Ground on State-of- the-Art Science Center

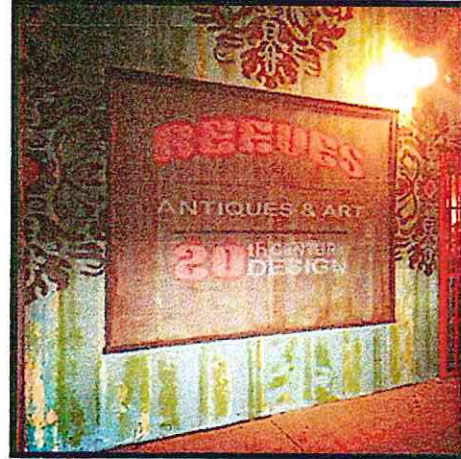
The most visible product of the capital campaign will be the \$50 million Center for Science and Health Professions, a four-story, 100,000-square-foot facility that will house UST's biology and chemistry departments and the Carol and Odis Peavy School of Nursing, along with classrooms and state-of-the-art science labs.

[READ MORE »](#)

UPCOMING EVENTS

- 11.17 **Montrose District Holiday Lighting Party**
Join us at Niko Niko's on Montrose to celebrate the season! We'll be flipping the switch on Montrose Blvd's holiday decorations after wine and hors d'oeuvres. [Learn More](#)
- 11.19 **HSPVA Fall Dance Concert**
HSPVA Concert Dancers present the HSPVA Fall Dance Concert featuring contemporary ballet, jazz and modern dance, choreographed by the HSPVA dance faculty. [Learn More](#)
- 11.27 **MFAH Film Houston Premieres: The Assassin (Nie Yinniang)**
Master filmmaker Hou Hsiao-hsien won Best Director at Cannes for this lavishly told tale, which occurs in the 9th century when China is being torn apart militarily. [Learn More](#)

#montrose



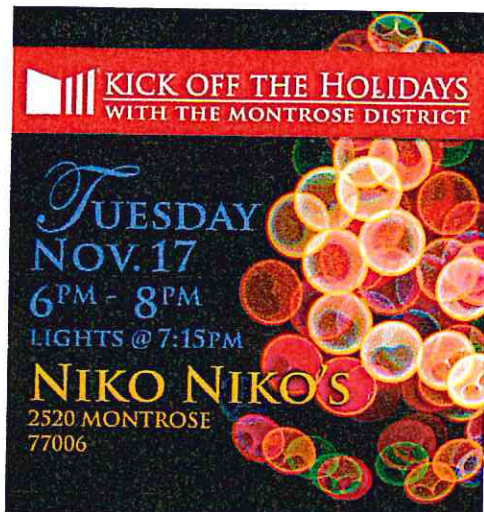
@jennissimmons via
instagram
[#montrosehouston](#)

won't you be my neighbor

Zoe's Kitchen

Healthy Fast Casual

2701 S Shepherd St. | Houston, TX |
77006 | [Contact](#)



Yeung Institute

Facial Plastic Surgeon

1103 Banks St. | Houston, TX | 77006 |
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The new lights on the arched bridges on Mandell, Woodhead, Dunlavy and Hazard illuminate the streets.

By Erin Mulvaney

August 3, 2013

Seven arched bridges over the Southwest Freeway were meant to create an iconic gateway into the city. Fiber-optic lights on the spans would not just illuminate them, but also provide a beautiful contrast to the river of concrete below.

The lighting system was wired onto the bridges, in a row from Hazard to Montrose, as part of a massive freeway reconstruction project that concluded a dozen years ago.

Glowing arches hovered over the cars whizzing beneath and connected Houston's downtown, Montrose and Museum District neighborhoods.

"When they were first turned on, it was spectacular," said Bill Calderon, Executive Director of the Montrose Management District. "It was really an awesome sight."

This luminous effect lasted less than a year.

The lights burned out one by one. Residents soon were complaining that the light tubes were coming loose; remnants today still hang like old shoelaces in areas, while other pieces have broken off. For a decade, budget constraints prevented any fixes.

While best-laid plans oft go astray, there's a spark of redemption in this case.

Last week, the Texas Transportation Commission approved a \$1.4 million federal grant to restore the lighting. As part of the deal, the Montrose Management District will have to match 20 percent - about \$357,000 - to go toward the project.

Changing colors



Christobal Perez, Staff

The project also will replace existing lighting on the decks of all seven arched bridges.

The project will remove all that remains of the old lighting and replace it with an LED system on each of the bridges: Woodhead, Mandell, Dunlavy, Hazard and Graustark, plus a pair of one-way spans on Montrose. The proposal also requires a system to control the color scheme on each bridge throughout the year. Officials envision multicolored lights that can change in unison or independently of one another.

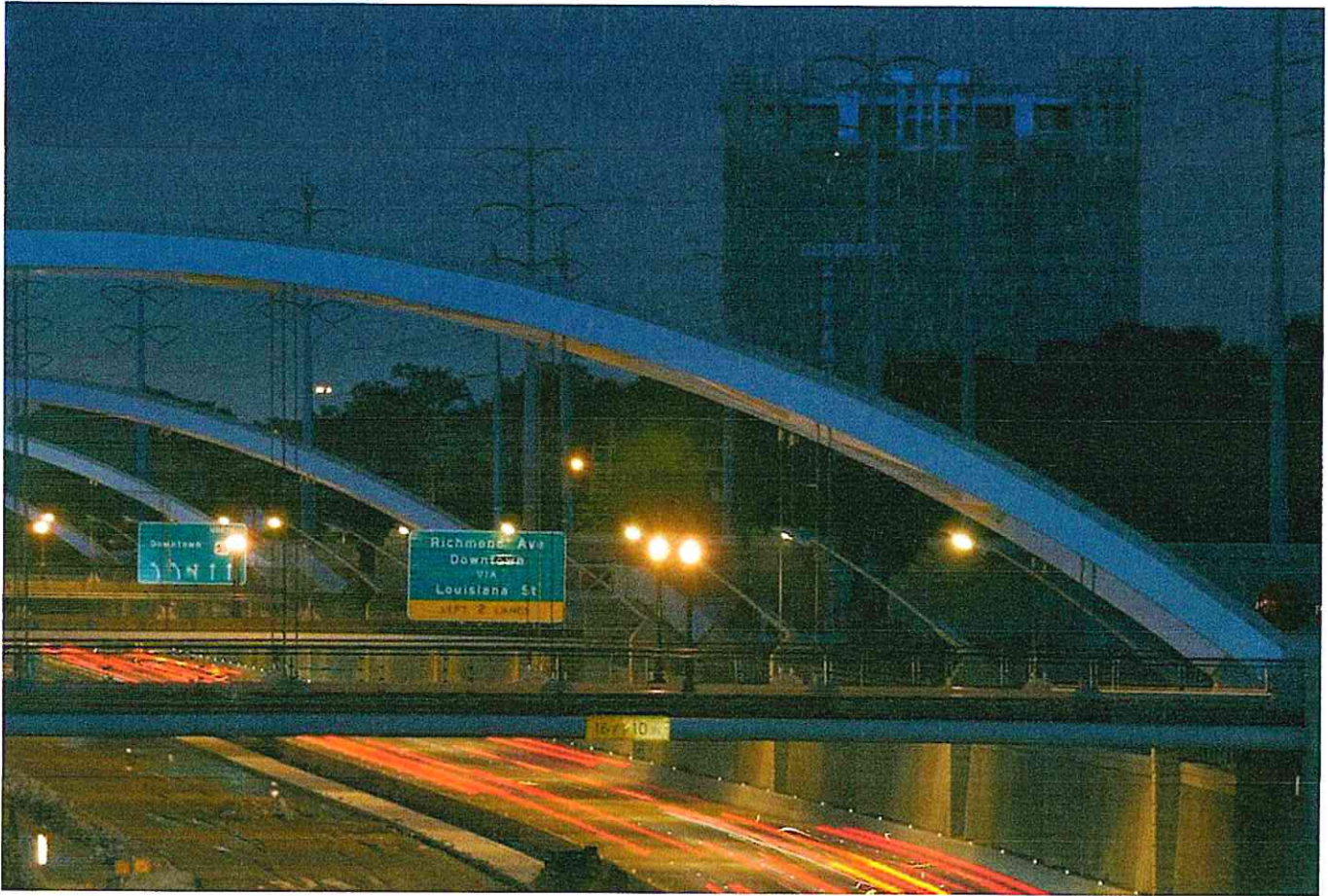
In addition to the new LED system, the project will replace the existing lighting on the bridge decks to provide better illumination for cars, bicycle and pedestrian traffic as well as improve safety, according to the proposal submitted to the Texas Department of Transportation.

Danny Perez, a TxDOT spokesman in Houston, said the technology used for the original bridge lighting turned out not to be reliable, and the department was concerned that replacing it would not be a wise use of funds.

"Funding constraints and concerns about continued maintenance delayed further funding," Perez said. "Since then, LED lighting technology has advanced in quality and appearance such that we believe any new lights will be much better."

Since 2011, the Montrose District has been working to get the lights back on. It turned to a program administered by TxDOT that allows groups to submit applications for federal grants for non-traditional transportation projects, competing with projects from around the state.

More than just bridges



Christobal Perez, Staff

The new lights on the arched bridges on Mandell, Woodhead, Dunlavy and Hazard illuminate the streets.

Calderon pointed to beautification and art projects around the city, state and country to make his case.

"Illuminating the bridges to turn them into something more than a functional piece of infrastructure," he said. "We are thinking that with an appropriate amount of funding, we can re-establish that idea."

Through an agreement with TxDOT, the Montrose District will receive the funds for the project. The city of Houston and the District agreed to cover the \$20,000 annual tab for maintenance and operation. The relighting is estimated to take about two years to complete.

"It will take and create a new and very magnificent identity for the city of Houston internationally," Calderon said. "It's a marvel for not only the local folks but a greater example of taking mobility infrastructure and turning it into something way cool."

Houston Chronicle, October 23, 2015

Cost dims Montrose bridge lighting

By Dug Begley

More than two years after state officials set aside \$1.4 million to add lights to bridges spanning U.S. 59 in the Montrose area, neighborhood leaders are struggling to find additional money after the project budget doubled.

State transportation officials designated funds from a federal grant to add LED lights on spans at Woodhead, Mandell, Dunlavy, Hazard, Graustark and Montrose. Though the original plan would have cost about \$1.8 million, increased electrical costs and a major upgrade in the project led to a \$2 million shortfall.

Provisions of the grant prevent the Montrose Management District from returning to state officials for more money. Instead, district leaders asked the Houston-Galveston Area Council to cover half the increased cost, with the district covering the balance. A decision by the H-GAC, a regional planning agency, could come next month.

The cost increased in part because the management district wanted a better project, said Bill Calderon, Executive Director.

“This was their one opportunity to do something really substantial with the lighting of these landmark bridges,” Calderon said. “The district asked the design team to put aside the budget for a moment.”

Planners returned with a more aesthetically pleasing design that also added more effective lighting for vehicular and pedestrian traffic, Calderon said.

The bridges, easily visible to anyone along U.S. 59, are a distinctive feature in the Montrose area. The seven spans — Montrose Boulevard is carried by two adjacent bridges — were built as part of a U.S. 59 widening project that TxDOT completed in 2001.

At the time, lighting on the bridges illuminated them at night, giving the freeway and neighborhood what residents considered a distinctive character.

The charm didn’t last long. Bulbs burned out one by one, and TxDOT balked at replacing them because the lighting was not reliable.

By 2013, Montrose leaders were looking for solutions to relight the bridges, and they landed the state grant. Then they started increasing the scope of the project, adding to costs. Issues involving the supply of electricity also arose, Calderon said.

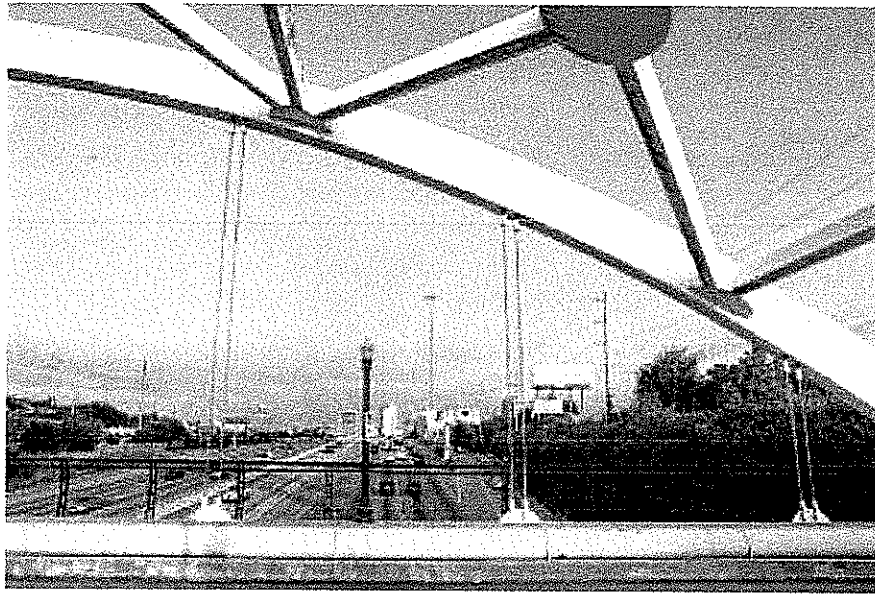
“TxDOT would not allow the new lighting installation to operate off of the existing electrical service used by the original lighting installation,” Calderon said.

Meanwhile, the city of Houston required that all of the bridges remain open while lights are installed, Calderon said.

In a presentation Wednesday to the H-GAC's technical advisory committee, which consults on regional transportation planning and funding, council staff said the management district had asked H-GAC to provide \$1 million, about half the added cost.

The H-GAC in 2013 declined to fund the lighting project, said Mark Loethen, chairman of the advisory committee and deputy director of Houston's Department of Public Works and Engineering.

"If we were unsupportive of the funding initially, I would be interested in hearing why they would expect us to approve it now," Loethen said.



A burned-out light pole stands on the Hazard Street bridge over the Southwest Freeway. Money has run out on a grant to replace lights along the arched bridges, and backers are seeking more.

Cody Duty / Houston Chronicle file

MONTROSE MANAGEMENT DISTRICT

Cleanup Update

November 2015 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.

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: 101001950792.

1315 W. Gray, Key Map 493N - Thank you for your request or comment. Your Tracking Number is: 101001950797.

[illegible]

NEW DEVELOPMENT IN THE DISTRICT

- *New emergency care and mattress store at the previously unoccupied spaces in the strip center located at Montrose and Westheimer*



- *New residential construction at Grant and California*



- *New residential construction “Coming Soon” at the corner of Montrose and Marshall*



- *New residential construction at 1115 Montrose, just south of the carwash at Montrose and W. Dallas*

Roy Hill

From: Holli
Sent: Thursday, November 12, 2015 8:08 PM
To: Roy Hill
Subject: RE: 1849 Richmond Ave

Thank you

From: Roy Hill
Sent: 11/12/2015 8:46 AM
To: Holli Robinson
Subject: RE: 1849 Richmond Ave

I can send an illegal dumping complaint to 311 online. I'll do that and get an email reply which I can forward on to you. You could print it out and give it to him. Will do that today.

From: Holli [<mailto:hrobinson@hhcllp.com>]
Sent: Thursday, November 12, 2015 8:10 AM
To: Josh Hawes <jhawes@hhcllp.com>
Cc: Roy Hill <rhill@hhcllp.com>; Jerry Lowry <jlowry@hhcllp.com>
Subject: RE: 1849 Richmond Ave

Doesn't Roy take care of code enforcement issues?

From: Josh Hawes
Sent: 11/11/2015 11:55 AM
To: Holli Robinson
Cc: viceserra@yahoo.com
Subject: 1849 Richmond Ave

Got a call from a very angry man that owns this property. He's having an issue with illegal dumping on his property. He also said this was his third time talking to me about this which was news to me. But hey, it happens. I got him calmed down and he of course wants the patrol to camp out on his property to catch the people doing it and I explained that it wasn't feasible to take that approach. I suggested a camera which he was reticent about at first which makes me wonder, but in the end he did say he'd like a camera on his property. Here is his name and number:

[REDACTED]
[REDACTED]

Also, I'm still looking for the documents.

Welcome to the latest from the Montrose District. If we've emailed you in error or maybe your inbox is too full, you can [unsubscribe here](#).



MONTROSE
DISTRICT



MY MONTROSE: BILL ARNING OF CONTEMPORARY ART MUSEUM HOUSTON

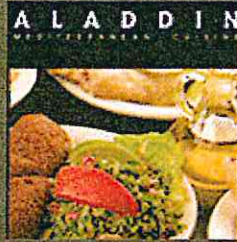
"This is a city people come to to make money. It's a business city. And one of the things you need here is an active contemporary arts scene, because when companies try to recruit people, they say, 'Look, we have all these things going on at the museums—you can take advantage of any kind of art you like, from the Asia Society to DiverseWorks, to the CAMH.'"

[READ MORE »](#)

BISTECCA

AN ITALIAN STEAKHOUSE

Bistecca
224 Westheimer
[FIND OUT MORE »](#)



Aladdin's
912 Westheimer
[FIND OUT MORE »](#)



Community Engagement Meeting Sheds Light on Improvements in Montrose

Dozens of people filled the Multi-Service Center on West Gray last Wednesday to get a sneak peek at the future of Montrose. The meeting provided the public with information about a number of neighborhood improvement projects currently in the works, including a special parking area, new monuments and markers, bridge lighting, bicycle and pedestrian improvements, and extra security patrols.

[READ MORE »](#)

UPCOMING EVENTS

12.11 Lunchtime Conversations with Mayor Annise Parker

In this final year of Mayor Annise Parker's tenure, we are honored to present the first in a quarterly lunchtime series with Mayor Parker. Each conversation will highlight a key accomplishment of her administration and the impact each will have on Houston in the 21st century. [Learn More](#)

12.17 The Montrose District Holiday Party

Join us for our final party of the year! We'll be revealing the winners of our holiday decorating contest, and celebrating the season. [Learn More](#)

12.20 MFAH Film Houston Premieres: British Arrows 2015

Established in 1976, the British Arrows recognize and reward the best television, online, outdoor, and cinema commercials made by British advertising agencies and production companies. [Learn More](#)

#montrose



@luisger2 via instagram
#montrosehouston

won't you be my neighbor

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French Cuisine

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Acumen Design

Design Services

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