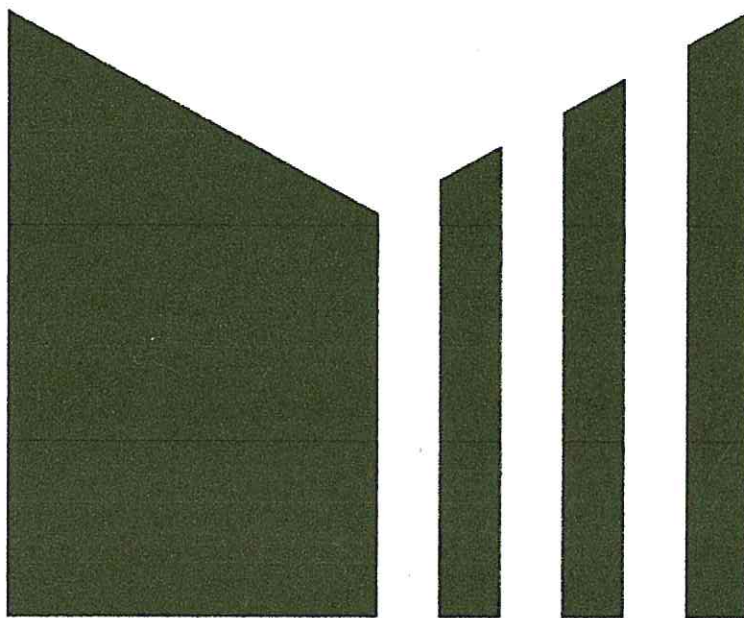


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

April 11, 2016



**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, April 11, 2016**, 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 March 14, 2016.
4. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report.
 - b. Receive and consider monthly financial report and approve invoices for payment.
5. Receive nominations and elect Secretary.
6. Receive update from Public Safety Committee.
7. Receive update from Mobility and Visual Improvements Committee.
 - a. Receive and consider continuation of bike rack program.
8. Receive update and recommendations from Marketing and Business Development Committee.
 - a. Receive and consider recommendation from the Public Relations Committee to engage the services of CKP Consulting Services for development and implementation of a Strategic Public Relations Outreach Plan for the District in the amount of \$2,000.00 per month.
9. Receive update from Business and Economic Development Committee.
10. Receive Executive Director's Monthly Report.
11. 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.
12. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
13. Announcements.
14. 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 March 14, 2016.

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

March 14, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, March 14, 2016, at 12:00 p.m. at St. Thomas University, 3800 Montrose Blvd., Malloy Hall, Carol Tatkon Boardroom, 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 -	Ellyn Wulfe
Position 4 -	vacant, <i>Secretary</i>	Position 12 -	Brad Nagar, <i>Ass't Secretary</i>
Position 5 -	Lane Llewellyn	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	Todd Edwards
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Haley, Madden, Nagar and Edwards, thus constituting a quorum. Also present were David Hawes, Jerry Lowry, Holli Robinson, Linda Clayton, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Caryn Adams, Municipal Accounts & Consulting; Dennis Beedon, Montrose Business Ambassador; Barry Abrams, Blank Rome; 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; Michael Hardy; and Robin Holder. Chairman Wynn called the meeting to order at 12:02 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF REGULAR MEETING HELD FEBRUARY 8, 2016.

Upon a motion duly made by Director Grover, and being seconded by Director Mitchmore, the Board voted unanimously to approve the Minutes of the February 8, 2016, Board meeting, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

- b. Receive and consider monthly financial report and approve invoices for payment.**

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. She reported check #5371, payable to Tawny Tidwell for social media consultant services, in the amount of \$3,500 was not listed in the disbursement registrar. She reported check #5341 payable to Ally for personal property taxes was to be voided since the security vehicles were exempt. Upon a motion duly made by Director Llewellyn, and being seconded by Director Mitchmore, the Board voted unanimously to accept the monthly financial report and approved payment of invoices, as presented.

c. Consider proposal from Burton Accounting PLLC to perform pre-audit services.

Director Hubbard reported the Finance Committee reviewed the proposal from Burton Accounting PLLC, included in the Board agenda materials, and recommended approval of the proposal. She reported Burton Accounting prepared the financials for the auditors. Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to approve the proposal from Burton Accounting PLLC to perform pre-audit services, as presented.

12:05 p.m. Director Haley arrived meeting.

a. Receive Assessment Collections Report.

Mr. Hawes reviewed the Assessment Collections Reports, included in the Board agenda materials. He reported a 91% collection rate on the 2015 assessments in the east zone with no uncertified values and 60 unsettled accounts. He reported in the west zone a 91% collection rate on the 2015 assessments with no uncertified values and 150 unsettled accounts. No action from the Board was required.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.

Mr. Hawes reviewed the Annual Disclosure Statements from the Investment Officer and Bookkeeper, included in the Board agenda materials. He reported the Investment Officer and Bookkeeper were required to provide Disclosure Statements annually to the District and TCEQ. Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper, as presented.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND APPROVE RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND LIST OF QUALIFIED BROKER/DEALERS.

Mr. Lord reviewed the Investment Policy and reported there had been no change in law to require amending the Investment Policy and was recommending no changes to the Investment Policy. He reviewed the Resolution included in the Board agenda materials and reported the Resolution updated the list of banking institutions and broker/dealers with whom the District may engage in investment transactions. Upon a motion duly made by Director Mitchmore, and being seconded by Director Wulfe, the Board voted unanimously to approve the Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers, as presented.

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.

An executive session was called at 12:13 p.m.

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

The Board reconvened in open session at 12:43 p.m. No action was taken.

RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.

Mr. Lowry provided an update on the Public Safety Committee meeting held February 24, a copy of the Committee Minutes is included in the Board agenda materials. He reported a new category “self-initiated actions” had been added to the Patrol Summary Report. Officer Beserra presented the February Patrol Summary Report, included in the Board agenda materials, and answered questions. There was general discussion regarding public safety initiatives in the District. No action from the Board was required.

RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

- a. Consider Gandy Squared Lighting Design as the construction manager for the construction phase service of the bridge lighting project.**

Mr. Allender provided an update on the Mobility and Visual Improvements Committee meeting, a copy of the Minutes is included in the Board agenda materials. He reported three bids were received by TxDOT for the bridge lighting project with the low bid approximately 4.2% under what had been estimated. The Board reviewed the proposal from Gandy Squared to provide construction administrative services for the construction phase service of the bridge lighting project, a copy is attached as Exhibit A. Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to approve the proposal from Gandy Squared to provide construction management for the bridge lighting project in the amount of \$31,350.00, as presented.

Mr. Allender reported the Special Parking Application has been deferred to March 31. He reported staff was meeting with the planning department today to discuss the application. He reported a public meeting was scheduled for March 22. There was general discussion regarding the identity markers and esplanades projects.

RECEIVE EXECUTIVE DIRECTOR’S MONTHLY REPORT.

Mr. Hawes reported the Mayor’s office had reached out to him regarding the Buffalo Bayou Management District, which portions overlay with HCID#6. He stated the Buffalo Bayou MD has never been activated. There was general discussion regarding the District. Mr. Lowry reported the social media report for February is included in the Executive Director’s Report. No action from the Board was required.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

A Memorandum was handed out regarding the Marketing and Business Relations Committee, a copy is attached as Exhibit B. Ms. Larson reported the Business Ambassador made 48 business visits in February. She reported the City is planning to kick off Sunday Streets again beginning on March 13. She reported St. Thomas University has its very own Farmers Market every Saturday. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence provided an update on the Business and Economic Development Committee meeting held February 24, a copy of the Committee Minutes is included in the Board agenda materials. He reported Paul Ankar attended the meeting and discussed plans to construct a parking garage at 1627-1639 Westheimer. He updated the Board on the Fred Sharifi development project. He reported the Committee discussed its action plan for 2016, including focus groups and a 4th annual real estate forum luncheon. No action from the Board was required.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:13 p.m.

(Seal)



Secretary

List of Exhibits:

- A. Proposal from Gandy Squared
- B. Memorandum – Marketing and Business Development Committee

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

4. Receive an update and recommendations from the Finance Committee.
 - a. Receive the Assessment Collection Report
 - b. Receive and consider the District's monthly financial report and approve invoices for payment



Memorandum

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: Monday, March 14, 2016
SUBJECT: Finance Committee Meeting Minutes

The Montrose Management District Finance Committee held a meeting on Monday, March 14, 2016 at 11:00 a.m. at the University of St. Thomas, Malloy Hall, Carol Tatkon Boardroom, 3800 Montrose Blvd., Houston, Texas 77006

Montrose Management District Chairman Claude Wynn and Finance Committee Chair Kathy Hubbard were present. Bookkeeper Caryn Adams and staff present were David Hawes, Jerry Lowry, and Holli Robinson.

1. Call Meeting to Order

The meeting was called to order at 11:05 a.m.

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

The report from Perdue Brandon was reviewed. No action required.

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. Announcements

No announcements

5. Adjourn

The committee adjourned at 11:45 a.m.

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
March 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$658,079.16	\$620,643.94	\$37,435.22	93%
2014	0.12500	\$609,673.65	\$608,715.57	\$958.08	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	12,863.64	436,730.42
2014 Assessment Collected	-75.92	240.45
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	897.62	1,116.70
Overpayments	500.00	3,418.53
CAD Lawsuits	75.92	390.80
CAD Corrections	0.00	0.00
Collection Fees	0.00	156.55
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	14,261.26	442,053.45

Overpayments Presented for Refund	1,871.36	2,191.24
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	530,044,619	Uncertified:	0
ASSESSED VALUE FOR 2014:	490,230,518	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	608,715.57	
2015	0.12500	395,435	375,663	620,643.94	
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

March 2016

TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE 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	
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,440,501	16,800.63	
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,645,000	13,306.25	
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	10,262,916	12,828.65	
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,161,430	10,201.79	
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006	VARIOUS COMMERCIAL	7,783,410	9,580.81	
	0140250000005	120 FAIRVIEW ST 77006				
	0140670000001	802 PACIFIC ST 77006				
	0140670000003	808 PACIFIC ST 77006				
	0140670000004	811 PACIFIC ST 77006				
	0140670000005	925 HYDE PARK BLVD 77006				
	0140670000006	809 HYDE PARK BLVD 77006				
	0140670000009	925 HYDE PARK BLVD 77006				
	0261510000020	2602 CROCKER ST 77006				

MONTROSE DISTRICT EAST ZONE

March 2016

TOP TEN ASSESSMENT PAYERS

02615100000021	2805 GRANT ST 77006			
02615100000027	805 PACIFIC ST 77006			
04421300000001	810 PACIFIC ST 77006			
01406800000009	810 HYDE PARK BLVD 77006			
EQUITAS CAMPANILE EAST LLC 3810 W ALABAMA ST HOUSTON TX 77027-5204	1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,994,000 6,242.50
3815 MONTROSE BVLD LP 3815 MONTROSE BVLD STE 211 HOUSTON TX 77006-4666	1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS	4,878,309 6,097.89

March 2016

March 2016						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MORTGAGE RECOVERY FUND 3939 LTD 2701 WESTHEIMER RD UNIT 13N HOUSTON TX 77098-1237	92 132 698 001 0001	3939 MONTROSE BLVD 77006	SHOPPING CENTER	2015	4,805.00	
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2015	3,377.13	
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	COMMERCIAL LAND	2015	3,055.23	
TREVINO EDUARDO & AMERICA 2313 MONTROSE BLVD HOUSTON TX 77006-1251	92 018 046 001 0001	1018 FAIRVIEW ST 77006	RESTAURANT	2015	1,924.58	
SPUR APARTMENTS LLC * 6015 HARWOOD AVE OAKLAND CA 94618-1337	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00	
YOAKUM FL ACQUISITION LLC 700 LOUISIANA ST STE 5200 HOUSTON TX 77002-2731	92 030 245 000 0007	4511 YOAKUM BLVD 77006	OFFICE BUILDINGS	2015	1,818.46	
YOSHIDA NAOMITSU & MAEMI * 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2015	1,709.84	
WESTMORELAND PARTNER LLC 4265 SAN FELIPE ST STE 1100 HOUSTON TX 77027-2998	92 037 034 000 0009	400 WESTMORELAND ST #16 77006	APARTMENT	2015	1,458.75	
ROX BROS HOLDINGS LLC 15100 SUNNINGDALE ST AUSTIN TX 78717-3818	92 135 694 001 0001	0 WESTHEIMER RD 77006	COMMERCIAL	2015	1,442.20	
205 AVONDALE LLC 6623 EDLOE ST HOUSTON TX 77005-3707	92 004 136 000 0015	205 AVONDALE ST #12 77006	APARTMENT	2015	1,191.42	
* Pending HCAD Value Lawsuits						

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 3/4/2016**

Jur 930

Summary

For Tax Years 2007-2015, for the period of June 2009 through February 2016

Settled

725,261,103	Original value of Settled accounts as of 3/4/2016
225	Number of Settled accounts as of 3/4/2016
75,188,216	Reduction in value of Settled accounts
10.37%	Average % reduction in value of Settled accounts

Unsettled

175,684,028	Original value of Unsettled accounts as of 3/4/2016
58	Number of Unsettled accounts as of 3/4/2016

.125 Tax rate per \$100 valuation

\$22,767	Estimated reduction in assessment on	58	Unsettled accounts, based on 10.37% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
March 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,515,280.39	\$1,431,677.78	\$83,602.61	94%
2014	0.12500	\$1,328,831.79	\$1,323,163.54	\$5,668.25	100%
2013	0.12500	\$1,133,814.54	\$1,127,698.05	\$6,116.49	99%
2012	0.12500	\$971,883.28	\$970,391.30	\$1,491.98	99%
2011	0.12500	\$883,812.60	\$883,125.43	\$687.17	99%
2010	0.12500	\$867,868.55	\$867,868.55	\$0.00	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2015 Assessment Collected	49,111.95	1,193,258.71
2014 Assessment Collected	-6,268.41	-5,838.10
2013 Assessment Collected	1,762.39	2,964.87
2012 Assessment Collected	1,490.52	2,118.87
2011 Assessment Collected	445.50	445.50
2010 Assessment Collected	445.50	445.50
Penalty & Interest	5,849.38	7,901.66
Overpayments	180.58	2,117.06
CAD Lawsuits	13,549.85	14,575.31
CAD Corrections	0.00	0.00
Collection Fees	1,975.29	2,745.78
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	68,542.55	1,220,735.16
Overpayments Presented for Refund	13,730.43	14,755.89
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,218,480,364	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,066,474,805	Uncertified:	0
ASSESSED VALUE FOR 2013:	907,972,231	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	\$867,868.55	
2011	0.12500	885,226	840,965	\$883,125.43	
2012	0.12500	902,930	857,784	\$970,391.30	
2013	0.12500	920,989	874,940	\$1,127,698.05	
2014	0.12500	939,409	892,438	\$1,323,163.54	
2015	0.12500	958,197	910,287	\$1,431,677.78	
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

March 2016

PROPERTY OWNER			ACCOUNT NOS			TOP TEN ASSESSMENT PAYERS			PROPERTY TYPE	VALUE	ASSESSMENT
						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			04422500000001			2005 W GRAY ST 77019			VARIOUS COMMERCIAL	80,119,087	98,401.95
P O BOX 924133 HOUSTON TX 77292-4133			04422500000170			1953 W GRAY ST 77019					
			04422500000169			1953 W GRAY ST 77019					
			04422500000168			2028 W GRAY ST 77019					
			04422500000145			2001 W GRAY ST 77019					
			04422500000110			2020 W GRAY ST 77019					
			04422500000105			2010 W GRAY ST 77019					
			04422500000005			2002 W GRAY ST 77019					
			04422500000002			1950 W GRAY ST 77019					
			04422500000171			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 II-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	49,090.04
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

March 2016				
	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	28,649,155
C/O PROPERTY TAX DEPT	1327190010002	1701 W ALABAMA ST 77098		35,811.44
P O BOX 839999				
SAN ANTONIO TX 78283-3999				

March 2016						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD *	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 & 2015	5,595.41	
5020 MONTROSE BLVD FL 9						
HOUSTON TX 77006-6550						
SILVERLAKE HOLDINGS PARTNERS	94 132 190 001 0001	1212 WAUGH DR 77019	RESTAURANT	2014 - 2015	4,585.48	
1964 W GRAY ST STE 204						
HOUSTON TX 77019-4812						
CITY CENTRE AT MIDTOWN LLC	94 044 267 000 0002	1920 W ALABAMA ST #49 77098	VACANT	2015	4,253.76	
1920 E HALLANDALE BEACH BLVD STE 505						
HALLANDALE BEACH FL 33009-4723						
KNA PARTNERS TOWER INC *	94 026 174 000 0007	1124 LOVEIT BLVD 77006	SHOPPING CENTER	2013 - 2015	3,759.90	
550 WAUGH DR						
HOUSTON TX 77019-2002						
RICHARD S ROBBINS INVESTMENTS *	94 129 497 001 0001	2015 S SHEPHERD DR 77019	SHOPPING CENTER	2015	3,584.91	
5418 JOHN DREAPER DR						
HOUSTON TX 77056-4231						
BISHOP JOAN	94 033 193 000 0005	120 PORTLAND 77006	COMMERCIAL	2012 - 2015	3,410.91	
1547 WAVERLY ST						
HOUSTON TX 77008-4148						
TI HYDE PARK LLC	94 018 016 000 0003	1410 HYDE PARK BLVD #37 77006	APARTMENT GARDEN	2015	3,390.24	
7 S MAIN ST						
ALPHARETTA GA 30009-1935						
PAMF LLC	94 026 058 007 0003	2040 MARSHALL ST 77098	AUTO SERVICE GARAGE	2012 - 2015	2,245.84	
2040 MARSHALL ST						
HOUSTON TX 77098-2717						
BROWN SADDLE INC	94 036 016 000 0006	1128 BISSONNET ST 77005	COMMERCIAL	2015	1,928.52	
1150 BISSONNET ST						
HOUSTON TX 77005-1848						
CITY CENTRE OF MIDTOWN LLC	94 026 055 002 0001	1924 MARSHALL ST #23 77098	VACANT	2015	1,706.25	
1920 E HALLANDALE BEACH BLVD STE 505						
HALLANDALE BEACH FL 33009-4723						

* Pending HCAD Value Lawsuits

Harris County Improvement District No. 11 / West Montrose
 Lawsuit and Arbitration Status Summary as of 3/4/2016

Jur 939

Summary

For Tax Years 2010-2015, for the period of September 2010 through February 2016

Settled

1,231,579,660	Original value of Settled accounts as of 3/4/2016
395	Number of Settled accounts as of 3/4/2016
116,536,859	Reduction in value of Settled accounts
9.46%	Average % reduction in value of Settled accounts

Unsettled

387,329,244	Original value of Unsettled accounts as of 3/4/2016
132	Number of Unsettled accounts as of 3/4/2016

.125 Tax rate per \$100 valuation

\$45,813	Estimated reduction in assessment on 132 Unsettled accounts, based on 9.46% average
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PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
April 11, 2016

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

Suit pending-where appropriate, delinquent 2015 assessments are included in the suits:

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

PAMF LLC 12-14 assessments \$1,603.77, *1519 Indiana St.-0180220000013*

Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*

Eduardo & Monica Lopez \$749.72, *1423 Richmond Ave.-0392220000013*

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:

Kazaleh Family Living Trust 12-14 assessments \$1,510.52, *1519 Indiana St.-0180220000013*

Azon Musketeers Ltd. \$622.64, 1402 Westheimer Rd.-1234010010001

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



Carl O. Sandin

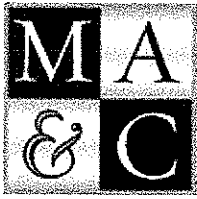
PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

April 11, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of April 11, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 03/15/2016				\$36,312.96
Receipts				
	Interest Earned on Checking		2.16	
	Buche & Associates - Retainer Refund		137.50	
	Interest Earned on Checking		0.68	
	Transfer from Money Market		793,843.45	
	Transfer from Money Market		150,000.00	
Total Receipts				943,983.79
Disbursements				
5341	ALLY.	VOID: Personal Property Taxes - \$1,387.52	0.00	
5367	Bankcard Center	Credit Card Expenses	(1,899.86)	
5368	Comcast	Office Expense	(200.74)	
5369	Harris County Treasurer	Legal Fees	(5,069.45)	
5370	Verizon Wireless	Cell Phone Expense	(80.08)	
5371	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5372	Aaron M Day	Security Expense	(3,369.63)	
5373	Brian M Alms	Security Expense	(207.79)	
5374	Charles Starks	Security Expense	(936.94)	
5375	John E Obenhaus	Security Expense	(2,363.80)	
5376	Joseph C Mabasa	Security Expense	(2,433.91)	
5377	Juan Arroyo	Security Expense	(2,272.45)	
5378	Juan J Chavez-Resendiz	Security Expense	(1,161.72)	
5379	Lee T Jaquarya	Security Expense	(2,975.39)	
5380	Leon Laureano.	Security Expense	(1,474.74)	
5381	Michael C. Henderson	Security Expense	(551.36)	
5382	Ricardo Gonzales	Security Expense	(902.38)	
5383	Richard J Bass	Security Expense	(997.94)	
5384	Todd L Thibodeaux	Security Expense	(1,182.73)	
5385	Victor Beserra	Security Expense / Coordinator Fee	(3,773.51)	
5386	AFLP West 4 LLC	Assessment Refund	(173.36)	
5387	Dwayne & Paula D Harris	Assessment Refund	(500.00)	
5388	LJM Holdings LP	Assessment Refund	(75.92)	
5389	McBride Randy Dr.	Assessment Refund	(174.14)	
5390	Samuel R Stuart ET AL	Assessment Refund	(64.84)	
5391	Two One Six Marshall, LLC	Assessment Refund	(1,295.44)	
5392	Weingarten Realty Investors	Assessment Refund	(13,137.51)	
5393	Perdue Brandon, Fielder, Collins & Mott	Overpayment Refund	(180.58)	
5395	ALLY	Vehicle Lease	(938.00)	
5396	ALLY.	Personal Property Taxes	(1,387.52)	
5397	Blank Rome LLP	Legal Fees	(10,005.02)	
5398	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(1,134.00)	
5399	Chris Labod	Website Maintenece	(350.00)	
5400	Dennis C. Beedon	Business Ambassador Program Services	(3,130.35)	
5401	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5402	Greater East End Management District	Graffiti Abatement	(5,760.00)	
5403	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(29,376.96)	
5404	Kudela & Weinheimer	District Identity Marker	(911.70)	
5405	Lawrence & Associates	Economic Development	(1,250.00)	
5406	Michael Hardy	Marketing	(2,000.00)	
5407	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,618.59)	
5408	SentriForce	Mobile Camera Program	(2,250.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of April 11, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5409	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5410	TX Department of Transportation	Bridge Lighting Project	(793,843.45)	
5411	University of St. Thomas	Meeting Expenses	(200.00)	
5412	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5413	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
5414	Comcast	Office Expense - Holding Check	0.00	
5415	Harris County Treasurer	Legal Fees - Holding Check	0.00	
5416	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
5417	United Graphics	Marketing Expense	(158.00)	
5418	Gandy Squared Lighting Design	Bridge Lighting Design	(660.00)	
ACH	United States Treasury	Monthly Payroll Taxes	(8,191.42)	
Total Disbursements				<u>(921,333.51)</u>
BALANCE AS OF 04/11/2016				<u><u>\$58,963.24</u></u>

Montrose Management District

Account Balances

As of April 11, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
POST OAK BANK (XXXXX0889)	02/29/2016	07/28/2016	0.25 %	50,000.00	East Zone
POST OAK BANK (XXXXX0897)	02/29/2016	08/29/2016	0.30 %	50,000.00	West Zone
ALLEGIANCE BANK (XXXXX0558)	04/01/2016	09/01/2016	0.40 %	50,000.00	East Zone
PROSPERITY BANK (XXXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
ICON BANK (XXXXX7631)	03/25/2016	03/25/2017	0.75 %	50,000.00	West Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.15 %	673,601.29	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.15 %	465,475.92	(West Zone) Tax
Checking Account(s)					
PROSPERITY BANK (XXXXX9069)			0.25 %	58,963.24	Checking Account
Totals for Operating Fund:				\$1,948,040.45	
Grand total for Montrose Management District:				\$1,948,040.45	

Montrose Management District
Summary of Pledged Securities
As of April 11, 2016

Financial Institution: ALLEGIANCE BANK		
Total CDs, MM:	\$50,000.00	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: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,139,077.21	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,276,846.30	Investment Policy Received: Yes
Ratio of pledged securities to investments:	256.09 %	
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:	\$50,000.00	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: PROSPERITY BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$408,963.24	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:	0.00 %	

Montrose Management District
Revenue & Expenditures Total Zone
 March 2016

Source of Funds	Mar 16	Budget	\$ Over Budget	% of Budget	Jan - Mar 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	58,189	58,000	189	100%	2,052,322	2,052,000	322	100%	2,121,643
14111 - PY Assessments	(2,020)	667	(2,687)	(303%)	2,494	2,000	494	123%	8,000
14112 - Assessment Refunds	(2,782)	(5,833)	3,051	48%	(26)	(17,500)	17,474	0%	(70,000)
14120 - Collection Fees	15,601	0	15,601	100%	17,868	0	17,868	100%	0
14310 - Penalties & Interest	6,747	2,500	4,247	270%	9,018	7,500	1,518	120%	30,000
14330 - Miscellaneous Income	138	3	135	-4,600%	138	10	128	1,380%	40
14370 - Interest Earned on Temp. Invest	326	283	43	115%	799	830	(51)	94%	3,400
14380 - Interest	3	11	(8)	27%	15	34	(19)	44%	135
14390 - Prior Year Ending Fund Balance	0	0	0	0%	780,943	780,943	0	100%	780,943
Total Source of Funds	76,202	55,631	20,571	137%	2,863,571	2,825,837	37,734	101%	2,874,161
Use of Funds									
Business Development									
16123 - Project Management	2,764	2,764	0	100%	8,291	8,291	0	100%	33,162
16235 - Marketing & Public Relations									
16125-2 - Total Projects/Programs	39	1,083	(1,044)	4%	78	3,250	(3,172)	2%	13,000
16125-3 - Total Marketing Materials & Adv	398	6,250	(5,852)	6%	808	18,750	(17,942)	4%	75,000
16125-4 - Total Vendor Support of Project	9,730	17,730	(8,000)	55%	30,370	53,250	(22,880)	57%	213,000
Total 16125 - Marketing & Public Relations	10,187	25,083	(14,896)	41%	31,256	75,250	(43,994)	42%	301,000
16135 - Economic Development Services	1,250	4,167	(2,917)	30%	3,800	12,500	(8,700)	30%	50,000
16136 - Real Estate Consulting	0	1,250	(1,250)	0%	0	3,750	(3,750)	0%	15,000
16138 - Real Estate Forum	0	510	(510)	0%	0	1,529	(1,529)	0%	6,115
16140 - Web Site Main./Host/I.T.	0	500	(500)	0%	0	1,500	(1,500)	0%	6,000
16141 - GIS Services	174	167	7	104%	1,164	500	664	233%	2,000
Total Business Development	14,375	34,441	(20,066)	42%	44,511	103,320	(58,809)	43%	413,277
Project Staffing & Admin									
16150 - Admin & Management	2,487	2,487	0	100%	7,461	7,461	0	100%	29,845
16160 - Reimbursable Expenses	590	417	173	143%	2,068	1,250	818	163%	5,000
16170 - Reimbursable Mileage	631	667	(36)	98%	1,937	2,000	(63)	98%	8,000
16180 - Postage, Deliveries	47	167	(120)	28%	1,072	500	572	214%	2,000
16190 - Printing & Reproduction	733	771	(38)	95%	2,238	2,313	(75)	97%	9,250
16200 - Public Notices, Advertising	9	50	(41)	18%	27	150	(123)	18%	600
16220 - Legal Services	6,203	5,000	1,203	124%	29,315	15,000	14,315	197%	60,000
16250 - Bookkeeping	2,025	1,685	340	120%	5,944	5,035	889	118%	20,220
16260 - Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	5,244	6,125	(881)	86%	24,500
16270 - Office Furniture & Supplies	503	333	170	151%	919	1,000	(81)	92%	4,000
16280 - Other	1,378	46	1,332	2,996%	4,829	138	4,691	3,409%	550
16290 - Office Lease Space	1,200	1,200	0	100%	3,600	3,600	0	100%	14,400
16291 - Office Equipment	201	208	(7)	97%	602	625	(23)	96%	2,500
16340 - Auditing Fees	0	0	0	0%	0	0	0	0%	13,000
16530 - Insurance & Surety Bond	8,767	9,500	(733)	92%	8,767	9,500	(733)	92%	10,000
Total Project Staffing & Admin	26,590	24,573	2,017	108%	74,243	54,717	19,526	136%	203,865

Montrose Management District
Revenue & Expenditures Total Zone
March 2016

	Mar 16	Budget	\$ Over Budget	% of Budget	Jan - Mar 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 · Vehicle Lease	938	938	(20)	98%	2,814	2,875	(61)	98%	11,500
15416 · Vehicle Maintenance	0	208	(208)	0%	0	625	(625)	0%	2,500
15417 · Vehicle Maint. & Operations	310	600	(290)	52%	1,225	1,800	(575)	68%	7,200
15420 · Contract Public Safety Services	28,565	31,283	(2,718)	91%	94,923	93,850	1,073	101%	375,400
15421 · Payroll Expenses	2,200	2,226	(26)	99%	7,338	6,678	660	110%	26,712
15425 · Mobile Camera Program	2,250	2,917	(667)	77%	6,750	8,750	(2,000)	77%	35,000
15430 · Cell Phone	0	167	(167)	0%	0	500	(500)	0%	2,000
16002 · Public Safety Equipment	80	133	(53)	60%	240	400	(160)	60%	1,600
1610 · Graffiti Abatement	5,760	5,417	343	100%	16,830	16,250	580	104%	65,000
1611 · Light Outage Survey	0	0	0	0%	330	0	330	100%	0
1615-1 · Nuisance Abatement	0	5,167	(5,167)	0%	0	15,500	(15,500)	0%	62,000
1616 · Street Lights	0	233	(233)	0%	0	700	(700)	0%	2,800
1617 · Project Management	4,122	4,422	0	100%	13,265	13,265	0	100%	53,059
1618 · Security Donation	0	0	0	0%	0	0	0	0%	1,000
Total Security and Public Safety	44,525	53,731	(9,206)	83%	143,735	161,193	(17,458)	89%	645,771
Visual Improvements & Cultural									
16201 · Project Management	829	829	0	100%	2,487	2,487	0	100%	9,948
16202 · Street Sweeping	0	7,667	(7,667)	0%	0	23,000	(23,000)	0%	92,000
16212 · Beautification Design & Install	0	0	0	0%	14,208	0	14,208	100%	0
16213 · Landscape Maintenance	1,917	2,083	(166)	92%	6,290	6,250	40	101%	25,000
Total Visual Improvements & Cultural	2,746	10,579	(7,833)	26%	22,985	31,737	(8,752)	72%	126,948
16421 · Collection Expense	0	0	0	0%	927	0	927	100%	0
16560 · Miscellaneous Expense	0	0	0	0%	2,098	0	2,098	100%	0
16580 · Transfer to Capital Budget	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
Total Use of Funds	88,236	123,324	(35,088)	72%	1,422,799	1,485,267	(62,468)	96%	2,524,161

Montrose Management District
Revenue & Expenditures Total Zone
March 2016

	Mar 16	Budget	\$ Over Budget	% of Budget	Jan - Mar 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Net Ordinary Income	(12,034)	(67,693)	55,659	18%	1,440,772	1,340,570	100,202	107%	350,000
Other Income/Expense									
Other Source of Funds									
Capital Improvements									
15401 - Transfer from General Fund	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
15402 - Tradition Bank Loan	0	129,817	(129,817)	0%	0	389,451	(389,451)	0%	1,557,802
Total Capital Improvements	0	129,817	(129,817)	0%	1,134,300	1,523,751	(389,451)	74%	2,692,102
Total Other Source of Funds	0	129,817	(129,817)	0%	1,134,300	1,523,751	(389,451)	74%	2,692,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 - Project Management	9,949	9,949	0	100%	29,846	29,846	0	100%	119,382
17002 - Bridge Lighting Eng Services	660	660	0	100%	10,350	10,350	0	100%	40,800
17003 - SPA Engineering Services	0	0	0	0%	2,340	2,340	0	100%	15,000
17004 - Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
17005 - General Engineering Services	0	0	0	0%	0	0	0	0%	30,000
17006 - Bike Rack Installation Project	0	0	0	0%	2,605	2,605	0	100%	55,000
17007 - Bike & Pedestrian Path Imp Proj	0	0	0	0%	0	0	0	0%	500,000
17008 - Bridge Lighting Install Project	0	0	0	0%	0	0	0	0%	750,000
Total Mobility & Transportation - CPF	10,609	10,609	0	100%	45,141	45,141	0	100%	1,569,182
Visual Improve & Cultural - CPF									
17100 - Project Management	7,185	7,185	0	100%	21,555	21,555	0	100%	86,220
17101 - Identity Marker Design Services	0	0	0	0%	497	497	0	100%	11,700
17102 - Esplanade Design Services	0	0	0	0%	0	0	0	0%	45,000
17103 - Identity Marker Installation	0	0	0	0%	0	0	0	0%	425,000
17104 - Esplanade Installation	0	0	0	0%	0	0	0	0%	555,000
Total Visual Improve & Cultural - CPF	7,185	7,185	0	100%	22,052	22,052	0	100%	1,122,920
Total Capital Improvement	17,794	17,794	0	100%	67,193	67,193	0	100%	2,692,102
Total Other Use of Funds	17,794	17,794	0	100%	67,193	67,193	0	100%	2,692,102
Net Other Income	(17,794)	112,023	(129,817)	(16%)	1,087,107	1,456,558	(389,451)	73%	0
Planned Reserves	(29,828)	44,330	(74,158)	(67%)	2,507,879	2,797,128	(289,249)	90%	350,000

**Montrose Management District
Vendor Monthly Payment Terms**

Vendor Name	Memo	Monthly Amount	Contractual	Recurring	Monthly Invoice Received
5020 Investments Ltd	Office Lease Expense		X		
ALLY	Vehicle Lease (2)	938.00	X		X
ALLY	Personal Property Taxes	1,387.52	X		X
SentiForce	Mobile Camera Program	2,250.00	X		X
Bankcard Center	Credit Card Expenses	1,899.86		X	X
Blank Rome LLP	Legal Fees	10,005.02	X		X
Blue Atlas Marketing	Website Expenses		X		
Bracewell & Giuliani LLP	Legal Fees - General Counsel	1,134.00	X		X
Charles Nicholas Promotional Products	Promotion		X		
Comcast	Office Expenses	200.74		X	X
Cracked Fox	Graphic Design & Marketing Services		X		
Deborah Quinn Hensel	Writing and Photography Expense		X		
Dennis C. Beedon	Business Ambassador Program Services	3,130.35	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMD Video Archive		X		
Equi-Tax, Inc.	Tax Services	1,795.63	X		X
Gandy Squared Lighting Design	Bridge Lighting Design	660.00	X		X
Grafikshop	Office Expense		X		
Greater East End Management District	Graffiti Abatement Services	5,760.00	X		X
Harris County Treasurer	Legal Fees	5,069.45	X		X
Hawes Hill Calderon, LLP	Consulting & Admin Fee	29,376.96	X		X
Houston Arts Alliance	Syndication Services		X		
Kudela & Weinheimer	District Identity Marker	911.70	X		X
Lawrence & Associates	Economic Development	1,250.00	X		X
Magoo's Print Shop	Marketing Expenses		X		
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense		X		
Minuteman Press - Post Oak	Newsletter Expense		X		
Michael Hardy	Marketing Expenses	2,000.00	X		X
Mr. Dirt of Texas	Street Sweeping Expense		X		
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	1,618.59	X		X
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll		X		
Chris Labod	Website Maintenance	350.00	X		X
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X
SMC Logistics	Street Lights		X		
Tawny Tidwell	Social Media Consulting Services	3,500.00	X		X
United Graphics	Postcards	158.00	X		X
Verizon Wireless	Cell Phone Expense	80.08		X	X
Walter P. Moore	West Montrose Mobility Study		X		
Montrose Car Care Center	Vehicle Maintenance			X	
Texas Municipal League	Insurance Expense			X	
Mark Burton, P.L.L.C.	Annual Financial Report			X	
HBDGR Enterprises, LLC	Recycling Event		X		
Kafoglis Construction	Bike Racks		X		
Amber N. Ambrose	Writing and Photography Expense		X		
Xenn	Website		X		
Houston Business Journal	Legal Notices		X		
Twisted Mister Promotions	HEB Recycle Event		X		
Bike Houston	Bike Maps		X		
Tradition Bank	Legal Cost		X		
TSG Reporting, Inc.	Public Hearing			X	
TXDOT	Bridge Lighting Project	793,843.45	X		X
University of St. Thomas	Meeting Expense	200.00		X	X

Tawny Tidwell
4333 Harby St
Houston TX 77023

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

Invoice # 0000057
Invoice Date March 2, 2016
Balance Due (USD) \$3,500.00

Task	Time Entry Notes	Rate	Hours	Line Total
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	124	3,100.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	4	100.00
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 **PREBOOKS**

pd w/ck #5371

https://tawnytidwell.freshbooks.com/showInvoice?invoiceid=941717&_all_domain_cookie... 3/14/2016



Officer Payroll Report

Print to PDF

Mar-16					
✓ Mar-16	Alms, Brian	5.00	\$45.00	\$775.00	\$0.00
✓ Mar-16	Arroyo, Juan	60.00	\$45.00	\$2,700.00	\$0.00
✓ Mar-16	Bass, Richard	25.00	\$45.00	\$1,125.00	\$0.00
✓ Mar-16	Bestera, Victor	22.00	\$45.00	\$990.00	\$3,500.00
✓ Mar-16	Chavez-Resendiz, Ju	30.00	\$45.00	\$1,350.00	\$0.00
✓ Mar-16	Dry, Aaron	58.00	\$45.00	\$4,410.00	\$0.00
✓ Mar-16	Gonzales, Ricardo	24.00	\$45.00	\$1,080.00	\$0.00
✓ Mar-16	Henderson, Michael	15.00	\$45.00	\$675.00	\$0.00
✓ Mar-16	Jaquarys, Lee	85.00	\$45.00	\$3,825.00	\$0.00
✓ Mar-16	Laureano, Leon	39.00	\$45.00	\$1,755.00	\$0.00
✓ Mar-16	Mabasa, Joseph	68.00	\$45.00	\$3,060.00	\$0.00
✓ Mar-16	Oberhaus, John	66.00	\$45.00	\$2,970.00	\$0.00
✓ Mar-16	Starks, Charlie	25.00	\$45.00	\$1,125.00	\$0.00
✓ Mar-16	Thibodeaux, Todd	30.00	\$45.00	\$1,350.00	\$0.00
Period Total		14		\$26,640.00	\$3,500.00
Grand Total		14		\$26,640.00	\$3,500.00

Friday, April 01, 2016

Page 1 of 1



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73189, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/01/2016

LEGAL DESCRIPTION

AFIP WEST 4 LLC
4507 SILVERWOOD DR
HOUSTON TX 77035-3637

RRS N & TRS 15A & 16 BLK A &
TRS 12A & 13 BLK 10
MANDELL PLACE
HYDE PARK HEIGHTS
1637 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0015
TAX YEAR: 2014
REF No.: 0891175

DATE PROCESSED: 03/01/2016
RECEIPT NUMBER: 14107917
DEPOSIT BATCH No.: RP160301

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>Change 2014-62661</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 \$20.82.

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 #5386



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73189, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/01/2016

LEGAL DESCRIPTION

AFIP WEST 1 LLC
4507 SILVERWOOD DR
HOUSTON TX 77035-3637

LT 17 & RRS P & TR 16A BLK A &
LT 14 & TR 13A BLK 10
MANDELL PLACE
HYDE PARK HEIGHTS
1629 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0016
TAX YEAR: 2014
REF No.: 0891176

DATE PROCESSED: 03/01/2016
RECEIPT NUMBER: 94140066
DEPOSIT BATCH No.: RP160301

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>Change 2014-62661</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 \$48.68.

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 #5248

**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 281.440.8304

DATE: 03/01/2016

LEGAL DESCRIPTION

AFLP WEST 3 LLC
4507 SILVERWOOD DRLT 18 & RES Q BLK A &
LT 15 BLK 10 MANDELL PLACE
HYDE PARK HEIGHTS

HOUSTON

TX 77035-3637

1627 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0018
TAX YEAR: 2014
REF No.: 0891177DATE PROCESSED: 03/01/2016
RECEIPT NUMBER: 94140067
DEPOSIT BATCH No.: RP160301**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 2014-65661 |
| <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 \$38.89.

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/ck #5386

**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 281.440.8304

DATE: 03/01/2016

LEGAL DESCRIPTION

AFLP WEST 2 LLC
4507 SILVERWOOD DRRES M & TR 15 BLK A &
TR 12 BLK 10
MANDELL PLACE

HOUSTON

TX 77035-3637

HYDE PARK HEIGHTS
1639 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0024
TAX YEAR: 2014
REF No.: 0891178DATE PROCESSED: 03/01/2016
RECEIPT NUMBER: 94140070
DEPOSIT BATCH No.: RP160301**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 2014-65661 |
| <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 \$64.97.

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 #5386

**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 281.440.8304MONTROSE MD EAST
DATE: 03/01/2016
TAX YEAR: 2015OVERPAYMENT: \$500.00
DEPOSIT BATCH No.: 92C16229
RECEIPT NUMBER: 92150038

OWNER NAME: HARRIS DWAYNE & PAULA D

CHECK NO.: VISA-7695

ACCOUNT NUMBER: 92/008/260/000/0013

DATE OF PAYMENT: 03/01/2016

PAID BY:

LEGAL DESCRIPTION

HARRIS DWAYNE & PAULA D
315 W ALABAMA ST STE 200TIS 1A 3A 3B 4B 6 & LT 2 BLK
10 BUTE

HOUSTON

TX 77006-5177

315 W ALABAMA ST

NOTICE OF OVERPAYMENT OF TAXDISTRICT NAME
MONTROSE MD EASTOVERPAYMENT AMOUNT
\$500.00

REASON: prior payment by owner

AMOUNT OF CHECK: \$1,451.78

CHECK NO: VISA-7695

AMOUNT APPLIED: \$951.98

Ref No.: 105768

DIFFERENCE: \$500.00

COMPLETED BY: [Signature]

DATE: 3-1

Make refund payable to:

Address:

City:

State:

Zip:

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

pd w/ck #5387

**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 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

LJM HOLDINGS LP
& JOSEPH MARTIN
1918 TAFT ST
HOUSTON

TX 77006-1455

LTS 5 & 6 & TR 7A BLK 1
CAVE E W
1918 TAFT ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/009/097/000/0005
TAX YEAR: 2014
REF No.: 0891432DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 92140058
DEPOSIT BATCH No.: RP160322**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 2014-69138 |
| <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 \$71.24.

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 #5388



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

LJM HOLDINGS LP
JOSEPH MASTIN
1918 TAFT ST
HOUSTON TX 77006-1455

TRS 3A & 4A BLK 1
CAVE E W
1916 TAFT ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/009/097/000/0009
TAX YEAR: 2014
REF No.: 0891433

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 92140059
DEPOSIT BATCH No.: RP160322

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 2014-6958</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 \$4.68.

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 #5388



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

MCBRIDE FANDY DR
1314 WOODHEAD ST
HOUSTON TX 77019-4804

TRS 7A 8A 12 13A 17B & 20
ABST 696 O SMITH
1314 WOODHEAD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/222/000/0145
TAX YEAR: 2014
REF No.: 0891436

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140372
DEPOSIT BATCH No.: RP160322

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 2014-6959</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/ck #5389



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

STUART SAMUEL R ET AL
3420 MOUNT VERNON ST APT 5
HOUSTON TX 77006-3840

LTS 11 & 12 BLK 56
HILLCREST
1921 BRUN ST 6

MONTROSE MD WEST

ACCOUNT NUMBER: 94/053/145/000/0011
TAX YEAR: 2014
REF No.: 0891445

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140562
DEPOSIT BATCH No.: RP160322

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 2014-6777</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 \$64.84.

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 #5390

MONTROSE MD EAST
DATE: 02/02/2016
TAX YEAR: 2015

OVERAGE AMOUNT: \$1,295.44
DEPOSIT BATCH No.: 92C16201
RECEIPT NUMBER: 92150356

OWNER NAME: TWO ONE SIX MARSHALL LLC

CHECK NO.: SAV-4338

ACCOUNT NUMBER: 92/037/036/000/0005

DATE OF PAYMENT: 01/31/2016

PAID BY:

LEGAL DESCRIPTION

TWO ONE SIX MARSHALL LLC
219 MARSHALL ST APT 118

LTS 5 & 6 BLK 8
WESTMORELAND

HOUSTON TX 77006-4587

216 MARSHALL ST 17

SECOND PAYMENT

DISTRICT NAME

OVERPAYMENT AMOUNT

MONTROSE MD EAST

\$1,295.44

Amount of Refund: \$1,295.44

AMOUNT OF CHECK: \$1,295.44

CHECK NO: SAV-4338

AMOUNT APPLIED: \$0.00

Ref No.: 117944839

DIFFERENCE: \$1,295.44

COMPLETED BY: *[Signature]*

DATE: 22

FIRST PAYMENT RECEIVED FROM: 426190 EVERBANK

DATE PAID: 01/30/2016 DEPOSIT# 92-420 CHECK# 1000105025

DISPOSITION OF OVERPAYMENT

REFUND TO: Two One Six Marshall LLC DATE: 2/22

Address: 219 Marshall #118

Address:

City: Houston State: TX Zip: 77006

APPLIED TO ACCT# _____ DATE: _____

pd w/ck #5391



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 5 & 21
ABST 696 O SMITH

1950 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0002
TAX YEAR: 2014
REF No.: 0891437

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140377
DEPOSIT BATCH No.: RF160322

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 2014-49087</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 \$1,587.50.

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.

pd w/cx #5372



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 2 (IMPS ONLY)
(LAND*0442250000168)
ABST 696 O SMITH

2002 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0005
TAX YEAR: 2014
REF No.: 0891438

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140378
DEPOSIT BATCH No.: RF160322

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 2014-49087</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 \$129.42.

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 #5372



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 16
ABST 696 O SMITH

2010 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0105
TAX YEAR: 2014
REF No.: 0891439

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140383
DEPOSIT BATCH No.: RF160322

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 2014-49087</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 \$478.91.

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 #5372



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 10 (IMPS ONLY)
(LAND*0442250000001)
ABST 696 O SMITH

2001 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0145
TAX YEAR: 2014
REF No.: 0891440

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140388
DEPOSIT BATCH No.: RF160322

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 2014-49087</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 \$846.71.

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 #5372



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: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 3
ABST 696 O SMITH

1964 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0169
TAX YEAR: 2014
REF No.: 0891441

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140393
DEPOSIT BATCH No.: RP160322

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 2014-49087</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$2,450.38.

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#5392



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: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 9
ABST 696 O SMITH

1953 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0170
TAX YEAR: 2014
REF No.: 0891442

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140394
DEPOSIT BATCH No.: RP160322

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 2014-49087</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$2,955.92.

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#5392



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: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 11 12 & 13A
ABST 696 O SMITH

2017 GRAY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0171
TAX YEAR: 2014
REF No.: 0891443

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140395
DEPOSIT BATCH No.: RP160322

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 2014-49087</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 \$1,777.07.

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#5392



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: 03/22/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY INVESTORS
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TR 1
ABST 696 O SMITH

2030 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0173
TAX YEAR: 2014
REF No.: 0891444

DATE PROCESSED: 03/22/2016
RECEIPT NUMBER: 94140396
DEPOSIT BATCH No.: RP160322

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 2014-49087</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$2,911.60.

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#5392



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

MONTEROSE MD WEST
DATE: 03/17/2016
TAX YEAR: 2015

OVERPAYMENT: \$180.58
DEPOSIT BATCH NO.: 94-349
RECEIPT NUMBER: 94150036

OWNER NAME: KAZALSH FAMILY LIVING TRUST

CHECK NO.: 235126

ACCOUNT NUMBER: 94/018/022/000/0013

DATE OF PAYMENT: 03/17/2016

PAID BY: 700200

LEGAL DESCRIPTION

CHARTER TITLE COMPANY
4265 SAN FELIPE #350
HOUSTON TX 77027

LT 14 & TR 13 BLK 22
HYDE PARK

1519 INDIANA ST 8

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONTEROSE MD WEST

OVERPAYMENT AMOUNT
\$180.58

REASON: Atty fees on acct per Shonda @ DBFCM

AMOUNT OF CHECK: \$851.12

CHECK NO: 235126

AMOUNT APPLIED: \$670.54

Ref No.: 1034004765A

DIFFERENCE: \$180.58

COMPLETED BY: [Signature]

DATE: 3-17

*Make refund payable to: Perdue Brandon Fielder Collins: Mott

Address: 1335 North Loop W # 600

City: Houston

State: TX

Zip: 77008

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

pdw/cx #5395



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

Statement reflects payment(s) received through: 03/22/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 06/13/16	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
Total: \$469.00	Total:	Total:
		Late Charge: \$563.76
		Extension Fee: \$563.76
		Summons: \$563.76
		Registration Fee: \$563.76
		Miscellaneous: \$563.76
STATEMENT TOTAL: \$1,162.76		

Account Information

Account Number: 011920297691
Make: 14 JEEP GRAND
VIN: 1C4RJEA0EC322596
Scheduled End Date: 01/12/17
Payments Remaining: 7

Important Account Message

You asked and we listened! We now accept online payments 365 days per year. Please note that while any payment made before 8 PM ET on a weekend won't be applied until the next business day, it will be effective the day of payment, which means lower finance charges for you. Create an online account or log in at www.ally.com/auto and make a payment this weekend.

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 ally.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 card - To hear available options call 888-925-5558. 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 MONTEROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

DUE DATE: 06/13/16

ACCOUNT NUMBER: 011920297691

STATEMENT TOTAL: \$1,162.76

TOTAL AMOUNT PAID: \$ 469.00

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

[Barcode]

04 02 611 9202 97691 8 00069376 2 2 4



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

Statement reflects payment(s) received through: 03/22/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 06/13/16	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
Total: \$469.00	Total:	Total:
		Late Charge: \$563.76
		Extension Fee: \$563.76
		Summons: \$563.76
		Registration Fee: \$563.76
		Miscellaneous: \$563.76
STATEMENT TOTAL: \$1,162.76		

Account Information

Account Number: 011920297691
Make: 14 JEEP GRAND
VIN: 1C4RJEA0EC322596
Scheduled End Date: 01/12/17
Payments Remaining: 7

Important Account Message

You asked and we listened! We now accept online payments 365 days per year. Please note that while any payment made before 8 PM ET on a weekend won't be applied until the next business day, it will be effective the day of payment, which means lower finance charges for you. Create an online account or log in at www.ally.com/auto and make a payment this weekend.

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

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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 card - To hear available options call 888-925-5558. 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: 06/13/16

ACCOUNT NUMBER: 011920297691

STATEMENT TOTAL: \$1,162.76

TOTAL AMOUNT PAID: \$ 469.00

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

[Barcode]

THE MONTEROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

[Barcode]

04 02 611 9202 97691 8 00069376 2 2 4



065110-01-053

03/24/16

Date: February 25, 2016

THE MONTEROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

[Barcode]

RE: Account Number: 011920297691
Vehicle: 2014 GRAND CHEROK
VIN: 1C4RJEA0EC322596
Taxing Jurisdiction: HARRIS COUNTY COLLECTOR
Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

pdw/cx #5395

Dear THE MONTEROSE MANAGEMENT,

Personal Property Tax (PPT) was billed by the locality indicated above and paid on your behalf by Ally. Please use the coupon below and the enclosed envelope to send the total PPT amount due. This amount includes any previous unpaid PPT. This amount will also be reflected in your monthly statement under "Miscellaneous." Please let us know right away if you believe the amount due is incorrect.

Should you have any questions regarding this matter, please contact us.

Sincerely,
Ally Financial

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

Account Number: 011920297691
Customer Name: THE MONTEROSE MANAGEMENT

Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

PAYMENT PROCESSING CENTER
PO BOX 78232
PHOENIX AZ 85062-8232

[Barcode]

DO NOT SEND CASH OR POST-DATED CHECKS. ALL CHECKS WILL BE DEPOSITED UPON RECEIPT. MAKE CHECKS PAYABLE TO ALLY. RETURN THE PORTION BELOW WITH YOUR PAYMENT TO THE ABOVE ADDRESS.

04 02 611 9202 97691 8 00069376 2 2 4

FO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMEN
PO BOX 22167

[illegible]

Date: February 25, 2016

RE: Account Number: 611920298617
Vehicle: 2014 GRAND CHEROK
VIN: 1C4RJEAG5EC348220
Taxing Jurisdiction: HARRIS COUNTY COLLECTOR

Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

Dear THE MONTROSE MANAGEMEN,

Personal Property Tax (PPT) was billed by the locality indicated above and paid on your behalf by Ally. Please use the coupon below and the enclosed envelope to send the total PPT amount due. This amount includes any previous unpaid PPT. This amount will also be reflected in your monthly statement under "Miscellaneous." Please let us know right away if you believe the amount due is incorrect.

Should you have any questions regarding this matter, please contact us.

Sincerely,
Ally Financial

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

Account Number: 611920298617
Customer Name: THE MONTROSE MANAGEMEN

Personal Property Tax Amount:	\$	593.76
Previous Unpaid PPT Amount:	\$	0.00
TOTAL AMOUNT DUE:	\$	593.76

PAYMENT PROCESSING CENTER
PO BOX 78252
PHOENIX AZ 85062-8252

2016年11月11日

END HOW MUCH CASH OR POST-DATED CHECKS, ALL CHECKS WILL BE DEPOSITED UPON RECEIPT. MAKE CHECKS PAYABLE TO ANY
RETURN THIS SLIP WITH YOUR PAYMENT TO THE ABOVE ADDRESS.

04 02 611 9202 98612 2 00069376 2 7 1

BLANK [REDACTED] ROME WP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX I.D. NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O DAVID HAWES
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150

INVOICE DATE: MARCH 09, 2016
MATTER NO. 139016-00601 02752
INVOICE NO. 1562052

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE	
02/03/16	1554589	250.57	0.00	<u>250.57</u>	
BALANCE FORWARD				\$	250.57
FOR LEGAL SERVICES RENDERED THROUGH 02/29/16				\$	9,670.50
FOR DISBURSEMENTS ADVANCED THROUGH 02/29/16				<u>334.52</u>	
CURRENT INVOICE TOTAL				\$	10,005.02
TOTAL AMOUNT DUE				\$	10,255.59

ACH / WIRE		MAIL
BANK NAME:	REG Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	6106749326	130 North 18th Street
ABA NUMBER:	016076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZJUS33 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON DC FLORIDA CALIFORNIA OHIO TEXAS SHANGHAI

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 848566
Dallas, TX 75284-8566
713 223-2300
TAX ID 74-1624877

Remittance Page

April 5, 2016
051914
INVOICE NO: 21645534
01674

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

Please Remit Total Balance Due \$ 1,134.00

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/cl #5398



Chris Labod
2502 Deer Forest Dr
Spring TX 77373
(281)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Apr 03, 2016
Invoice # 2016-04-194
Website Maintenance

item	hrs / qty	rate / price	taxes	subtotal
MHD Website Maintenance	00.00	\$350.00		\$350.00
Monthly retainer for Monroe Management District website maintenance				

FD-302a-5399

Subtotal	\$350.00
Total due by Apr 17, 2016	\$350.00

Daniel C. Becker
 58 Antioch Drive #201
 Houston, Texas 77006
 713-928-9316
 4/1/2016

To: [Redacted]
 Gretchen Larson
 5020 Montrose Blvd
 Suite 311
 Houston, Texas, 77006

PO Number: [Redacted] Terms: [Redacted] Product: [Redacted]
 Net 10 Days Business Ambassador Program

Date	Description	Quantity	Price	Amount
04/01/2016	Business Ambassador Contract Agreement	0.00		\$2,800.00

pd w/cx# 5400

Amount Paid	\$0.00	Amount Due	\$0.00
Amount Due	\$2,800.00	Service Fee	\$0.00
		Sales Tax	\$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]

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
4/1/2016	49356

BILL TO

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

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,795.63
pd w/cx# 5401	
Total	\$1,795.63

Greater East End Management District

Greater East End Management District
 P.O. Box 230399
 Houston, TX 77223-0399
 713-928-9316
 equitax@greatereastend.com

Invoice

Date	Invoice #
03/31/2016	5-32
Term	Due Date
Net 30	04/30/2016

Amount Due	Enclosed
\$5,760.00	

Date	Service	Activity	Quantity	Rate	Amount
03/03/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	5	\$12.00	\$60.00
03/07/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	5	\$12.00	\$60.00
03/11/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	5	\$12.00	\$60.00
03/14/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	5	\$12.00	\$60.00
03/18/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 35	5	\$12.00	\$60.00
03/21/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 18	5	\$12.00	\$60.00
Continue to the next page					

pd w/cx# 5400

Date	Service	Activity	Quantity	Rate	Amount
03/21/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	5	\$12.00	\$60.00
03/25/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	5	\$12.00	\$60.00
03/31/2016	Graffiti Abatement	Constitutional visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	5	\$12.00	\$60.00
Total Sites Abated: 246					\$5,760.00

pd w/cx# 5400

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.859.6987
713.859.0906 (fax)
www.hortexas.com

Invoice #: 20303
Invoice Date: 3/10/2016
Billing Period: 2/1/2016 - 2/29/2016
Project #: MQN-251
Project Name: Montrose District - District
Identify Marker

David Hawes
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	\$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	40%	\$1,375.11	\$281.69
	\$23,150.00		\$20,358.11	\$281.69

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
2/8/2016	M&Ego		\$8.85
2/29/2016	Plot Shop		\$71.15
			\$80.01

Total Amount Due This Invoice: **\$371.70**

pd w/cr#5404

Thank You!

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

April 1, 2016

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 March, 2016.	\$1,250.00
Total amount due	\$1,250.00

pd w/cr#5405

Thank you,

Ray C. Lawrence

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.859.6987
713.859.0906 (fax)
www.hortexas.com

Invoice #: 20304
Invoice Date: 3/10/2016
Billing Period: 2/1/2016 - 2/29/2016
Project #: MQN-551
Project Name: Montrose District Esplanade
Enhancements-Ph 1

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%	\$10,088.00	\$0.00
Construction Administration	\$10,800.00	0%	\$0.00	\$0.00
Bidding	\$2,700.00	100%	\$2,160.00	\$540.00
	\$54,000.00		\$23,058.00	\$540.00

Total Amount Due This Invoice: **\$540.00**

pd w/cr#5404

Thank You!

MICHAEL HARDY

549 Radon Street
Houston, TX 77008
512-758-0153
mehardy@gmail.com

INVOICE

Invoice #	DATE
5	4/1/2016
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
549 Radon St.
Houston, TX 77008

DESCRIPTION	Date	AMOUNT
Introducing Montrose's First Farm Stand	3/3/2016	500.00
Space City Float Introduces Montrose to "Flotation Therapy"	3/10/2016	500.00
My Montrose: Officer Juan Chavez-Resendiz	Submitted 3/30/	500.00
Teenager-curated Exhibition at Mont	Submitted 3/31	500.00
Thank you for your business!		TOTAL \$2,000.00

pd w/cr#5406



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District
1900 Port Oak Blvd., Suite 1600
Houston, TX 77056

Invoice

Date	Invoice #
4/1/2016	41912

Description	Amount
Monthly Bookkeeping	1,125.00
Preparation of 1099s and 1096 tax forms	12.50
Preparation of 1099s and 1096 tax forms	6.25
Patrol Payroll	37.50
Additional time for Board Meeting	225.00
Delivery	19.21
Delivery	29.66
Postage	49.47
Copies	103.30
Document Storage & Retention Service	10.70
Total Reimbursable Expenses	212.34
Total	\$1,618.59

pd w/ck #5107

200 River Pointe • Suite 240 • Conroe, Texas 77304 • Phone: 936-756-1644 • Fax: 936-756-1844

8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 • AUSTIN, TEXAS 78759 • 512.782.2400 • fax 512.795.0968

1900 Port Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.631.4539 • Fax: 713.629.6859

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	
4/1/2016	21039	NET 15	LC	4/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	4/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	4/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: COCHLARA UNIT: MONTROSE3	1	350.00	4/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOLLIVIER UNIT: MONTROSE4	1	350.00	4/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	4/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	4/1/2016	150.00
pd work # 5408					
Monthly Security Invoice			Sales Tax (0.0%) 50.00		
Make checks payable to Sentriforce			Total \$2,250.00		
Sentriforce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000			Payments/Credits 0.00		
			Balance Due \$2,250.00		

pd w/ck #5108

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 77006

Invoice #	0000059
Invoice Date	April 4, 2016
Balance Due (USD)	\$3,500.00

Task	Time Entry Notes	Rate	Hours	Line Total
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	125	3,125.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	5	125.00
Writing	Editing Michael's work, writing reposts, adding photos, adding tags, etc.	25.00	10	250.00
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.

pd w/ck #5409

This invoice was sent using FreshBooks

Caryn Adams

From: David Hawes [dhawes@hhclip.com]
Sent: Thursday, April 07, 2016 12:20 AM
To: Caryn Adams
Subject: TXDOT
Attachments: Scan0009.pdf

Here is the letter of agreement from TXDOT. It has been signed and returned. We will need the check for the Montrose Board meeting for approval.

\$793,843.45 - last page.

D

pd w/ck #5410



UNIVERSITY
ST. THOMAS
HOUSTON

INVOICE

April 6, 2016

Due Date: April 11, 2016

Montrose Management District

ATTENTION: Hollis Robinson

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	04/11/16	11:00 am	1:30 pm	Carol Taikon Boardroom

Room Rental Fee \$ 75.00
Parking Tokens (25) \$125.00

Total \$200.00
Paid \$ 0.00
Total Due \$200.00

Please remit to:

University of St. Thomas
Attn: Cindy Viaud
Office of the President
3800 Montrose Blvd.
Houston, Texas 77006

FUNDING COST ESTIMATE 3/17/16

US 58: Montrose Bridge Lighting Project
CSJ 091270-185

EXPENSES	DISTRICT	FEDERAL	STATE	TOTAL
Construction Costs	\$357,123.00	\$1,428,495.00	\$0.00	\$1,785,618.00
Initial Funding				
Construction Costs	\$425,140.45	\$425,140.45	\$425,140.45	\$1,275,421.35
Additional Funding				
Subtotal Construction Funding	\$782,263.45	\$1,853,635.45	\$425,140.45	\$3,061,039.35
Force Account	\$11,580.00	\$11,580.00	\$11,580.00	\$34,740.00
IsDOT Construction Management	\$0.00	\$154,335.00	\$38,581.40	\$192,916.40
Review Cost	\$0.00	\$32,000.00	\$6,000.00	\$40,000.00
TOTAL PROJECT COST	\$793,843.45	\$2,051,541.45	\$483,301.85	\$3,328,686.75

TOTAL FEDERAL FUNDS AVAILABLE = \$2,051,541.45
TOTAL STATE FUNDS AVAILABLE = \$483,301.85

pd w/ck #5410

pd w/ck #5411



Landscaping & Maintenance
10892 Shadow Wood Dr. | Houston TX 77043
Tel 713.462.8552 | Fax 713.690.6461

Invoice

Invoice: INV-0000117567
Invoice Date: April 1, 2016

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

Customer Number: 19712
PO Number:

Remit To:
Yellowstone Landscape
PO Box 205742
Dallas, TX 75220-5742

Branch Code: 01.04.020.010
Project Number: 1020183.101
Project Name: Montrose Management District
Property Address:

Invoice Due Date: May 1, 2016
Invoice Amount: \$1,916.66
Month of Service: April 2016

Monthly Landscape Maintenance 1 1,916.66 1,916.66

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

pd w/ck #5412



Invoice

Date	Invoice #
11/3/2015	19439

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
			11/3/2015	
Quantity	Item Code	Description	Price Each	Amount
1	Print	500 - 100% RECYCLE DAY NOV. 7: 4.25 X 6, COLORS 4/4 ON 100% GLOSS COVER.	158.00	158.00
1	Bindery	CUT AND BOX. Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
Total				\$158.00

pd w/ck #5417

BVO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (Lic. #7219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 LVE, Austin, Texas 78723 (512) 451-7700.

Initiation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (40C-176) P.O. Box 130897, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us

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

United Graphics 5426 North Gessner, Houston, TX 77041 PH: 713.460.3260 FAX: 713.460.4310 [customerservice@unitedgraphics.org]



April 7, 2016

Invoice # MBRDG-25

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Meetings, Correspondence and RFI's \$ 660.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 660.00

Please remit to:

Gandy2 Lighting Design
1824 Spring Street, #201
Houston, TX 77007

Thank You!

pd w/cx # 54118

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

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

Invoice #: 43015331

Date: 4/4/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, March 2016	\$27,634.69
	GIS/mapping, P. Horton, per attachment	\$174.00
	In-house postage, photocopies, binding, etc., March 2016	\$697.20
	Agenda posting, Harris County Clerk, 3/9/2016	\$9.00
	Verizon, cellphone/wi-fi, 3/20-04/19	\$51.59
	Verizon cellphone, G. Larson, 50% of shared costs, 03/20-04/19	\$95.90
	Reimbursable mileage, tolls, parking, and related expenses, as follows:	
	J. Lowry, March 2016	\$548.65
	G. Larson, February 2016	\$141.09
	L. Clayton, March 2016	\$14.04
	R. Hill, March 2016	\$10.80

pd w/cb #5403

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$29,376.96

Amount Applied: \$0.00

Balance Due: \$29,376.96

Owed As Of: 4/4/2016

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$29,376.96

3/14 AD Meeting

Einstein Bros Bagels
Store #2305
3407 Montrose, Ste. B2
713-521-3842

ToGo176

Host: 03/14/2016
ToGo176 8:22 AM
10062

Order Type: TOGO

Grab & Go Bakers Doz Box 11.98
\$6 Monday

Subtotal 11.98

TOGO Total 11.98

VISA #XXXXXXXXXX3479 11.98
Auth:071246

SIGNATURE : _____

Dreading Monday already?
\$6 Mondays at Einstein Bros Bagels!
13 bagels for \$6 - Mondays ONLY
Un-Monday your Monday this Monday.

--- Check Closed ---

Copy.com
1201-F Westheimer
Houston, TX 77006
(713) 528-1201

Quantity Line Price Discount Amount

116 0.49 0.00 54.84

COLOR BULK BID

17 0.08 0.00 1.36

SELF SERVE COPIES

3 0.75 0.00 2.25

FAX LOCAL SEND PER PAGE

SUB-TOTAL 60.45

TAX 4.99

TOTAL 65.44

VISA 65.44

CHANGE 0.00

XXXXXXXXXX3479 XX/XX-090527

Invoice Number : 973316

Date : 03/14/16 Register #: 1

Time : 7:31 AM Employee #: 86

Thank you.

\$77.42

pd w/ck #5400

Holiday Pie / Frames Walgreens

#03157 3317 MONTROSE BLVD
HOUSTON, TX 77006
713-520-7777

140 5104 0071 03/02/2016 10:37 AM

H/E CARLTON PEWTER FRAME 8X10
04902263938 A 12.99
RETURN VALUE 12.99
INTERNET PHOTO 469903 A 11.97
RETURN VALUE 11.97

SUBTOTAL 24.96
SALES TAX A=8.25% 2.06

TOTAL 27.02
CASH 30.00
CHANGE 2.98

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE SAVED BY USING YOUR
BALANCE REWARDS CARD TODAY! RESTRICTIONS
APPLY. FOR TERMS AND CONDITIONS, VISIT
WALGREENS.COM/BALANCE.

DID YOU KNOW THAT YOU CAN EARN POINTS
ON THOUSANDS OF ITEMS IN-STORE AND
ONLINE? SEE OUR WEEKLY AD FOR MORE
INFORMATION. ITEMS CHANGE WEEKLY.
RESTRICTIONS APPLY. FOR TERMS AND
CONDITIONS, VISIT WALGREENS.COM/BALANCE.

RFN# 0315-7715-1047-1603-0203



How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WAGCARES.COM

or call toll free
1-800-658-1584
within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0315-7715-104

PASSWORD
7160-3020-321

For contest rules, see store or
WWW.WAGCARES.COM

*Print of
SpA Project*

Copy.com
1281-F Westheimer
Houston, TX 77006
(713) 528-1281

Quantity	Line Price	Discount	Amount
1	5.00	0.00	5.00
COMPUTER FULL SERVE BUTF BASIC			
1	0.79	0.00	0.79
COLOR COPIES 8.5 X 11 PHOTO PAPER			
4	0.30	0.00	1.20
COMPUTER SELF SERVE 8.5 X 11 LASER			
SUB-TOTAL			6.99
TAX			0.58
TOTAL			7.57
Cash Sale			10.00
CHANGE			2.43

Invoice Number : 974295

Date : 03/22/16 Register #: 3
Time : 10:08 AM Employee #: 86

Thank you.

pd w/ck#5400

MMD Security
Expenses

March

2016
\$350

V. Deserra

Vin



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****9553 25.00 Binc
KROGER PLUS CUSTOMER *****5155
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****9546 25.00 Binc
TAX 0.00
**** BALANCE 50.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 50.00
PURCHASE: 50.00 CASHBACK: 0.00
AID: A000000980840
TC: 887EDDC41680081E
VERIFIED BY PIN
DEBIT 50.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
03/11/16 08:40pm 243 8 256 123

V. Deserra



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****3477 25.00 Binc
MR SHELL GC 25.00
GB *****3485 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****3493 25.00 Binc
MR SHELL GC 25.00
GB *****3501 25.00 Binc
TAX 0.00
**** BALANCE 100.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 100.00
PURCHASE: 100.00 CASHBACK: 0.00
AID: A000000980840
TC: F8197SCB81568228
VERIFIED BY PIN
DEBIT 100.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
04/01/16 10:20am 243 8 12 801

V. Deserra



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****9587 25.00 Binc
MR SHELL GC 25.00
GB *****9595 25.00 Binc
MR SHELL GC 25.00
GB *****9603 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****9611 25.00 Binc
TAX 0.00
**** BALANCE 100.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 100.00
PURCHASE: 100.00 CASHBACK: 0.00
AID: A000000980840
TC: 85BEE34503A00E99
VERIFIED BY PIN
DEBIT 100.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
03/18/16 02:36pm 243 8 121 115

V. Deserra



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****4384 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL \$25 25.00
GB *****6508 25.00 Binc
MR SHELL \$25 25.00
GB *****6524 25.00 Binc
MR SHELL GC 25.00
GB *****4392 25.00 Binc
TAX 0.00
**** BALANCE 100.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 100.00
PURCHASE: 100.00 CASHBACK: 0.00
AID: A000000980840
TC: 2747E2067FBC4888
VERIFIED BY PIN
DEBIT 100.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
04/25/16 12:04pm 355 18 51 141

pdw/01/5385

**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 nominations and elect a Secretary.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive an update and recommendations from the Public Safety Committee.



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Wednesday, March 23, 2016
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, March 23, 2016 at 9:00 a.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Brad Nagar, Claude Wynn, and Tammi Wallace

Contractors and guests present: Officer Victor Beserra, Houston Police Department; Police Chief James Tate, University of St. Thomas; Captain Darrin Lewis, METRO Police Department; Bill Strother, Weingarten Realty; Julie Countiss, Harris County Attorney's Office, and Sheree McGowen, Post 510 Apartments.

Staff present: Jerry Lowry and Holli Robinson

THE COMMITTEE WAS CALLED TO ORDER AT 9:05 A.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of March 2016

For the month of March 2016, patrols netted 47 arrests, with 7 felonies and 40 misdemeanors. There were 148 calls for service, 200 self-initiated actions, 1,987 BMV report cards issued, and 534 Crime Prevention brochures distributed. There is include a charge for F.S.G.I, that is Hit and Run without injury, which ended with one (1) arrest. See attached report for additional details.

PS Chair Nagar requested a pivot table be used for crime stats from PIP crime stats. He will design the form and staff can input the numbers. This will enable the committee to track month to month trending.

Review graffiti report for the month of February 2016

Graffiti was removed from 83 business properties, 197 public properties, and 10 trash dumpsters. See attached report.

Update from Harris County Attorney's Office

Julie Countiss, Assistant County Attorney, reported a temporary restraining order (TRO) was issued against Fantasy Smoking and Accessories located in Montrose at 1340 Westheimer banning the sale of the synthetic marijuana product known as Kush. HPD officers seized 77 pounds of synthetic drugs along with other controlled substances.

Review proposal to consider dedicated patrol

Jerry Lowry provided a rough overview for the proposed MMD and residential patrol program. The initial draft calls for one officer, 9 a.m. to 3 p.m. for 30 hours per week. Tammi Wallace asked if political situations were being considered. Potential pros and cons were discussed.

Staff will meet with representatives from MAMA, First Montrose Commons and WAMM neighborhood association for input to the proposed program.

Discuss ways to protect the new bridge from graffiti

Lance Gandy of gandy² lighting design included a 12' barrier in the design to inhibit vandalism.

Update from Apartment Managers

The Apartment Managers Committee has challenges with the scheduling meeting dates so future meetings will be on an 'as needed' basis.

Discuss ongoing or new public safety issues in the District

Officer Beserra provided an update on requests/needs for security monitors. New locations under consideration are:

- 3519 S. Shephard & Richmond (Valero's)
- 2300 block of Morgan and Fairview (front of Boheme)
- 1424 Westheimer (Anvil)
- 510 Richmond Ave. (Post 510 Apartments)

As of March 22, 2016

BUSINESS	PHYSICAL ADDRESS	Next Move Date:	Next Move To:	Physical Address
Biscuit Home	1435 Westheimer	11/1/2015		
Cuchara Shopping Center	214 Fairway	11/1/2015	Valero's	3519 S. Shephard & Richmond
L'Oliver	240 Westheimer	1/1/2016		
Blacksmith Coffee	1022 Westheimer	5/1/2016		
PMRG (bus stop removed)	Lovett & Montrose (back)	5/1/2016	Boheme	2300 block of Morgan and Fairview
PMRG	Westheimer & Montrose (front)	5/1/2016		
Storefront (Monitor)	HPD Storefront Westheimer	---		

Cuchara has private security so that camera could be relocated to Valero's and monitor the bus stop as well. The District provided Anvil with a security camera two years ago so staff will suggest that Anvil lease directly from SentriForce. Post 510 Apartments will let us know when they are ready.

Meeting Adjourned at 10:20 A.M.

Shift Period: Mar-16
Total Hours Worked 592:00
Total Miles Driven 2,109

Crime Arrest Activity

Felony Arrests:	7
Misdemeanor Arrests:	40
Charges Filed:	20
Suspects in Jail:	52

Patrol Activity

Calls for Service:	148
Self-Initiated:	200
Incident Reports:	26
Accident Reports	1
Locations Checked:	1410

Field Activity

Parking Tickets:	1
Citations:	2
BMV Report Cards:	1987
Crime Prevention:	534
311 Calls	5

Warrants

Felony Warrants:	1
Misdemeanor Warrants:	4
City Warrants:	40
SETCIC Warrants:	3

Arrest Summary

Shift Period Mar-16

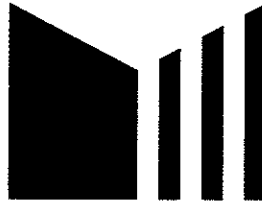
Charge	# of Arrests
City Warrants	6
Criminal Mischief	1
Criminal Trespass	10
D.W.I.	1
F.S.G.I.	1
Misdemeanor Warrant	2
Parole Violation	1
Possession of a Controlled Substance	4
Possession of a Criminal Instrument	1
Prostitution	1
Public Intoxication	18
Robbery	4
Setcic Warrant	1
Soliciting Funds in Roadway	1
Total Arrests	52

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 Mobility and Visual Improvements Committee.
 - Receive and consider continuation of the bike rack program



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: Monday, April 4, 2016
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, April 4, 2016 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Mobility and Visual Improvements Committee Chair and City Council Member At-Large David Robinson as well as MMD Board Chair Claude Wynn and Board member Robert Jara attended the meeting. Also in attendance were Sara Kellner and Robin Holzer from the community, consultants Lee Anne Dixon (Walter P Moore), Cathleen Lynch and Travis Triola (Kudela & Wienheimer). Staff in attendance were, David Hawes, Jerry Lowry, Tony Allender, and Holli Robinson.

1. Call Meeting to Order.

The meeting was called to order at 11:02.

2. Receive an update and discuss the Special Parking Area application to the City of Houston.

Staff informed the committee that amendments had been made to the Special Parking Area proposal following communication between staff of the MMD and City of Houston Planning Department. Most particularly, the proposal for flexibility in the location of parking spaces for businesses has been changed to more closely correspond with current requirements. City staff has proposed a meeting for April 12th at the Cherryhurst Community Center to present the concept of the Special Parking Area and to allow the MMD to present the proposal for feedback.

3. Receive an update and discuss the Esplanade and Marker programs.

Cathleen Lynch and Travis Triola updated the Committee in regards to both programs. The consultant team offered alternative granite for committee consideration due to an incorrect bid that could impact future esplanades as well as delays in delivery. The team also discussed issues raised as part of the site visit with the contractor, including the need to address small trees recently planted in the esplanades by the City of Houston Parks Department.

4. Receive an update on bridge lighting plans.

Staff presented a near-final amendment to the Advanced Funding Agreement with the Texas Department of Transportation that includes agreement between TxDOT, the Houston-Galveston Area Council and MMD to equally split costs above the initial \$1.4 million grant from TxDOT. The Committee agreed to allow staff to move forward to finalize the agreement with TxDOT and, once finalized, approach the Board of Directors with authorization, including the final cost to MMD associated with the project.

5. Receive an update on the bike rack program.

Staff is requesting expansion of the current bike rack program. The Board has previously budgeted an additional \$50,000 toward continuing to build this program. **The Committee recommended approval for expansion of the program.** Committee members also asked Lee Ann Dixon and Robin Holzer to assist in pointing out desirable locations for bike racks and also instructed staff to coordinate with the B-Cycle program in selecting the best locations for each program.

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 Marketing and Business Development Committee.

- Receive and consider recommendations from the Public Relations Committee to engage the services of CKP Consulting Services for development and implementation of a Strategic Public Relations Outreach Plan for the District, in the amount of \$2,000.00 per month



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: April 11, 2016
SUBJECT: Public Relations Sub-Committee Meeting Minutes

The Public Relations Sub-Committee met on Wednesday, April 6 at 2:00 p.m. at the Montrose District offices located at 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: Steve Madden, Claude Wynn, Ryan Haley, Ellyn Wulfe and Justin Springer.

Staff present: David Hawes, Gretchen Larson, Holli Robinson, Jerry Lowry, and Alice Lee. Carey Kirkpatrick and Jen Davis with CKP consulting services were also present.

THE COMMITTEE CONSIDERED THE FOLLOWING:

Receive a presentation and consider a proposal from, The CKP Group, for development and implementation of a Public Relations Outreach Plan for the District.

Carey Kirkpatrick and Jen Evans with CKP consulting group made a presentation to the committee about their firms experience in the field of PR and reviewed their proposal to assist the District with their public relations efforts.

The committee members asked for details about how the plan would be developed and implemented. Ms. Evans stated that the first thing their team would do is work with the District staff to review how the current public outreach is being handled via website, social media and other marketing materials and activities events, etc. Thereafter, CKP will develop press materials, including press kit, bios of key personnel, info sheets and graphics, testimonials and more. They would also create a Media list research and develop a press strategy calendar, with target release dates, pitch opportunities and editorial deadlines, and conduct direct outreach to local and regional media. Ms. Kirkpatrick stated that the costs for services is a monthly retainer of \$2,000, not including costs for crisis communications services. Executive Director Hawes stated it is committee understood that there would be additional fees if crisis communications was needed.

During the discussion, Committee Chair Madden stated that he would also like to see CKP present a proposal to develop a strategic communications plan for the District. Upon conclusion of the discussion, the consensus was to recommend to the board that the proposal presented by CKP be accepted to engage their services for public relations outreach for the District.

There being no further business to discuss the meeting adjourned at 3:15 p.m.



MONTROSE DISTRICT AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: David Hawes, Executive Director
DATE: April 11, 2016
ITEM: Receive report from the Public Relations Sub-Committee

Staff note: The minutes of the sub-committee meeting of April 6 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ACTION ITEM(S):

Receive a presentation and consider a proposal from, The CKP Group, for development and implementation of a Public Relations Outreach Plan for the District.

Committee Recommendations:

The committee recommends approval of the proposal presented by CKP for development and implementation of a Public Relations Outreach Plan with a retainer of \$2,000 per month.

Fiscal Notes:

There is available funding in the approved 2016 marketing budget to cover the costs of the \$2,000 monthly retainer.

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 Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: March 23, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its March meeting on March 23, 2016, at Prosperity Bank, 5020 Montrose Blvd.

Montrose District board members present: Chairman Claude Wynn, Steve Madden, Ryan Haley, and Tammie Wallace.

Committee members and guests present: Charlie Norris, Gene Creely, and Robin Holzer.

Staff present: Ray Lawrence, Jerry Lowry, and Holli Robinson.

The meeting was called to order at 11:37am.

Approval of February Minutes

The minutes of the February 24, 2016 meeting of the committee were approved as written.

Easy Park Project Planned by Paul Ankar

Paul Ankar was not able to attend the meeting but had informed Ray Lawrence and met with David Hawes and Jerry Lowry regarding the project. He indicated to Ray that he was now planning to proceed with his original plan to build a three-story structure in back of his four retail buildings at 1627-1639 Westheimer. The automated facility, to be supplied and erected by the Jesse Levine firm, Chicago, will have a parking capacity of 108 cars. He hopes that construction can be started by mid-summer.

By phone call to Ray in the morning, board and committee member Lane Llewellyn had communicated her recommendation that Paul meet with the home owner associations of Manville Place (700 homes) and Winlow Place (1,200 homes) to present his plans. The committee agreed with one member and a guest indicating that they also know the presidents of the HOAs involved personally. It is believed that the Easy Park project will be well received by nearby residents if the back wall can be a green wall comprised of natural vines and plants. Nearby homeowners are also expected to appreciate a facility that takes parked cars off of their residential streets.

Spring Focus Groups for Retailers and Professional Service Providers

In conjunction with the District's business retention efforts, including its business ambassador activities, the committee plans to hold two focus groups with the objectives of informing retail and professional businesses of District plans, getting their ideas and suggestions, and inviting them to be partners in improving the District long term. Tentative plans for the first meeting are as follows:

FORMAT: Breakfast meeting around a square table similar to that held on July 10, 2014.

TIME & DATE: 7:30 to 9:00 AM, Wednesday, May 4, 2016.

LOCATION: Canopy Restaurant, 3939 Montrose Blvd.

SPONSOR: Prosperity Bank

INVITEES: Retail and restaurant owners and operators, and professional service providers, located in the Montrose District.

MODERATOR: Ray Lawrence

PROPOSED PROGRAM:

- Self-Introduction by participants, board, committee members and staff attending
- Comments on District history, services and plans by Chairman Wynn and staff
- Why participants located their businesses in Montrose
- Challenges and problems facing participants with respect to their businesses
- Future business plans of participants
- Participant suggestions for 2016 Real Estate Forum
- How the District can help them

As the focus groups are completed, plans will be developed to implement any actions that appear to be needed and are consistent with the 2016–2031 Service, Improvement and Assessment Plan.

Walkability, Transit and Bikeability to Reduce Traffic Congestion

Guest Robin Holzer with Traffic Engineers, Inc. made a presentation (see attachments) on how walking, transit and biking are planned to reduce traffic congestion in the District (TEI was consultant to METRO on its Reimagining Bus Transit Program and developed the proposed Bike Plan for the City of Houston). Based on a research study by the firm, Neartown-Montrose is ranked the second most walkable neighborhood in Houston earning a Walk Score of 80. The area also received a Transit Score of 52 and a Bike Score of 77. Robin discussed elements of the METRO Reimagining Plan with the routes in red now offering service at least every 15 minutes, and on Westheimer every 6 minutes. With regard to the map with the circle enclosed bicycles, those are the existing bike share stations with planned future stations in small squares. (The City of Houston has received a grant for 70 more bike share stations). The map that follows illustrates the preliminary Short Term Bike Plan for Neartown-Montrose and Midtown. The green lines

represent off-street trails, the blue lines dedicated on-street lanes, and the purple lines slower on-street shared lanes.

Fall Real Estate Forum

Recognizing that planning will need to begin soon on this year's Fall Real Estate Forum, the committee discussed a possible theme for the event. There was general agreement that one topic of interest should focus on future infrastructure improvements in the District.

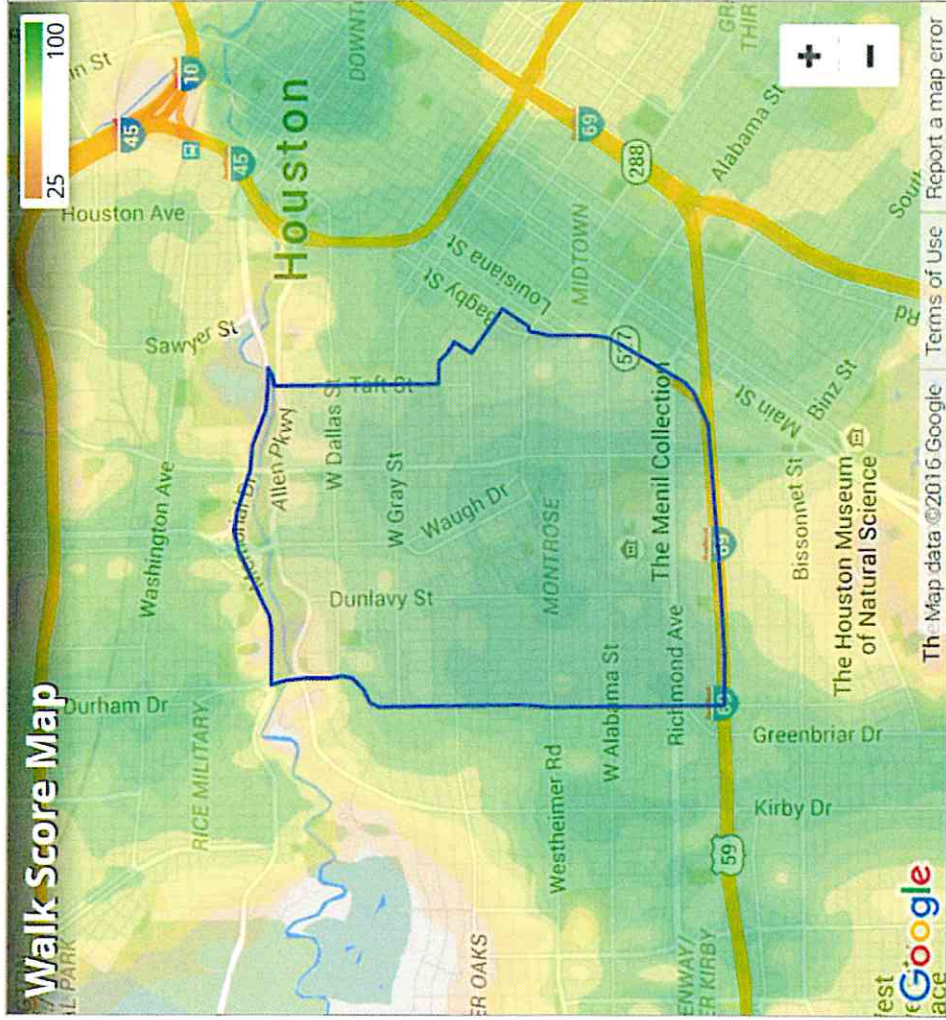
Announcements

Claude Wynn announced that there will be a public meeting on the proposed Special Parking Area for the District at the City of Houston Planning Commission office on Tuesday April 12, 2016.

Adjournment

The meeting was adjourned at 12:55 PM. The next meeting of the committee is scheduled for April 27.

Living in Neartown - Montrose Houston



Walk Score
80

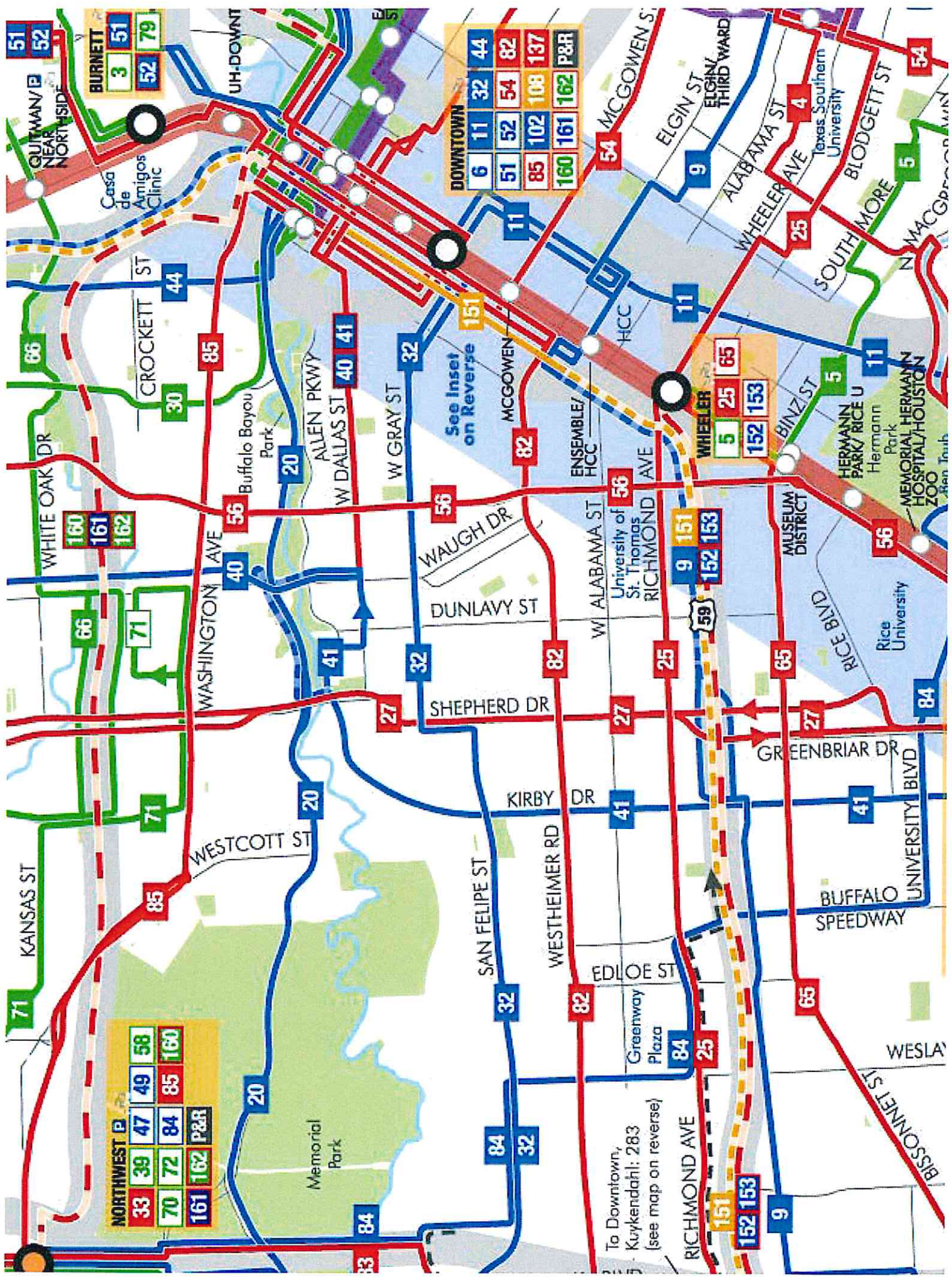
Transit Score
52

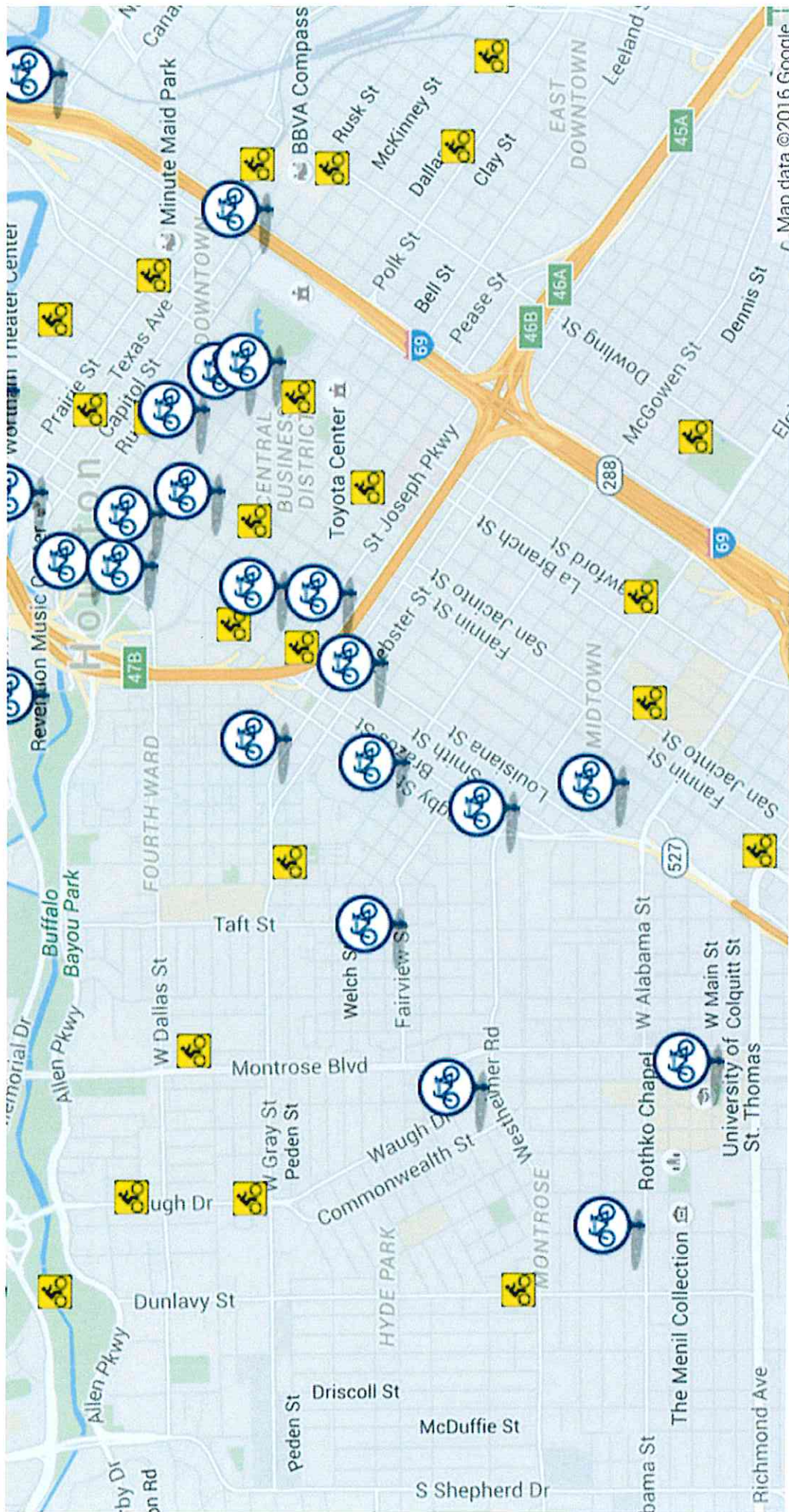
Bike Score
77

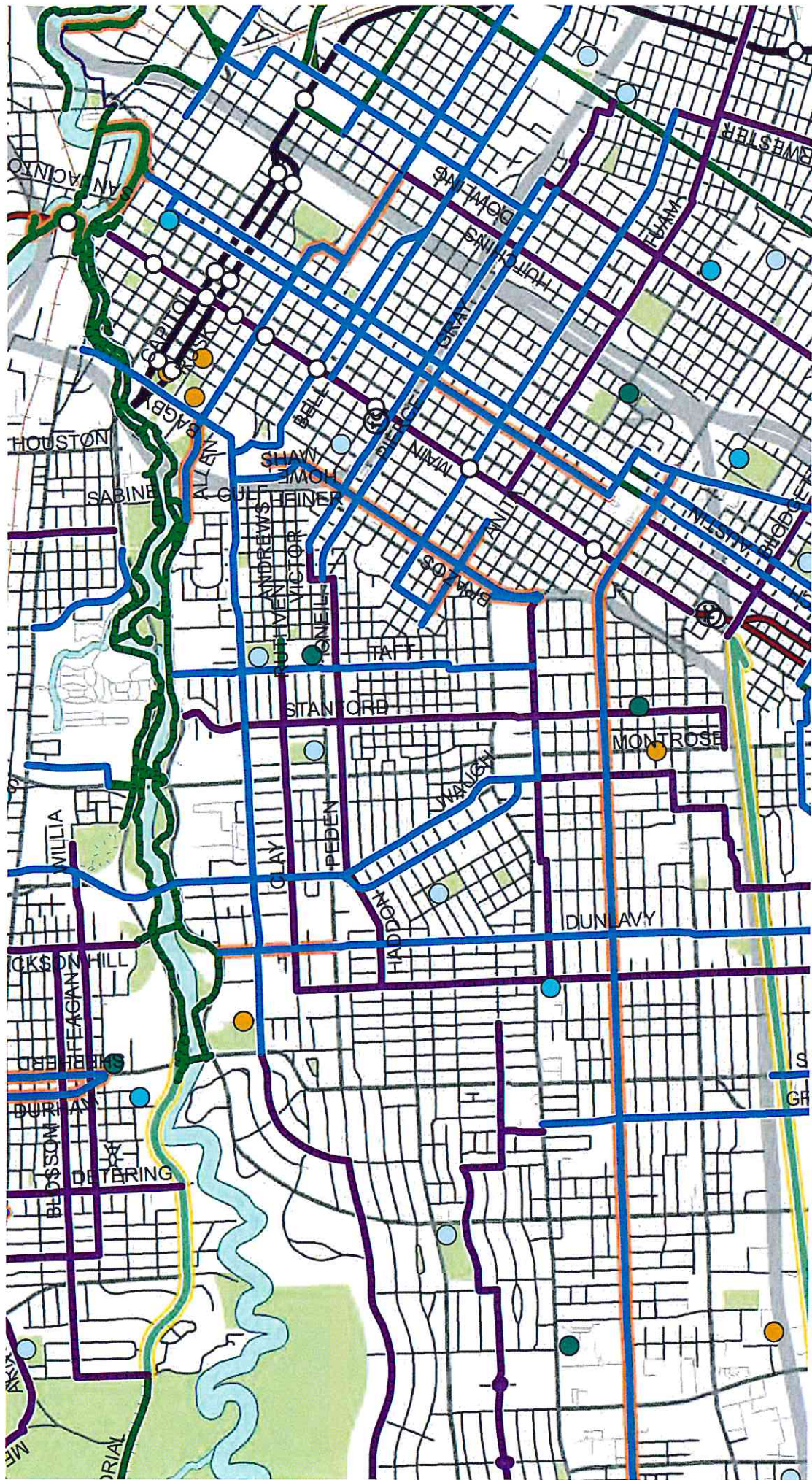
Neartown - Montrose is the 2nd most walkable neighborhood in Houston with 29,175 residents.

Most errands can be accomplished on foot in Neartown - Montrose Houston.

Neartown - Montrose has good public transportation and is very bikeable.







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 the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

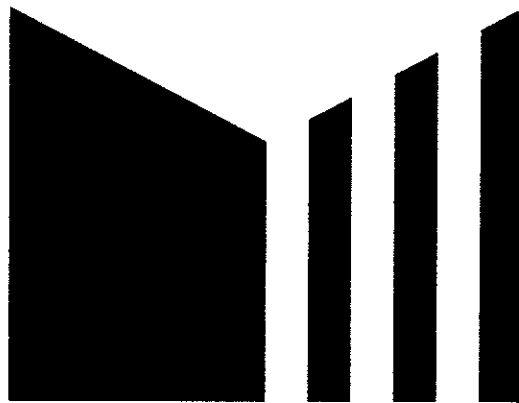
SERVICE PLAN

MONTHLY REPORT

March 15, 2016 – April 11, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee – met on April 4, 2016

Finance Committee – met on April 11, 2016

Public Safety Committee – met on March 23, 2016

Marketing and Business Relations Committee – met on April 6, 2016

Business and Economic Development Committee – met on March 23, 2016

STAFF ACTIVITY

March 15, 2016 – April 11, 2016

Marketing and Business Relations Committee

The marketing and business relations committee now meets quarterly as reported at the last board meeting and only if there are action items to consider. There were no action items for March and therefore, the committee did not meet.

Ongoing activities continued with planning and production for the next printed newsletter, updates and tweaks to the website, production of monthly e-news, updates to calendar feed for events, and work and research on PR firms for the PR sub-committee to consider at their April 6 meeting.

The bi-annual recycling event will take place on May 21 from 9 am to 1 pm at the HEB on West Alabama. This year we had to move it from the 4th Saturday in April due to conflicts with the shredding and recycling vendors. Prosperity Bank, formerly Tradition, has agreed to continue sponsoring the shredding.

Business Ambassador Program

The BA made 47 visits during the month of March with 4 visits being considered complete. In addition to regular visits the BA assisted the Executive Director and staff with other duties as assigned. The BA continues to be well received on his visits and businesses indicate that they appreciate the personalized visits and the information regarding District services that are shared.

Web and Social Media

See attached report.

Mobility and Visual Improvements Committee

Staff has been presenting to various neighborhood associations about the various mobility and visual improvement projects underway by the Montrose Management District, including the Special Parking Area application, improvements to esplanades, installation of identity markers, and replacement of bridge lighting along US 59. Most recently, staff presented to the *Neartown Association*, *Avondale Association*, *WAMM Civic Association* and *Hyde Park Civic Association*. Additionally, staff of the MMD and Walter P Moore were available to discuss improvements at *Councilmember Cohen's Capital Improvement Program meeting*.

MMD staff have also been actively corresponding with City of Houston staff regarding the Special Parking Area application.

MMD and Kudela & Weinheimer staff met with the Landscape Art as a pre-construction meeting for esplanade improvements. At that time, staff pulled improvements to the esplanade at Westheimer and Montrose due to concerns about future roadway improvements along both roadways.

Public Safety and Security Committee

Staff has met with representatives from MAMA, First Montrose Commons and WAMM neighborhood association for input to a program the committee is assembling for residential security patrol.

MMD staff is also working on Public Safety related articles and information to include in the District website.

The next meeting for the Public Safety and Security Committee is on April 27, 2016

Business and Economic Development Committee

Paul Ankar has informed Ray Lawrence that he is proceeding with his three-story automated garage project at the back of his property at 1727-1639 Westheimer. The prefabricated structure and lifts will be supplied by the Levine Co., Chicago. The facility will accommodate 108 cars. Board member Lane Llewellyn has offered to arrange meetings with the Manville Place and Winlow Place HOAs to give Paul the opportunity to review his plans with owners of properties in back of the site.

The committee will hold two breakfast focus groups/workshops with retail and professional business owners in conjunction with the District's business retention efforts. The first session is scheduled for May 4 at Canopy.

Guest Robin Holzer with Traffic Engineers, Inc. discussed the District rates in terms of walkability, public transit and suitability for biking. Subsequently, she presented maps illustrating the METRO Reimagining Network, locations of shared bike stations and bike routes in the District.

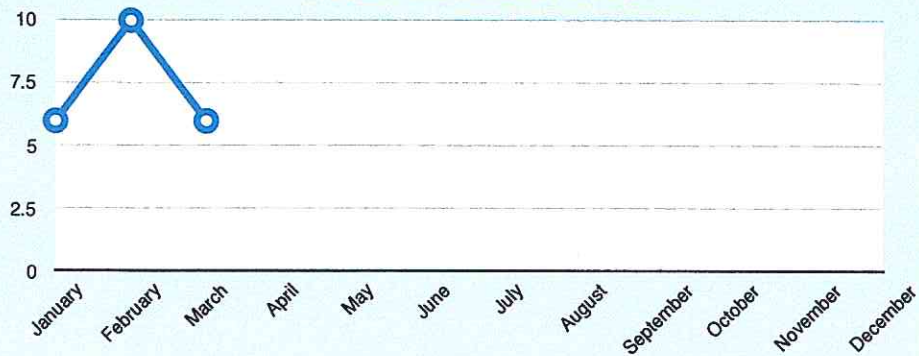
Finance Committee

The committee met on April 11th to review and consider the Assessment Collections report and bookkeeper's report. The committee recommends approval of the reports and that invoices be paid. The next Finance committee meeting will be May 9, 2016.



Website

Posts / Months for 2016



Feedback

13 Comments

0 eMails

System Updates

Core 1

Plug-Ins 11

Back-Ups

Database 31

Complete 10



MontroseDistrict.org

eNews

1 Monthly
0 Campaigns

1046

Subscribers



Twitter

+152

67

Tweets

7120

Followers



Facebook

Total number of "Likes": 16,889

(up from 16,444 in February 2016)

Total page views this month: 202,405 by 134,421 Individual users

Total page views this February: 172,274 by 115,946 Individual users

Top 5 Posts

Space City Float Intros Montrose to Floatation Therapy	22,500
Numbers Named One of the Best Small Music Venues	17,000
City of Houston No Longer Accepting Glass	10,200
Introducing Montrose's First Farm Stand	8,600
Where to Find Latin Art in the Heart of Montrose	3,800

Multi-block Development in Montrose District Passes Planning Commission



Posted: 4-6-2016, 12:11 p.m. by Adolfo Pesquera

Houston (Harris Co.) - The Planning Commission on Thursday approved building line variances for a series of commercial buildings to be constructed in the Montrose District.

The March 31 vote on the **Fairview+Mason** project was to allow building lines of 6 feet on Fairview Street, 5 feet on Genesee Street, 2 feet on Mason Street; and for canopies that would encroach 5 feet on Fairview, Genesee and Fargo streets.

The developer's written explanation to the city stated: "This stretch of Fairview is a unique area with a small scale, intimate urban experience. Our development will endeavor to keep that character by creating pedestrian and bike friendly amenities within a more urban context. The reduced setbacks will give the district a less suburban feel. It is our intention to use the City of Houston's Complete Streets design standards in creating this pedestrian realm. Compliance with the building setbacks in this area is contrary to sound public policy."

City staff recommendation was to approve the variance. One neighborhood resident, **Robin Holzer**, spoke in favor as well. A resident of the district since 1999, Holzer said she was raising a young family and enjoyed the pedestrian-friendly neighborhood.

"What we're missing is fabulous sidewalks and fabulous bike lanes. We've got old bike lanes that are small and we've got shared lanes that are too fast. We need better infrastructure in the public right of way to make it safer and easier. I'm here because I am super-excited about what the applicant has proposed. What I see is a proposal that includes great sidewalks, canopies to make it pleasant to be on those sidewalks," Holzer said.



According to a Nov. 17, 2015 report in MontroseDistrict.org, the developer is **Fred Sharifi**, who owns Gratifi, Cuchara and Max's Wine Dive--all hospitality retail venues in the neighborhood. Sharifi is founder of **SFT Investments**.

This is a \$20 million project that will include three mixed-use structures. As explained by **Ray Lawrence** in the Montrose District blog:

"One will be located at 2302-2308 Genesee (Building E), currently the location of some older apartments and Meteor Lounge. 10,000 square feet of office and retail space on the ground floor are planned, with a 5-6 story parking garage above, which Sharifi hopes will alleviate some of the parking pressures in the area.

"The second construction project will be situated on the southwest corner of Mason and Fairview (Building F). The structure will include 7,450 square feet of retail space on the ground floor, and 10,500 square feet of office space on the second floor, which will overhang the retail space at the rear of the building and provide a covered drive off Mason leading to surface parking, and an outlet on Hyde Park.

"The other two buildings (C & D) being planned are as follows. Building D on the northeast corner of Mason and Fairview will be a 2-3 story, 10,000 – 15,000 square foot mixed use retail, showroom, and event facility. Building C will be a small 1-story 1,000 square foot structure in the corner of the parking lot next to Cuchara and Max's Wine Dive, envisioned as a dessert spot, flower shop, or ice-cream parlor.

"Sharifi is contracting with the well-known Houston architectural firm [Gensler](http://Gensler.com) to undertake the designs of all four buildings, with engineering and design work expected to take close to four months, and a planned start date in late August or September 2016."

Back at the Thursday meeting, Planning Chairman **Mark Kilkenny** commended Sharifi, stating the development would be great for Montrose District, a congested area that would benefit from a multi-level parking garage.



Warehouse Development on FM 529/Spencer Road

In other business, the commissioners approved a variance on a project involved the construction of seven warehouse buildings varying in size from 3,000 sq. ft., 4,000 sq. ft., 12,000 sq. ft. and four buildings of 22,500 sq. ft. each for a total floor area of 109,000 square feet.

These are one-story buildings that will have 123 parking spaces and a detention pond to the far rear of the site. [FK+Architects](#) of Plano was retained by the developer, **F&A Investment Inc.**, to draw up site plans. Project name on the site plan is Spencer Shopping Center. [Landtech Consultants Inc.](#) is handling civil engineering.

F&A Investment sought and was granted a variance to allow construction of a north-south cul-de-sac rather than extend an existing public street, Crossing Drive, which would have cut the tract in half.

City staff noted the existing land is vacant and Crossing Drive has ended on its eastern border for 33 years.

"There still is no necessity to extend this street because there is adequate traffic circulation already existing in this area without the extension of Crossing Drive. Thus, Crossing Drive meets and is in compliance with the City of Houston's requirement for adequate vehicular traffic circulation. The applicant is requesting a variance to not extend the public street Crossing Drive and add a cul-de-sac instead," the staff report stated.

MONTROSE MANAGEMENT DISTRICT

Cleanup Update

April 2016 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.

Vacant lots:

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: 101002122584.

4326 Jack, at NW corner of Jack & Oakley, Key Map 493W - Thank you for your request or comment. Your Tracking Number is: 101002122586.

1941 W. Dallas, just west of 1937 W. Dallas, Key Map 493N - Thank you for your request or comment. Your Tracking Number is: 101002122590.

● ***Large trash pile in the parking lot of the apartment complex at 1409 Richmond, reported by Staff to 311 Online for abatement.*** Request for abatement sent by email to 311 Online.



- *New construction at 504 W. Gray.*



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](#).



MY MONTROSE: HPD OFFICER JUAN CHAVEZ-RESENDIZ

We sat down with Officer Juan Chavez-Resendiz to talk about what he loves about living and working in Montrose.

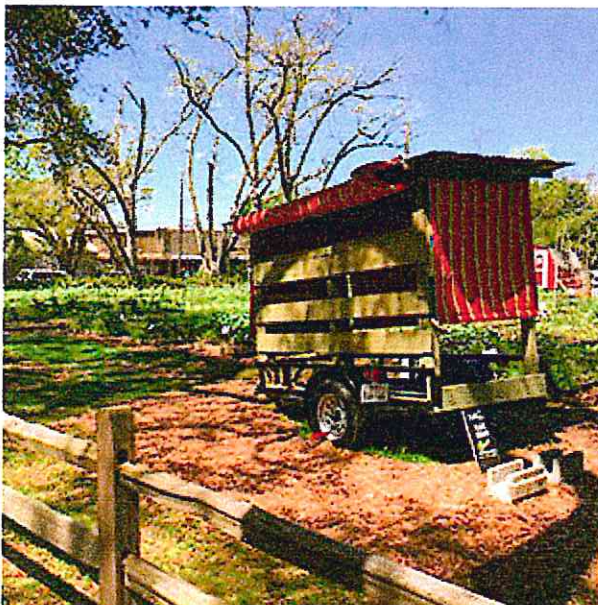
[READ MORE »](#)

**THE
EYE
GALLERY**

The Eye Gallery
1806 Westheimer
[FIND OUT MORE »](#)



Eklektic Jewelry Studio
1824 Fairview
[FIND OUT MORE »](#)



Introducing Montrose's First Farm Stand

This unique organization not only brings quality local produce to Houston tables, but does it through helping refugees grow their urban farm businesses. Their latest project is a farm stand on campus at the University of St. Thomas, with a grand opening set for April 6th.

[READ MORE »](#)

UPCOMING EVENTS

04.07 Vintage Vault Night at The Cottage Shop Benefiting The Women's Home

We're celebrating all that is VINTAGE with a night of shopping featuring Houston vintage fashion icons, models, styling experts, choice vinyl selections by DJ Gracie Chavez and retro refreshments courtesy of Ella's Little Kitchen and Topo Chico. [Learn More](#)

04.09 PDM 16: Assuming Identity

The 2016 BFA Candidates from The University of Houston's Photography and Digital Media Program are proud and excited to announce the upcoming opening of their collective senior exhibition. [Learn More](#)

04.23 First Light District

For our Debut First Light party, we are virtually kick-starting festival season with a music-fest themed morning dance party. [Learn More](#)

#montrose



@artsygirl89 via instagram
#montrosehouston

won't you be my neighbor

Corazon

Fair Trade Artisan-Made Gifts

2318 Waugh | Houston, TX | 77006 | [Contact](#)

Westheimer Antiques Flea Market

Buy and Sell Antiques

1733 Westheimer | Houston, TX | 77006 | [Contact](#)



recycle
day
9am-1pm
FEB
1701 W. Alabama
May 21

Connect and Share:

*|TWITTER:TWEET
[\$text=@montrosehtx April
Newsletter is out!]*



Like