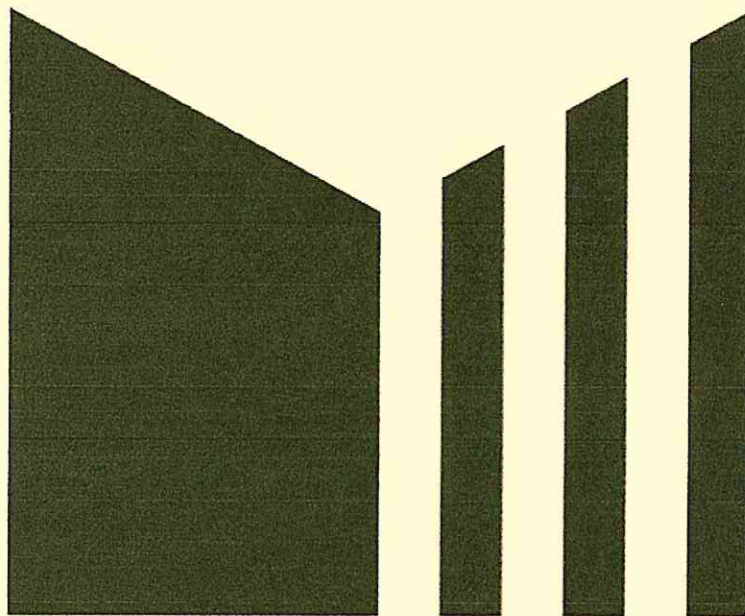


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

October 9, 2017



**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, October 9, 2017**, 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 meeting 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 September 11, 2017.
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 update from Public Safety Committee.
6. Receive and update and recommendations from Mobility and Visual Improvements Committee.
 - a. Consider proposal for Special Parking Area sidewalk trip-hazard repairs
7. Receive update and recommendations from Marketing and Business Development Committee.
 - a. Consider a services agreement with Okay Robot Creative, LLC for editorial, content creation and social media services
8. Receive update from Business and Economic Development Committee.
9. Receive Executive Director's Monthly Report.
10. 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.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
12. Announcements.
13. Adjourn.



Executive Director

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 September 11, 2017.

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

September 11, 2017

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, September 11, 2017, 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 -	vacant
Position 2 -	Tammi Wallace, <i>Secretary</i>	Position 10 -	Michael Grover
Position 3 -	William I. Davis, III	Position 11 -	Amir Sabzevari
Position 4 -	Lara Attayi	Position 12 -	vacant
Position 5 -	Dimitri Fetokakis	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	vacant
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden, <i>Vice-Chair</i>		

and all were present, with the exception of Directors Davis and Fetokakis, thus constituting a quorum. Also present were David Hawes, Josh Hawes and Linda Clayton, all with Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Diane Michaux, Municipal Accounts; Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates; and Dennis Beedon, Montrose Business Ambassador. Others attending the meeting were Barry Abrams, BlankRome; Officer Victor Beserra, Montrose HPD; Linda Trevino, METRO, Mark Conway, Walter P. Moore; and Daphne Scarbrough, Richmond Avenue Coalition. Chairman Wynn called the meeting to order at 12:00 p.m.

RECEIVE PUBLIC COMMENTS.

Daphne Scarbrough commented on the Walter P. Moore proposal and the bridge lighting.

APPROVE MINUTES OF REGULAR MEETING HELD JULY 10, 2017 AND MEETING HELD AUGUST 11, 2017.

Upon a motion duly made by Director Grover, and being seconded by Director Madden, the Board voted unanimously to approve the Minutes of the July 10, 2017, and August 11, 2017, Board meetings, as presented.

AUTHORIZE EXECUTIVE DIRECTOR TO SET DATE, TIME AND PLACE FOR HEARING ON SERVICE, IMPROVEMENT AND ASSESSMENT PLAN.

Upon a motion duly made by Director Madden, and being seconded by Director Wallace, the Board voted unanimously to authorize the Executive Director to set date, time and place for hearing on Service, Improvement and Assessment Plan.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report

This item is presented later in meeting.

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

Ms. Michaux presented the monthly Bookkeeper's Report, Quarterly Investment Inventory Report and went over invoices, included in the Board agenda materials. Chairman Wynn reported the Finance Committee reviewed the Bookkeeper's Report and invoices, and is recommending for approval. Upon a motion duly made by Director Wallace, and being seconded by Director Madden, the Board voted unanimously to accept the Bookkeeper's Report, Quarterly Investment Inventory Report and approved payment of invoices, as presented.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Mr. J. Hawes reported the Public Safety Committee did not meet in August. Officer Beserra presented the August 2017, Patrol Summary Report, included in the Board agenda materials, and answered questions.

CONTINUED - RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report

Ms. Hall presented the Assessment Collection Reports, included in the Board agenda materials. She reported a combined 85% collection rate on the 2016 assessments for the east and west zones. She reported a 91% collection rate on the 2016 assessments, approximately \$870,000 in uncertified values and 55 unsettled accounts for the east zone; and an 82% collection rate on the 2016 assessments, with no uncertified values and 126 unsettled accounts for the west zone. No action from the Board was required.

RECEIVE AN UPDATE AND RECOMMENDATIONS FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

a. Consider and approve report from Walter P Moore on the bridge lighting installation.

Mr. J. Hawes reported the Mobility and Visual Improvements Committee met on Friday and reviewed the Walter P. Moore report. He stated the report is being revised and will be submitted to the Board for review upon completion.

b. Consider letter of acceptance with Department of Transportation for bridge lights.

This item was tabled.

c. Consider and approve proposal from Dero for bike racks in the amount of \$24,655.79.

Upon a motion duly made by Director Jara, and being seconded by Director Grover, the Board voted unanimously to approve the proposal from Dero for bike racks in the amount of \$24,655.79.

RECEIVE UPDATE AND RECOMMENDATIONS FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Director Madden provided an update on marketing and business development and reported staff continues to work on the initial guidelines to be used for bridge lighting requests. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence provided an update on business and economic development initiatives. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. J. Hawes reported Mr. Brewer has been meeting with business owners, and attending civic association and neighborhood meetings.

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.

The Board convened in Executive Session at 12:17 p.m.

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

The Board reconvened in Open Session at 12:49 p.m. No action was taken.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 12:49 p.m.

(Seal)



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

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

MONTROSE DISTRICT
COMBINED EAST & WEST ZONES

SEPTEMBER 2017
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$2,402,017.97	\$2,046,307.26	\$355,710.71	85%
2015	0.12500	\$2,111,475.75	\$2,097,031.23	\$14,444.52	99%
2014	0.12500	\$1,930,070.99	\$1,928,106.40	\$1,964.59	99%
2013	0.12500	\$1,625,082.62	\$1,623,681.34	\$1,401.28	99%
2012	0.12500	\$1,397,000.05	\$1,396,962.55	\$37.50	99%
2011	0.12500	\$1,290,475.44	\$1,290,024.40	\$451.04	99%
2010	0.12500	\$1,267,527.28	\$1,267,489.78	\$37.50	99%

ASSESSED VALUE FOR 2016:	1,979,001,770	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	1,697,692,080	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,549,923,238	Uncertified:	0
ASSESSED VALUE FOR 2013:	1,304,659,550	Uncertified:	0
ASSESSED VALUE FOR 2012:	1,118,613,844	Uncertified:	0

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
September 2017
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$698,890.57	\$638,449.62	\$60,440.95	91%
2015	0.12500	\$646,988.78	\$645,183.35	\$1,805.43	99%
2014	0.12500	\$606,010.42	\$605,972.92	\$37.50	99%
2013	0.12500	\$494,559.46	\$494,521.96	\$37.50	99%
2012	0.12500	\$427,480.35	\$427,442.85	\$37.50	99%
2011	0.12500	\$409,030.62	\$408,993.12	\$37.50	99%
2010	0.12500	\$401,884.94	\$401,847.44	\$37.50	99%
2009	0.12500	\$419,571.29	\$419,533.79	\$37.50	99%
2008	0.12500	\$396,307.25	\$396,282.25	\$25.00	99%
2007	0.12500	\$309,059.77	\$309,041.02	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2016 Assessment Collected	-5,679.59	509,523.75
2015 Assessment Collected	-457.86	-1,480.81
2014 Assessment Collected	0.00	-172.14
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	-20.33	7,065.38
Overpayments	0.00	4,979.59
CAD Lawsuits	6,184.43	11,802.63
CAD Corrections	0.00	0.00
Collection Fees	-26.65	353.30
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	0.00	532,071.70
Overpayments Presented for Refund	5,241.15	15,838.94
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	567,274,799	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	521,155,782	Uncertified:	0
ASSESSED VALUE FOR 2014:	487,265,395	Uncertified:	0
ASSESSED VALUE FOR 2013:	399,320,419	Uncertified:	0
ASSESSED VALUE FOR 2012:	342,293,426	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	309,041.02	
2008	0.12500	344,250	327,038	396,282.25	
2009	0.12500	351,135	333,578	419,533.79	
2010	0.12500	358,158	340,250	401,847.44	
2011	0.12500	365,321	347,055	408,993.12	
2012	0.12500	372,627	353,996	427,442.85	
2013	0.12500	380,080	361,076	\$494,521.96	
2014	0.12500	387,681	368,297	\$605,972.92	
2015	0.12500	395,435	375,663	\$645,183.35	
2016	0.12500	403,344	383,177	\$638,449.62	
		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

September 2017

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	75,120,400	93,900.50
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	37,656,896	47,071.12
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302490010001	4306 YOAKUM BLVD 77006	OFFICE BUILDINGS	22,507,000	28,133.75
EQUITAS CAMPANILE EAST LLC 3810 W ALABAMA ST HOUSTON TX 77027-5204	1207680010001 1277520010001	4119 MONTROSE BLVD 77006 4203 MONTROSE BLVD 77006	OFFICE BUILDINGS	16,669,146	20,836.43
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	14,731,120	18,413.90
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	10,821,631	13,527.04
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	10,125,000	12,656.25
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009 0261510000020 0261510000021 0261510000027 0442130000001	804 PACIFIC ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006	VARIOUS COMMERCIAL	5,839,114	7,135.73

MONTROSE DISTRICT EAST ZONE

September 2017					
TOP TEN ASSESSMENT PAYERS					
0140680000009	810 HYDE PARK BLVD 77006				
102 104 GREENWICH STREET MANHATTAN % RICHMOND MONTROSE CVS LP 1 CVS DR WOONSOCKET RI 02895-6146	1258090010001	1003 RICHMOND AVE 77006	DRUG STORE	5,096,460	6,370.58
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	5,065,082	6,331.35

MONTROSE DISTRICT EAST ZONE

September 2017						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
SHAW'S JEWELRY LTD * 1015 W GRAY ST HOUSTON TX 77019-4227	92 133 077 001 0001	1015 W GRAY ST 77019	RETAIL STORE	2016	3,025.00	
BAYOU BEND CAPITAL LLC 11820 WINK RD HOUSTON TX 77024-7133	92 122 924 001 0001	106 WESTHEIMER RD 77006	SHOPPING CENTER	2016	2,293.05	
YOAKUM FL ACQUISITION LLC 4511 YOAKUM BLVD HOUSTON TX 77006-5830	92 030 245 000 0007	4511 YOAKUM BLVD 77006	OFFICE BUILDING	2016	2,099.08	
701 RICHMOND AVE LLC C/O K GREGORY ERWIN 701 RICHMOND AVE STE 250 HOUSTON TX 77006-5556	92 014 149 000 0001	701 RICHMOND AVE 77006	OFFICE BUILDINGS	2016	2,041.27	
SIMPA TEXAS INC 5513 LONGMONT DR HOUSTON TX 77056-2342	92 130 313 001 0001	922 W ALABAMA ST 77006	CONVENIENCE MARKET	2016	1,969.76	
BORRELL LEO J & H JUDY 3819 DRAKE ST HOUSTON TX 77005-1119	92 030 246 000 0003	4314 YOAKUM BLVD 77006	OFFICE BUILDINGS	2016	1,948.69	
MACEY FAMILY PROPERTIES INC * 1717 SAINT JAMES PL STE 118 HOUSTON TX 77056-3409	92 014 148 000 0012	607 RICHMOND AVE 77006	SHOPPING CENTER	2016	1,945.83	
LOPEZ DAVID T & ROMELIA * 3900 MONTROSE BLVD HOUSTON TX 77006-4908	92 026 166 000 0001	3900 MONTROSE BLVD #1 77006	MIXED RETAIL	2016	1,766.25	
TLP HAWTHORNE LLC 104 BRADBURY XING LAFAYETTE LA 70508-6639	92 037 031 000 0001	405 HAWTHORNE ST #24 77006	APARTMENT GARDEN	2016	1,577.44	
BARTLEY JAMES E 10424 ROCKLEY RD HOUSTON TX 77099-3524	92 026 135 000 0017	520 LOVETT BLVD #10 77006	APARTMENT	2016	1,540.95	

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 8/11/2017**

Jur 930

Summary

For Tax Years 2007-2016, for the period of June 2009 through July 2017

Settled

954,584,215	Original value of Settled accounts as of 8/11/2017
299	Number of Settled accounts as of 8/11/2017
211,611,068	Reduction in value of Settled accounts
22.17%	Average % reduction in value of Settled accounts

Unsettled

178,925,402	Original value of Unsettled accounts as of 8/11/2017
54	Number of Unsettled accounts as of 8/11/2017

.125 Tax rate per \$100 valuation

\$49,580	Estimated reduction in assessment on	54	Unsettled accounts, based on 22.17% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
September 2017
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$1,703,127.40	\$1,407,857.64	\$295,269.76	83%
2015	0.12500	\$1,464,486.97	\$1,451,847.88	\$12,639.09	99%
2014	0.12500	\$1,324,060.57	\$1,322,133.48	\$1,927.09	99%
2013	0.12500	\$1,130,523.16	\$1,129,159.38	\$1,363.78	99%
2012	0.12500	\$969,519.70	\$969,519.70	\$0.00	100%
2011	0.12500	\$881,444.82	\$881,031.28	\$413.54	99%
2010	0.12500	\$865,642.34	\$865,642.34	\$0.00	100%

Current Month Activity

Revenue:	Current Month	Year to Date
2016 Assessment Collected	-12,641.00	1,224,786.14
2015 Assessment Collected	614.42	-247.86
2014 Assessment Collected	0.00	879.25
2013 Assessment Collected	0.00	796.46
2012 Assessment Collected	0.00	754.70
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
Penalty & Interest	1,470.02	36,193.42
Overpayments	18.62	4,900.96
CAD Lawsuits	19,332.27	46,435.30
CAD Corrections	0.00	250.56
Collection Fees	1,722.46	4,276.00
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	10,516.79	1,319,024.93

Overpayments Presented for Refund	19,001.87	51,343.65
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	1,411,726,971	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,176,536,298	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,062,657,843	Uncertified:	0
ASSESSED VALUE FOR 2013:	905,339,131	Uncertified:	0
ASSESSED VALUE FOR 2012:	776,320,418	Uncertified:	0
ASSESSED VALUE FOR 2011:	705,155,443	Uncertified:	0
ASSESSED VALUE FOR 2010:	692,511,502	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	865,642	822,360	\$865,642.34	
2011	0.12500	882,955	838,807	\$881,031.28	
2012	0.12500	900,614	855,584	\$969,519.70	
2013	0.12500	918,627	872,695	\$1,129,159.38	
2014	0.12500	936,999	890,149	\$1,322,133.48	
2015	0.12500	955,739	907,952	\$1,451,847.88	
2016	0.12500	974,854	926,111	\$1,407,857.64	
		6,435,430	6,113,659		643,543

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

September 2017

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	85,622,483	107,028.10
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001 0442250000170 0442250000169 0442250000168 0442250000145 0442250000110 0442250000105 0442250000005 0442250000002 0442250000171	2005 W GRAY ST 77019 1953 W GRAY ST 77019 1953 W GRAY ST 77019 2028 W GRAY ST 77019 2001 W GRAY ST 77019 2020 W GRAY ST 77019 2010 W GRAY ST 77019 2002 W GRAY ST 77019 1950 W GRAY ST 77019 2017 W GRAY ST 77019	VARIOUS COMMERCIAL	87,758,296	106,037.87
FINGER-FSG DUNLAVY LTD % THE FINGER COMPANIES 99 DETERING ST STE 200 HOUSTON TX 77007-8289	1345350010001	3833 DUNLAVY ST #399 77006	APARTMENT	60,014,553	73,313.83
PPF AMLI RIVER OAKS LLC 200 W MONROE ST STE 2200 CHICAGO IL 60606-5070	1335700010001	1340 W GRAY ST #275 77019	APARTMENT	53,955,000	67,443.75
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-8619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	53,750,000	67,187.50
ANBIL II-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011 1170070010001 1170070020001 0730810030007	1505 W CLAY ST 77019 1422 W GRAY ST 77019 1414 WAUGH DR 77019 1521 W CLAY ST 77019	SHOPPING CENTER	53,736,935	63,643.66
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	46,959,392	58,699.24
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	41,980,432	52,475.54

September 2017

38,846.82

MONTROSE DISTRICT WEST ZONE

September 2017						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
DUNLAVY DEVELOPMENT PHASE I LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	94 128 648 001 0001	4310 DUNLAVY ST #236 77006	APARTMENT	2016	49,437.50	
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	94 128 648 001 0002	4310 DUNLAVY ST #208 77006	APARTMENT	2016	36,859.01	
PREHC GAVI BELLEVUE I LLC 711 HIGH ST DES MOINES IA 50392-1370	94 052 066 061 0006	2323 S SHEPHERD DR 77019	OFFICE BUILDINGS	2016	24,377.33	
5020 INVESTMENTS LTD * 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2016	16,250.00	
KNA SPRINGFIELD VENTURE * 550 WAUGH DR HOUSTON TX 77019-2002	94 044 255 000 0020	2030 WESTHEIMER RD 77019	RETAIL STORE	2016	7,381.69	
KNA PARTNERS TOWER INC * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER	2013 - 2016	6,679.45	
KNA PARTNERS * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2016	5,732.13	
CITY CENTER AT MIDTOWN LLC 1920 E HALLANDALE BEACH BLVD STE 505 HALLANDALE BEACH FL 33009-4723	94 044 267 000 0002	1920 W ALABAMA ST 77098	VACANT	2016	5,562.61	
PLAZA JJP LLC 1120 BAY AREA BLVD HOUSTON TX 77058-2502	94 044 225 000 0030	1945 W BELL ST #44 77019	APARTMENT GARDEN	2016	5,085.10	
HARVEST MOON DEVELOPMENT COMPANY 2164 TROON RD HOUSTON TX 77019-1512	94 130 290 002 0001	2410 WAUGH DR #14 77006	APARTMENT	2016	4,671.53	

* Pending HCAD Value Lawsuits

Harris County Improvement District No. 11 / West Montrose
 Lawsuit and Arbitration Status Summary as of 9/15/2017

Jur 939

Summary

For Tax Years 2010-2016, for the period of September 2010 through August 2017

Settled

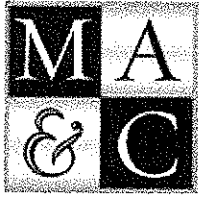
2,125,910,586	Original value of Settled accounts as of 9/15/2017
622	Number of Settled accounts as of 9/15/2017
208,317,164	Reduction in value of Settled accounts
9.80%	Average % reduction in value of Settled accounts

Unsettled

259,592,966	Original value of Unsettled accounts as of 9/15/2017
93	Number of Unsettled accounts as of 9/15/2017

.125 Tax rate per \$100 valuation

\$31,797	Estimated reduction in assessment on 93 Unsettled accounts, based on 9.80% average
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MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

October 9, 2017

Montrose Management District
Cash Flow Report - Checking Account
As of October 9, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/12/2017				\$25,743.18
Receipts				
	Interest Earned on Checking		8.21	
	Assessment Revenue		10,516.79	
	Wire Transfer from Money Market		354,104.03	
Total Receipts				364,629.03
Disbursements				
226	Reliant	Utility Expense	(1,488.06)	
277	ALLY	Vehicle Lease	(939.98)	
281	Reliant	Utility Expense	(18.88)	
327	Bankcard Center	Credit Card Expenses	(2,596.30)	
328	Comcast	Office Expenses	(199.09)	
329	Comcast	Office Expenses	(221.86)	
332	Verizon Wireless	Cell Phone Expense	(80.08)	
333	Aaron M Day	Security Expense	(4,403.59)	
334	Brian M Alms	Security Expense	(1,246.73)	
335	Charles Starks	Security Expense	(389.57)	
336	John E Obenhaus	Security Expense	(686.04)	
337	Joseph C Mabasa	Security Expense	(4,676.61)	
338	Juan Arroyo	Security Expense	(1,591.86)	
339	Juan J Chavez-Resendiz	Security Expense	(2,311.12)	
340	Juan Ramos	Security Expense	(623.36)	
341	Lee T Jaquarya	Security Expense	(1,634.09)	
342	Leon Laureano.	Security Expense	(720.03)	
343	Richard J Bass	Security Expense	(924.82)	
344	Theodore Villarreal	Security Expense	(748.04)	
345	Todd L Thibodeaux	Security Expense	(3,875.09)	
346	Victor Beserra.	Security Expense / Coordinator Fee	(4,454.89)	
347	Ahmed Badawi	Assessment Refund	(163.38)	
348	Allied American Bank	Assessment Refund	(293.84)	
349	Benjamin F Conner ET AL	Assessment Refund	(19.09)	
350	Corelogic Commercial Real ES	Assessment Refund	(18.62)	
351	CVS Health	Assessment Refund	(857.31)	
352	Gray Mosley	Assessment Refund	(103.79)	
353	Jose R Moreno & Trustee	Assessment Refund	(31.25)	
354	Landmark Industries LTD	Assessment Refund	(274.28)	
355	Lisa Rebori	Assessment Refund	(4.84)	
356	PPF AMLI 2221 West Dallas Street LLC	Assessment Refund	(4,838.00)	
357	Shepherd Inv. LP	Assessment Refund	(3,500.00)	
358	Weingarten Realty Investors	Assessment Refund	(14,085.62)	
359	Zubeda G Memon	Assessment Refund	(53.00)	
360	Blank Rome LLP	Legal Fees - Litigation	(12,804.86)	
361	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(885.00)	
362	Busy Bee Creatives LLC	Website Maintanace	(350.00)	
363	Cracked Fox	Graphic Design & Marketing Services	(1,642.50)	
364	Dennis C. Beedon	Business Ambassador Program Services	(2,805.99)	
365	Equi-Tax, Inc.	Tax Services	(2,053.04)	
366	Harris County Treasurer	Legal Fees	(5,069.45)	
367	Hawes Hill & Associates LLP	Consulting & Admin Fee	(30,497.37)	
368	Kudela & Weinheimer	Montrose Medians	(1,805.28)	
369	Landscape Art, Inc.	Esplanade Enhancements - Phase 1	(7,968.67)	

Montrose Management District
Cash Flow Report - Checking Account
As of October 9, 2017

Num	Name	Memo	Amount	Balance
Disbursements				
370	Lawrence & Associates	Economic Development	(1,250.00)	
371	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,361.15)	
372	Montrose Car Care Center	Vehicle Maintenance	(174.24)	
373	Okay Robot Creative	Social and Digital Media Management	(3,500.00)	
374	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(1,215.58)	
375	SentriForce	Mobile Camera Program	(2,800.00)	
376	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
377	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
378	Comcast	Office Expenses - Holding Check	0.00	
379	Comcast	Office Expenses - Holding Check	0.00	
380	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(9,982.32)	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(14.64)	
Total Disbursements				<u>(145,453.20)</u>
Balance AS OF 10/09/2017				<u><u>\$244,919.01</u></u>

Montrose Management District

Account Balances

As of October 9, 2017

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CLASS (XXXX0001)	04/12/2016		1.27 %	3,413.93	
Checking Account(s)					
PROSPERITY BANK (XXXX9069)			0.05 %	244,919.01	Checking Account
Totals for Operating Fund:				\$248,332.94	
Grand total for Montrose Management District:				\$248,332.94	

Montrose Management District
Summary of Pledged Securities

As of October 9, 2017

Financial Institution: PROSPERITY BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$244,919.01	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,052,287.77	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TEXAS CLASS		
Total CDs, MM:	\$3,413.93	Collateral Security Required: No
Less FDIC coverage:	\$0.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montrose Management District
Revenue & Expenditures Total Zone
September 2017

Source of Funds	Sep 17	Budget	\$ Over Budget	% of Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14391 · Restricted Funds	0	0	0	0%	(352,594)	(352,594)	0	100%	(352,594)
14110 · Assessments	(18,302)	0	(18,302)	100%	2,049,129	2,072,838	(23,709)	99%	2,378,660
14111 · PY Assessments	157	(750)	907	(21%)	530	(6,750)	7,280	(8%)	(9,000)
14112 · Assessment Refunds	(1,413)	(4,750)	3,337	30%	(47,669)	(42,750)	(4,919)	112%	(57,000)
14120 · Collection Fees	27,213	7,083	20,130	384%	62,867	63,750	(883)	99%	85,000
14310 · Penalties & Interest	1,450	2,083	(633)	70%	43,259	18,750	24,509	231%	25,000
14330 · Miscellaneous Income	0	417	(417)	0%	19,108	3,750	15,358	510%	5,000
14370 · Interest Earned on Temp. Invest	1,555	458	1,097	340%	4,321	4,125	196	105%	5,500
14380 · Interest	8	7	1	114%	140	60	80	233%	80
14390 · Prior Year Ending Fund Balance	0	0	0	0%	609,322	609,322	0	100%	609,322
Total Source of Funds	10,668	4,548	6,120	235%	2,388,413	2,370,501	17,912	101%	2,689,968
Use of Funds									
District and Project Management									
16150 · Staff Admin & Management	29,293	29,293	0	100%	263,635	263,635	0	100%	351,513
Total District and Project Management	29,293	29,293	0	100%	263,635	263,635	0	100%	351,513
Business Development									
16125-1 · Marketing & Public Relations									
16125 · Marketing & Public Relations									
16125-2 · Total Projects/Programs	0	2,500	(2,500)	0%	4,560	22,500	(17,940)	20%	30,000
16125-3 · Total Marketing Materials & Adv	6,502	6,492	10	100%	24,077	58,425	(34,348)	41%	77,900
16125-4 · Total Vendor Support of Project	8,343	17,850	(9,507)	47%	147,571	160,650	(13,079)	92%	214,200
16125 · Marketing & Public Relations - Other	0	0	0	0%	1,125	0	1,125	100%	0
Total 16125 · Marketing & Public Relations	14,845	26,842	(11,997)	55%	177,333	241,575	(64,242)	73%	322,100
16135 · Economic Development Services	0	1,667	(1,667)	0%	2,500	15,000	(12,500)	17%	20,000
16136 · Real Estate Consulting	1,250	1,250	0	100%	11,250	11,250	0	100%	15,000
16138 · Real Estate Forum	0	833	(833)	0%	0	7,500	(7,500)	0%	10,000
16140 · Web Site Main./Host/I.T.	350	600	(250)	58%	3,150	5,400	(2,250)	58%	7,200
16141 · GIS Services	0	208	(208)	0%	566	1,875	(1,309)	30%	2,500
Total Business Development	16,445	31,400	(14,955)	52%	194,799	282,600	(87,801)	69%	376,800

Montrose Management District
Revenue & Expenditures Total Zone
September 2017

	Sep 17	Budget	\$ Over Budget	% of Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Project Staffing & Admin									
16610 · Meeting Room	225	188	37	120%	1,600	1,688	(88)	95%	2,250
16550 · Service Charges	(45)	50	(95)	(90%)	283	450	(167)	63%	600
16160 · Reimbursable Expenses	156	533	(377)	29%	3,180	4,800	(1,620)	66%	6,400
16170 · Reimbursable Mileage	24	583	(559)	4%	3,498	5,250	(1,752)	67%	7,000
16180 · Postage, Deliveries	66	146	(80)	45%	935	1,313	(378)	71%	1,750
16190 · Printing & Reproduction	1,000	625	375	160%	6,428	5,625	803	114%	7,500
16200 · Public Notices, Advertising	0	92	(92)	0%	72	825	(753)	9%	1,100
16220 · Legal Services									
16220-4 · Legal Services - Litigation	0	12,500	(12,500)	0%	157,869	112,500	45,369	140%	150,000
16220-3 · Legal Services - Collections	0	1,583	(1,583)	0%	3,669	14,250	(10,581)	26%	19,000
16220-2 · Legal Services - General	0	2,729	(2,729)	0%	24,175	24,502	(387)	98%	32,750
Total 16220 · Legal Services	0	16,812	(16,812)	0%	185,713	151,312	34,401	123%	201,750
16250 · Bookkeeping	1,286	1,685	(399)	76%	16,961	15,165	1,796	112%	20,220
16260 · Assess Data Mgmt & Billing Svcs	2,053	2,500	(447)	82%	23,158	22,500	658	103%	30,000
16270 · Office Furniture & Supplies	46	208	(162)	22%	398	1,875	(1,477)	21%	2,500
16280 · Other	1,940	183	1,757	1,060%	17,143	1,650	15,493	1,039%	2,200
16290 · Office Lease Space	1,200	1,200	0	100%	10,800	10,800	0	100%	14,400
16291 · Office Equipment	421	250	171	168%	3,710	2,250	1,460	165%	3,000
16340 · Auditing Fees	0	0	0	0%	10,550	10,550	0	100%	13,500
16530 · Insurance & Surety Bond	0	0	0	0%	12,653	9,000	3,653	141%	9,000
Total Project Staffing & Admin	8,372	25,055	(16,683)	33%	297,082	245,053	52,029	121%	323,170

Montrose Management District
Revenue & Expenditures Total Zone
September 2017

	Sep 17	Budget	\$ Over Budget	% of Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15460 · Meaningful Change Campaign	0	0	0	0%	6,000	0	6,000	100%	0
15415 · Vehicle Lease	0	1,880	(1,880)	0%	9,129	16,920	(7,791)	54%	22,560
15416-1 · Vehicle Maintenance.	474	750	(276)	63%	9,276	6,750	2,526	137%	9,000
15420 · Contract Public Safety Services	31,265	31,667	(402)	99%	306,180	285,000	21,180	107%	380,000
15421 · Payroll Expenses	2,397	2,667	(270)	90%	23,543	24,000	(457)	98%	32,000
15425 · Mobile Camera Program	2,800	2,500	300	112%	25,550	22,500	3,050	114%	30,000
15430 · Cell Phone	80	83	(3)	96%	721	750	(29)	96%	1,000
16102 · Public Safety Equipment	0	125	(125)	0%	0	1,125	(1,125)	0%	1,500
16110 · Graffiti Abatement	0	5,417	(5,417)	0%	42,560	48,750	(6,190)	87%	65,000
16115 · Nuisance Abatement	5,069	5,417	(348)	94%	45,625	48,750	(3,125)	94%	65,000
16116 · Street Lights	0	467	(467)	0%	2,100	2,333	(233)	90%	2,800
Total Security and Public Safety	42,085	50,973	(8,888)	83%	470,684	456,878	13,806	103%	608,860
Visual Improvements & Cultural									
16205 · Utility Expense	1,530	1,333	197	115%	13,574	12,000	1,574	113%	16,000
16204 · Water Expense	0	833	(833)	0%	231	7,500	(7,269)	3%	10,000
16203 · Litter Abatement	0	8,750	(8,750)	0%	35,000	78,750	(43,750)	44%	105,000
16202 · Street Sweeping	0	0	0	0%	14,208	0	14,208	100%	0
16213 · Landscape Maintenance	1,917	2,917	(1,000)	66%	17,250	26,250	(9,000)	66%	35,000
Total Visual Improvements & Cultural	3,447	13,833	(10,386)	25%	80,263	124,500	(44,237)	64%	166,000
16580 · Transfer to Capital Budget	0	0	0	0%	666,325	666,325	0	100%	666,325
Total Use of Funds	99,642	150,554	(50,912)	66%	1,972,788	2,038,991	(66,203)	97%	2,492,668
Net Source of Funds	(88,974)	(146,006)	57,032	61%	415,625	331,510	84,115	125%	197,300

Montrose Management District
Revenue & Expenditures Total Zone
September 2017

	Sep 17	Budget	\$ Over Budget	% of Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Other Source/Use of Funds									
Other Source of Funds									
Capital Improvements									
15401 · Transfer from General Fund	0	0	0	0%	666,325	666,325	0	100%	666,325
15402 · Tradition Bank Loan	0	0	0	0%	0	0	0	0%	350,000
Total Capital Improvements	0	0	0	0%	666,325	666,325	0	100%	1,016,325
Total Other Source of Funds	0	0	0	0%	666,325	666,325	0	100%	1,016,325
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17009 · B Cycle Station Project	0	0	0	0%	0	0	0	0%	5,000
17003 · SPA ERelated Design/Update Serv	0	0	0	0%	17,336	17,336	0	100%	105,000
17004 · Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
17005 · General Engineering Services	0	0	0	0%	20,770	20,770	0	100%	30,000
17006 · Bike Rack Installation Project	0	0	0	0%	0	0	0	0%	15,000
17008 · Bridge Lighting Install Project	1,815	1,815	0	100%	26,070	26,070	0	100%	50,000
Total Mobility & Transportation - CPF	1,815	1,815	0	100%	64,176	64,176	0	100%	264,000
Visual Improve & Cultural - CPF									
17105 · Bagby/Elgin Design Services	0	0	0	0%	0	0	0	0%	50,000
17101 · Identity Marker Design Services	0	0	0	0%	292	292	0	100%	1,600
17102 · Esplanade Design Services	0	0	0	0%	25,757	25,757	0	100%	52,710
17103 · Identity Marker Installation	0	0	0	0%	182,991	182,991	0	100%	184,265
17104 · Esplanade Installation	0	0	0	0%	76,811	76,811	0	100%	463,850
Total Visual Improve & Cultural - CPF	0	0	0	0%	285,851	285,851	0	100%	752,425
Total Capital Improvement	1,815	1,815	0	100%	350,027	350,027	0	100%	1,016,425
Total Other Use of Funds	1,815	1,815	0	100%	350,027	350,027	0	100%	1,016,425
Net Other Source/Use of Funds	(1,815)	(1,815)	0	100%	316,298	316,298	0	100%	(100)
Planned Reserves	(90,789)	(147,821)	57,032	61%	731,923	647,808	84,115	113%	197,200

**Montrose Management District
Vendor Monthly Payment Terms**

Vendor Name	Memo	Monthly Amount	Contractual	Recurring	Monthly Invoice Received
5020 Investments Ltd	Office Lease Expense	1,200.00	X		
Allen Boone Humphries Robinson LLP	Legal Fees - Petition for Dissolution		X		
ALLY	Vehicle Lease (2)	939.98	X		X
ALLY	Personal Property Taxes			X	
Ambrose Communications	Marketing & Communications			X	
Ann Harris Bennett	Vehicle Registration Fees		X		
Bankcard Center	Credit Card Expenses	2,596.30		X	XX
Bike Houston	Bike Maps		X		
Blank Rome LLP	Legal Fees	12,804.86	X		X
Bracewell & Giuliani LLP	Legal Fees - General Counsel	885.00	X		X
Burton Accounting, PLLC	Accounting Fees		X		
Busy Bee Creatives LLC	Website Maintenance	350.00	X		X
Charles Nicholas Promotional Products	Promotion		X		
City of Houston	Water Usage			X	
CKP Communication Group LLC	Communication Services			X	
Coalition for the Homeless of Houston/HC	Meaningful Change Campaign		X		
Comcast	Office Expenses	420.95		X	X
Cracked Fox	Graphic Design & Marketing Services	1,642.50	X		X
Dennis C. Beedon	Business Ambassador Program Services	2,805.99	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMD Video Archive		X		
Environmental Design, Inc.	Esplanade Construction		X		
Equi-Tax, Inc.	Tax Services	2,053.04	X		X
Fleet Safety Equipment, Inc.	Patrol Vehicle Equipment Installation		X		
Gandy Squared Lighting Design	Bridge Lighting Design		X		
Greater East End Management District	Graffiti Abatement Services		X		
Harris County Treasurer	Legal Fees	5,069.45	X		X
Hawes Hill Calderon, LLP	Consulting & Admin Fee	30,497.37	X		X
Houston Arts Alliance	Syndication Services		X		
Houston Business Journal	Legal Notices		X		
Hyde Park United Civic Association	Hyde Park Civic Association Newsletter Ad		X		
Kafoglis Construction	Bike Racks		X		
Kudela & Weinheimer	Montrose Medians	1,805.28	X		X
Landscape Art, Inc.	Esplanade Enhancements - Phase 1	7,968.67	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		
Michael Hardy	Marketing		X		
Minuteman Press - Post Oak	Brochure		X		
Montrose Car Care Center	Vehicle Maintenance	174.24		X	X
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	1,361.15	X		X
Muze Development Partners LLC	Calendar Maintenance		X		
Neon Electric Corporation	Construction of Identity Markers		X		
Okay Robert Creative	Social and Digital Media Management	3,500.00	X		X
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	1,215.58	X		X
River Oaks Chrysler Jeep	Vehicle Maintenance		X		
Reliant	Utility Expense	1,506.94		X	X
SentiForce	Mobile Camera Program	2,800.00	X		X
SMC Logistics	Litter Abatement & Street Lights		X		
South Main Alliance	SMA Membership Dues		X		
Steel Branding	Media Relations Outreach		X		
Tawny Tidwell	Social Media Consulting Services		X		
TML Intergovernmental Risk Pool	Insurance Expense		X		
Texas State Comptroller	Unclaimed Property		X		
Texas Workforce Commission	Quarterly SUTA Taxes	14.64		X	X
Touch Thirty Three, Inc.	ID Markers		X		
TSG Reporting, Inc.	Public Hearing			X	
Twisted Mister Promotions	Yearly Storage Fee		X		
TXDOT	Bridge Lighting Project		X		
United Graphics	Postcards			X	
United States Treasury	Monthly Payroll Taxes	9,982.32		X	X
University of St. Thomas	Meeting Expense		X		
Verizon Wireless	Cell Phone Expense			X	
Walter P. Moore	Montrose Blvd Median Mods		X		
Yellowstone Landscape & Maintenance	Landscape Maintenance		X		



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: 09/22/2017

LEGAL DESCRIPTION

CONNER BENJAMIN F ET AL
1919 S SHEPHERD DR

LT 1 BLK 70
HILLCREST

HOUSTON TX 77019-7005

1919 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/053/149/000/0001
YEAR: 2016
REF No.: 0899980

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160566
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-16-6366</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$19.09.

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

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

Pl w/chk #6349



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

MONTROSE MD WEST
DATE: 09/08/2017
YEAR: 2016

OVERPAYMENT: \$18.62
DEPOSIT BATCH NO.: 94-430
RECEIPT NUMBER: 94160033

OWNER NAME: COPELAND BRIAN M

CHECK NO.: 7104425

ACCOUNT NUMBER: 94/018/019/000/0008

DATE OF PAYMENT: 08/31/2017

PAID BY: 206591

LEGAL DESCRIPTION

CORELOGIC COMMERCIAL REAL ES
3001 HACKBERRY RD
IRVING TX 75063

LTS 8 & 9 BLK 19
HYDE PARK

2301 COMMONWEALTH ST 24

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONTROSE MD WEST

OVERPAYMENT AMOUNT
\$18.62

REASON: paid Sept. amount

AMOUNT OF CHECK: \$2,233.06

CHECK NO: 7104425

AMOUNT APPLIED: \$2,214.44

Ref No.: 625100292 EDSEPT

DIFFERENCE: \$18.62

COMPLETED BY: C. L. Brown

DATE: 9-8-17

Make refund payable to:

Address:

City: State: Zip:

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

Pl w/chk #6350



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

DATE: 09/21/2017

LEGAL DESCRIPTION

CVS Health
c/o Property Tax Management Inc
14526 Old Katy Road Ste 204
Houston, TX 77079

RES A BLK 1
CVS ROSSMOYNE

1003 RICHMOND AVE

MONTROSE MD EAST

ACCOUNT NUMBER: 92/125/809/001/0001
YEAR: 2016
REF No.: 0899890

DATE PROCESSED: 09/21/2017
RECEIPT NUMBER: 92160426
DEPOSIT BATCH No.: RF170921

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-70302</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$403.15.

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.

Pl w/chk #6351



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Ad Valorem Tax Assessors / Collectors

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

DATE: 09/22/2017

LEGAL DESCRIPTION

CVS Health
c/o Property Tax Management Inc
14526 Old Katy Road, Ste 204
Houston, TX 77079

RES A BLK 1
SAGE WAUGH PROPERTIES

1001 WAUGH DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/123/695/001/0001
YEAR: 2016
REF No.: 0899952

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160762
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-70302</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$454.16.

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.

Pl w/chk #6351



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

DATE: 09/22/2017

LEGAL DESCRIPTION

MOSLEY GARY
615 E 5TH ST
HOUSTON TX 77007-2614

LT 12 BLK 39
HYDE PARK MAIN SEC 2

1902 WELCH ST 16

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0012
YEAR: 2016
REF No.: 0899978

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160455
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-65020</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$103.79.

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/chk #6352



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

DATE: 09/22/2017

LEGAL DESCRIPTION

MORENO JOSE R & TRUSTEE
615 E 5TH ST
HOUSTON TX 77007-2614

LT 11 BLK 39
HYDE PARK MAIN SEC 2

DUNLAVY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0011
YEAR: 2016
REF No.: 0899977

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160454
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-65020</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$31.25.

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

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

Pd w/chk #6353



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

DATE: 09/21/2017

LEGAL DESCRIPTION

LANDMARK INDUSTRIES ENERGY LLC
11111 WILCREST GREEN DR STE 100
HOUSTON TX 77042-4739

RES A BLK 1 EXXON MOBIL NO
67878 SHEPHERD AT WESTHEIMER

2525 SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/129/715/001/0001
YEAR: 2016
REF No.: 0899910

DATE PROCESSED: 09/21/2017
RECEIPT NUMBER: 94160780
DEPOSIT BATCH No.: RF170921

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-61407</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$274.28.

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/chk #6354



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

DATE: 09/22/2017

LEGAL DESCRIPTION

REBORI LISA I
1918 RIDGEWOOD ST
HOUSTON TX 77006-1729

LT 2 BLK 43
HYDE PARK MAIN SEC 2

1915 DUNLAVY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/062/043/0002
YEAR: 2016
REF No.: 0899979

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160459
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-16-6222</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$4.84.

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/chk #6355



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

DATE: 09/21/2017

LEGAL DESCRIPTION

PFF AMLI 2221 WEST DALLAS STREET LL
141 W JACKSON BLVD STE 300

RES A BLK 1
VILLAGE AT ALLEN PARKWAY SEC 2

CHICAGO IL 60604-3123

2221 W DALLAS ST 404

MONTROSE MD EAST

ACCOUNT NUMBER: 92/126/926/001/0001
YEAR: 2016
REF No.: 0899891

DATE PROCESSED: 09/21/2017
RECEIPT NUMBER: 92160427
DEPOSIT BATCH No.: RF170921

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-61574</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$4,838.00.

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

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

Pd w/chk #6356



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

DATE: 09/22/2017

LEGAL DESCRIPTION

SHEPHERD INV LP
1800 POST OAK BLVD
6 BLVD PLACE STE 400
HOUSTON TX 77056

TRS 1 & 8 &
TRS 6 & 7 BLK 4 & TRS 1 THRU 7
BLK 5 MELROSE PLACE
ABST 696 D SMITH
2621 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/260/000/0001
YEAR: 2016
REF No.: 0899976

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 94160404
DEPOSIT BATCH No.: RF170922

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-64929</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$3,500.00.

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

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

Pd w/chk #6357



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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY INVESTORS 0591-00
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 1
ABST 696 O SMITH

2030 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0173
YEAR: 2016
REF No.: 0900137

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160394
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$2,847.76.

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/chk #6358



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TRS 11 12 & 13A
ABST 696 O SMITH

2017 GRAY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0171
YEAR: 2016
REF No.: 0900069

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160393
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,810.19.

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/chk #6358



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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 059-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 9
ABST 696 O SMITH

1953 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0170
YEAR: 2016
REF No.: 0900068

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160392
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$3,183.52.

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/chk #6358



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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 3
ABST 696 O SMITH

1964 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0169
YEAR: 2016
REF No.: 0900067

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160391
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$2,890.20.

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/chk #6358



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: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 2
ABST 696 O SMITH

2028 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0168
YEAR: 2016
REF No.: 0900066

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160390
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$932.02.

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/chk #6358



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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: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 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
YEAR: 2016
REF No.: 0900065

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160386
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$886.38.

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.

Pd w/chk #6358



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Ad Valorem Tax Assessors / Collectors

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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 17
ABST 696 O SMITH

2020 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0110
YEAR: 2016
REF No.: 0900131

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160383
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$100.47.

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/chk #6358



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: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 16
ABST 696 O SMITH

2010 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0105
YEAR: 2016
REF No.: 0900063

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160382
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$543.10.

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

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

Pd w/chk #6358



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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

DATE: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 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
YEAR: 2016
REF No.: 0900062

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160377
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$157.75.

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

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

Pd w/chk #6358



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: 09/27/2017

LEGAL DESCRIPTION

WEINGARTEN REALTY
INVESTORS 0591-001
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 10
ABST 696 O SMITH

2005 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0001
YEAR: 2016
REF No.: 0900128

DATE PROCESSED: 09/27/2017
RECEIPT NUMBER: 94160375
DEPOSIT BATCH No.: RF170927

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-60245</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$734.23.

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/chk #6358



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 23109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 09/21/2017

LEGAL DESCRIPTION

Zubeda G Memon
403 Coachman St
Houston, TX 77024

LTS 4 5 & 6 BLK 2
PLAINVIEW SEC 1

1756 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/029/162/000/0004
YEAR: 2016
REP No.: 0899908

DATE PROCESSED: 09/21/2017
RECEIPT NUMBER: 94160194
DEPOSIT BATCH No.: RF170921

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2016 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-72570</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$53.00.

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

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

Pl w/chk #6359

BLANK ROME LLP
COUNSELORS AT LAW

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6501 FAX: (713) 228-6605
FEDERAL TAX I.D. NO. 23-1311874

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

INVOICE DATE: SEPTEMBER 16, 2017
MATTER NO. 139016-00601 02752
INVOICE NO. 1686103

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
08/07/17	1679568	21,735.58	0.00	21,735.58
BALANCE FORWARD				\$ 21,735.58
FOR LEGAL SERVICES RENDERED THROUGH 08/31/17				\$ 11,695.50
FOR DISBURSEMENTS ADVANCED THROUGH 08/31/17				1,109.36
CURRENT INVOICE TOTAL				\$ 12,894.86
TOTAL AMOUNT DUE				\$ 34,540.44

Pl w/chk #6360

ACH / WIRE		MAIL
BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	6238669126	130 North 18th Street
ABA NUMBER:	036076159 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZUS33 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS MICHIGAN

BRACEWELL

September 8, 2017

VIA E-MAIL DHAWES@HAWESHILL.COM,
CARYN ADAMS (CADAMS@MUNICIPALACCOUNTS.COM)

David Hawes, Executive Director
Hawes Hill LLP
P.O. Box 22167
Houston, Texas 77227-2167

Caryn Adams
Municipal Account & Consulting LP
1300 Post Oak Boulevard, Suite 1600
Houston, TX 77056

Re: Montrose Management District - General Counsel

Dear Mr. Hawes and Ms. Adams:

Enclosed is our firm invoice dated September 7, 2017 for the above captioned matter for services rendered through August 31, 2017. Please remit payment at your earliest convenience.

Very truly yours,

Clark Stockton Lord

Clark Stockton Lord
Partner

Enclosure

Pl w/chk #6361

Clark Stockton Lord
Partner
T: +1 713 221-1232 F: +1 800 404-3970
711 Louisiana Street, Suite 2300, Houston, Texas 77002-2770
clarkstockton@bracewell.com bracewell.com

AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC

BRACEWELL

Bracewell LLP
P.O. Box 885554
Dallas, TX 75288-5554
713-223-2300
Fax 713-223-2300

REMITTANCE PAGE

Client: Montrose Management District
Matter: General Counsel

September 07, 2017
Invoice Number: 21800066

Matter No: 0051914.000001

Wire Transfer Information

Wire to: BANK OF AMERICA 501 Main Street Dallas, Texas
Name on Account: Bracewell 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. 21800066

Check Information

Bracewell LLP
P.O. Box 848586
Dallas, TX 75284-8586
713-223-2300
Tax ID 74-1024827

Credit Card Information

<https://www.e-billpress.com/ebpp/Bracewell/>

Pl w/chk #6361

Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002 bracewell.com
AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC



INVOICE

Busy Bee Creatives LLC
2502 Deer Forest Dr.
Spring, Texas 77373
United States
281.658.0741
BusyBeeCreatives.com

Bill TO
Montrose Management District
Gretchen Larson
P.O. Box 22167
Houston, Texas 77227
United States

7135951215
glanson@hncilp.com

Invoice Number: 62
Invoice Date: October 1, 2017
Payment Due: October 15, 2017
Amount Due (USD): \$350.00

Items	Quantity	Price	Amount
Website Maintenance <ul style="list-style-type: none">• Hosting of the site• Regular security scans and malware protection• Daily back-up of database, weekly back-up of complete website• Restore of website from back-up if needed• Update of WordPress core system as needed• Update of plug-ins as needed• Posting of news and board materials• Maintenance of email database• Monthly e-news letter• Mass email campaigns as needed	1	\$350.00	\$350.00
Total:			\$350.00
Amount Due (USD):			\$350.00

Pd w/chk #6362



hello! you have an invoice from:

Cracked Fox
2815 Bermuda Dunes Dr. Missouri City, TX 77459
Roan@CrackedFox.com | 832.564.4912 | www.CrackedFox.com

Date	Invoice No.	Terms
10/01/17	769	Net 30
Payments/Credits		Balance Due
\$0.00		\$1,642.50

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, design, photography, research, meetings, etc. - See:		0.00	0.00
Design	Print and web based designs for development outreach copiers	15.2	75.00	1,140.00
1	Branding, Marketing, Research & Development	1.2	75.00	90.00
2	Editing, proofing, website link integrity	2.1	75.00	157.50
3	Meetings, emails/calls, & invoicing	1	75.00	75.00
4	Photography editing/corrections, airbrushing, for use in web/print. Captioning and Keywording of galleries for district website/SM and SEO. Archival, licensing, stock, and partner/print requests.	1	75.00	75.00
5	Social media photo galleries posting, tagging & creation of images. Backup assistance.	0.1	75.00	30.00
6	Print and Web file creation for distro to printers, web devs, partners and staff.	1	75.00	75.00

Total \$1,642.50

Thank you for your business

Pd w/chk #6363

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
10/1/2017	51561

BILL TO

The Montrose District
c/o Hawes Hill & Associates LLP
PO Box 22167
Houston TX 77227-2167

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	2,053.04
Pd w/chk #6365	

Total \$2,053.04



Pd w/chk #6364

Pd w/clk #6368

Job #3652 Montrose Esplanades

Continuation Sheet

ATA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT

CONTAINING Contractor's signed certification attached.

In tabulations below, amounts stated to the nearest dollar
Use Column I Contracts where variable retainage for line items may apply.

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (9-E)	THIS PERIOD (9-E)	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	RETAINAGE (IF APPLICABLE) (9-I)
1	Hardscape Paving	101,323.00	101,185.00	-	-	101,185.00	100%	-
2	Grassie Cobble Pavers	233,313.82	233,515.00	-	-	233,515.00	100%	-
3	Backstop Fence	22,854.00	22,854.00	-	-	22,854.00	100%	-
4	Visual Barrier/Integration System	66,787.00	66,787.00	-	-	66,787.00	100%	-
5	Landscaping Planting	47,368.00	47,368.00	-	-	47,368.00	100%	-
6	Traffic Control	14,575.00	14,575.00	-	-	14,575.00	100%	-
7	Barrels	9,000.00	9,000.00	-	-	9,000.00	100%	-
8	Pennells	1,415.00	1,415.00	-	-	1,415.00	100%	-
9	Demolition / Tree Removal	23,713.00	23,713.00	-	-	23,713.00	100%	-
10	120 Day Maintenance	15,938.00	15,938.00	-	-	15,938.00	100%	-
11	One Day Maintenance	47,415.00	5,903.67	3,884.33	-	9,788.00	25%	33,626.00
COM1	Checklist enforcement/submit for review @ 2700 Montrose	(17,866.00)	(17,866.00)	-	-	(17,866.00)	100%	-
COM2	Checklist for visual barrier/cobble pavers @ 2700 Montrose	(41,537.50)	(41,537.50)	-	-	(41,537.50)	100%	-
COM3	Checklist Backstop fence @ 2700 Montrose	(2,285.13)	(2,285.13)	-	-	(2,285.13)	100%	-
COM4	Planting colorado spruce @ 2700 Montrose	(7,823.55)	(7,823.55)	-	-	(7,823.55)	100%	-
COM5	Planting delonixis @ 2700 Montrose	(12,376.28)	(12,376.28)	-	-	(12,376.28)	100%	(0.00)
COM6	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM7	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM8	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM9	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM10	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM11	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM12	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM13	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM14	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM15	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM16	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM17	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM18	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM19	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM20	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM21	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM22	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM23	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM24	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM25	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM26	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM27	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM28	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM29	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM30	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM31	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM32	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM33	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM34	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM35	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM36	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM37	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM38	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM39	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM40	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM41	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM42	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM43	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM44	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM45	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM46	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM47	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM48	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM49	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM50	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM51	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM52	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM53	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM54	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM55	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM56	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM57	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM58	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM59	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM60	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM61	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM62	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM63	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM64	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM65	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM66	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM67	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM68	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM69	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM70	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM71	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM72	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM73	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM74	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM75	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM76	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM77	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM78	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM79	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM80	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM81	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM82	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM83	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM84	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM85	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM86	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM87	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM88	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM89	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM90	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM91	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM92	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM93	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM94	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM95	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM96	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM97	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM98	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM99	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM100	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM101	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM102	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM103	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM104	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM105	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM106	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM107	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM108	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM109	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM110	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM111	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM112	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM113	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM114	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM115	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM116	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM117	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM118	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM119	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM120	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM121	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM122	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM123	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM124	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM125	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM126	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM127	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM128	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	100%	-
COM129	Tree removal colorado spruce @ 2700 Montrose	(787.50)	(787.50)	-	-	(787.50)	10	

Pd w/chk #6365

**CONTRACTOR'S AFFIDAVIT AND
PARTIAL LIEN WAIVER AND RELEASE**

STATE OF TEXAS

COUNTY OF Galveston

DATE: 7/20/2017

OWNER: Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

CONTRACTOR: Landscape Art, Inc.
2303 Dickinson Avenue
League City, TX 77573

PROPERTY: Montrose Management District Esplanade

Landscape/Irrigation/Monument Sign

WORK: _____
PROJECT: Montrose Management District Esplanade Enhancements - Phase I

CUT-OFF-DATE: 7/20/2017

AMOUNT OF PAYMENT: \$ 3,984.33

Contractor on oath swears that the following statements are true:

1. **Bills Paid.** The total of all charges, for and in connection with labor performed and material furnished by Contractor through the Cut-Off-Date, have been paid in full to Contractor.
2. **Lien Waiver & Release.** Contractor acknowledges complete satisfaction of, and forever waives and releases, all claims of every kind against Owner or the Property referred to above, including but not limited to all liens and claims of liens, which Contractor may have as a result of, or in connection with the performance of furnishing of such labor or materials through the Cut-Off-Date.
3. **All Others Paid.** Contractor has further represented and warranted and does hereby represent and warrant, that all persons or entities who have furnished labor or material to Contractor in connection with the Work performed through Cut-Off-Date and the above Amount of Payment will be paid all amounts to which they have become entitled, excepting agreed retainage not yet due and payable.

Pd w/chk #6369

Job #3652 Montrosa Esplanades

Continuation Sheet

JA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT

CONTAINING Convactor's signed certification attached.

Use Column 1 Contracts where variable retainage for line items may apply.

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D-E)	THIS PERIOD (E-F)	INTERVALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED TO DATE (D+F+G)	% (G/H)	BALANCE TO FINISH (I-G) (IF VARIABLE) (IF RATE)
C041	Add 100 sf irrigation @ 330 Yearlam	275.00	725.00	-	-	725.00	100%	-
C041	Add 112 sf of Granite Cobble pavers @ 3300 Yearlam	2,728.00	2,728.00	-	-	2,728.00	100%	-
C041	Add 117 sf of Concrete subbase @ 3300 Yearlam	453.70	623.20	-	-	623.20	100%	-
C041	Drill 6 excavations for pavers @ 800 Level	(3,109.00)	(3,109.00)	-	-	(3,109.00)	100%	-
C041	Drill 6 excavations for pavers @ 800 Level	(6,037.00)	(6,037.00)	-	-	(6,037.00)	100%	-
C041	Additional planting @ 300 Level	7,378.37	7,378.37	-	-	7,378.37	100%	-
C041	Additional irrigation @ 300 Level	696.78	696.78	-	-	696.78	100%	-
C041	Additional 2 inches Traffic Control	1,619.44	1,619.44	-	-	1,619.44	100%	-
C041	Drill 6 excavations & Subbase for Pavers @ 800 Level	(6,482.70)	(6,482.70)	-	-	(6,482.70)	100%	-
C041	Drill 6 excavations & Subbase for Pavers @ 800 Level	(16,758.00)	(16,758.00)	-	-	(16,758.00)	100%	-
C041	Tree Plantation Fencing @ 300 Level	305.44	305.44	-	-	305.44	100%	-
C041	Stakeout & Gravel @ 300 Level	1,943.45	1,943.45	-	-	1,943.45	100%	-
C041	Additional planting @ 300 Level	9,777.17	9,777.17	-	-	9,777.17	100%	-
C041	Additional irrigation @ 300 Level	831.08	831.08	-	-	831.08	100%	-
C041	Drill 6 excavations & Subbase for Pavers @ 800 Level	(2,107.50)	(2,107.50)	-	-	(2,107.50)	100%	-
C041	Add 2 inches Traffic Control @ 300 Level	1,619.44	1,619.44	-	-	1,619.44	100%	-
0		\$ 509,120.83	\$ 489,777.42	\$ 3,064.33	\$ -	\$ 472,261.65		\$ 15,900.00

Pd w/chk #6363

4. **Authority.** Contractor represents that the person executing this Affidavit on behalf of Contractor is duly authorized to sign this Affidavit and to legally bind Contractor hereto.
5. **Binding Effect.** All of the provisions of this document shall bind Contractor, Contractor's heirs, legal representatives, successors and assigns and shall inure to the benefit of Owner and Owner's heirs, legal representatives, successors, assigns and sureties.
6. **Performance Standard.** All labor performed by Contractor on the Project was done in a good and workmanlike manner and in accordance with the plans and specifications for the Project.
7. **Materials Standard.** All materials supplied by Contractor to the Project were in accordance with the plans and specifications for the Project.

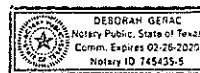
CONTRACTOR:
Landscape Art, Inc.

Bs:

Name: Carmelo Orellana

Title: Vice President of Operations

SUBSCRIBED AND SWORN TO BY Carmelo Drellana
Vice President of Operations of Landscape Art, Inc. before me, the undersigned authority on
this 20th day of July, 2017 to certify which witness my hand and seal of office.



Notary Public in and for the
State of Texas

Pd w/chk #6369

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

October 3, 2017

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 September, 2017	\$1,250.00
--	------------

Total amount due	\$1,250.00
------------------	------------

Thank you,

Pd w/chk #6370

Ray C. Lawrence



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Date	Invoice #
10/1/2017	48827

Montrose Management District
1281 Baitmore Rd.
Houston, Texas 77043

Description	Amount
Monthly Bookkeeping	1,125.00
Additional time for Board Meeting	112.50
Mileage	9.10
Document Storage & Retention Service	10.70
Copies	44.55
Postage	59.30
Total Reimbursable Expenses	123.65
Pd w/chk #6371	
Total	\$1,261.15

48827 LOWENBERG RD. • DALLAS 1 • DALLAS, TX 75244 • PHONE 214-344-8881 • FAX 214-344-8882
48827 JEFFERSON BLVD • DALLAS 2 • DALLAS, TX 75201 • PHONE 214-344-8881 • FAX 214-344-8882
1281 BAITMORE RD • HOUSTON, TX 77043 • PHONE 281-262-6570 • FAX 281-262-6571

Montrose Car Care Center

3807 Montrose Blvd
Houston, TX 77006

713 524-2109 Fax 713-524-0902

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order # 0050214

Date : 9/25/2017

Page 1 of 1

Center : 1

Customer : MONTROSE DISTRICT		Vehicle : 2008 FORD EXPLORER XLT	
Address : PO BOX 22167		License : 1269128	
City : HOUSTON, TX 77227-2167		VIN : 1FMEU3E28UB10391	
Phone 1 : (713) 595-1205		Fleet #:	
Phone 2 : (713) 614-7663		Engine : 4.0L V8 GAS FI (E)	
Ext : SUSN		Trans : AUTO	
Ext : VICT		Mileage : 56395	
		Key# :	

Parts		Labor	
Qun	Part Number	Description	Time
Mileage In: 56395			
Mileage Out: 56395			
1.00	PISS		29.70
1.00	BATTERY		
	BATTERY FEE		

OK	Bad	Recommendation	OK	Bad	Recommendation
Pd w/chk #6372					

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

Notice Pursuant to Sec 70.001, Texas Property Code

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

Labor:	\$29.70
Parts:	\$134.95
Sublet:	\$0.00
Other Fees:	\$3.00
Supplies:	\$6.59
Subtotal:	\$174.24
Sales Tax:	\$0.54
Total:	\$174.78
Paid By:	
Paid:	\$0.00
Due:	\$174.78

shBooks - Invoice 0000107



Okay Robot Creative
9186380052

806 Sampson St., #401
Houston, Texas
77003
United States

Billed To
Gretchen Larson
Montrose Management District
5020 Montrose Blvd. #300
Houston, Texas
77005
United States

Date of Issue
10/02/2017

Due Date
11/01/2017

Invoice Number
0000107

Amount Due (USD)
\$3,500.00

Description	Rate	Qty	Line Total
Social and Digital Media Management	\$3,500.00	1	\$3,500.00
Facebook and Twitter community management and maintenance, scheduling and monitoring, website management (logging, photos, slides), monthly e-newsletter content and creation, My Montrose, online District liaison (October)			
Subtotal			3,500.00
Tax			0.00
Total			3,500.00
Amount Paid			0.00
Amount 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/chk #6373

INVOICE	IVC00036956
Type	
Date	9/21/2017
Page	1

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

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest August 2017.	\$1,215.58
PJ w/dk #6374	
Total	\$1,215.58

Pd w/chk #6374

[illegible]

Pd w/chk #6374

Invoice

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

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

Date	Invoice #	Terms	Rep	Due Date	
10/1/2017	25909	NET 15	H	10/16/2017	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	10/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	10/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCIARA UNIT: MONTROSE3	1	350.00	10/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: LOUVIER UNIT: MONTROSE4	1	350.00	10/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSES / MONTROSE6	2	350.00	10/1/2017	700.00
RAVEN	RAVEN Video Recording System. SITE: POST 510 ARTS UNIT: MONTROSE7	1	350.00	10/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: GYM BOWIE UNIT: MONTROSE8	1	350.00	10/1/2017	350.00
Pd w/chk #6375					

Pd w/chk #6375

Sales Tax (0.0%)	\$0.00
Total	\$2,800.00
Payments/Credits	\$0.00
Balance Due	\$2,800.00

Make checks payable to SentiForce

HAWES HILL & ASSOCIATES
LLP



10/3/2017

Invoice #: 43015780

Bill To:

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

Invoice

Balance Due: \$30,497.37

Description	Amount
Professional consulting, administration, project management and related services, September 2017	\$29,292.75
In-house postage, photocopies, binding, etc., September 2017	\$1,008.54
Delivery, Hour Messenger, 9/8/2017	\$5.55
Verizon cell phone, wi-fi, 09/20-10/19/2017	\$45.95
Verizon cell phone, J. Hawes, 09/20-10/19/2017, 50% of shared costs	\$17.28
Verizon cell phone, D. Huml, 09/20-10/19/2017, 50% of shared costs	\$23.81
Verizon cell phone, G. Larson, 09/20-10/19/2017, 50% of shared costs	\$28.59
Reimbursable mileage, tolls, parking, related costs, as follows: B. Brewer, August 2017	\$74.90
Pd w/chk #6367	

Terms: C.O.D.

Total Amount: \$30,497.37

Owed As Of: 10/3/2017

Montrose Management District **In-house Postage, Photocopies, Binding, etc.**

Postage

Date	Amount
9/19/2017	\$ 1.19

Total	\$ 1.19
-------	---------

Photocopies @ \$0.15

Date	Pages	Amount
9/8/2017	5887	\$ 883.05
9/21/2017	12	\$ 1.80
9/26/2017	30	\$ 4.50

Total	\$ 889.35
-------	-----------

Color Photocopies @ \$0.50

9/7/2017	128	\$ 64.00
9/26/2017	50	\$ 25.00

Total	\$ 89.00
-------	----------

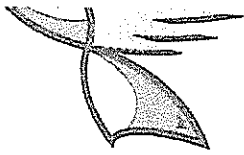
Binding sets @ \$1.00

Date	Sets	Amount
9/8/2017	29	\$ 29.00

Total	\$ 29.00
-------	----------

Total, all Items

Postage	\$ 1.19
Photocopies	\$ 889.35
Color Photocopies	\$ 89.00
Binding sets	\$ 29.00
	<u>\$ 1,008.54</u>



Payments also accepted by
Credit Card and
ACH Direct Deposit

281-497-2218

CUSTOMER
ACCOUNT NO

102750

INVOICE
NUMBER

114056

INVOICE
DATE

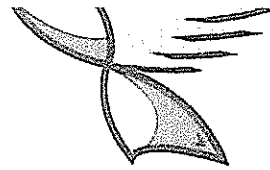
09/19/17

HAWES HILL CALDERON
9610 LONG POINT STE 150
HOUSTON TX 77055

DELIVERY DATE	TICKET NUMBER	AMOUNT
09/08/17	314904 ST GEORGE TI	16.65
09/08/17	314906 SB, ALDINE,	52.88
09/13/17	315036 TIRZ 17	16.65

Pd w/chk #6367

ayable Upon Receipt	11767 Katy Frwy.	TOTAL DUE
Past Due	Suite 630	
After 15 Days	Houston TX 77079	86.18



HOURMESSENGER.COM

Payments also accepted by
Credit Card and
ACH Direct Deposit

281-497-2218

CUSTOMER
ACCOUNT NO

102750

INVOICE
NUMBER

114056

INVOICE
DATE

09/19/17

HAWES HILL CALDERON
9610 LONG POINT STE 150

BALANCE DUE UPON RECEIPT.
AFTER 10/04/17, PAY \$91.18

DELIVERY DATE	TICKET NUMBER	AMOUNT
09/08/17	314904 ST GEORGE TI	16.65
09/08/17	314906 SB, ALDINE, MAD	52.88
09/13/17	315036 TIRZ 17	16.65

Montrose
 $16.65 \div 3 = \$5.55$

Please return this portion with payment to:	11767 Katy Frwy. Suite 630 Houston TX 77079	TOTAL DUE
		86.18

1665

Date: 9/8/2017 10:53:35 AM

Tracking Number: 314904

Business Name & Account #: Hawes Hill Calderon, 102750

Job/PO #: ST. GEORGE TIRZ 1, SW DIST, MONT

Contact Name: ROY

PICKUP FROM

Address, City, Zip: 9610 Long Point, #150, Houston, TX.,
77055

Phone: 713-595-1200

Email: rhill@hhcllp.com

Business Hours: 9:00am to 5:00pm

Type of Service: Regular

Return Service: None

of Pieces / Description: 1

Delivery Instructions:

DELIVER TO

Business Name: Caryn Adams, Municipal Accounts

Contact Name: Caryn Adams

Address, City, Zip: 1281 Brittmoore, Houston, 77043

Phone: 713-623-4539

Business Hours: to

3rd PARTY BILLING

Business Name:

Contact Name:

Address, City, Zip:

Phone:

For hourmessenger.com Use Only	
Cosignee Signature:	<i>[Signature]</i>
Driver #:	12
Cosignee Signature:	
Waiting Time In:	
Waiting Time Out:	

A



Invoice Number Account Number Date Due Page
9793053112 919181047-00006 10/14/17 5 of 13

Summary for Montrose Montrose: 832-370-9191

Your Plan

The new Verizon Plan Unlimited
(see pg 3)

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Smartphone Line Access	09/20 – 10/19	40.00
		\$40.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Unbilled Usage from Previous Months (Minutes are applied against any remaining allowance for the month in which the call was made)				
Night/Weekend	minutes	1	---	---
Current Usage				
Shared	minutes	unlimited	35	---
Night/Weekend	minutes	unlimited	58	---
Total Voice				\$0.00

Data

Gigabyte Usage	gigabytes	unlimited	.848	---	---
Total Data					\$0.00

Total Usage and Purchase Charges \$0.00

Surcharges+

Fed Universal Service Charge	.67
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.08
Texas Universal Service	.72
	\$2.91

Taxes, Governmental Surcharges and Fees+

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax-Telco	1.85
TX State Sales Tax	.25
Houston City Sales Tax-Telecom	.30
Houston City Sales Tax	.04
Houston Mta Tax	.04
	\$3.04

Total Current Charges for 832-370-9191 \$45.95

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Invoice Number Account Number Date Due Page
9793053111 919181047-00005 10/14/17 9 of 15

Summary for Josh Hawes Josh Hawes: 713-724-3862

Your Plan

The new Verizon Plan Unlimited
(see pg 3)

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Smartphone Line Access	09/20 - 10/19	20.00
Total Equipment Coverage - Asurion	09/20 - 10/19	9.00
		\$29.00

Usage and Purchase Charges

Voice		Allowance	Used	Billable	Cost
Shared	minutes	unlimited	37	---	---
Mobile to Mobile	minutes	unlimited	129	---	---
Night/Weekend	minutes	unlimited	9	---	---
Total Voice					\$0.00

Messaging

Text, Picture & Video	messages	unlimited	193	--	--
Total Messaging					\$0.00

Data

Gigabyte Usage	gigabytes	unlimited	2.513	---	---
Total Data					\$0.00

Total Usage and Purchase Charges

Surcharges+

Fed Universal Service Charge	.37
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.04
Texas Universal Service	.38
	\$2.23

Taxes, Governmental Surcharges and Fees+

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax-Telco	.97
TX State Sales Tax	1.23
Houston City Sales Tax-Telecom	.16
Houston City Sales Tax	.20
Houston Mta Tax	.20
	\$3.32

Total Current Charges for 713-724-3862

\$34.55

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

Pd w/chk #6367

50% = \$17.28



Invoice Number Account Number Date Due Page
9793053111 919181047-00005 10/14/17 13 of 15

Summary for Don Huml: 713-882-3360

Your Plan

The new Verizon Plan Unlimited
(see pg 3)

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Smartphone Line Access	09/20 - 10/19	40.00
		\$40.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Unbilled Usage from Previous Months (Minutes are applied against any remaining allowance for the month in which the call was made)				
Night/Weekend	minutes	2	---	---
Current Usage				
Shared	minutes	unlimited	1109	---
Mobile to Mobile	minutes	unlimited	354	---
Night/Weekend	minutes	unlimited	105	---
Total Voice				\$0.00
Messaging				
Text, Picture & Video	messages	unlimited	243	---
Total Messaging				\$0.00
Data				
Gigabyte Usage	gigabytes	unlimited	1.560	---
Total Data				\$0.00
Total Usage and Purchase Charges				\$0.00
Surcharges:-				
Fed Universal Service Charge				.67
Regulatory Charge				.21
Administrative Charge				1.23
TX Franchise Surchg				.08
Texas Universal Service				.72
				\$2.91
Taxes, Governmental Surcharges and Fees:-				
TX State 911 Fee				.50
TX Equalization Surcharge				.06
TX State Sales Tax-Telco				1.85
TX State Sales Tax				1.52
Houston City Sales Tax-Telecom				.30
Houston City Sales Tax				.24
Houston Mta Tax				.24
				\$4.71

Total Current Charges for 713-882-3360

Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

\$47.62

50% = \$23.81



Invoice Number Account Number Date Due Page

9793053112 919181047-00006 10/14/17 6 of 13

Summary for Gretchen Larson: 832-392-2546

Your Plan

The new Verizon Plan Unlimited

Invoice Number Account Number Date Due Page
9793053112 919181047-00006 10/14/17 7 of 13

Monthly Charges, continued

Total Current Charges for 832-392-2546

Percentage-based taxes, fees, and surcharges apply to charges for this line, including coverage charges, plus this line's share of account charges.

\$57.17

Monthly Charges

Smartphone Line Access	09/20 - 10/19	40.00
Total Equipment Coverage - Asurion	09/20 - 10/19	9.00
		\$49.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Unbilled Usage from Previous Months				
(Minutes are applied against any remaining allowance for the month in which the call was made)				
Night/Weekend	minutes	9	---	---
Current Usage				
Shared	minutes	unlimited	524	---
Mobile to Mobile	minutes	unlimited	78	---
Night/Weekend	minutes	unlimited	74	---
Total Voice				\$0.00
Messaging				
Text, Picture & Video	messages	unlimited	366	---
Total Messaging				\$0.00
Data				
Gigabyte Usage	gigabytes	unlimited	.979	---
Total Data				\$0.00
International				
Usage While Traveling Outside the US (Plan)				
Travelpass	messages	unlimited	8	---
Total International				\$0.00
Total Usage and Purchase Charges				\$0.00
Surcharges:				
Fed Universal Service Charge				.67
Regulatory Charge				.21
Administrative Charge				1.23
TX Franchise Surchg				.08
Texas Universal Service				.72
				\$2.91
Taxes, Governmental Surcharges and Fees:				
TX State 911 Fee				.50
TX Equalization Surcharge				.06
TX State Sales Tax-Telco				1.85
TX State Sales Tax				1.93
Houston City Sales Tax--Telecom				.30
Houston City Sales Tax				.31
Houston Mta Tax				.31
				\$5.26

Pd w/chk #6367



50% = \$28.59

Pd w/chk #6364

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Receive an update from the Public Safety Committee.



Memorandum

TO: Montrose District Board of Directors
FROM: Executive Director, Ben E. Brewer III
DATE: Monday, October 9, 2017
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Monday, October 2, 2017 at 12:00 p.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board members present: Claude Wynn

Contractors and guests present: Officer Victor Beserra, Houston Police Department, Julie Countiss, Harris County.

Staff present: Ben Brewer, Josh Hawes

THE COMMITTEE WAS CALLED TO ORDER AT 12:00 P.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of September, 2017.

For the month of September 2017, patrols netted 57 arrests, with 5 felonies and 48 misdemeanors. There were 164 calls for service, 178 self-initiated actions, 1,190 BMV report cards issued, and 962 Crime Prevention brochures distributed. See attached report for additional details.

Update from Harris County Attorney's Office.

- There are a number of ongoing investigations of smoke shops and massage parlors in the District. Two properties will now be under investigation due to changes in the nuisance abatement laws as of September 1st.

Renaming of the Neartown Storefront to the Richard V. Wilson Storefront.

The request has been forwarded to the City of Houston Public Safety committee.

Shift Period: Sep-17
Total Hours Worked: 706:00
Total Miles Driven 2,083

Crime Arrest Activity

Felony Arrests:	5
Misdemeanor Arrests:	48
Charges Filed:	17
Suspects in Jail:	57

Patrol Activity

Calls for Service:	164
Self-Initiated:	178
Incident Reports:	23
Accident Reports	0
Locations Checked:	1200

Field Activity

Parking Tickets:	0
Citations:	1
BMV Report Cards:	1190
Crime Prevention:	962
311 Calls	5

Warrants

Felony Warrants:	5
Misdemeanor Warrants:	0
City Warrants:	3
SETCIC Warrants:	0

Arrest Summary

Shift Period Sep-17

Charge	# of Arrests
Assault	2
City Warrants	1
Criminal Trespass	9
Evading Arrest	1
Failure to Register as a Sex Offender	1
Felony Harassment of a Public Servant	1
Felony Robbery Warrant	1
Felony Theft	1
Felony Warrant	2
Indecent Exposure	2
Parole Violation	1
Possession of a Controlled Substance	1
Public Intoxication	32
Public Lewdness	1
Theft	1
Total Arrests	57

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 Mobility and Visual Improvements Committee.
 - Consider a proposal for Special Parking Area sidewalk trip hazard repairs



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Executive Director, Ben E. Brewer III
DATE: Monday, October 9, 2017
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, October 2, 2017 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Board of Directors Claude Wynn and Robert Jara attended the meeting. Also in attendance were consultants Lee Anne Dixon (Walter P Moore) and Travis Triola (Kudela & Wienheimer). Staff in attendance included Ben Brewer, Josh Hawes, Tony Allender, Don Huml and Kristen Gonzales. Also in attendance was Robin Holzer.

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

The committee reviewed a proposal to provide sidewalk shaving in the SPA area to provide more level sidewalks. The costs of the proposal is proposed to be split between the District, the TIRZ and the Mayor Pro Tem's Office..

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

The ID Marker lighting system is in the process of being integrated with the bridge lighting system and will be finalized when the bridge light punch list repairs have been completed. The committee has decided to place the esplanade project on hold but will have Walter P. Moore continue to study the need for extended left-turn lanes at signalized intersections to allow more vehicle stacking.

3. Receive an update on bridge lighting plans.

Staff gave an update on the US 59 Bridge Lighting project. TxDOT and the lighting contractor have agreed to implement the changes to the bridge lights based on the review by Walter P Moore. Once the changes have been made they will be reviewed by both TxDOT and Walter P Moore for conformance with the plans and specifications.



SEPTEMBER 2017 MONTHLY MOBILITY AND VISUAL IMPROVEMENTS REPORT

TO: Committee Chair, Claude Wynn
FROM: Executive Director, Ben E. Brewer III
DATE: October 9, 2017
PROGRAM: ID Markers

FY2017 Budget - \$185,865.
Approximate expenses Jan – Jun 17 - \$183,000.

Current Activities

- The installation of the ID Markers are 100% complete.
- There is one ID Marker that was not installed because of logistical and public relation reasons that is currently stored as attic stock in the contractor's warehouse.
- The low voltage and system controls contractor, Touch 33 still has outstanding work associated with the lighting program. Touch 33 is waiting for the final machine code on bridge light project to complete the ID Marker light programs so the ID Marker lights can be synchronized with the bridge lights. The outstanding balance of the Touch 33 contract is approximately \$10,000.

Requested Board Action at the September Board Meeting

- No action required.



OCTOBER 2017 MONTHLY MOBILITY AND VISUAL IMPROVEMENTS REPORT

TO: Committee Chair, Claude Wynn
FROM: Executive Director, Ben E. Brewer III
DATE: October 9, 2017
PROGRAM: Bike Racks

FY2017 Budget - \$15,000
Expenses to Date - \$0

Current Activities

- MMD Board approved the proposal to order new bike racks not to exceed \$25,000.
- Research has begun on possible locations for bike rack locations and public input through social media will be included.
- Discussions have been held with BikeHouston who ordered the racks originally in a partnership with DERO, manufacturer of the racks. By ordering through BikeHouston, DERO has agreed that the sales commission will be paid to BikeHouston (25%) at no additional cost to the MMD
- The protocols are being drafted to assist in the decision for locations, and spelling out the responsibility that the property owner or their tenant has to agree to before installation
- Current requests for bike racks are being assessed to determine how many racks should be ordered
- The budget for the next round of installations will include approximately \$750 per site for installation of the racks



SEPTEMBER 2017 MONTHLY MOBILITY AND VISUAL IMPROVEMENTS REPORT

TO: Committee Chair, Claude Wynn
FROM: Executive Director, Ben E. Brewer III
DATE: October 9, 2017
PROGRAM: Bridge Lights

FY2017 Budget - \$50,000.
Approximate expenses Jan – Aug 2017 - \$24,255.

Current Activities

- The US 59 bridge lights project is substantially complete. The TxDOT contractor is currently working through the “punch list” towards final completion.
- MMD authorized Walter P Moore to conduct independent inspection of bridge lights and make recommendations to the board.
- MMD and WPM meet with TxDOT to review deficiencies noted in the report. TxDOT forwarded the report to the contractor to make the required repairs and corrections.
- W.P. Moore will conduct a final field inspection to insure all the deficiencies noted in their report are completed. The expense of the final inspection is covered within WPM's original project scope budget.

Requested Board Action at the September Board Meeting

- No action required.



SEPTEMBER 2017 MONTHLY MOBILITY AND VISUAL IMPROVEMENTS REPORT

TO: Committee Chair, Claude Wynn
FROM: Executive Director, Ben E. Brewer III
DATE: October 9, 2017
PROGRAM: Esplanades

FY2017 Budget - \$515,920.
Approximate expenses Jan – Aug 2017 - \$100,000.

Current Activities

- Phase 1 – Lovett Blvd. between Yoakum and Stanford
 - Projects are 100% complete.
 - Contractor one-year maintenance period – April 12, 2017 through April 12, 2018.
- Phase 2 – Montrose Blvd. between West Dallas and West Gray
 - Projects are on hold pending further review and analysis.
 - Landscape architect Kudela & Weinheimer has developed two options for consideration:
 - Option one – features more hardscape with an approximate budget of \$575,000 (does not include roadway improvements).
 - Option two – features more landscape with an approximate budget of \$650,000 (does not include roadway improvements). This option will require additional long-term maintenance costs.
 - Engineering firm Walter P Moore is working in conjunction with Landscape Architect on plans to improve effected intersections and crosswalks, including an analysis of extensions of left-turn lanes at signaled intersections to allow more vehicle stacking.

Requested Board Action at the September Board Meeting:

- Approve landscape contractor, Landscape Art pay app #15 in the amount of \$3,984.34 for prorated one-year maintenance costs.



OCTOBER 2017 MONTHLY MOBILITY AND VISUAL IMPROVEMENTS REPORT

TO: Committee Chair, Claude Wynn
FROM: Executive Director, Ben E. Brewer III
DATE: October 9, 2017
PROGRAM: Special Parking Area

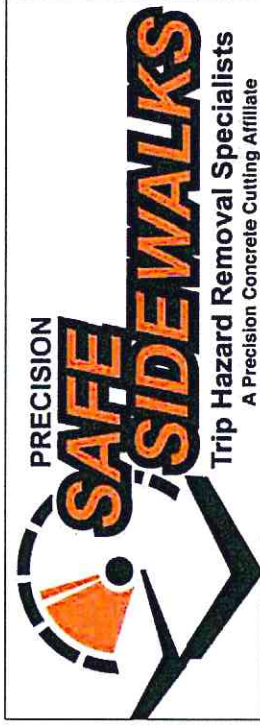
FY2017 Budget - \$105,000
Expenses to Date - \$0

Current Activities

- The committee reviewed a proposal for sidewalk trip hazard repair in the amount of \$14,293.23.
- The cost of the project is proposed to be split between the District, the TIRZ and Mayor Pro Tem Cohen's office.
- The proposal would remediate 147 locations along Montrose and Westheimer.
- Sections of the sidewalk that can't be remediated would be patched by a separate contractor.
- The method does not call for sidewalk closures and will take approximately 20 minutes per location.

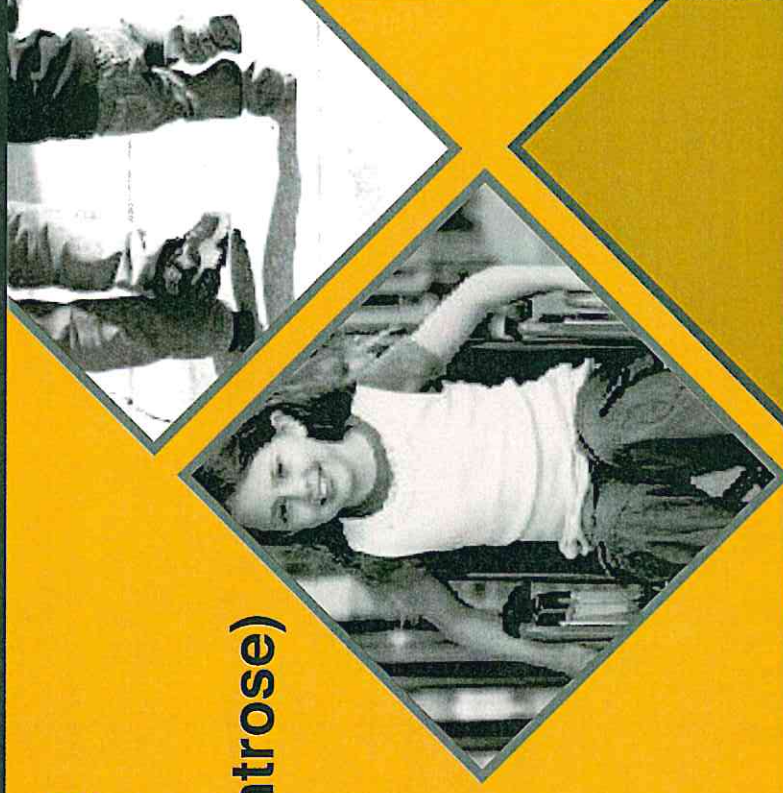
Requested Board Action at the October Board Meeting

- The MMD Board will be requested to approve the proposal for the sidewalk trip hazard repair.



Precision Safe Sidewalks, LLC
Contact: Jason Brown
832-314-3756
jasonb@safesidewalks.com

SIDEWALK TRIP HAZARD REPAIR PROPOSAL: Montrose District SPA Project (Westhiemer and Montrose)



Presented to: Ben Brewer
September 2017



EXECUTIVE SUMMARY

Precision Safe Sidewalks uses proprietary and patented cutting technology to repair trip hazards. Our work is guaranteed to offer the following benefits:

- o **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods.
- o **ADA Compliance** - Approved and compliant with ADA standards.
- o **Clean** - No mess left behind. No resident complaints.
- o **Safety** - Decrease liability on your pedestrian walkways, increase safety.
- o **Detailed Reporting** - Invoices show measurements, locations, and cost for each hazard.
- o **Low Impact** - Average removal time is 20 minutes, no sidewalk closures.



As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. Removing and replacing an estimate of 16 panels would result in approximately 51,200 pounds or 25.60 tons of concrete being removed (average panel weight of 3,200 pounds assuming an 8x8 panel). Using Precision Safe Sidewalks results in 56 pounds of concrete removed and recycled.

The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



Survey Area

This proposed project includes removing trip hazards on some but not all of the concrete pathways and sidewalks for the SPA (Special Parking Area) in the Montrose District. The parameters for the PSS process are trip hazards on walkways that have a height of 1/2" to 2". The primary selections were designated by Ben Brewer.

These dangerous tripping conditions will be eliminated in compliance with the Americans with Disabilities Act of 1990 unless otherwise noted and upon approval from Ben Brewer.

Total Number of Trip Hazards treatable by PSS = **147**

PSS also found hazards that are candidates for remove and replace. The survey was somewhat limited in scope and PSS may not have identified all dangerous tripping conditions.



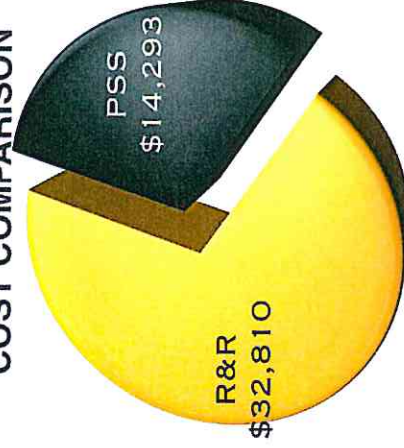
Based on an average panel size and an estimated replacement cost, we estimate the cost to remove and replace 147 trip hazards (approx. 5,292 square feet at \$6.20 a square foot) is **\$32,810**.

Total cost using Precision Safe Sidewalks is **\$14,293**, an estimated savings of **\$18,517**.

Project Summary:

Total Trip Hazard Repairs	147
Cost Using R&R	\$32,810
Cost Savings with PCC	\$18,517
Cost Using PCC	\$14,293

COST COMPARISON





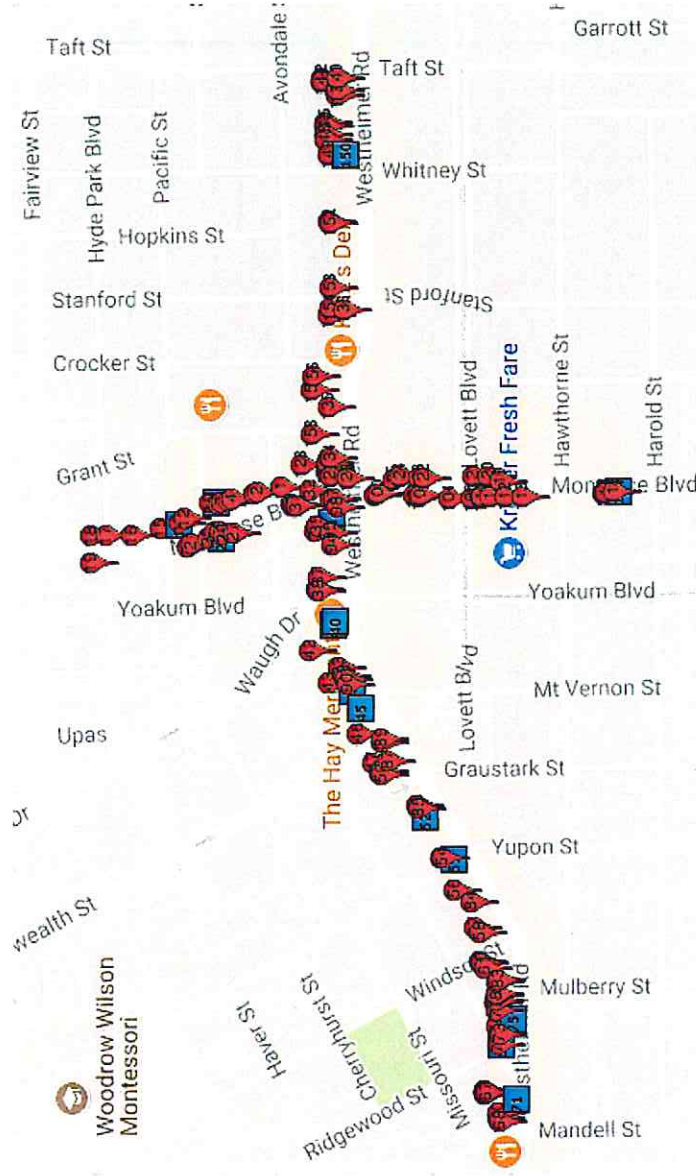
PRICING

Cost to Remediate all 147
Dangerous Tripping

Conditions :

\$14,293.23

(Subject to Net 30 and taxes
Not included.)



The information in this
summary is confidential, and is to be used only by the



PROGRAM SPECIFICATIONS

CUTTING SPECIFICATIONS:

- 1:12 Slope Ratio (Unless Noted)
- Dust Abatement Used
- Thorough Site Clean-up at Time of Removal
- Detailed List of Hazards Removed Provided Upon Project Completion
- Project Summary Provided



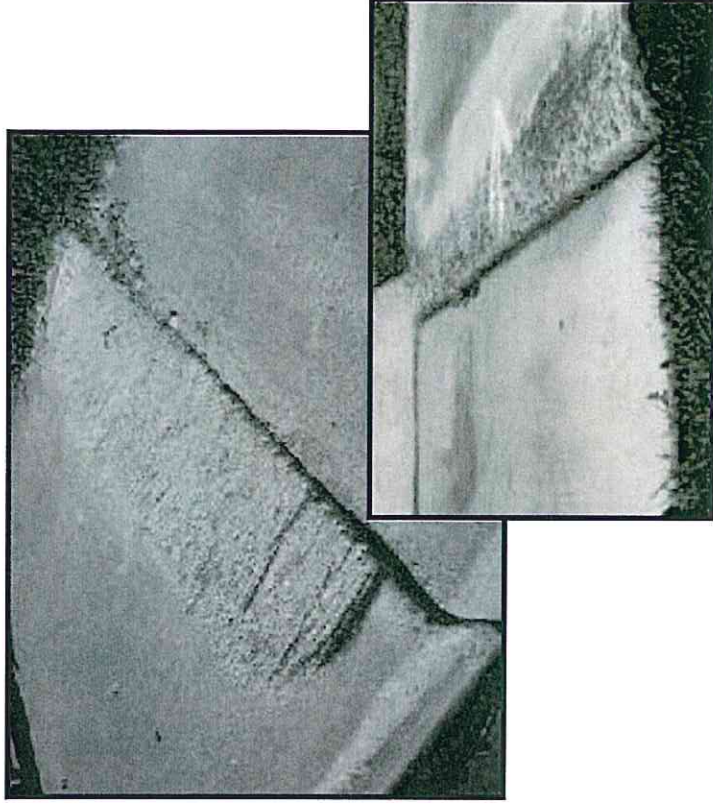
All options will be performed using our patented saw-cutting technique resulting in an edge to edge repair of the sidewalk.

The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



WHY WE DON'T GRIND

- Grinding often damages the concrete (breaks edges, knocks out aggregate, scars adjacent panels, creates micro cracks).
- Often unsightly (leaves a rough, uneven scarring)
- Doesn't comply with the ADA slope requirements
- Has no cost advantage
- Unable to remove hazards next to objects
- Hard to use on small trip hazards (under 3/8") and larger trip hazards (over 1 inch)
- Very slow process and generates lots of dust



The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



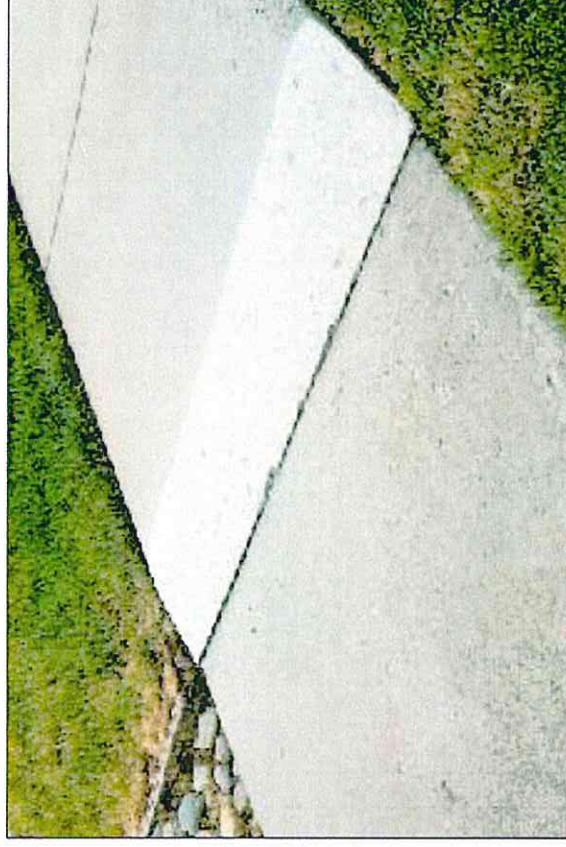
PRECISION SAFE SIDEWALKS' REPAIRS



The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



PRECISION SAFE SIDEWALKS' REPAIRS



The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



PRECISION SAFE SIDEWALKS - Partial Client List

- | | | |
|-----------------------------------|---------------------------------|--------------------------------------|
| • City of Stafford | • City of Sugar Land | • City of Missouri City Parks & Rec |
| • Cuneo Homes | • JDH Association Management | • City of Temple Parks & Rec |
| • Kingwood Management Association | • City of West University Place | • University of Texas at Austin |
| • The Woodlands Township | • City of The Colony | • City of Sugar Land Parks & Rec |
| • Bexar County | • Travis County | • Texas State University |
| • AVR Management | • City of Missouri City | • Hunters Creek Village |
| • LCRA | • City of Live Oak | • Bellville ISD |
| • Humble ISD | • East Central ISD | • Seton Hospitals |
| • Austin ISD | • Edgewood ISD | • Numerous Property Management Firms |
| • Eanes ISD | • The Port of San Antonio | |
| • Round Rock ISD | • City of Deer Park Parks & Rec | |
| • Georgetown ISD | | |

The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.



PRECISION SAFE SIDEWALKS - THANK YOU

- Precision Safe Sidewalks, LLC is the nation's leader in uneven sidewalk repair and appreciates the opportunity to provide you with this proposal.
- PSS has completed several projects for municipalities and districts like the one proposed above.
- PSS is a PCA approved vendor-doing business with us is a easy as issuing a PO!
- We have many references and will supply them upon request.
- For any questions please contact:

Jason Brown

Sales/Operations Manager

832-314-3756

jasonb@safesidewalks.com

The information in this summary is confidential, and is to be used only by the intended recipient and Precision Safe Sidewalks in evaluating the project.

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 and recommendations from the Marketing and Business Development Committee.

- Consider a service agreement with Okay Robot Creative LLC for editorial, content creation, and social media services



SEPTEMBER 2017 MONTHLY PR AND MARKETING REPORT

TO: Committee Chair, Steve Madden
FROM: Communications Director, Gretchen Larson
DATE: October 9, 2017

The PR and marketing committee meets as needed. On-going activities included:

1. Monthly e-newsletters and weekly board updates of social media posts.
2. The annual recycling event will be Saturday, November 4 from 10:00 to 2:00 at Walgreen's on Montrose Blvd.
3. Editorial Calendar for October includes:
 - Top 3-5 Events happening in Montrose
 - Bee2Bee Honey - a local beekeeper that supplies neighborhood-specific honeys.
 - Profile: District Police Officer Jaquarya Michael
 - My Montrose: Diane McGehee, Bering Memorial United Methodist Church
 - NEW Series- Where Ben's Been - 5 places that Ben has been this month with photos and short descriptions
 - Photos: Greek and Italian American Festival Posts.

Business Ambassador Program

The BA made 15 visits during August before Hurricane Harvey made landfall. Thereafter, the BA was busy checking on any flooding issues. Thankfully, Montrose came through with only minimal issues overall.

TWITTER:

Number of total tweets from September 01-September 30:	58
Increase in Followers for August:	130
Total Followers:	10,136

 41,347 Organic Impressions	 612 Total Engagements	 327 Link Clicks
--	---	--

FACEBOOK:

Total number of 'likes' in September: (Up from 25,302 in August)	25,675
Total page views this month:	93,633

 93,633 Impressions	 914 Post Engagements	 1,162 Link Clicks
--	--	--

Top 5 Posts:

Harvey Restaurant Workers Relief Fund	7,863
Live Map: Where You Can Do the Most Good (Harvey)	6,244
JuiceLand Comes to Montrose	3,418
Houston Small Business Digs Out After Harvey	2,454
Review: Pho Ice Cream at Les Ba'get	2,328

Twitter

Our top media tweet for September 2017 is to the right. We are continually promoting the Houston 3-1-1 app to help our residents and local businesses report problems in the neighborhood. This tweet earned 629 impressions.

Top media Tweet earned 629 impressions

See something? Say something with 3-1-1's easy to use app!

pic.twitter.com/yyZiuRBHwx



You can also see a summary of our Twitter presence for September 2017 to the right. It's great to see so many profile visits, as well as 30 mentions. People tagging us in their tweets, or replying to us, shows they are engaging with the District brand.

SEP 2017 SUMMARY

Tweets

58

Tweet impressions

43.2K

Profile visits


1,156

Mentions


30

New followers

145


The Montrose District
Published by Tawny Tidwell [?] · September 21 at 10:05am ·

Are you a restaurant worker or do you know one that was affected by Harvey? Check out this brand new relief fund set up specifically to help service industry workers get back on their feet after losing wages.



New Relief Fund Will Provide Assistance Directly to Houston Restaurant Employees

7,863 People Reached

268 Reactions, Comments & Shares

142 Like	60 On Post	82 On Shares
16 Love	6 On Post	10 On Shares
3 Wow	3 On Post	0 On Shares
8 Comments	7 On Post	1 On Shares
99 Shares	97 On Post	2 On Shares

352 Post Clicks

0 Photo Views	161 Link Clicks	191 Other Clicks
-------------------------	---------------------------	----------------------------

Facebook

Above is our most popular post for September. It reached 7,863 people, and received 268 reactions, comments, and shares. It also received 352 post clicks, which resulted in great engagement for our page.

Statistics:

Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
My Montrose: Nathan Rao, Wag'n World	906	20,200	29

**we tweet important articles multiple times to increase their reach*

Newsletter Open Rate: 33.6%
(Compare to industry average: 23%)



Weekly Update 09-29

Sent

58.8%

0.0%

Regular · Weekly Board Update List

Opens

Clicks

Sent Fri, September 29th 3:30 PM to 17 recipients

Past Month (6)



Weekly Update 09-22

Sent

47.1%

0.0%

Regular · Weekly Board Update List

Opens

Clicks

Sent Fri, September 22nd 3:30 PM to 17 recipients



Weekly Update 09-15

Sent

58.8%

0.0%

Regular · Weekly Board Update List

Opens

Clicks

Sent Fri, September 15th 3:30 PM to 17 recipients



Weekly Update 09-08

Sent

52.9%

5.9%

Regular · Weekly Board Update List

Opens

Clicks

Sent Fri, September 8th 3:30 PM to 17 recipients



Weekly Update 09-01

Sent

47.1%

0.0%

Regular · Weekly Board Update List

Opens

Clicks

Sent Fri, September 1st 3:30 PM to 17 recipients



MONTROSE DISTRICT AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Ben E. Brewer III, Executive Director
DATE: October 9, 2017
ITEM XXX: An agreement with Okay Robot Creative, LLC for editorial services for content planning, creation and execution

Background:

Editorial and writing services are critical components of our communications strategy. In June of this year the board approved an agreement with Ambrose Communications, LLC for editorial services for content planning, creation and execution. With this new change our social media strategist and professional writers were wrapped under the umbrella of AC, LLC to streamline our day to day communication activities. In September we were notified that Ambrose Communications, LLC had decided to make changes to their organizational structure and could no longer fulfill the lead role for which we had hired them. Once notified of this change, we set about evaluating options once again.

After careful evaluation over the past month we have determined that entering into an agreement with Okay Robot Creative, LLC, owned by our current social media strategist, Tawny Tidwell, is the best fit for our needs at this time. We are confident that Ms. Tidwell and her team of writers can perform the necessary services and we recommend that the District enter into an agreement with Okay Robot Creative, LLC for editorial services for content planning, creation and execution.

Fiscal Notes:

Professional writing, editorial and social media services are a component of the approved 2017 marketing and communications budget.

SERVICE AGREEMENT

This Service Agreement (this "Agreement") is entered into on _____, 2017 (the "Effective Date") by and between Montrose Management District, a conservation and reclamation district and a body politic and a political subdivision of the State of Texas, created under the authority of Article XVI, Section 59 of the Texas Constitution and operating under and governed by the provisions of Chapters 49 and 54, Texas Water Code, as amended (the "Owner"), and Okay Robot Creative, LLC (the "Contractor").

RECITALS

WHEREAS, the Owner has determined it is in the Owner's best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel;

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I.

SERVICES

Section 1.01. Services. Contractor shall perform website support services (the "Services") for the Owner as authorized from time to time by written task orders ("Task Orders") approved by Owner's Board of Directors (the "Board"), and Contractor shall be compensated for such Services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Task Orders shall be evidenced by a written proposal or service order, which shall include the Services to be performed, the location, and the fees. Currently approved Task Orders are attached hereto as **Exhibit A**. Each Task Order shall be added as another exhibit to this Agreement, signed and dated by Owner and Contractor. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and shall be dated when approved by the Board. All fees described in the Task Orders shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. The terms of this Agreement shall supersede any standard or preprinted terms appearing on the face or reverse side of any task order.

II.

COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested by the Owner) indicating the Services performed for that month under the terms of this Agreement. Contractor shall submit detailed invoices to the Owner's bookkeeper:

Caryn R. Adams
Municipal Accounts & Consulting L.P.
1300 Post Oak Blvd., Ste. 1600
Houston, TX. 77056
Direct: 713-366-3051
Fax: 713-629-6859
cadams@municipalaccounts.com
www.municipalaccounts.com

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III.

GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and touse its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Owner and Contractor. Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Owner approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 3.03. Indemnification.

CONTRACTOR SHALL INDEMNIFY, AND HOLD HARMLESS THE OWNER, ITS DIRECTORS, OFFICERS, EMPLOYEES, AGENTS AND ASSIGNS (THE "INDEMNIFIED PARTIES") FROM AND AGAINST CLAIMS, DEMANDS, OR CAUSES OF ACTION (AND ALL LOSSES, LIABILITIES, EXPENSES, AND JUDGMENTS INCURRED IN CONNECTION THEREWITH, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS' FEES AND EXPENSES, COURT COSTS, AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION) OR FROM ANY OTHER LOSS OR CLAIM ARISING FROM THIRD

PARTY PERSONAL INJURY OR PROPERTY DAMAGE BROUGHT BY CONTRACTOR OR ANY OF CONTRACTOR'S EMPLOYEES, DIRECTORS, OFFICERS, AGENTS, OUTSIDE ADVISORY OR SUPPORT CONSULTANTS, OR REPRESENTATIVES, OR BY ANY THIRD PARTY, BUT ONLY TO THE EXTENT BASED UPON, OR IN CONNECTION WITH, RESULTING FROM, OR ARISING OUT OF, THE NEGLIGENT ACTS, ERRORS OR, OMISSIONS, OR MISCONDUCT OF CONTRACTOR'S EMPLOYEES, DIRECTORS, OFFICERS, AGENTS, OUTSIDE ADVISORY OR SUPPORT CONSULTANTS, OR REPRESENTATIVES, IN THE PERFORMANCE OF PROFESSIONAL SERVICES.

Section 3.04. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law.

Section 3.05. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control.

Section 3.06. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any authority having jurisdiction over Contractor's Services.

Section 3.07. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.08. Inspection. The Owner and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate books, payrolls and records satisfactory to the Owner in connection with any and all Services performed hereunder and to maintain such books, payrolls and records for at least four years. The Owner and its duly authorized representatives shall have the right to audit such books, payrolls and records at any reasonable time or times.

Section 3.09. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials, parts, labor and workmanship for one year from the date of completion of the Project. Contractor shall transfer all manufacturers' warranties to the Owner.

Section 3.10. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Owner, which shall be granted or denied in the Owner's sole discretion.

Section 3.11. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.01.

Section 3.12. Force Majeure. In the event either party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military authority (other than a party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that party shall give written notice of such act to the other party as soon as possible after the occurrence of the cause relied on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.13. Agreement Subject to Applicable Law. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.14. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforceable in the county in which the Owner is located.

Section 3.15. Waiver. No waiver or waivers of any breach or default by a party hereto of any term, covenant or condition or liability hereunder of performance by the other party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.16. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.17. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will **not** be affected hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

[EXECUTION PAGE FOLLOWS]

Exhibit A

Editorial Services for Content Planning, Creation and Execution - \$75/hour

Coordinate all online editorial efforts, from planning to execution.

Services include:

- Creating and maintaining an editorial calendar
 - Being mindful of themes based on seasonality
 - Creating a varied mix of content styles (feature stories, lists, compilations, etc.)
- Researching story ideas
- Assigning content to writers
- Overseeing the creation and delivery of content
- Assigning complementary photography or video to accompany content

Owner:

Montrose Management District

H.B. No. 89 VERIFICATION

By signing and entering into this Contract Okay Robot Creative, LLC verifies that it does not boycott Israel and will not boycott Israel during the term of the Contract.

Contractor:

Okay Robot Creative, LLC

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 Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: September 27, 2017
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its September meeting at Prosperity Bank on September 27, 2017. Members attending were Claude Wynn, Steve Madden, Ryan Haley, Larry Zomper and Robin Holzer. Staff present were Ben Brewer, Ray Lawrence and Gretchen Larson. The meeting was called to order at 11:45 AM.

Approval of June Minutes

The minutes of the June 28 meeting of the committee were approved as written.

Building Permits for August

Ray Lawrence distributed a summary (attached) of building permits approved for District sites during August. The District continues to attract a steady stream of single-family home – mostly townhome – projects.

Vacant Properties for Sale

Ray Lawrence distributed a list (attached) of 5 vacant land properties currently available for sale in the District. There are two notable points. First, the three properties for which asking prices are stipulated were all priced at \$100/SF or more, another indication of the scarcity of developable sites in the District. Second, the final listing is particularly noteworthy due to the known difficulty in assembling multiple properties for future development.

Update on Alabama Row Project

Construction of the Alabama Row retail center at NEC Alabama & Mandell is well along with completion expected before the end of the year. The project is being developed by Sloan Properties and marketed by Edge Realty Partners. It is already 100% leased with Lua Viet Kitchen, Lovett Dental and BuffBurger each renting 2,500 SF of space.

Update on High Rise Multi-Family Project in River Oaks Center

Weingarten Realty has finalized plans for its 30-story residential tower to be called The Driscoll on the north side of West Gray at Driscoll in the firm's River Oaks Shopping Center. The building will have 300 living units and 10,000 SF of ground floor retail. The architect is Ziegler Cooper. The developer is The Hanover Company. Construction is expected to begin in the First Quarter of 2018 and be completed sometime in 2021. No information is yet available on the magnitude of capital investment being committed to the project.

Preliminary Results of the MMD/Steel Survey

Gretchen Larson reviewed preliminary topline from the recently completed online survey of property owners, business owners and visitors over three months. The survey was distributed to a universe of over 4,000 and yielded 634 respondents. Cross tabulations will be completed shortly to facilitate analysis of the survey results.

Acknowledgement

Steve Madden expressed his gratitude for member Charlie Norris's continued sponsorship of meeting lunches and suggested to Ray that he email Charlie to express the committee's appreciation. (Subsequently, Ray did so.)

Adjournment

The meeting was adjourned at 1:10 PM. The next meeting of the committee is scheduled for October 25, 2017.

**CITY OF HOUSTON PERMIT SUMMARY
MONTROSE MANAGEMENT DISTRICT
September 2017**

Address	Project
4506A Mt. Vernon	Single family residence w/ attached garage
4506B Mt. Vernon	Single family residence w/ attached garage
1243 Peden	Single family residence w/ attached garage
1245 Peden	Single family residence w/ attached garage
2103 Brun	Single family residence w/ attached garage
1999 Indiana	Single family residence w/ attached garage
1997 Indiana	Single family residence w/ attached garage
1944A West Gray	Convert 1,666 SF restaurant to cryotherapy office
1616 Ruthven	Single family residence w/ attached garage
1618 Ruthven	Single family residence w/ attached garage
1402 Crocker	Single family residence w/ attached garage
1404 Crocker	Single family residence w/ attached garage
1829 Richmond	Convert 1,624 SF bar to food processing warehouse
404 W. Pierce	Single family residence w/ attached garage

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 the Executive Director's Monthly Report.



MONTROSE MANAGEMENT DISTRICT

SERVICE PLAN

MONTHLY REPORT

July 10 – September 11, 2017

COMMITTEE ACTIVITY

STAFF ACTIVITY

COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on October 2nd. Please refer to the included individual reports for the Bridge Lights, I.D. Markers, Esplanades, Bike Racks and Special Parking Area projects.

Finance Committee

The committee met on October 9th

Public Safety Committee

The committee October 2nd.

PR, Marketing and Business Relations Committee

The committee did not meet in September.

Business and Economic Development Committee

The committee met on September 27th.

STAFF ACTIVITY

September 11 – October 9, 2017

PR, Marketing and Business Relations Committee

Staff worked throughout the review period with the Committee Chair and Executive Directors on all of the coms plan and community engagement projects underway. A detailed report of the activities of staff, the team at Steel, and the creative team are included in the PR, Marketing and Business Relations report.

Ongoing projects included the monthly e-newsletter, weekly BOD updates on social media coverage, and daily updates via SM about happenings in the business community.

Business Ambassador Program

The BA made (15) business visits during August prior to Hurricane Harvey making landfall. Thereafter, the BA made visits to check on possible flooding issues and relay information. Thankfully Montrose businesses had no issues of damage to report to the BA during the visits.

Civic and HOA Meetings and Other News

Staff attended the September meeting, the First Montrose Commons meeting the . September District The ED attended a meeting with Mayor Pro Tem Cohen to discuss the sidewalk trip-hazard pilot program proposed in the Special Parking Area on Montrose Blvd. and Westheimer Rd.

PR, Marketing, Web and Social Media

See attached report in the monthly PR, Marketing and Business Relations report.

Finance Committee

The committee met on October 9th to review and discuss the bookkeeper's report, invoices and various delinquent assessments. The committee recommends approval of the reports and that invoices be paid.