



# **Montrose**

## **Management District**

# Reviving the Montrose Management District

MMD Service Plan ended in 2018 and assessments ceased.

Community and Business Leader requests for increased services have been heard.

With over 60 petitions having been received, MMD will come back on board in 2024 to offer valuable services to include:

- Public Safety support services
- Litter Abatement
- Graffiti Abatement
- Potential for future services per needs of the community, to include Economic Development and Wildlife Relocation.



# What is a Management District?

Management Districts are entities which concentrate on building up and maintaining specific regions with services that go above and beyond what municipalities provide.

MMD will be funded through a 9 cent per \$100 valuation assessment on Commercial Properties only.

If you are **solely a resident** of Montrose, you will reap the benefits of a higher level of public safety, cleaner streets and sidewalks, and graffiti cleanup, **but you WILL NOT be paying for it.**

# Who Pays the Assessment

**The property subject to assessment will be commercial property owners within the boundaries of the District. High-rise buildings over 4 levels will be assessed based on the average value of 4 levels.**

**The following property types will be exempt from assessment:**

**single-family detached residential, single-family residential mixed use (business and residence), multi-family complexes of 25 units or fewer, condominiums, municipalities, counties, other political subdivisions.**



# History

**On June 19, 2019, state District Judge Daryl L. Moore dismissed two lawsuits aimed at shutting down the Montrose Management District. The judge threw out the cases “with prejudice,” meaning his consideration of the facts was final and the plaintiffs could not sue again on the same grounds. The district was never dissolved and has since remained in existence.**

**Plaintiff agreed to join in an agreed motion to vacate the final judgment entered in Case No. 2012-20396 and to enter a final take nothing judgment dismissing all claims with prejudice (the motion to vacate). Contemporaneously with the filing of the motion to vacate, plaintiff agreed to file in Case Nos. 2012-20396-B and 2017-00518 final take nothing judgments dismissing all claims with prejudice.**

**Upon the entry of all orders by the Fourteenth Court of Appeals and the 333rd Judicial District Court, Judge Moore vacated and dismissed with prejudice all claims asserted in the litigation.**

# Budget

Program Area	Projected Average Annual Expenditure	Projected Fifteen-Year Total	Percentage
Public Safety & Security	\$1,299,981	\$19,499,715	60%
Maintenance & Beautification	\$216,663	\$3,249,945	10%
Economic Development	\$216,663	\$3,249,945	10%
Project Administration	\$324,995	\$4,874,925	15%
Reserve	\$108,331	\$1,624,965	5%
Total	\$2,166,635	\$32,499,495	100%



# Administration

The Board of Managers of the Montrose Management District has hired Hawes Hill & Associates to administer the responsibilities of the district. This is of a financial benefit to the district as hiring a full staff to manage the district would be costly and less efficient.



**Andrea Duhon**  
Executive Director



**Victor Beserra**  
Public Safety Director



**Annie Trinh**  
Director of Services



# Public Safety Report Comparison- Montrose

## Before and After District Services

	2017	2019	
Burglary Habitation	<u>62</u>	<u>62</u>	<u>.0%</u>
Burglary Building	<u>61</u>	<u>128</u>	<u>109.8%</u>
Burglary Motor Vehicle (BMV)	<u>999</u>	<u>845</u>	<u>-15.4%</u>
Theft (Except BMV and Auto)	<u>402</u>	<u>410</u>	<u>2.0%</u>
Auto Theft	<u>100</u>	<u>107</u>	<u>7.0%</u>
<b>Non Violent</b>	<u><b>1,624</b></u>	<u><b>1,552</b></u>	<u><b>-4.4%</b></u>
<b>Part-1 Crime TOTAL</b>	<u><b>1,800</b></u>	<u><b>1,666</b></u>	<u><b>-7.4%</b></u>

- Public Safety will include overtime for officers to patrol during late hours to protect those leaving late-night entertainment and bars
- Contracted security services and additional cameras for areas per request/need.
- Patrol of businesses to prevent after-hours break-ins.
- MMD will insist that the protection is priority.



# Graffiti and Litter Montrose area survey



November 2023

Total Montrose area graffiti found: 232 sites

100 sites along Westheimer

42 sites on Montrose Blvd

32 sites on Richmond Ave

24 sites on Alabama St.

Additional sites on W. Grey, W Dallas, and Dunlavy



# Community Leaders

**City Council Member, Abbie Kamin  
District C**

**Patrick Grant from the office of Commissioner  
Rodney Ellis.**

**Past board members returning:**

**Lara Attayi, William I. Davis III, Dimitri Fetokakis,  
Ryan Haley, Stephen L. Madden, Amir Sabzevari,  
Tammi Wallace**



# Questions & Concerns

We want to listen to your concerns, ideas, and insights.



# Contacting the MMD

MMD website is still under construction but will be up and running before assessments are sent out.  
[MontroseDistrict.org](http://MontroseDistrict.org)

Andrea Duhon, Executive Director  
can be reached at:  
(713) 806-2123  
[Aduhon@haweshill.com](mailto:Aduhon@haweshill.com)