



HOBBY AREA DISTRICT

HOBBY AREA DISTRICT MEETING

TO: THE BOARD OF DIRECTORS OF THE HOBBY AREA DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that a regular meeting of the Board of Directors of the Hobby Area District will be held on **Thursday, February 14, 2019 at 2:00 PM** at the Doubletree Hilton Hobby, 8181 Airport Blvd, Houston, TX 77061, 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. General Business

- a. Call to Order;
- b. Determine Quorum;
- c. Welcome and Introductions
- d. Receive Public Comments (Limited to three minutes per person)

2. Consent Agenda – *Items may be removed and discussed separately at a board member's request; otherwise, all, or remaining, items will be voted on as a group.*

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- a. Adopt Agenda
- b. Approve Minutes of Board Meeting December 13, 2018
- c. Accept Treasurer Report
 - i. Bookkeeper Report
 - ii. Assessor Collection and Delinquency Reports
- d. Receive Executive Director Report

3. Authorize Staff to Approve NEC Proposal for Hobby Area Doubled Paneled Bus Shelters Project– Upgrade panels to help mitigate future damage.

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4. Director Matters, including:

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- a. Accept resignation of Director Saenz and appoint new director; Liliana Rambo, General Manager–William P. Hobby Airport
- b. Approve Sworn Statement, Official Bond, and Oath of Office of new director;
- c. Reorganize the Board and authorize execution of District Registration Form;
- d. Open Meetings Act and Public Information Act Training Requirements; and
- e. Conflict of Interest Disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.

5. Departmental Reports:

Tab 5-Page 115

- a. Marketing, Communications and Administration
- b. Economic and Community Development

6. **Executive Session** - Convene Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property **Tab 6**
7. **Reconvene in Open Session** - Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease, or value of real property **Tab 7**
8. **Chairman's Report/Board Member or Staff Announcements** **Tab 8**
9. **Next Meeting – April 11, 2019**
10. **Adjourn**


Executive Director



HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

2. Consent Agenda
 - a. Adopt Agenda
 - b. Approve Minutes of Board Meeting December 13, 2018
 - c. Accept Treasurer Report
 - i. Bookkeeper Report
 - ii. Assessor Collection and Delinquency Reports
 - d. Receive Executive Director Report

MINUTES OF THE MEETING OF THE HOBBY AREA DISTRICT BOARD OF DIRECTORS

December 13, 2018

DETERMINE QUORUM; CALL TO ORDER

The Board of Directors (the “Board”) of the Hobby Area District (the “District”) held a regular meeting on December 13, 2018 at The Houston Club, 910 Louisiana, Suite 4900, One Shell Plaza, located outside the boundaries of the District, open to the public, and the roll was called of duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Joe Edd Nelson
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Darryl Bailey
Position 3 -	Jesus H. Saenz, Jr.	Position 9 -	Vic J. Zachary
Position 4 -	Ann Collum	Position 10 -	James Brown
Position 5 -	Sue De Haven, <i>Secretary</i>		
Position 6 -	Keyur Amin		

Also present at the meeting were Jerry Lowry-Executive Director for the District; Gabrielle “Gabby” Dirden-Director of Communications for the District; Regina Lindsey-Community and Economic Development Director for the District; Walter Funes-Field Services and Special Projects Manager for the District; Amber Ambrose of Ambrose McDowell Communications; and Tim Austin of Allen Boone Humphries Robinson LLP.

Chairman Perkins called the meeting to order at 6:01 p.m.

RECEIVE PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- a. Adopt Agenda
- b. Approve Minutes of Board Meeting November 8, 2018
- c. Accept Treasurer Report
 - i. Bookkeeper Report
 - ii. Assessor Collection and Delinquency Reports
- d. Authorize auditor to conduct audit for fiscal year end December 31, 2018

Director Nelson made a motion to approve all items on the Consent Agenda as presented. Director Collum seconded the motion, which passed by unanimous vote.

APPROVE AMENDMENT #2, HOBBY AREA BUS SHELTERS PROJECT

Mr. Lowry reported that staff requested additional services from Clark Condon as it relates to the Hobby Area Bus Shelters Project. He stated Clark Condon needs additional construction administration due to time delays, permitting, and construction issues. Mr. Lowry stated that this additional funding will be recovered from Contractor penalties, and therefore, he recommended amendment #2 for approval.

Following review and discussion, Director Collum made a motion to approve Amendment #2 as presented. Director Amin seconded the motion, which passed by unanimous vote.

RECEIVE AN UPDATE FROM THE MARKETING AND COMMUNICATIONS COMMITTEE

Ms. Dirden reported that the Marketing and Communications ("MAC") team has been working on a District website redesign project to optimize and reorganize the website and improve overall user experience and traffic. Ms. Dirden presented LIMB Design's Service Agreement as a recommendation for Board approval on the redesign of the District's website.

Following review and discussion, Director DeHaven made a motion to approve the related service agreement. Directed Bonsall seconded the motion, which passed by unanimous vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board convened in Executive Session at 6:06 p.m.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 6:18 p.m. The Board authorized Mr. Lowry to enter negotiations for the purchase of a property located on Bellfort and Telephone for a proposed District office.

CHAIRMAN'S REPORT/BOARD MEMBER OR STAFF ANNOUNCEMENTS

The Chairman invited everyone to join staff at the 2018 Annual Holiday Social.

ADJOURN

There being no further business to come before the Board, upon a motion made by Director Brown and seconded by Director Bonsall, Chairman Perkins adjourned the meeting at 6:22 p.m., which passed by unanimous vote.



Chair, Vice Chair or Secretary

HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

DECEMBER 31, 2018

*G*overnmental
*F*inancial
*R*eporting, LLC

Hobby Area Management District
Balance Sheet
December 31, 2018

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	<u>Dec 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	193,389.88
1020 · Wells Fargo Bank	127,190.80
1030 · Plains State Bank - CD	247,356.26
1032 · Plus4 Credit Union - CD	5.34
1040 · TexSTAR-Operating	<u>512,451.88</u>
Total Checking/Savings	<u>1,080,394.16</u>
Other Current Assets	
1200 · Assessment Receivable	<u>1,647,423.16</u>
Total Other Current Assets	<u>1,647,423.16</u>
Total Current Assets	<u>2,727,817.32</u>
TOTAL ASSETS	<u><u>2,727,817.32</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>85,779.50</u>
Total Accounts Payable	<u>85,779.50</u>
Other Current Liabilities	
2200 · Deferred Assessment Revenue	<u>1,646,376.20</u>
Total Other Current Liabilities	<u>1,646,376.20</u>
Total Current Liabilities	<u>1,732,155.70</u>
Total Liabilities	1,732,155.70
Equity	
3000 · Retained Earnings	1,324,099.83
Net Income	<u>(328,438.21)</u>
Total Equity	<u>995,661.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,727,817.32</u></u>

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
December 2018

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MAINTENANCE & OPERATIONS FUND

M&O SOURCES OF FUNDS

	<u>Dec 18</u>	<u>Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
4000 · District Assessments	137,948.51	156,866.00	1,807,064.59	1,882,401.00	1,882,401.00
4010 · Penalty & Interest Revenue	312.13	3,000.00	20,598.98	36,000.00	36,000.00
4020 · Overpayments	0.16	5,500.00	61,199.41	66,000.00	66,000.00
4030 · Assessment Refunds	0.00	-5,541.00	-61,137.16	-66,500.00	-66,500.00
4050 · Grants & Donations	0.00	0.00	306.56	0.00	0.00
4060 · Interest Revenue	4,229.36	375.00	28,128.61	4,500.00	4,500.00
4065 · Non-Income Funds	0.00	46,452.00	359,788.00	557,432.00	557,432.00
TOTAL M&O SOURCES OF FUNDS	<u>142,490.16</u>	<u>206,652.00</u>	<u>2,215,948.99</u>	<u>2,479,833.00</u>	<u>2,479,833.00</u>

M&O USES OF FUNDS

Public Safety

6010 · Contract Public Safety	20,431.23	19,166.00	231,338.93	230,000.00	230,000.00
6012 · Specific Sites High Density Patrol	625.00	8,334.00	4,364.21	100,000.00	100,000.00
6014 · Special Operations	0.00	834.00	6,000.00	10,000.00	10,000.00
6015 · Apartment Life Initiatives	1,631.25	1,666.00	20,031.75	20,000.00	20,000.00
6020 · Mobile Cameras	0.00	6,952.00	52,185.00	83,430.00	83,430.00
6025 · Nuisance Abatement Program	2,498.78	1,250.00	13,142.53	15,000.00	15,000.00
6035 · Graffiti Abatement	2,720.00	2,916.00	33,120.00	35,000.00	35,000.00
6037 · Public Safety Programs	2,006.61	209.00	2,601.61	2,500.00	2,500.00
6040 · Staff Allocation	9,480.90	9,003.00	92,749.08	108,045.00	108,045.00
Total Public Safety	<u>39,393.77</u>	<u>50,330.00</u>	<u>455,533.11</u>	<u>603,975.00</u>	<u>603,975.00</u>

Community Development

6050 · Porter Service	13,621.22	13,584.00	148,453.87	163,000.00	163,000.00
6051 · Community Enhancement Programs	5,500.00	13,000.00	29,848.73	156,000.00	156,000.00
6052 · Corridor & ROW Maintenance	19,383.19	26,250.00	205,087.88	315,000.00	315,000.00
6054 · Street Sweeping	9,069.75	6,250.00	72,280.00	75,000.00	75,000.00
6055 · Staff Allocation	6,584.66	6,601.00	67,994.75	79,205.00	79,205.00
8014 · Metro Engineering Design	0.00	0.00	0.00	0.00	0.00
8055 · Project/Contract Management	4,250.00	10,416.00	51,000.00	125,000.00	125,000.00
8063 · Esplanade Enhancement	0.00	4,166.00	25,839.50	50,000.00	50,000.00
8065 · METRO Bus Shelter Enhancement	12,773.73	47,440.00	488,533.19	569,287.00	569,287.00
8074 · Streetscape Assessories	0.00	534.00	0.00	6,400.00	6,400.00
Total Community Development	<u>71,182.55</u>	<u>128,241.00</u>	<u>1,089,037.92</u>	<u>1,538,892.00</u>	<u>1,538,892.00</u>

Economic Development

6060 · Economic Developmt Programs	13,364.15	7,500.00	51,278.64	90,000.00	90,000.00
6062 · Staff Allocation	8,801.80	8,998.00	118,739.90	107,985.00	107,985.00
8050 · Eco Development Strategic Plan	0.00	6,041.00	59,027.92	72,500.00	72,500.00
8052 · Placemaking Study (Retail)	0.00	1,000.00	0.00	12,000.00	12,000.00
8053 · Market Feasibility Study	15,491.54	25,000.00	150,862.77	300,000.00	300,000.00
Total Economic Development	<u>37,657.49</u>	<u>48,539.00</u>	<u>379,909.23</u>	<u>582,485.00</u>	<u>582,485.00</u>

Communication, Public Affairs, Marketing

6065 · Events	0.00	2,959.00	22,339.79	35,500.00	35,500.00
6068 · CPA&M Programs	287.87	1,834.00	5,384.19	22,000.00	22,000.00
6070 · Creative Support	12,720.00	4,375.00	54,665.11	52,500.00	52,500.00
6075 · Marketing Mtls & Promo Items	120.00	4,166.00	15,586.58	50,000.00	50,000.00
6078 · Advertisement	9,199.00	4,166.00	14,805.79	50,000.00	50,000.00
6080 · Staff Allocation	9,011.00	9,206.00	105,349.87	110,479.00	110,479.00
6235 · Hobby Area Improvement Corp.	52,747.33	4,166.00	54,198.19	50,000.00	50,000.00
Total Comm., Public Affairs, Marketing	<u>84,085.20</u>	<u>30,872.00</u>	<u>272,329.52</u>	<u>370,479.00</u>	<u>370,479.00</u>

Hobby Area Management District Statement of Sources & Uses - Budget vs Actual

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December 2018

	Dec 18	Budget	Jan - Dec 18	YTD Budget	Annual Budget
Administration					
6110 · Staff Allocation	14,344.47	9,777.00	140,962.37	117,333.00	117,333.00
6112 · Administration Programs	113.95	1,332.00	413.95	15,990.00	15,990.00
6115 · Meeting Expense	641.93	1,791.00	22,270.91	21,500.00	21,500.00
6120 · Reimbursable Expenses	381.35	1,250.00	5,784.88	15,000.00	15,000.00
6125 · Postage	30.26	24.00	585.65	280.00	280.00
6130 · Office Supplies	753.86	625.00	5,429.72	7,500.00	7,500.00
6135 · Public Notices, Advertising	18.00	125.00	872.00	1,500.00	1,500.00
6140 · Legal Services	3,415.04	3,959.00	45,392.70	47,500.00	47,500.00
6145 · Audit Services	0.00	1,041.00	15,100.00	12,500.00	12,500.00
6150 · Bookkeeping	850.00	875.00	10,200.00	10,500.00	10,500.00
6155 · Assessment Billing	2,287.75	2,916.00	31,548.42	35,000.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	334.00	3,600.00	4,000.00	4,000.00
6165 · Office Equipment	472.12	1,250.00	10,787.57	15,000.00	15,000.00
6170 · Insurance	0.00	1,666.00	6,523.66	20,000.00	20,000.00
6072 · Office Lease	2,817.50	2,500.00	29,767.50	30,000.00	30,000.00
6073 · Communication & Technologies	956.00	2,080.00	18,103.09	24,950.00	24,950.00
6175 · Other	14.00	62.00	235.00	750.00	750.00
Total Administration	<u>27,396.23</u>	<u>31,607.00</u>	<u>347,577.42</u>	<u>379,303.00</u>	<u>379,303.00</u>
TOTAL M&O USES OF FUNDS	<u>259,715.24</u>	<u>289,589.00</u>	<u>2,544,387.20</u>	<u>3,475,134.00</u>	<u>3,475,134.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>-117,225.08</u>	<u>-82,937.00</u>	<u>-328,438.21</u>	<u>-995,301.00</u>	<u>-995,301.00</u>
Total Projected Revenue & Reimbursements					2,479,833
Total Projected Uses of Funds					3,475,134
Prior Year Reserves					1,511,104
Projected Year End Cash Reserves					<u>515,803</u>

Hobby Area Management District
Bank Account Registers
As of February 7, 2019

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<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
Amegy Bank						146,949.19
Debit	11/01/2018	ACH	Guardian	Insurance (Dental, Life, Vision)	-6,081.90	140,867.29
General Journal	11/15/2018	Payroll	Paychex	Payroll	-5,106.49	135,760.80
Debit	11/27/2018	Debit	Amegy Bank	Wire Fee	-14.00	135,746.80
Debit	11/28/2018	ACH	Amegy Visa Credit Card	Credit Card	-8,979.47	126,767.33
General Journal	11/30/2018	Payroll	Paychex	Payroll	-1,372.06	125,395.27
Bill Pmt -Check	11/30/2018	ACH	BlueCross BlueShield of Texas	Health Insurance Adjustment	1,102.51	126,497.78
Debit	12/01/2018	ACH	Guardian	Ins. (Dental, Life, Vision)	85.07	126,582.85
Bill Pmt -Check	12/14/2018	2425	Gabrielle Dirden	Nov. Expense Report	-167.44	126,415.41
Bill Pmt -Check	12/14/2018	2426	Jerry Lowry	Nov. Expense Report	-1,190.35	125,225.06
Bill Pmt -Check	12/14/2018	2427	Regina Lindsey	Nov. Expense Report	-556.36	124,668.70
Bill Pmt -Check	12/14/2018	2428	Walter Funes	Nov. Expense Report	-236.66	124,432.04
Bill Pmt -Check	12/14/2018	2430	Hobby Area Improvement District	Annual Contribution	-50,000.00	74,432.04
Bill Pmt -Check	12/14/2018	2431	Limb Design	Website	-8,820.00	65,612.04
Bill Pmt -Check	12/14/2018	2433	Site Selectors Guild, Inc.	2019 SSG Annual Conference	-10,000.00	55,612.04
Check	12/14/2018	2432	Void	Void	0.00	55,612.04
General Journal	12/14/2018	Payroll	Paychex	Payroll	-12,874.55	42,737.49
General Journal	12/14/2018	Payroll	Paychex	Payroll Taxes	-4,028.86	38,708.63
General Journal	12/14/2018	Payroll	Paychex	401K & UME	-1,257.92	37,450.71
General Journal	12/14/2018	Payroll	Paychex	Payroll	-499.12	36,951.59
Bill Pmt -Check	12/20/2018	2434	IEDC	PA4 - Member ID 298456	-435.00	36,516.59
Bill Pmt -Check	12/20/2018	2435	IEDC	Member ID - Gabby	-190.00	36,326.59
Bill Pmt -Check	12/20/2018	2436	Greater Houston Partnership	HOU2ATX	-2,000.00	34,326.59
Bill Pmt -Check	12/20/2018	2437	Magoo's Print Shop	Deck the Halls posters	-120.00	34,206.59
Bill Pmt -Check	12/20/2018	2438	Mister Sweeper LP	Street Sweeper	-6,046.50	28,160.09
Bill Pmt -Check	12/20/2018	2439	SEAL Security Solutions LLC	Security	-7,137.00	21,023.09
Bill Pmt -Check	12/20/2018	2440	UP Art Studio, LLC	Mini Murals Tours Sponsor	-1,000.00	20,023.09
Transfer	12/28/2018	Trf.	TexSTAR	Transfer from TexSTAR	200,000.00	220,023.09
Check	12/28/2018	Debit	Amegy Bank	Wire transaction fee	-14.00	220,009.09
Bill Pmt -Check	12/31/2018	Online	8121 Broadway Interests LLC	Office Rent	-2,817.50	217,191.59
General Journal	12/31/2018	Payroll	Paychex	Payroll	-12,874.55	204,317.04
General Journal	12/31/2018	Payroll	Paychex	Payroll Taxes	-4,028.86	200,288.18
General Journal	12/31/2018	Payroll	Paychex	401K & UME	-1,257.92	199,030.26
General Journal	12/31/2018	Payroll	Paychex	Fee	-499.12	198,531.14
Bill Pmt -Check	12/31/2018	ACH	BlueCross BlueShield of Texas	Health Insurance	-5,141.26	193,389.88
Check	01/01/2019	ACH	Guardian	Insurance (Dental, Life, Vision)	-534.59	192,855.29
Bill Pmt -Check	01/08/2019	2441	Amegy Visa Credit Card	Credit Card	-7,751.75	185,103.54
Bill Pmt -Check	01/14/2019	Online	Ambrose Communications, LLC	Social Media Management	-3,900.00	181,203.54
General Journal	01/15/2019	Payroll	Paychex	Payroll	-12,874.55	168,328.99
General Journal	01/15/2019	Payroll	Paychex	Payroll Taxes	-4,028.86	164,300.13
General Journal	01/15/2019	Payroll	Paychex	401K & UME	-1,257.92	163,042.21
General Journal	01/15/2019	Payroll	Paychex	Payroll	-499.12	162,543.09
Bill Pmt -Check	01/16/2019	2442	Allen Boone Humphries Robinson	Legal	-1,479.96	161,063.13
Bill Pmt -Check	01/16/2019	2443	Busy Bee Creatives LLC	Website	-424.97	160,638.16
Bill Pmt -Check	01/16/2019	2444	City of Auburn	Walter - Advanced CPTED	-350.00	160,288.16
Bill Pmt -Check	01/16/2019	2445	Clark Condon Associates, Inc	Bus Shelters	-12,059.23	148,228.93
Bill Pmt -Check	01/16/2019	2446	Core Logic Safe Rent	Apartment Life Initiatives	-1,631.25	146,597.68
Bill Pmt -Check	01/16/2019	2447	East End District	Graffiti Abatement	-5,218.78	141,378.90
Bill Pmt -Check	01/16/2019	2448	Equi-tax Inc.	Monthly Assessor Services	-2,587.75	138,791.15
Bill Pmt -Check	01/16/2019	2449	Gabrielle Dirden	Dec. Expense Report	-194.41	138,596.74
Bill Pmt -Check	01/16/2019	2450	Governmental Financial Reporting	Bookkeeping	-870.72	137,726.02
Bill Pmt -Check	01/16/2019	2451	Great America Financial Services	Copier	-348.42	137,377.60
Bill Pmt -Check	01/16/2019	2452	Gulf Coast Pavers, Inc.	Streetscape Pavers	-5,500.00	131,877.60
Bill Pmt -Check	01/16/2019	2453	Hawes Hill & Associates LLC	Professional Services	-4,250.00	127,627.60
Bill Pmt -Check	01/16/2019	2454	Jerry Lowry	Dec. Expense Report	-226.66	127,400.94
Bill Pmt -Check	01/16/2019	2455	Limb Design	Website	-3,528.00	123,872.94
Bill Pmt -Check	01/16/2019	2456	Mister Sweeper LP	Street Sweeper	-6,831.85	117,041.09
Bill Pmt -Check	01/16/2019	2457	Office Systems of Texas	Copier	-123.70	116,917.39
Bill Pmt -Check	01/16/2019	2458	Perdue, Brandon, Fielder, Collins	Delinquent Collections	-1,593.86	115,323.53

Hobby Area Management District

Bank Account Registers

As of February 7, 2019

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Type	Date	Num	Name	Memo	Amount	Balance
Bill Pmt -Check	01/16/2019	2459	Regina Lindsey	Dec. Expense Report	-235.02	115,088.51
Bill Pmt -Check	01/16/2019	2460	SEAL Security Solutions LLC	Security	-9,477.10	105,611.41
Bill Pmt -Check	01/16/2019	2461	Site Selectors Guild, Inc.	Gabby - 2019 SSG Conference	-2,000.00	103,611.41
Bill Pmt -Check	01/16/2019	2462	Site Selectors Guild, Inc.	1/4 page ad & popup banners	-1,632.00	101,979.41
Bill Pmt -Check	01/16/2019	2463	SMC Logistics	Irrigation services	-9,300.00	92,679.41
Bill Pmt -Check	01/16/2019	2464	SWA Group	Bellfort Station - November	-8,417.50	84,261.91
Bill Pmt -Check	01/16/2019	2465	Texas Economic Dev. Council	2019 Team Texas Bronze Marke	-5,000.00	79,261.91
Bill Pmt -Check	01/16/2019	2466	Texas Economic Dev. Council	2019 Legislative Conference	-725.00	78,536.91
Bill Pmt -Check	01/16/2019	2467	Toby Stephens	BRE Program Development & oi	-1,889.44	76,647.47
Bill Pmt -Check	01/16/2019	2468	Walter Funes	Dec. Expense Report	-516.75	76,130.72
General Journal	01/31/2019	Payroll	Paychex	Payroll	-12,874.55	63,256.17
General Journal	01/31/2019	Payroll	Paychex	Payroll Taxes	-4,028.86	59,227.31
General Journal	01/31/2019	Payroll	Paychex	401K & UME	-1,257.92	57,969.39
General Journal	01/31/2019	Payroll	Paychex	Payroll	-499.12	57,470.27
Bill Pmt -Check	01/31/2019	ACH	BlueCross BlueShield of Texas	Health Insurance	-5,141.26	52,329.01
Check	02/01/2019	ACH	Guardian	Insurance (Dental, Life, Vision)	-619.41	51,709.60
Bill Pmt -Check	02/05/2019	Online	Ambrose Communications, LLC	Social Media Management	-4,250.00	47,459.60
Transfer	02/06/2019	Trf.	TexSTAR	Transfer from TexSTAR	200,000.00	247,459.60
Check	02/07/2019	2469	2ML Real Estate Interest Inc.	Refund: 7510 Bellfort St.	-175.46	247,284.14
Check	02/07/2019	2470	Ayo Ajim	Refund: 2 Properties	-1,285.96	245,998.18
Check	02/07/2019	2471	C G 7600 LP	Refund: 7600 S. Santa Fe Dr	-3,959.74	242,038.44
Check	02/07/2019	2472	Gulf 1688 LP	Refund: 9010 Clearwood	-183.52	241,854.92
Bill Pmt -Check	02/07/2019	2473	Allen Boone Humphries Robinson	Legal	-641.25	241,213.67
Bill Pmt -Check	02/07/2019	2474	Amegy Visa Credit Card	Credit Card	-4,010.26	237,203.41
Bill Pmt -Check	02/07/2019	2475	East End District	Graffiti Abatement	-4,321.69	232,881.72
Bill Pmt -Check	02/07/2019	2476	Equi-tax Inc.	Monthly Assessor Services	-7,582.52	225,299.20
Bill Pmt -Check	02/07/2019	2477	Governmental Financial Reporting	Bookkeeping	-889.99	224,409.21
Bill Pmt -Check	02/07/2019	2478	Great America Financial Services	Copier	-348.42	224,060.79
Bill Pmt -Check	02/07/2019	2479	Hawes Hill & Associates LLC	Professional Services	-4,250.00	219,810.79
Bill Pmt -Check	02/07/2019	2480	NEC - Neon Electric Corporation	Holiday Panels-install/remove	-668.00	219,142.79
Bill Pmt -Check	02/07/2019	2481	Office Systems of Texas	Copier	-41.04	219,101.75
Bill Pmt -Check	02/07/2019	2482	Perdue, Brandon, Fielder, Collins &	Delinquent Collections	-341.22	218,760.53
Bill Pmt -Check	02/07/2019	2483	Sandra Yakelin Pompa	Office Cleaning	-60.00	218,700.53
Bill Pmt -Check	02/07/2019	2484	SEAL Security Solutions LLC	Security	-18,047.35	200,653.18
Bill Pmt -Check	02/07/2019	2485	SMC Logistics	Broadway backflow test reports	-900.00	199,753.18
Bill Pmt -Check	02/07/2019	2486	SWA Group	Bellfort Station - December	-5,074.04	194,679.14
Check	02/07/2019	2487	James B. Reed Jr.	Refund: 8314 Lockheed Ave	-81.97	194,597.17
Check	02/07/2019	2488	Joseph Cosart	Refund: 8525 Freeland St	-197.23	194,399.94
Check	02/07/2019	2489	Myers Design & Manufacturing inc.	Refund: 8235 Lockheed Ave	-79.02	194,320.92
Check	02/07/2019	2490	Tourist Promotion Services LLC	Refund: 8833 Airport Blvd	-106.30	194,214.62
Check	02/07/2019	2491	W2005 New Century Hotel Portfoli	Refund: 8620 Airport Blvd	-1,746.30	192,468.32
Total Amegy Bank					45,519.13	192,468.32
Wells Fargo Bank						127,190.80
Total Wells Fargo Bank					0.00	127,190.80
Plains State Bank - CD						249,166.61
					0.00	249,166.61
Plus4 Credit Union - CD						0.00
Deposit	12/31/2018	Dep.	Interest	11/27 to 12/31 interest	5.34	5.34
Total Plus4 Credit Union					5.34	5.34
TexSTAR-Operating						711,111.90
Transfer	12/28/2018	Trf.	Amegy Bank	Transfer to Amegy	-200,000.00	511,111.90
Deposit	12/31/2018	Dep.	Interest	Dec. Interest	1,339.98	512,451.88
Transfer	02/06/2019	Trf.	Amegy Bank	Transfer to Amegy	-200,000.00	312,451.88
Total TexSTAR-Operating					-398,660.02	312,451.88
TOTAL					-353,140.89	881,282.95

Hobby Area District
HOB000-01Statement Number: Page: 2
100143

Total Amount Due: \$ 1,478.96



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3081751
December 21, 2018

HOBBY AREA DISTRICT

Mr. Jerry Lowry
8121 Broadway St., Suite 199
Houston, TX 77081Client/Matter: HOB000-01
Statement Number: 100143
Billing Attorney: Timothy Austin

General

Professional Fees

Fees for services posted through December 14, 2018, as follows:

Date	Professional		Hours
11/29/18	Cheryl Panozzo	Review proposal from LIMB to redesign the District's website	0.25
11/30/18	Cheryl Panozzo	Review and revise draft of the agenda for upcoming Board of Directors meeting on December 13, 2018 and discussion with Gabby Dirden regarding same	0.50
12/04/18	Cheryl Panozzo	Review procedures for annexing land into the District; discussion with Jerry Lowry regarding New Teeth annexation request	0.50
12/05/18	Timothy Austin	Review terms of web contract.	0.50
12/05/18	Cheryl Panozzo	Discussion with Gabby Dirden to prepare for upcoming Board of Directors meeting on December 13, 2018	0.50
12/08/18	Timothy Austin	Review and revise meeting agenda.	0.25
12/13/18	Timothy Austin	Travel to and attend District meeting.	1.00
Total Fees:			1,478.75

Expenses and Other Items

Expenses and Other Items posted through December 14, 2018, as follows:

12/10/18	CMP	Postage	1.21
Total Expenses and Other Items:			1.21

Total Fees: \$ 1,478.75
Total Expenses and Other Items: \$ 1.21

Allen Boone Humphries Robinson LLP

December 21, 2018

Allen Boone Humphries Robinson LLP

December 21, 2018



busy bee creatives

INVOICE

Busy Bee Creatives LLC
P.O. Box 1993
Spring, Texas 77383-1993
United States
261.658.0741
BusyBeeCreatives.comBILL TO
Hobby Area Management District
Jerry Lowry
P.O. Box 22167
Houston, Texas 77227
United States832.982.2026
jlowry@hadistrict.orgInvoice Number: 259
Invoice Date: January 1, 2019
Payment Due: January 1, 2019
Amount Due (USD): \$350.00
Pay Securely Online

Items	Quantity	Price	Amount
Website Maintenance	1	\$350.00	\$350.00
<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 			
Total:			\$350.00

Amount Due (USD): \$350.00

Pay Securely Online



link.waveapps.com/fyf5gc-4359up



busy bee creatives

INVOICE

Busy Bee Creatives LLC
P.O. Box 1993
Spring, Texas 77383-1993
United States
261.658.0741
BusyBeeCreatives.comBILL TO
Hobby Area Management District
Jerry Lowry
P.O. Box 22167
Houston, Texas 77227
United States
832.982.2026
jlowry@hadistrict.orgInvoice Number: 271
Invoice Date: January 8, 2019
Payment Due: January 8, 2019
Amount Due (USD): \$74.97
Pay Securely Online

Items	Quantity	Price	Amount
Domain Renewal HADistrict.org for 1 year	1	\$24.99	\$24.99
Domain Renewal HAMD9.org for 1 year	1	\$24.99	\$24.99
Domain Renewal HAMDistrict.org for 1 year	1	\$24.99	\$24.99
Total:			\$74.97

Amount Due (USD): \$74.97

Pay Securely Online



link.waveapps.com/v9xyd-9tnurt

ccraig

From: Walter Funes [wfunes@hadistrict.org]
 Sent: Thursday, January 10, 2019 5:47 PM
 To: ccraig
 Subject: Re: Advanced CPTED (Crime Prevention Through Environmental Design) Course Registration (response #10)

Hi, Cindy.

I just got an email regarding the payment for the CPTED class and where to send. I will forward the email to you, but here the information for the check if it's not too late.

City of Auburn Permit Center
 25 West Main St
 Auburn, WA 98001
 Attn: Jen Oliver, CPTED Training.
 Please make checks payable to City of Auburn.

Walter Funes
 Hobby Area District
 Special Projects & Field Service Manager
 832.982.2209 Office
wfunes@hadistrict.org

Sent from mobile device

From: ccraig <ccraig@houston-coas.com>
 Sent: Monday, January 7, 2019 2:01 PM
 To: Walter Funes
 Subject: RE: Advanced CPTED (Crime Prevention Through Environmental Design) Course Registration (response #10)

Thanks

From: Walter Funes [mailto:wfunes@hadistrict.org]
 Sent: Monday, January 07, 2019 12:26 PM
 To: ccraig
 Subject: FW: Advanced CPTED (Crime Prevention Through Environmental Design) Course Registration (response #10)

Hi, Cindy.

I am needing to have a check for \$350 issued for my CPTED course in March. Below is the address where the check can be mailed to. Please let me know if there's anything else that you'd need from me.

Thanks,

Walter Funes

URL: http://www.auburnwa.gov/doina_businesscommunity_development/training/AdvancedCPTEDRegistration.htm

Submission Time/Date: 9/24/2018 12:23:07 PM

Survey Response

MARCH 5-7, 2019 FROM 8:00 AM TO 5:00 PM
 AT AUBURN CITY HALL - COUNCIL CHAMBERS
 25 W MAIN ST, AUBURN, WA 98001
 QUESTIONS? PLEASE CONTACT THANIEL GOUK AT TGOUK@AUBURNWA.GOV

Last Name	Funes
First Name	Walter
Company/Organization	Hobby Area District
Title	Field Service Manager - Community Development
Mailing Address	8121 Broadway
Mailing Address (line 2)	
City	Houston
State	TX
Zip Code	77061
Email Address	wfunes@hadistrict.org
Phone	(832) 982-2209

WE WILL USE THE PHONE NUMBER ENTERED ABOVE TO CONTACT YOU TO PROCESS PAYMENT AFTER YOUR REGISTRATION FORM IS RECEIVED. A 3% SERVICE FEE IS INCLUDED FOR ALL CREDIT CARD TRANSACTIONS OR YOU CAN MAIL A CHECK TO:
 CITY OF AUBURN
 ATTN: JEN OLIVER, CPTED TRAINING
 25 W MAIN ST
 AUBURN, WA 98001

Activity Summary Report

Date Range: 09/28/2018 to 10/30/2018

Project / Media / Page Size / Cost	Qty	Total Units / Sq Ft	Total Cost
116-044B - Hobby Area Bus Shelters CDs thru CA			
B&W Laser --cost each			
8.50x11.00			
Unit Cost: \$0.25	64.00	64.00	\$16.00
Color Laser --cost each			
8.50x11.00			
Unit Cost: \$2.00	8.00	8.00	\$16.00
Total for 116-044B - Hobby Area Bus Shelters CDs th	72.00		\$32.00

CLARK CONDON

CLARK CONDON
 116-044B
 116-044B

Date: December 31, 2018
 Invoice number: 44218
 Project Number: 116-044B

Jerry Lowry
 Hobby Area Management District
 8121 Broadway, Suite 190
 Houston, TX 77061

Hobby Area Bus Shelters CDs thru CA

Professional Services for the Period: 12/1/2018 to 12/31/2018

Phase	Phase Fee	% Complete	Fee Earned	Prior Billing	Current Fee
Construction Documents	\$35,000.00	100.00	\$35,000.00	\$35,000.00	\$0.00
Pricing	\$3,000.00	100.00	\$3,000.00	\$3,000.00	\$0.00
Construction Administration	\$15,000.00	100.00	\$15,000.00	\$16,000.00	\$0.00
Amendment #1 - Public Bid	\$5,000.00	100.00	\$5,000.00	\$6,000.00	\$0.00
Amendment #2 - Additional CA	\$12,000.00	100.00	\$12,000.00	\$0.00	\$12,000.00
	\$70,000.00	100.00	\$70,000.00	\$58,000.00	\$12,000.00
Reimbursables					
In-House Printing					\$33.50
Messenger Services					\$18.00
					\$51.50
Subtotal:					\$7.73
Expense Fee					\$59.23
Total Reimbursables					\$12,059.23
					TOTAL AMOUNT DUE \$12,059.23

Activity Summary Report

Date Range: 11/30/2018 to 12/20/2018

Project / Media / Page Size / Cost	Qty	Total Units / Sq Ft	Total Cost
116-044B - Hobby Area Bus Shelters CDs thru CA B&W Laser - cost each 8.50x11.00 Unit Cost: \$0.25	6.00	6.00	\$1.50
Total for 116-044B - Hobby Area Bus Shelters CDs th	6.00		\$1.50

Make check payable to:
Core Logic Site Rent
P.O. Box 402493
Atlanta, GA 30384-2493

Ledger January 2019
Hobby Area Management District
P.O. Box 23167
Houston, TX 77227

Property Name	Unit #	Unit Type	Unit Size	Unit Cost	Unit Total	Management Company	Make Check Payable To
11/1/2019	16412	13176	7065	55.75	21	Core Group Investments	Yes
11/1/2019	16412	16407	Alto Verde	1,380	1,380	First Choice Management	Yes
11/1/2019	16412	16407	Alto Verde	60	60	First Choice Management	Yes
11/1/2019	16412	11152	Belvedere Villas	58	58	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	154	154	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	210	210	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	552.50	552.50	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	2,665.50	2,665.50	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	54.00	54.00	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	261	261	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	312.75	312.75	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	328	328	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	540.50	540.50	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	58.00	58.00	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	57.25	57.25	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	140	140	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	510.25	510.25	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	62	62	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	515.50	515.50	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	38	38	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	515.50	515.50	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	278	278	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	55.00	55.00	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	306	306	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	515.00	515.00	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	1040	1040	Capitol Investment Corp.	Yes
11/1/2019	16412	11152	Belvedere Villas	552.5	552.5	Capitol Investment Corp.	Yes

REMIT THIS STATEMENT WITH PAYMENT

Abacus Reports

12/21/2018 2:39 pm

Page 12 of 80



East End District
P.O. Box 230099
Houston, TX 77223-0099
713-628-9916
eva@eastenddistrict.com

INVOICE

BILL TO
Jerry W Lowry
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 23-59
DATE 12/31/2018
DUE DATE 01/31/2019
TERMS Net 30



East End District
P.O. Box 230099
Houston, TX 77223-0099
713-628-9916
eva@eastenddistrict.com

INVOICE

BILL TO
Jerry W Lowry
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 26-21
DATE 12/31/2018
DUE DATE 01/31/2019
TERMS Net 30

DATE	ACCOUNT SUMMARY	AMOUNT
11/30/2018	Balance Forward	\$3,217.96
	Payments and credits between 11/30/2018 and 12/31/2018	-3,217.96
	New charges (details below)	2,720.00
	Total Amount Due	\$2,720.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/04/2018	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	85.00	680.00
12/10/2018	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	85.00	680.00
12/18/2018	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
12/26/2018	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 2	8	85.00	680.00

Total Sites Abated: 30

TOTAL OF NEW CHARGES

2,720.00

DATE	ACCOUNT SUMMARY	AMOUNT
11/30/2018	Balance Forward	\$5,257.96
	Payments and credits between 11/30/2018 and 12/31/2018	-3,217.96
	New charges (details below)	458.78
	Total Amount Due	\$2,498.78

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/10/2018	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
12/10/2018	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
12/10/2018	Mileage Reimbursement 69.2 Miles	69.20	0.53	36.68
12/20/2018	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
12/20/2018	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
12/20/2018	Mileage Reimbursement 70.0 Miles	70	0.53	37.10

TOTAL OF NEW CHARGES
BALANCE DUE

458.78

\$2,498.78

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
1/1/2019	53390

BILL TO

Hobby Area District
c/o Bracewell LLP
Suite 2300
711 Louisiana Street
Houston TX 77002-2770

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,287.75
Roll Management	300.00
Total	\$2,587.75

Governmental
Financial
Reporting, LLC

1525 Lakeville Drive, Suite 121
Kingwood, TX 77339
(281) 348-9151
FAX (281) 348-9199

1/2/2019

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

For Professional Services Rendered

Bookkeeping services provided during December 2018 for the month of November 2018	850.00
Postage and Deliveries	20.72
Mileage - No longer attend the Board Meetings	0.00

\$870.72

Hobby Area District - Business Expense Report

[illegible]

0.545 IRS Mileage Reimbursement Rate



GreatAmerica Financial Svcs
PO Box 680631
Dallas TX 75268-0631

Return Service Requested

☐ Check here for change of address (see reverse for details)

ATTN: ACCOUNTS PAYABLE
HOBBY AREA DISTRICT
8121 BROADWAY ST # 199
HOUSTON TX 77081-1340

Remittance Section

Invoice Number:	25864597
Agreement Number	013-1245091-000
Invoice Print Date	12/31/2018
Due Date:	01/24/2019
Total Due:	\$348.42

GreatAmerica Financial Svcs.
PO Box 580831
Dallas, TX 75266-0831

Abstract

000013124509100000000002399459700000000000348427

Keep lower portion for your records - Please return upper portion with your payment



GrandAmerica Financial Svcs
PO Box 660831
Dallas TX 75265-0831

Invoice Number	23854597
Due Date:	01/24/2019
Total Due:	\$348.42

Important Messages

We appreciate your business!
We are glad you chose GreatAmerica Financial Services Corporation. Please remove the remittance portion of this invoice and include it with your payment.



Invoice Detail

	Amount	Tax	Total
1 Standard Payment	348.42	0.00	348.42
			348.42

For questions about these displays, please call 800-346-8742 or visit www.AmericanMuseum.org. The Exhibit goes to November 2, 2013.

Total Due	\$348.42
------------------	-----------------

Dishonored Checks, Drafts Or Orders Shall Be Subject To A Surcharge Of \$30

Invoice

Date	Invoice #
12/20/2018	69816-621



ATES
LLP

Invoice #: 43015898

Bill To:
MD-Hobby Area Management District (HCID #9)
8121 Broadway, Suite 100
Houston, TX 77061

Amount

\$4,250.00

Total	\$4,250.00
--------------	-------------------

Hobby Area District - Business Expense Report

12/31/2018
FROM MEMPHIS

Jerry Leary
EMPLOYEE NAME (PRINT or TYPE)

[illegible]

Limb Design

Invoice #	0007182
Invoice Date	January 15, 2019
Balance Due (USD)	\$3,628.00

Task	Time Entry Notes	Rate	Hours	Line Total
	[HAD 001 18 Website] Total Amount: \$17,840.00; 20% Payment Due: \$3,528	3,528.00	1	3,528.00

Total	3,528.00
Amount Paid	0.00
Balance Due (USD)	\$3,528.00

Terms
Invoices will incur late fees after 30 days. One reminder email will be sent 21 days after the invoice has been generated.



SEAL Security Solutions LLC
1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com
713-979-2388
TX DPS Lic. #C15942

Invoice

Date	Invoice #
1/7/2019	40544

Bill To

Hobby Management District
8121 Broadway, Suite 199
Houston, TX 77061

			Terms
			Net 30
Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9	138	29.25	4,036.50
New Years Day billed at the Holiday Rate	19	43.88	833.72
Patrol Period 12/31/2018 through 01/06/2019			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
NOTE: A 3% convenience fee will be charged on all payments made by credit card.		Sales Tax (8.25%)	\$0.00
Thank you for allowing us to earn your business.	Total	\$4,870.22	

Make all checks payable and mail to:
Site Selectors Guild, Inc.
P.O. Box 1958 Little Rock, AR 72203



Bill to:

Houston Hobby District
Attn: Gabrielle Dirden
8121 Broadway, Suite 199
Houston, TX 77061

Payment Terms	Due Date	
Net 90	1/12/19	
Description	Rate	Total
2019 SSG Annual Conference Sponsor Attendee Registration - Gabby Dirden Salt Lake City, UT March 25-27, 2019	2,000.00	\$2,000.00
		-
		-
		-
		-
		-
		-
Total		\$2,000.00

Total	\$2,000.00
--------------	-------------------

**Make all checks payable and mail to:
Site Selectors Guild, Inc.
P.O. Box 1958 Little Rock, AR 72203**

[illegible]

6073 PRESENTED BY LINE 01/14/2019

SIGNATURE & ACCEPTANCE OF TERMS

Agreement between LIMB DESIGN ("Limb") and HOBBY AREA DISTRICT ("Club").
The signature of both parties shall evidence acceptance of the Project Detail
described herein and Terms and Conditions attached.

Agency _____ By: _____ Date: _____
APRIL RUZIK
BUSINESS ARCHITECT + BRAND STRATEGIES

By:  Date: 11/14/2019
John P. Cabrelli
Vice President

CONFIDENTIALITY This document contains information confidential and proprietary to Lamb Design. The information might not be a new, standard or expected, and thus the prior written authorization of Lamb Design.

PRESENTED BY LIMB | 01.14.2019

PAYMENT SCHEDULE & TERMS

1. **NON-REFUNDABLE RETAINER: \$ 815**
Once the proposal is assigned to both parties, a non-refundable retainer of \$20 is required to begin the project.
2. **50% RETAINING BALANCE: \$ 815**
Upon final completion of the project, the remaining 50% fee and any expenses incurred during the project will be invoiced and is payable upon receipt of final invoice. Invoices will be sent 10 business days after the final date is received.
- All major credit cards are accepted.
- ADDENDUM:**
Under contract, photographs are not included unless otherwise stated. Consideration, such as center decorations, are not included.
- If there are changes by 30% or more made a change order is required. The cost must be submitted by email and approve any additional budget.
- Three (3) rounds of additional photo have are included once the concept has been discussed. Any additional photos will be charged at an hourly rate of \$100 per hour. The photos will be delivered (8) months to finish, then 12 months guarantee. If the project takes longer than 12 months, then the package is no longer valid.

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477
sonia@smclogisticsworks.com
smclogisticsworks.com



INVOICE

BILL TO
Jerry W. Lowry
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX 77061

INVOICE # 2043
DATE 12/20/2018
DUE DATE 01/19/2019
TERMS Net 30

swa

Date: December 20, 2018
Invoice No: 175798
For Period: November
Project No: HADS801
Project Manager: Michael Robinson

Project Bellfort Station

WORK PERFORMED:
Project Coordination; Team Meetings with Public Works & TxDOT.
Professional Services from November 1, 2018 to November 30, 2018

Fee	Total Fee	Percent Complete	Total Earned	Previous Fee Billing	Current Fee Billing	Total Fee
	168,350.00					
		85.00	143,097.50	134,680.00	8,417.50	8,417.50

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Services Replace existing backflow preventer with 1 1/2 PVB	12	775.00	9,300.00

Replace backflow preventers on Broadway St. Price includes all materials, labor, test and certification of all backflow devices.

BALANCE DUE \$9,300.00

Total Due this Invoice \$8,417.50

8053

Total Contract:	\$ 168,350.00
Billed to Date:	\$ 143,097.50
Contract Balance:	\$ 25,252.50

Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94966
+1.415.332.5100

Please refer to our invoice number and Project number when making payment.
A discount of 1% on current charges allowed if paid in full in thirty days.
A service charge will be assessed on all past due accounts.

INVOICE 9601

Texas Economic Development Council
1801 Rio Grande St.
Suite 455
Austin, TX 78701



Regina Lindsey
Hobby Area District
8121 Broadway, Suite 199
Houston, Texas 77061

Invoice # 9601
Invoice Date 01/07/2019
Invoice Due 02/05/2019

Amount Due 5000.00

Invoice Details

Description	Amount
2019 Team Texas Bronze Marketing Package	5000.00

Amount Due 5000.00

*6060

ccraig

From: Regina Lindsey (rlindsey@haddistrict.org)
Sent: Wednesday, January 16, 2019 2:39 PM
To: ccraig
Subject: FW: Invoice from TEDC

Can you please process this? Code is 6060

Warmest Regards,

Regina Lindsey, CED
Director, Economic & Community Development
Hobby Area District
8121 Broadway, Suite 199
Houston, TX 77061
832-982-2006 Office
rlindsey@haddistrict.org



HOBBY AREA DISTRICT

Stay connected with HAD
www.haddistrict.org
www.facebook.com/haddistrict

From: tedc@memberclicks-mail.net <tedc@memberclicks-mail.net>
Sent: Wednesday, January 16, 2019 2:37 PM
To: Regina Lindsey <rlindsey@haddistrict.org>
Subject: Invoice from TEDC

INVOICE 9661

Please make checks payable to:
Texas Economic Development Council
1801 Rio Grande, Suite 455, Austin, TX 78701

Texas Economic Development Council
1801 Rio Grande St.
Suite 455
Austin, TX 78701



Regina Lindsey
Hobby Area District
8121 Broadway Suite 1900
Houston, Texas 77061

Invoice #	9661
Invoice Date	01/16/2019
Invoice Due	02/16/2019
Amount Due	\$725.00

Toby C. Stephens
1500 Afton Way
Fort Mill, SC 29708
Phone: 870.901.1608

Description	Amount
2019 Legislative Conference	\$725.00

Amount Due	\$725.00
206060	Pay Now

Please make checks payable to:
Texas Economic Development Council
1601 Rio Grande, Suite 455, Austin, TX 78701

TO:
Regina Lindsey, CECD
Hobby Area District
8121 Broadway Street, Suite 199
Houston, TX 77061

FOR:
BRE Program Development
2018

DESCRIPTION	HOURS	RATE	AMOUNT
HAMD BRE Program Development and other assistance (2018 total work)	30	\$50.00	\$1,500.00
Adobe Acrobat Renewal (12/13/2018)			\$389.44
TOTAL			\$1,889.44

Make all checks payable to Toby C. Stephens

Thank you for your business!

[illegible]


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: 01/04/2019

LEGAL DESCRIPTION

 2ML REAL ESTATE INTEREST INC
 952 ECHO LN STE 314
 HOUSTON TX 77024

 TRS 15A & 15G
 ABST 27 J R HARRIS

7510 BELLFORT ST

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/040/239/000/0041
 YEAR: 2016
 REF No.: 0909456

 DATE PROCESSED: 01/04/2019
 RECEIPT NUMBER: 91160296
 DEPOSIT BATCH No.: RF190104
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>2016-01478</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$175.46.

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.


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: 01/04/2019

LEGAL DESCRIPTION

 Ayo Ajim
 3319 Wild River Drive
 Richmond, TX 77406

 TR 1A BLK A (OMITTED LAND)
 (PARENT*1048270000001)
 HALES

10900 GULF FWY

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/078/051/001/0007
 YEAR: 2017
 REF No.: 0909457

 DATE PROCESSED: 01/04/2019
 RECEIPT NUMBER: 91171144
 DEPOSIT BATCH No.: RF190104
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 2017 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>2017-60720</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,062.46.

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.


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: 01/04/2019

LEGAL DESCRIPTION

 Ayo Ajim
 3319 Wild River Drive
 Richmond, TX 77406

 RESERVE B
 TR 1A-1 BLK A
 HALES
 EDGEBROOK DEVELOPMENT PHASE 1
 10900 GULF FWY

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/104/827/000/0001
 YEAR: 2017
 REF No.: 0909458

 DATE PROCESSED: 01/04/2019
 RECEIPT NUMBER: 91171270
 DEPOSIT BATCH No.: RF190104
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 2017 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>2017-60720</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$223.50.

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

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


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: 01/22/2019

LEGAL DESCRIPTION

 C G 7600 LP
 % GARVER
 1901 LEXINGTON ST
 HOUSTON TX 77098

 TRS 1H & 76 THRU 82
 ABST 320 B HERRERA

7600 S SANTA FE DR

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/042/191/000/0006
 YEAR: 2017
 REF No.: 0909586

 DATE PROCESSED: 01/22/2019
 RECEIPT NUMBER: 91170388
 DEPOSIT BATCH No.: RF190122
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 2017 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>2017-59479</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$2,040.00.

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.


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: 01/04/2019

LEGAL DESCRIPTION

 COSART, JOSEPH
 INCLINE DEVELOPMENT INC
 408 MELODY LN
 FRIENDSWOOD TX 77546

 RES A BLK 1
 INCLINE ONE

8525 FREELAND ST

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/132/838/001/0001
 YEAR: 2016
 REF No.: 0909459

 DATE PROCESSED: 01/04/2019
 RECEIPT NUMBER: 91161453
 DEPOSIT BATCH No.: RF190104
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>2016-7279</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$197.23.

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.


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: 01/22/2019

LEGAL DESCRIPTION

 MYERS DESIGN & MANUFACTURING INC
 8235 LOCKHEED AVE
 HOUSTON TX 77061

 LTS 10 11 12 & 13 BLK 3
 AIRPORT PLACE

8235 LOCKHEED AVE

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/065/050/003/0010
 YEAR: 2018
 REF No.: 0909536

 DATE PROCESSED: 01/22/2019
 RECEIPT NUMBER: 91180870
 DEPOSIT BATCH No.: RF190122
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 2018 year.

The explanation of the change is:

<input checked="" 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 type="checkbox"/> Lawsuit Cause No.: _____

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$79.02.

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.


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

 HOBBY AREA DISTRICT
 DATE: 01/27/2019
 YEAR: 2018

 OVERPAYMENT: \$106.30
 DEPOSIT BATCH No.: 91-449
 RECEIPT NUMBER: 91181450

OWNER NAME: DAD REH LLC

CHECK NO.: 6850

ACCOUNT NUMBER: 91/133/112/001/0001

DATE OF PAYMENT: 01/27/2019

PAID BY: 622852

LEGAL DESCRIPTION

 TOURIST PROMOTION SERVICES
 LLC
 1003 HIGHWAY 332
 CLUTE TX 77531-5310

 RES A BLK 1
 WEST AIRPORT SQUARE AT HANSEN

8833 AIRPORT BLVD

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME	OVERPAYMENT AMOUNT
HOBBY AREA DISTRICT	\$106.30

REASON: value change from HCAN

AMOUNT OF CHECK: \$751.30 CHECK NO: 6850

AMOUNT APPLIED: \$645.00 Ref No.: DAD REH LLC

DIFFERENCE: \$106.30

COMPLETED BY: [Signature] DATE: 1-28

Make refund payable to:

Address:

City: _____ State: _____ Zip: _____

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


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: 01/22/2019

LEGAL DESCRIPTION

 W2005 New Century Hotel Portfolio LP
 6011 Connection Drive
 Irving, TX 75039-2607

 RES A1 BLK 1
 MONROE-AIRPORT

8620 AIRPORT BLVD 119

HOBBY AREA DISTRICT

 ACCOUNT NUMBER: 91/118/422/001/0002
 YEAR: 2017
 REF No.: 0909590

 DATE PROCESSED: 01/22/2019
 RECEIPT NUMBER: 91171301
 DEPOSIT BATCH No.: RF190122
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 2017 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>2017-5547</u>

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,746.30.

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.



East End District
P.O. Box 230099
Houston, TX 77223-0099
713-828-9916
eva@eastenddistrict.com

INVOICE

BILL TO
Jerry W Lowry
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 28-22
DATE 01/31/2019
DUE DATE 02/28/2019
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/04/2019	FIELD SERVICES Inspections, surveying, and follow-ups	4	35.00	140.00
01/04/2019	REPORTING - FIELD SERVICES Reporting and follow-up.	2	35.00	70.00
01/04/2019	MILEAGE REIMBURSEMENT 70.6 Miles	70.60	0.53	37.42
01/11/2019	FIELD SERVICES Inspections, surveying, and follow-ups	4	35.00	140.00
01/11/2019	REPORTING - FIELD SERVICES Reporting and follow-up.	1	35.00	35.00
01/11/2019	MILEAGE REIMBURSEMENT 78.1 Miles	78.10	0.53	41.39
01/18/2019	FIELD SERVICES Inspections, surveying, and follow-ups	4	35.00	140.00
01/18/2019	REPORTING - FIELD SERVICES Reporting and follow-up.	1	35.00	35.00
01/18/2019	MILEAGE REIMBURSEMENT 57.6 Miles	57.60	0.53	30.53
01/25/2019	FIELD SERVICES Inspections, surveying, and follow-ups	4	35.00	140.00
01/25/2019	REPORTING - FIELD SERVICES Reporting and follow-up.	2	35.00	70.00
01/25/2019	MILEAGE REIMBURSEMENT 79.9 Miles	79.90	0.53	42.35

BALANCE DUE **\$921.69**

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2019	53535

BILL TO
Hobby Area District c/o Bracewell LLP Suite 2300 711 Louisiana Street Houston TX 77002-2770

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,384.09
Roll Management	300.00
Total	\$2,684.09

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2019	53459

BILL TO
Hobby Area District Attn: Jerry Lowry Suite 199 8121 Broadway Houston TX 77061

DESCRIPTION	AMOUNT
Postage, Supplies and Handling for 1508 Items	2,804.88
Computer Charges	919.88
Return Envelopes	120.64
Postal Service Fee on items returned for address correction	9.00
Records Retention Storage Fee, annual	324.87
Total	\$4,179.27

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2019	53557

BILL TO
Hobby Area District Attn: Jerry Lowry Suite 199 8121 Broadway Houston TX 77061

DESCRIPTION	AMOUNT
Assessment Year 2018	
Supplemental Hearing November 22, 2018	
Mailing Notices: 56 First Class	104.16
Prepare Documents and Attend Hearing	615.00
Total	\$719.16

swa

Date: January 22, 2019
 Invoice No: 176038
 To: Hobby Area Management District
 Attn: Jerry Lowry
 6121 Broadway, Suite 199
 Houston, TX 77061
 For Period: December
 Project No: HADS801
 Project Manager: Michael Robinson

Project Belfort Station

WORK PERFORMED:
 Project Coordination; Team Meetings; Public Engagement Preparation.
Professional Services from December 1, 2018 to December 31, 2018

Fee
 Total Fee 168,350.00
 Percent Complete 88.00
 Total Earned 148,148.00
 Previous Fee Billing 143,097.50
 Current Fee Billing 5,050.50
Total Fee 5,050.50

Reimbursable Expenses
 Misc Travel
 James Vick JV 12/3 21.40
 Total Reimbursables 1.1 times 21.40 23.54
Total Due this Invoice \$5,074.04

Total Contract:	\$ 168,350.00
Billed to Date:	\$ 148,148.00
Contract Balance:	\$ 20,202.00

Remit to:
 SWA Group
 PO Box 5804
 Sealito, CA 94968
 +1.415.332.5100

Please refer to our invoice number and Project number when making payment.
 A discount of 1% on current charges allowed if paid in full in thirty days.
 A service charge will be assessed on all past due accounts.

**HOBBY AREA DISTRICT
ASSESSMENT COLLECTION REPORT
December 2018
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/18 - 12/31/18**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2018	0.15000	\$1,907,272.04	\$291,528.42	\$1,615,743.62	15%
2017	0.15000	\$1,807,064.59	\$1,787,259.95	\$19,804.64	99%
2016	0.15000	\$1,740,148.75	\$1,734,962.53	\$5,186.22	100%
2015	0.15000	\$1,685,910.78	\$1,683,370.90	\$2,539.88	100%
2014	0.15000	\$1,524,784.44	\$1,522,821.98	\$1,962.46	99%
2013	0.15000	\$1,358,121.73	\$1,355,935.39	\$2,186.34	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2018 Assessment Collected	289,200.80	291,528.42
2017 Assessment Collected	1,393.89	1,681,808.81
2016 Assessment Collected	0.00	4,445.46
2015 Assessment Collected	0.00	961.37
2014 Assessment Collected	0.00	1,009.74
2013 Assessment Collected	0.00	580.14
Penalty & Interest	312.13	20,598.98
Overpayments	0.16	33,546.19
CAD Lawsuits	0.00	27,653.22
CAD Corrections	341.22	341.22
Collection Fees	0.00	9,055.31
Court Fees	0.00	570.21
Estimated Payments	0.00	0.00
Total Revenue	291,248.20	2,072,099.07
Overpayments Presented for Refund	0.00	61,137.16
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2018:	1,294,758,688	Uncertified:	4,757,926
ASSESSED VALUE FOR 2017:	1,231,445,657	Uncertified:	654,390
ASSESSED VALUE FOR 2016:	1,177,404,189	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,137,542,865	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,029,864,792	Uncertified:	0
ASSESSED VALUE FOR 2013:	919,950,929	Uncertified:	0

Assessment Collection Account: Wells Fargo, Account No. 3402018257

ASSESSMENT PLAN PROJECTIONS

YEAR	CURRENT RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2013	0.15000	1,358,122	1,290,216	\$1,355,935.39	
2014	0.15000	1,385,284	1,316,020	\$1,522,821.98	
2015	0.15000	1,412,990	1,342,340	\$1,683,370.90	
2016	0.15000	1,441,250	1,369,187	\$1,734,962.53	
2017	0.15000	1,470,075	1,396,571	\$1,787,259.95	
2018	0.15000	1,499,476	1,424,502	\$291,528.42	
2019	0.15000	1,529,466	1,452,992		
2020	0.15000	1,560,055	1,482,052		
2021	0.15000	1,591,256	1,511,693		
2022	0.15000	1,623,081	1,541,927		
		14,871,054	22,503,380		1,487,105

The Projected Levy is based on the rate remaining at 0.15000

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

HOBBY AREA DISTRICT

December 2018						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
VERDE COMMUNITIES LLC 440 N WELLS ST STE 410 CHICAGO, IL 60654-4975	1097860000001	8751 BROADWAY ST #213 77061	MULTI-FAMILY	63,246,617	94,869.93	
	1097860000002	7900 MORLEY ST #292 77061				
	1097860000003	8801 GLENCREST ST #322 77061				
	1097890000008	8950 GLENCREST ST #200 77061				
	0402390000108	8750 BROADWAY ST #222 77061				
	1141750000001	8955 BROADWAY ST #208 77061				
	0402390000101	8200 BROADWAY ST #224 77061				
	1097870000007	8900 GLENCREST ST #208 77061				
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1141690000001	8915 BROADWAY ST #200 77061	WAREHOUSE STORE	34,283,625	51,413.06	
	0402390000100	8501 BROADWAY ST #380 77061				
	1258210010001	0 MELDRUM 77075				
	1260630010012	0 ROWLETT ST 77075				
	1260630010005	10013 ALMEDA GENOA RD 77075				
	1260630010006	10025 ALMEDA GENOA RD 77075				
	1260630010010	10009 ALMEDA GENOA RD 77075				
	1260630010011	0 MELDRUM 77075				
INLAND DIVERSIFIED HOUSTON OREM LLC ATTN PM DEPT 4714 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	1307400010001	6905 E OREM DR 77075	WAREHOUSE	22,088,523	22,104.20	
	1296790010001	6903 E OREM DR 77075				
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003	9100 GULF FWY 77061	HOTEL	21,953,009	32,929.51	
	0342030020130	9100 GULF FWY 77061				
	0342030020118	9100 GULF FWY #287 77017				
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001	8181 AIRPORT BLVD #303 77061	HOTEL	20,974,128	31,461.19	
	0963850000003	0 RUTHBY 77061				
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001	0 VILLA DR 77061	WAREHOUSE	20,240,821	30,361.23	
	1199160010001	0 NEUHAUS AVE 77061				
	0971580000002	8300 TEWANTIN DR				

HOBBY AREA DISTRICT

December 2018					
TOP TEN ASSESSMENT PAYERS					
GALILEO APOLLO III TX LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002	10235 ALMEDA GENOA RD 77034	RETAIL CENTER	18,318,526	27,477.79
	1254930010001	10225 ALMEDA GENOA RD 77034			
POWELL ELECTRICAL SYSTEMS LLC 8550 MOSLEY RD HOUSTON TX 77075-1116	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,604,876	26,407.31
C G 7600 LP % GARVER 1901 LEXINGTON ST HOUSTON TX 77098-4219	0421910000006	7600 S SANTA FE DR 77061	WAREHOUSE	16,159,529	24,239.29
	0421910000117	7600 S SANTA FE DR 77061			
	0421910000132	0 MYKAWA ROAD 77061			
OREILLY AUTO ENTERPRISES LLC 233 S PATTERSON AVE SPRINGFIELD MO 65802-2210	0342070120005	8601 TAVENOR LN 77075	WAREHOUSE	15,852,064	23,778.10
	1250380010001	8910 TAVENOR LN 77075			

December 2018						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MANNING FAMILY PARTNERSHIP 820 S FRIENDSWOOD DR STE 203A FRIENDSWOOD TX 77546-4665	91 034 203 001 0045	8777 TALLYHO RD 77061	WAREHOUSE	2017	3,864.06	
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2017	3,738.61	
INDUSTRIAL SURPLUS INC 6532 RUPLEY CIR HOUSTON TX 77087-3442	91 048 001 000 0195	9200 TELEPHONE RD 77075	INDUSTRIAL	2017	2,273.87	
H L ALBRIGHT CO INC 8560 FREELAND ST HOUSTON TX 77075-1560	91 123 643 001 0001	8560 FREELAND ST 77061	WAREHOUSE	2016 - 2017	1,942.90	
DUFFY GREGORY T 8102 BRANIFF ST HOUSTON TX 77061-5202	91 069 003 009 0001	8102 BRANIFF ST 77061	WAREHOUSE	2013 - 2017	1,640.06	
CURRENT OWNER P O BOX 131454 HOUSTON TX 77219-1454	91 065 050 003 0014	8244 TRAVELAIR ST 77061	WAREHOUSE	2013 - 2017	1,439.35	
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2017	1,221.63	
BERLANGA JUVENTINO M 8100 STONE ST APT 1311 HOUSTON TX 77061-1950	91 034 203 001 0037	0 MONROE RD 77061	VACANT	2016 - 2017	982.49	
RCI HOLDINGS INC 10959 CUTTEN RD HOUSTON TX 77066-5003	91 118 275 001 0002	9009 AIRPORT BLVD 77061	BAR / LOUNGE	2017	864.93	
UPLIFT HOUSTON PO BOX 8241 HOUSTON TX 77288-8241	91 060 077 007 0029	6636 BELLFORT ST #26 77087	SUBSIDIZED HOUSING	2017	720.22	
Pending HCAD Value Lawsuits						

**Hobby Area District
Lawsuit and Arbitration Status Summary as of 12/7/2018**

Jur 943

Summary

Settled

2,046,020,147	Original value of Settled accounts as of 12/7/2018
669	Number of Settled accounts as of 12/7/2018
283,395,684	Reduction in value of Settled accounts
13.85%	Average % reduction in value of Settled accounts

Unsettled

540,032,058	Original value of Unsettled accounts as of 12/7/2018
151	Number of Unsettled accounts as of 12/7/2018

0.15	Tax rate per \$100 valuation		
\$112,200	Estimated* reduction in assessment on	151	Unsettled accounts, based on 13.85% average

Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the "average % reduction in value of Settled accounts."

Hobby Area District Lawsuit and Arbitration Status Detail as of 12/7/2018

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2015											
Unsettled											
Tax Year 2015	062-031-003-0001	6614 Dixie Properties LLC	223,146		2015-72506						
Tax Year 2015	062-031-003-0002	6614 Dixie Properties LLC	275,034		2015-72506						
Tax Year 2015	062-031-003-0013	6614 Dixie Properties LLC	750,700		2015-72506						
Tax Year 2015	062-031-003-0003	R Pennington Investments LP	1,098,000		2015-72506						
Tax Year 2015	062-031-003-0007	R Pennington Investments LP	550,000		2015-72506						
Tax Year 2015	062-031-003-0012	R Pennington Investments LP	126,351		2015-72506						
Tax Year 2015	Total	Unsettled Accounts, original value	3,023,231								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	6								

Tax Year 2016											
Settled											
Tax Year 2016	129-987-001-0001	FPA Pinpoint Hobby LLC & FLT Equity LLC	750,296	\$425.76	2016-72450	10/1/2018	716,949	capped		na	na
Tax Year 2016	132-329-001-0001	FLT Equity LLC	5,421,173	\$3,322.35	2016-72450	10/1/2018	2,436,200	capped		na	na
Tax Year 2016	132-331-001-0001	FLT Equity LLC	768,490	\$784.95	2016-72450	10/1/2018	343,800		34.30%	Received	10/30/2018
Tax Year 2016	040-239-000-0041	2ML Real Estate Interest Inc	1,916,976		2016-71498		1,800,000				
Tax Year 2016	132-838-001-0001	Cosart Joseph	3,256,488		2016-72791		312,500				
			301,286,789				263,151,385				
			88								

Unsettled											
Tax Year 2016	119-227-001-0005	HTD Corp	761,000		101-16-006152						
Tax Year 2016	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
Tax Year 2016	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
Tax Year 2016	034-203-003-0123	Comerica Bank	1,970,965		2016-61261						
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175		2016-65700						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	062-031-005-0005	Kainer Expt Crating Inc	1,118,957		2016-80596						
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
Tax Year 2016	Total	Unsettled Accounts, original value	12,326,197								
Tax Year 2016	Total	Unsettled Accounts, number of accounts	9								

Tax Year 2017											
Settled											
Tax Year 2017	119-227-001-0005	HTD Corp	517,708	\$776.56	101-17-005517	10/1/2018	459,088	\$87.93	11.32%	10/3/2018	10/30/2018
Tax Year 2017	034-203-003-0304	Sun Technology Corp	675,000	\$1,012.50	101-17-006452	10/26/2018	623,000	\$78.00	7.70%	11/7/2018	12/3/2018
Tax Year 2017	126-063-001-0005	ARCP MT Houston TX LLC	14,336,168	\$21,504.25	2017-57752	10/1/2018	13,750,200	\$878.95	4.09%	Received	10/30/2018
Tax Year 2017	126-063-001-0006	ARCP MT Houston TX LLC	16,813,832	\$25,220.75	2017-57752	10/1/2018	16,000,201	\$1,220.45	4.84%	Received	10/30/2018
Tax Year 2017	126-063-001-0011	ARCP MT Houston TX LLC	249,599	no change	2017-57752	10/1/2018	249,599	na	na	na	na
Tax Year 2017	119-800-001-0001	Ghormley Cecil D	2,488,512	\$3,732.77	2017-59406	10/1/2018	2,150,000	\$507.77	13.60%	Received	10/30/2018
Tax Year 2017	034-203-002-0108	Northden Holdings Ltd	1,281,954	\$1,922.93	2017-61021	10/1/2018	1,100,000	\$272.93	14.19%	10/3/2018	10/30/2018

Hobby Area District Lawsuit and Arbitration Status Detail as of 12/7/2018

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
Tax Year 2017	034-203-002-0145	Norhden Holdings Ltd	336,861	\$505.29	2017-61021	10/1/2018	305,000	\$47.79	9.46%	10/3/2018	10/30/2018
Tax Year 2017	118-450-001-0001	ARC Hospitality Portfolio I	6,640,861	\$9,961.29	2017-64893	10/1/2018	6,250,000	\$386.29	5.89%	Received	10/30/2018
Tax Year 2017	119-602-001-0001	Syndex Corporation	5,973,469	\$8,960.20	2017-68281	10/1/2018	5,300,000	\$1,010.20	11.27%	10/3/2018	10/30/2018
Tax Year 2017	043-228-000-0073	Friedkin Realty Hobby Airport	3,505,684	\$5,258.53	2017-71542	10/1/2018	3,300,000	\$308.53	5.87%	10/3/2018	10/30/2018
Tax Year 2017	098-435-000-0001	DDC Hotels Inc	5,370,434	\$8,055.65	2017-77664	10/1/2018	4,700,000	\$1,005.65	12.48%	Received	10/30/2018
Tax Year 2017	040-239-000-0073	APTWP Ltd	3,452,227	\$5,178.34	2017-66790	11/14/2018	3,160,000	\$438.34	8.46%	11/15/2018	12/3/2018
Tax Year 2017	078-051-001-0007	Grace Business Investments LLC	4,858,307		2017-60722		4,150,000				
Tax Year 2017	104-827-000-0001	Grace Business Investments LLC	1,749,000		2017-60722		1,600,000				
Tax Year 2017	129-876-001-0001	Gulf 1688 LP	892,346		2017-68989		770,000				
Unsettled			145,818,901				130,191,342				
			50								

Tax Year 2017	034-203-002-0101	Macey Family Properties Ltd	2,855,128		2016-65700						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200		2017-55487						
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399		2017-57233						
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	109-786-000-0001	Acquisition Broadway Square LLC	5,776,139		2017-57233						
Tax Year 2017	109-786-000-0002	Acquisition Broadway Square LLC	7,351,900		2017-57233						
Tax Year 2017	109-786-000-0003	Acquisition Broadway Square LLC	7,896,500		2017-57233						
Tax Year 2017	109-787-000-0007	Broadway Post Partners LLC	6,065,750		2017-57233						
Tax Year 2017	109-787-000-0008	Acquisition Broadway Square LLC	5,991,800		2017-57233						
Tax Year 2017	114-169-000-0001	Broadway Post Partners LLC	5,747,800		2017-57233						
Tax Year 2017	114-175-000-0001	Broadway Post Partners LLC	5,590,600		2017-57233						
Tax Year 2017	042-191-000-0006	C G 7600 LP	13,260,000		2017-59479						
Tax Year 2017	042-191-000-0117	C G 7600 LP	4,874,825		2017-59479						
Tax Year 2017	040-239-001-0038	Smith Jim R	742,630		2017-60577						
Tax Year 2017	128-049-001-0001	Almeda Center 45 LP	6,462,819		2017-60704						
Tax Year 2017	070-072-028-0001	Triangle Shopping Ctr LP	1,874,000		2017-64202						
Tax Year 2017	040-239-000-0061	APTBD LLC	4,200,009		2017-66481						
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-249-000-0001	Standard Morgan Partners Ltd	4,000,000		2017-69904						
Tax Year 2017	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,553,041		2017-69951						
Tax Year 2017	132-838-001-0001	Cosart Joseph Incline Development Inc	3,313,300		2017-70298						
Tax Year 2017	040-239-000-0041	2ML Real Estate Interests Inc	2,467,416		2017-71214						
Tax Year 2017	060-077-009-0004	CWD Interests LLC	1,225,000		2017-77662						
Tax Year 2017	034-203-003-0170	Hobby Warehouse Center LLC	2,229,714		2017-78321						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	096-294-000-0004	Heritage Gulf Coast LLC	1,185,957		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
Tax Year 2017	Total	Unsettled Accounts, original value	132,393,603								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	30								

Tax Year 2018

Lawsuit and Arbitration Status Detail as of 12/7/2018

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blpr
Settled											
Tax Year 2018	062-031-003-0003	R Pennington Investments	1,167,000		101-18-000135		1,167,000				
Tax Year 2018	034-203-001-0047	TPS Hobby LLC	1,036,540		101-18-000260		1,036,540				
Tax Year 2018	034-203-001-0048	TPS Hobby LLC	103,810		101-18-000260		103,810				
Tax Year 2018	034-203-001-0049	TPS Hobby LLC	593,182		101-18-000260		593,182				
Tax Year 2018	034-203-001-0312	TPS Hobby LLC	2,087,798		101-18-000260		2,087,798				
Tax Year 2018	034-203-002-0079	TPS Hobby LLC	447,056		101-18-000260		447,056				
Tax Year 2018	034-203-002-0085	TPS Hobby LLC	447,056		101-18-000260		447,056				
Tax Year 2018	034-203-002-0086	TPS Hobby LLC	447,056		101-18-000260		447,056				
Tax Year 2018	034-203-002-0158	TPS Hobby LLC	447,056		101-18-000260		447,056				
Tax Year 2018	034-203-002-0159	TPS Hobby LLC	74,658		101-18-000260		74,658				
Tax Year 2018	034-203-002-0160	TPS Hobby LLC	223,528		101-18-000260		223,528				
Tax Year 2018	034-203-002-0189	TPS Hobby LLC	74,658		101-18-000260		74,658				
Tax Year 2018	034-203-002-0184	TPS Hobby LLC	74,435		101-18-000260		74,435				
Tax Year 2018	129-096-001-0004	Pej Real Estate LLC	3,900,000		101-18-000570		3,900,000				
Tax Year 2018	129-096-001-0002	Pej Real Estate LLC	3,723,000		101-18-000571		3,723,000				
Tax Year 2018	034-203-003-0307	Commercial Properties Inc	1,945,534		101-18-000546		1,700,000				
Tax Year 2018	034-203-001-0011	Spencer Bluebonnet LLC	620,000		101-18-001548		620,000				
Tax Year 2018	133-112-001-0001	DAD REH LLC	500,868		101-18-001585		430,000				
Tax Year 2018	065-050-003-0010	Myers Design & Manufacturing Inc	388,160		101-18-001872		335,483				
			18,301,395				17,932,316				
			19								
Unsettled											
Tax Year 2018	070-072-028-0001	Triangle Shopping Center LP	1,800,000		101-18-000490						
Tax Year 2018	034-203-003-0471	1922 LP	750,000		101-18-000537						
Tax Year 2018	132-115-001-0001	Hycio Industrial Inc	2,793,245		101-18-000594						
Tax Year 2018	132-115-001-0002	Hycio Industrial Inc	705,702		101-18-000594						
Tax Year 2018	040-239-000-0051	CFS 2907 Houston LLC	1,880,394		101-18-000596						
Tax Year 2018	040-239-000-0169	CFS 2907 Houston LLC	479,329		101-18-000596						
Tax Year 2018	042-195-000-0050	CFS 2907 Houston LLC	229,018		101-18-000596						
Tax Year 2018	104-827-000-0001	Grace Business Investments LLC	1,891,373		101-18-000794						
Tax Year 2018	120-681-001-0001	Mambo Holdings LP	1,772,000		101-18-001224						
Tax Year 2018	034-207-011-0070	Wejeca Limited Partnership	385,360		101-18-001545						
Tax Year 2018	034-203-002-0100	Sexton Interests Ltd	2,824,371		2016-67130						
Tax Year 2018	042-191-000-0117	C G 7600 LP	4,705,000		2017-59479						
Tax Year 2018	128-049-001-0001	Almeda Center 45 LP	6,550,977		2017-60704						
Tax Year 2018	096-294-000-0001	Heritage Gulf Coast LLC	3,882,330		2017-69192						
Tax Year 2018	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2017-78745						
Tax Year 2018	096-294-000-0004	Heritage Gulf Coast LLC	1,273,989		2017-78745						
Tax Year 2018	132-245-001-0001	Heritage Gulf Coast LLC	850,972		2017-78745						
Tax Year 2018	040-239-000-0111	Acquisition 8800 Broadway LLC	8,904,143		2018-47548						
Tax Year 2018	040-239-000-0100	Acquisition Broadway Square LLC	8,705,670		2018-47554						
Tax Year 2018	040-239-000-0101	Acquisition Broadway Square LLC	5,808,553		2018-47554						
Tax Year 2018	040-239-000-0108	Acquisition Broadway Square LLC	5,808,553		2018-47554						
Tax Year 2018	109-786-000-0001	Acquisition Broadway Square LLC	5,676,894		2018-47554						
Tax Year 2018	109-786-000-0002	Acquisition Broadway Square LLC	7,231,363		2018-47554						
Tax Year 2018	109-786-000-0003	Acquisition Broadway Square LLC	7,766,978		2018-47554						
Tax Year 2018	109-787-000-0007	Acquisition Broadway Square LLC	5,966,279		2018-47554						

Hobby Area District

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Lawsuit and Arbitration Status Detail as of 12/7/2018

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blpr
Tax Year 2018	109-787-000-0008	Acquisition Broadway Square LLC	5,893,602		2018-47554						
Tax Year 2018	114-169-000-0001	Acquisition Broadway Square LLC	4,889,816		2018-47554						
Tax Year 2018	114-175-000-0001	Acquisition Broadway Square LLC	5,498,909		2018-47554						
Tax Year 2018	034-203-002-0118	Atrium Finance II LP	19,827,991		2018-50084						
Tax Year 2018	034-203-002-0130	Atrium Finance II LP	1,581,088		2018-50084						
Tax Year 2018	034-203-004-0003	Atrium Finance II LP	543,930		2018-50084						
Tax Year 2018	040-239-000-0040	JMD Apartments LLC	7,731,000		2018-52589						
Tax Year 2018	062-031-003-0003	R Pennington Investments LP	1,167,000		2018-52636						
Tax Year 2018	034-203-003-0123	Comerica Bank	2,317,221		2018-52917						
Tax Year 2018	129-785-001-0004	Kuciniski Family Trust	930,347		2018-52917						
Tax Year 2018	096-319-000-0004	Icon Owner Pool 6 West Southwest LLC	5,372,581		2018-52994						
Tax Year 2018	057-259-000-0046	Autozone Texas LP	1,075,968		2018-53418						
Tax Year 2018	041-012-001-0099	6220 T. Road LLC	1,141,633		2018-53438						
Tax Year 2018	129-785-001-0001	Advance Stores Company Inc	706,236		2018-53438						
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,600,000		2018-53650						
Tax Year 2018	047-123-000-0064	Gulf Towers Houston LLC	5,159,043		2018-53999						
Tax Year 2018	047-123-000-0066	Gulf Towers Houston LLC	5,081,338		2018-53999						
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,600,000		2018-54799						
Tax Year 2018	126-063-001-0010	ARCP MT Houston TX LLC	1,367,133		2018-55195						
Tax Year 2018	034-203-001-0050	Best Western Plus Hobby Airport	4,900,000		2018-56256						
Tax Year 2018	034-203-002-0101	Macey Family Properties Ltd	3,164,428		2018-57932						
Tax Year 2018	136-207-001-0001	HWC Wire & Cable Company	4,100,000		2018-58907						
Tax Year 2018	121-614-001-0001	SAI Inc Regency Inn & Suites	2,564,875		2018-59410						
Tax Year 2018	040-239-001-0038	Smith Jim R	750,000		2018-60630						
Tax Year 2018	119-800-001-0001	Ghormley Cecil D	2,413,000		2018-60891						
Tax Year 2018	034-203-001-0324	Medallion Investment IV	4,636,000		2018-60983						
Tax Year 2018	034-203-002-0161	John Q Hammons Trust	2,836,624		2018-61052						
Tax Year 2018	118-450-001-0001	ARC Hospitality Portfolio LNTC	7,697,800		2018-61057						
Tax Year 2018	096-318-000-0007	Discount Rags Properties LLC	3,598,729		2018-61104						
Tax Year 2018	064-052-000-0045	Awad Mustafa	480,840		2018-61146						
Tax Year 2018	040-239-000-0078	GHG Property LLC	6,070,752		2018-61370						
Tax Year 2018	122-722-001-0001	Damij Ltd	2,750,000		2018-61545						
Tax Year 2018	119-602-001-0001	Syndex Corporation	5,750,000		2018-61576						
Tax Year 2018	015-115-011-0008	Adelaide Holdings LLC	1,782,567		2018-62446						
Tax Year 2018	034-203-002-0108	Northern Holdings Ltd	1,229,857		2018-62459						
Tax Year 2018	034-203-002-0145	Northern Holdings Ltd	324,920		2018-62459						
Tax Year 2018	126-063-001-0005	ARCP MT Houston TX LLC	14,783,066		2018-63194						
Tax Year 2018	126-063-001-0006	ARCP MT Houston TX LLC	18,057,519		2018-63194						
Tax Year 2018	126-063-001-0010	ARCP MT Houston TX LLC	1,367,133		2018-63194						
Tax Year 2018	040-239-000-0005	Global New Millennium Partners Ltd	367,193		2018-63223						
Tax Year 2018	129-578-001-0002	Capview Income & Value Fund IV LP	1,063,940		2018-63341						
Tax Year 2018	123-155-001-0001	Gulf Freeway Quality Hotel Inc	4,900,000		2018-63410						
Tax Year 2018	123-155-001-0002	Houston Hobby Express Hotel Inc	5,100,000		2018-63410						
Tax Year 2018	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,697,100		2018-65344						
Tax Year 2018	040-239-000-0056	Flight Safety Inc	3,218,781		2018-65983						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-67518						
Tax Year 2018	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,517,502		2018-67607						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-68187						

Hobby Area District Lawsuit and Arbitration Status Detail as of 12/7/2018

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blgpr
Tax Year 2018	123-174-001-0001	Lauren Holdings	2,739,675		2018-68431						
Tax Year 2018	043-228-000-0073	Friedkin Realty Hobby Airport	3,555,419		2018-68598						
Tax Year 2018	040-239-000-0041	2MI Real Estate Interests Inc	2,411,364		2018-68687						
Tax Year 2018	129-096-001-0001	Standard Morgan Partners Ltd	2,046,572		2018-68703						
Tax Year 2018	104-827-000-0001	Grace Business Investments LLC	1,891,373		2018-69515						
Tax Year 2018	064-215-000-0027	Phoenix Huang Inc	778,618		2018-70953						
Tax Year 2018	062-031-010-0001	Giarza Norberto / Askew Mellanie	560,000		2018-71743						
Tax Year 2018	062-031-010-0001	Giarza Norberto / Askew Mellanie	705,000		2018-71743						
Tax Year 2018	034-203-001-0010	Clarke Distributing LLC	901,793		2018-71785						
Tax Year 2018	060-014-023-0038	Priva Holdings LLC	596,955		2018-71881						
Tax Year 2018	034-203-003-0127	MPT Interests LLC	1,192,500		2018-72173						
Tax Year 2018	062-031-005-0005	Kainer Expt Crating Inc	1,117,575		2018-72266						
Tax Year 2018	065-050-005-0004	Bradley Harry E Estate	673,502		2018-72306						
Tax Year 2018	132-838-001-0001	Cosart Joseph Incline Development Inc	3,350,000		2018-72768						
Tax Year 2018	118-422-001-0006	Enterprise Leasing Company of Houston	705,079		2018-72797						
Tax Year 2018	096-318-000-0006	Nitro Phos Inc	2,902,155		2018-72810						
Tax Year 2018	040-239-000-0011	Broadway Bellfort Prop LLC	3,603,297		2018-72925						
Tax Year 2018	062-031-002-0011	Maraldo Mike	696,000		2018-73458						
Tax Year 2018	034-203-001-0009	Lowen Company Murray Div	540,963		2018-73801						
Tax Year 2018	040-239-000-0002	Apt Broadway Village LLC	5,756,467		2018-74038						
Tax Year 2018	040-239-000-0061	APTBC LLC	4,550,145		2018-74093						
Tax Year 2018	060-077-009-0004	CWD Interests LLC	1,320,548		2018-74144						
Tax Year 2018	046-205-000-0021	NPA III Hotel Group LLC	5,917,175		2018-74176						
Tax Year 2018	040-239-000-0073	APTPW Ltd	3,985,966		2018-74197						
Tax Year 2018	040-239-001-0009	Cardena Adams	1,833,541		2018-74517						
Tax Year 2018	040-239-000-0058	BBK Properties LLC	237,000		2018-74965						
Tax Year 2018	034-207-012-0005	O'Reilly Auto Enterprises LLC	12,695,000		2018-75175						
Tax Year 2018	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,157,064		2018-75175						
Tax Year 2018	098-435-000-0001	DDC Hotels Inc	7,874,092		2018-75238						
Tax Year 2018	118-275-001-0001	Maankee Hospitality LLC	3,513,932		2018-75462						
Tax Year 2018	034-203-002-0192	Reynolds Tony Rex & Janice	895,205		2018-75646						
Tax Year 2018	076-121-004-0016	Bah Texas LP	160,000		2018-75702						
Tax Year 2018	034-203-003-0315	Hazari LLC	3,122,956		2018-75753						
Tax Year 2018	Total	Unsettled Accounts, original value	392,289,027								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	106								

Hobby Area District Lawsuit and Arbitration Status Detail as of 12/7/2018

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blgpr
Cumulative											
Settled Cumulative	Grand Total	Settled Accounts, original value	2,046,020,147				1,762,624,463				
	Grand Total	Settled Accounts, number of accounts	669								
Unsettled Cumulative	Grand Total	Unsettled Accounts, original value	540,032,058								
	Grand Total	Unsettled Accounts, number of accounts	151								

Color Legend

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

DELINQUENT ASSESSMENT REPORT
HARRIS COUNTY IMPROVEMENT DISTRICT #9
January 10, 2019

Amounts shown are 2017 base assessment amounts unless indicated.

Suit pending:

Manning Family Partnership \$3,873.44, 8777 Tallyho Rd. & Tract 1C Block 15 Sec 4 on Villa Dr.-
0342030010045, 1033550000009

Suit filed; judgment was signed on 11/7/18. The judgment is final; a judgment letter has been sent but there has been no response. This suit was filed in 2015; the assessments in the suit were paid through 2016 but the court costs were never paid so the suit remained open and we are proceeded with the suit to collect the 2017 assessments. Pasadena ISD is a party to the suit; they have requested an order of sale.

Industrial Surplus Inc. \$2,273.87, 9200 Telephone Rd.-0480010000195

We have intervened in a suit filed by Harris County; a hearing date is set for 2/27/19. They made a partial payment and filed a correction request with the appraisal district; HCAD says their request was denied.

H L Albright Co. Inc. 16-17 assessments \$1,942.90, 8560 Freeland St.-0342030010036

We have intervened in a suit filed by Pasadena ISD. Judgment was submitted on 3/31/17 but a ruling was never made. Pasadena ISD filed a second suit; we have intervened on behalf of the District. We are monitoring both cases.

Juventino M. Berlanga 16-17 assessments \$982.49, Tract 37 A Section 6 South Houston Gardens on Monroe Rd.-0342030010037

We have intervened in a suit filed by Pasadena ISD. The ISD taxes were paid so we have taken the lead; a hearing date will be set when the defendants have been served.

Tae R. Lundy 13-17 assessments \$552.60, 8425 Telephone Rd.-0650500080005

We have intervened in a suit filed by Harris County; we will monitor the case.

Kenneth Narinesingh 16-17 assessments \$394.94, 8243 Telephone Rd.-0650500040007

We have intervened in a suit filed by Harris County; judgment was signed on 5/14/18. The judgment is final. A judgment letter has been sent but there has been no response. The county had the property set for tax sale on 12/4/18 but the sale was cancelled when the county taxes were paid.

Michael F. Bradley 14-16 assessments \$374.30, 8724 Easthaven Blvd.-0630330250001

We have intervened in a suit filed by Pasadena ISD; judgment was signed on 1/30/18. The judgment is final; a judgment letter has been sent. Pasadena ISD set the property for tax sale on 6/5/18 but the sale was cancelled when the ISD taxes were paid in full. On 6/9/17, a title company requested a payoff balance, which was sent.

Terry A. Owens 15-17 assessments \$360.71, 7437 Almeda Genoa Rd.-0480340000025

We have intervened in a suit filed by Harris County; we will monitor the case.

Jessica M. Maldonado 13-17 assessments \$230.09, Lot 7 Block 5 on Heffernan St.-0600770050045

We have intervened in a suit filed by Harris County. The judgment was signed 10/31/18; the judgment is final. A judgment letter has been sent but there has been no response. The county has set the property for tax sale on 2/5/19

Victor & Maria E. Caraveo \$279.90, 6902 Telephone Rd.-0600170290001

We have intervened in a suit filed by Harris County; we will monitor the case.

Charles Walker \$244.50, 8310 Lockheed Ave.-0650500050023

We have intervened in a suit filed by Harris County; we will monitor the case.

R. L. Cate 16-17 assessments \$87.76, 7550 Morley St.-0740390070009

We have intervened in a suit filed by Harris County; a trial date is set for 4/12/19.

Paid in full:

Nellie D. Hixson \$845.19, 8720 Tavenor Ln.-0342070120018
 Rodney E. Underwood dba Uplift House \$720.22, 6636 Bellfort St.-0600770070029
 RCI Holdings Inc. \$864.93, 9009 Airport Blvd.-1182750010002
 Patrick Smith \$316.65, 9914 Telephone Rd.-0480010000205
 F&F Properties LLC \$313.97, 6719 Telephone Rd.-1353100010001
 Dindial Mahabir \$185.00, 7126 Bellfort St.-0741530040007
 Monkey Mug Performance LLC \$32.79, 7160 Rook Blvd.-0741530040018

2017 accounts:

In addition to other 2017 accounts listed on this report, there are 25 accounts with 2017 base assessments ranging from \$1 to \$1,222; 20 of these accounts have base assessments of less than \$400. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate.

Other accounts:

Ham's Aviation Maintenance Service Inc. 13-17 assessments \$3,738.61, improvements only account at 8703 Telephone Rd – 0432280000031

We have spoken to Carla Ham who said they left Houston many years ago and that Million Air is now the owner of this location. This is a building on city owned land at Hobby Airport. We have told HCAD what we know and we have asked them twice to let us know what they know about this account and they have not replied, the county tax office has over \$241,000 due on this account, it is odd that HCAD is unresponsive and nothing seems to have been done on this. A tax service contacted us on 5/18/17 and again on 6/23/17 for a payoff balance.

Harris County (was Gregory T. Duffy) 13-17 assessments \$1,640.06, 8102 Braniff St.-0690030090001

The county filed suit and a judgment was signed in 2007. The county set the property for tax sale on 7/3/18; no one bid and the property was struck off to the county. The property was sold at resale on 11/6/18 to Adam Barron; a statement has been sent to the new owner.

Katherine Milliken \$1,439.35, 8244 Travelair-0650500030014

There has been no response to phone calls or demand letters.

- In addition to the accounts listed above, there are 23 accounts with base assessments between \$15 and \$393. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate. Due to the size of the accounts, further action is not recommended at this time.

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



Carl O. Sandin



Email: csandin@pbfcm.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

Hobby Area District Lawsuit and Arbitration Status Detail as of 1/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
Tax Year 2015											
Unsettled											
Tax Year 2015	062-031-003-0001	6614 Dixie Properties LLC	223,146		2015-72506						
Tax Year 2015	062-031-003-0002	6614 Dixie Properties LLC	275,034		2015-72506						
Tax Year 2015	062-031-003-0013	6614 Dixie Properties LLC	750,700		2015-72506						
Tax Year 2015	062-031-003-0003	R Pennington Investments LP	1,098,000		2015-72506						
Tax Year 2015	062-031-003-0007	R Pennington Investments LP	550,000		2015-72506						
Tax Year 2015	062-031-003-0012	R Pennington Investments LP	126,351		2015-72506						
Tax Year 2015	Total	Unsettled Accounts, original value	3,023,231								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	6								

Tax Year 2016

Settled											
Tax Year 2016	129-987-001-0001	FPA Pinpoint Hobby LLC & FLT Equity LLC	750,296	\$425.76	2016-72450	10/1/2018	716,949	capped		na	na
Tax Year 2016	132-329-001-0001	FLT Equity LLC	5,421,173	\$3,322.35	2016-72450	10/1/2018	2,436,200	capped		na	na
Tax Year 2016	132-331-001-0001	FLT Equity LLC	768,490	\$784.95	2016-72450	10/1/2018	343,800		34.30%	Received	10/30/2018
Tax Year 2016	040-239-000-0041	2ML Real Estate Interest Inc	1,916,976	\$2,875.46	2016-71498	1/4/2019	1,800,000		\$175.46	6.10%	Received
Tax Year 2016	132-838-001-0001	Cosart Joseph	3,256,488	4884.73	2016-72791	1/4/2019	312,500		197.23	4.04%	
			301,286,789				263,151,385				
			88								

Unsettled

Tax Year 2016	119-227-001-0005	HTD Corp	761,000		101-16-006152						
Tax Year 2016	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
Tax Year 2016	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
Tax Year 2016	034-203-003-0123	Cosmerica Bank	1,970,965		2016-61261						
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175		2016-65700						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	062-031-005-0005	Kainer Expt Crating Inc	1,118,957		2016-80596						
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
Tax Year 2016	Total	Unsettled Accounts, original value	12,326,197								
Tax Year 2016	Total	Unsettled Accounts, number of accounts	9								

Hobby Area District Lawsuit and Arbitration Status Detail as of 1/4/2019

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
Tax Year 2017											
Settled											
Tax Year 2017	040-239-000-0073	APTWP Ltd	3,452,227	\$5,178.34	2017-66790	11/14/2018	3,160,000	\$438.34	8.46%	11/15/2018	12/3/2018
Tax Year 2017	078-051-001-0007	Grace Business Investments LLC	4,858,307	\$7,287.46	2017-60722	1/4/2019	4,150,000	\$1,062.46	14.58%	Received	2/1/2019
Tax Year 2017	104-827-000-0001	Grace Business Investments LLC	1,749,000	\$2,623.50	2017-60722	1/4/2019	1,600,000	\$223.50	8.52%	Received	2/1/2019
Tax Year 2017	129-876-001-0001	Gulf 1688 LP	892,346	\$1,338.52	2017-68989	1/22/2019	770,000	\$183.52	13.71%	1/24/2019	2/1/2019
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200	\$11,946.30	2017-55487	1/17/2019	6,800,000	\$1,746.30	14.62%	1/24/2019	2/1/2019
Tax Year 2017	042-191-000-0006	C G 7600 LP	13,260,000	\$19,890.00	2017-59479	1/17/2019	11,900,000	\$2,040.00	10.26%	1/24/2019	2/1/2019
Tax Year 2017	042-191-000-0117	C G 7600 LP	4,874,825	\$7,057.50	2017-59479	1/17/2019	4,150,000	\$1,087.24	15.41%	1/24/2019	2/1/2019
			171,917,926								
			53								
Unsettled											
Tax Year 2017	034-203-002-0101	Macey Family Properties Ltd	2,855,128		2016-65700						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399		2017-57233						
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	109-786-000-0001	Acquisition Broadway Square LLC	5,776,139		2017-57233						
Tax Year 2017	109-786-000-0002	Acquisition Broadway Square LLC	7,351,900		2017-57233						
Tax Year 2017	109-786-000-0003	Acquisition Broadway Square LLC	7,896,500		2017-57233						
Tax Year 2017	109-787-000-0007	Broadway Post Partners LLC	6,065,750		2017-57233						
Tax Year 2017	109-787-000-0008	Acquisition Broadway Square LLC	5,991,800		2017-57233						
Tax Year 2017	114-169-000-0001	Broadway Post Partners LLC	5,747,800		2017-57233						
Tax Year 2017	114-175-000-0001	Broadway Post Partners LLC	5,590,600		2017-57233						
Tax Year 2017	040-239-001-0038	Smith Jim R	742,630		2017-60577						
Tax Year 2017	128-049-001-0001	Almeda Center 45 LP	6,462,819		2017-60704						
Tax Year 2017	070-072-028-0001	Triangle Shopping Ctr LP	1,874,000		2017-64202					Received	
Tax Year 2017	040-239-000-0061	APTBD LLC	4,200,009		2017-66481						
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-249-000-0001	Standard Morgan Partners Ltd	4,000,000		2017-69904						
Tax Year 2017	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,553,041		2017-69951						
Tax Year 2017	132-838-001-0001	Cosart Joseph Incline Development Inc	3,313,300		2017-70298						
Tax Year 2017	040-239-000-0041	2ML Real Estate Interests Inc	2,467,416		2017-71214						
Tax Year 2017	060-077-009-0004	CWD Interests LLC	1,225,000		2017-77662						
Tax Year 2017	034-203-003-0170	Hobby Warehouse Center LLC	2,229,714		2017-78321						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	096-294-000-0004	Heritage Gulf Coast LLC	1,185,957		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
Tax Year 2017	Total	Unsettled Accounts, original value	106,294,578								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	27								

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Hobby Area District

Jur 943

Lawsuit and Arbitration Status Detail as of 1/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
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Tax Year 2018

Settled											
Tax Year 2018	062-031-003-0003	R Pennington Investments	1,167,000	no change	101-18-000135	na	1,167,000	na	na	na	na
Tax Year 2018	034-203-001-0047	TPS Hobby LLC	1,036,540	no change	101-18-000260	na	1,036,540	na	na	na	na
Tax Year 2018	034-203-001-0048	TPS Hobby LLC	103,810	no change	101-18-000260	na	103,810	na	na	na	na
Tax Year 2018	034-203-001-0049	TPS Hobby LLC	593,182	no change	101-18-000260	na	593,182	na	na	na	na
Tax Year 2018	034-203-001-0312	TPS Hobby LLC	2,087,798	no change	101-18-000260	na	2,087,798	na	na	na	na
Tax Year 2018	034-203-002-0079	TPS Hobby LLC	447,056	no change	101-18-000260	na	447,056	na	na	na	na
Tax Year 2018	034-203-002-0085	TPS Hobby LLC	447,056	no change	101-18-000260	na	447,056	na	na	na	na
Tax Year 2018	034-203-002-0086	TPS Hobby LLC	447,056	no change	101-18-000260	na	447,056	na	na	na	na
Tax Year 2018	034-203-002-0158	TPS Hobby LLC	447,056	no change	101-18-000260	na	447,056	na	na	na	na
Tax Year 2018	034-203-002-0159	TPS Hobby LLC	74,658	no change	101-18-000260	na	74,658	na	na	na	na
Tax Year 2018	034-203-002-0160	TPS Hobby LLC	223,528	no change	101-18-000260	na	223,528	na	na	na	na
Tax Year 2018	034-203-002-0189	TPS Hobby LLC	74,658	no change	101-18-000260	na	74,658	na	na	na	na
Tax Year 2018	034-203-002-0184	TPS Hobby LLC	74,435	no change	101-18-000260	na	74,435	na	na	na	na
Tax Year 2018	129-096-001-0004	Pej Real Estate LLC	3,900,000	no change	101-18-000570	na	3,900,000	na	na	na	na
Tax Year 2018	129-096-001-0002	Pej Real Estate LLC	3,723,000	no change	101-18-000571	na	3,723,000	na	na	na	na
Tax Year 2018	034-203-003-0307	Commercial Properties Inc	1,945,534	NO CHANGE	101-18-000546	na	1,700,000	na	na	na	na
Tax Year 2018	133-112-001-0001	DAD REH LLC	620,000	NO CHANGE	101-18-001548	1/17/2019	620,000	NA	NA	NA	NA
Tax Year 2018	065-050-003-0010	Myers Design & Manufacturing Inc	500,868	DUE	101-18-001585	1/17/2019	430,000	NA	NA	NA	NA
Tax Year 2018	132-115-001-0001	Hycos Industrial Inc	388,160	\$582.24	101-18-001872	1/17/2019	335,483	\$79.02	13.57%	25.25b	2/1/2019
Tax Year 2018	042-191-000-0117	C G 7600 LP	4,705,000	NO CHANGE	101-18-000594	1/17/2019	2,793,245	NA	NA	NA	NA
			25,799,640	\$7,057.50	2017-59479	1/17/2019	4,150,000	\$832.50	11.80%	1/24/2019	2/1/2019
			21				24,875,561				

Unsettled

Tax Year 2018	070-072-028-0001	Triangle Shopping Center LP	1,800,000		101-18-000490						
Tax Year 2018	034-203-003-0471	1922 LP	750,000		101-18-000537						
Tax Year 2018	040-239-000-0051	CFS 2907 Houston LLC	1,880,394		101-18-000596						
Tax Year 2018	040-239-000-0169	CFS 2907 Houston LLC	479,329		101-18-000596						
Tax Year 2018	042-195-000-0050	CFS 2907 Houston LLC	229,018		101-18-000596						
Tax Year 2018	104-827-000-0001	Grace Business Investments LLC	1,891,373		101-18-000794						
Tax Year 2018	120-681-001-0001	Mambo Holdings LP	1,772,000		101-18-001224						
Tax Year 2018	034-207-011-0070	Wejeca Limited Partnership	385,360		101-18-001545						
Tax Year 2018	034-203-002-0100	Sexton Interests Ltd	2,824,371		2016-67130						
Tax Year 2018	128-049-001-0001	Almeda Center 45 LP	6,550,977		2017-60704						
Tax Year 2018	096-294-000-0001	Heritage Gulf Coast LLC	3,882,330		2017-69192						
Tax Year 2018	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2017-78745						
Tax Year 2018	096-294-000-0004	Heritage Gulf Coast LLC	1,273,989		2017-78745						
Tax Year 2018	132-245-001-0001	Heritage Gulf Coast LLC	850,972		2017-78745						
Tax Year 2018	040-239-000-0111	Acquisition 8800 Broadway LLC	8,904,143		2018-47548						
Tax Year 2018	040-239-000-0100	Acquisition Broadway Square LLC	8,705,670		2018-47554						
Tax Year 2018	040-239-000-0101	Acquisition Broadway Square LLC	5,808,553		2018-47554						
Tax Year 2018	040-239-000-0108	Acquisition Broadway Square LLC	5,808,553		2018-47554						
Tax Year 2018	109-786-000-0001	Acquisition Broadway Square LLC	5,676,894		2018-47554						
Tax Year 2018	109-786-000-0002	Acquisition Broadway Square LLC	7,231,363		2018-47554						

Hobby Area District

Jur 943

Lawsuit and Arbitration Status Detail as of 1/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blgpr
Tax Year 2018	109-786-000-0003	Acquisition Broadway Square LLC	7,766,978		2018-47554						
Tax Year 2018	109-787-000-0007	Acquisition Broadway Square LLC	5,966,279		2018-47554						
Tax Year 2018	109-787-000-0008	Acquisition Broadway Square LLC	5,893,602		2018-47554						
Tax Year 2018	114-169-000-0001	Acquisition Broadway Square LLC	4,889,816		2018-47554						
Tax Year 2018	114-175-000-0001	Acquisition Broadway Square LLC	5,498,909		2018-47554						
Tax Year 2018	034-203-002-0118	Atrium Finance II LP	19,827,991		2018-50084						
Tax Year 2018	034-203-002-0130	Atrium Finance II LP	1,581,088		2018-50084						
Tax Year 2018	034-203-004-0003	Atrium Finance II LP	543,930		2018-50084						
Tax Year 2018	040-239-000-0040	JMD Apartments LLC	7,731,000		2018-52589						
Tax Year 2018	062-031-003-0003	R Pennington Investments LP	1,167,000		2018-52636						
Tax Year 2018	034-203-003-0123	Comerica Bank	2,317,221		2018-52917						
Tax Year 2018	129-785-001-0004	Kucinski Family Trust	930,347		2018-52917						
Tax Year 2018	096-319-000-0004	Icon Owner Pool 6 West Southwest LLC	5,372,581		2018-52994						
Tax Year 2018	057-259-000-0046	Autozone Texas LP	1,075,968		2018-53418						
Tax Year 2018	041-012-001-0099	6220 T Road LLC	1,141,633		2018-53438						
Tax Year 2018	129-785-001-0001	Advance Stores Company Inc	706,236		2018-53438						
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,600,000		2018-53650						
Tax Year 2018	047-123-000-0064	Gulf Towers Houston LLC	5,159,043		2018-53999						
Tax Year 2018	047-123-000-0066	Gulf Towers Houston LLC	5,081,338		2018-53999						
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,600,000		2018-54799						
Tax Year 2018	126-063-001-0010	ARCP MT Houston TX LLC	1,367,133		2018-55195						
Tax Year 2018	034-203-001-0050	Best Western Plus Hobby Airport	4,900,000		2018-56256						
Tax Year 2018	034-203-002-0101	Macey Family Properties Ltd	3,164,428		2018-57932						
Tax Year 2018	136-207-001-0001	HWC Wire & Cable Company	4,100,000		2018-58907						
Tax Year 2018	121-614-001-0001	SAI Inc Regency Im & Stutes	2,564,875		2018-59410						
Tax Year 2018	040-239-001-0020	Smith Jim R	2,306,986		2018-59994						
Tax Year 2018	040-239-001-0038	Smith Jim R	750,000		2018-60630						
Tax Year 2018	119-800-001-0001	Ghormley Cecil D	2,413,000		2018-60891						
Tax Year 2018	034-203-001-0324	Medallion Investment IV	4,636,000		2018-60983						
Tax Year 2018	034-203-002-0161	John Q Hammons Trust	2,836,624		2018-61052					Received	
Tax Year 2018	118-450-001-0001	ARC Hospitality Portfolio I NTC	7,697,800		2018-61057						
Tax Year 2018	096-318-000-0007	Discount Rags Properties LLC	3,598,729		2018-61104						
Tax Year 2018	064-052-000-0045	Awad Mustafa	480,840		2018-61146						
Tax Year 2018	040-239-000-0078	GHC Property LLC	6,070,752		2018-61370						
Tax Year 2018	122-722-001-0001	Damij Ltd	2,750,000		2018-61545						
Tax Year 2018	119-602-001-0001	Syndex Corporation	5,750,000		2018-61576						
Tax Year 2018	015-115-011-0008	Adeiaide Holdings LLC	1,782,567		2018-62446						
Tax Year 2018	034-203-002-0108	Norliden Holdings Ltd	1,229,857		2018-62459						
Tax Year 2018	034-203-002-0145	Norliden Holdings Ltd	324,920		2018-62459						
Tax Year 2018	126-063-001-0005	ARCP MT Houston TX LLC	14,783,066		2018-63194						
Tax Year 2018	126-063-001-0006	ARCP MT Houston TX LLC	18,057,519		2018-63194						
Tax Year 2018	126-063-001-0010	ARCP MT Houston TX LLC	1,367,133		2018-63194						
Tax Year 2018	040-239-000-0005	Global New Millennium Partners Ltd	367,193		2018-63223						
Tax Year 2018	129-578-001-0002	Capview Income & Value Fund IV LP	1,063,940		2018-63341						
Tax Year 2018	123-155-001-0001	Gulf Freeway Quality Hotel Inc	4,900,000		2018-63410						
Tax Year 2018	123-155-001-0002	Houston Hobby Express Hotel Inc	5,100,000		2018-63410						
Tax Year 2018	028-059-000-0016	Stiles Properties Bramiff Road Ltd	1,697,100		2018-65344						
Tax Year 2018	040-239-000-0056	Flight Safety Inc	3,218,781		2018-65983						

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Hobby Area District Lawsuit and Arbitration Status Detail as of 1/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-67518						
Tax Year 2018	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,517,502		2018-67607						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-68187						
Tax Year 2018	123-174-001-0001	Lauren Holdings	2,739,675		2018-68431						
Tax Year 2018	043-228-000-0073	Friedkin Realty Hobby Airport	3,555,419		2018-68598						
Tax Year 2018	040-239-000-0041	2ML Real Estate Interests Inc	2,411,364		2018-68687						
Tax Year 2018	129-096-001-0001	Standard Morgan Partners Ltd	2,046,572		2018-68703						
Tax Year 2018	104-827-000-0001	Grace Business Investments LLC	1,891,373		2018-69515						
Tax Year 2018	064-215-000-0027	Phoenix Huang Inc	778,618		2018-70953						
Tax Year 2018	062-031-008-0004	Garza Norberto / Askew Mellanie	560,000		2018-71743						
Tax Year 2018	062-031-010-0001	Garza Norberto / Askew Mellanie	705,000		2018-71743						
Tax Year 2018	034-203-001-0010	Clarke Distributing LLC	901,793		2018-71785						
Tax Year 2018	060-014-023-0038	Priva Holdings LLC	596,955		2018-71881						
Tax Year 2018	034-203-003-0127	MPT Interests LLC	1,192,500		2018-72173						
Tax Year 2018	062-031-005-0005	Kainer Expt Crating Inc	1,117,575		2018-72266						
Tax Year 2018	065-050-005-0004	Bradley Harry E Estate	673,502		2018-72306						
Tax Year 2018	132-838-001-0001	Cosart Joseph Incline Development Inc	3,350,000		2018-72768						
Tax Year 2018	118-422-001-0006	Enterprise Leasing Company of Houston	705,079		2018-72797						
Tax Year 2018	096-318-000-0006	Nitro Phos Inc	2,902,155		2018-72810						
Tax Year 2018	040-239-000-0011	Broadway Bellfort Prop LLC	3,603,297		2018-72925						
Tax Year 2018	062-031-002-0011	Maraldo Mike	696,000		2018-73458						
Tax Year 2018	034-203-001-0009	Lowen Company Murray Div	540,963		2018-73801						
Tax Year 2018	040-239-000-0002	Apt Broadway Village LLC	5,756,467		2018-74038						
Tax Year 2018	040-239-000-0061	APTBC LLC	4,550,145		2018-74093						
Tax Year 2018	060-077-009-0004	CWD Interests LLC	1,320,548		2018-74144						
Tax Year 2018	046-205-000-0021	NPA III Hotel Group LLC	5,917,175		2018-74176						
Tax Year 2018	040-239-000-0073	APTIPW Ltd	3,985,966		2018-74197						
Tax Year 2018	040-239-001-0009	Cardena Adams	1,833,541		2018-74517						
Tax Year 2018	040-239-000-0058	BBK Properties LLC	237,000		2018-74965						
Tax Year 2018	034-207-012-0005	O'Reilly Auto Enterprises LLC	12,695,000		2018-75175						
Tax Year 2018	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,157,064		2018-75175						
Tax Year 2018	098-435-000-0001	DDC Hotels Inc	7,874,092		2018-75238						
Tax Year 2018	118-275-001-0001	Maankee Hospitality LLC	3,513,932		2018-75462						
Tax Year 2018	034-203-002-0192	Reynolds Tony Rex & Janice	895,205		2018-75646						
Tax Year 2018	076-121-004-0016	Bah Texas LP	160,000		2018-75702						
Tax Year 2018	034-203-003-0315	Hazari LLC	3,122,956		2018-75753						
Tax Year 2018	Total	Unsettled Accounts, original value	386,392,066								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	104								

Hobby Area District Lawsuit and Arbitration Status Detail as of 1/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blqpr
Cumulative											
Settled											
Cumulative	Grand Total	Settled Accounts, original value	2,079,617,417				1,792,417,708				
Cumulative	Grand Total	Settled Accounts, number of accounts	674								
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	508,036,072								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	146								

Color Legend

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

Abbreviations

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed

**Hobby Area District
Lawsuit and Arbitration Status Summary as of 1/4/2019**

Summary

Settled

2,079,617,417	Original value of Settled accounts as of 1/4/2019
674	Number of Settled accounts as of 1/4/2019
287,199,709	Reduction in value of Settled accounts
13.81%	Average % reduction in value of Settled accounts

Unsettled

508,036,072	Original value of Unsettled accounts as of 1/4/2019
146	Number of Unsettled accounts as of 1/4/2019

0.15	Tax rate per \$100 valuation		
\$105,241	Estimated* reduction in assessment on	146	Unsettled accounts, based on 13.81% average

Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the "average % reduction in value of Settled accounts."

**HOBBY AREA DISTRICT
ASSESSMENT COLLECTION REPORT
January 2019
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/19 - 12/31/19**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2018	0.15000	\$1,906,431.54	\$1,189,699.27	\$716,732.27	62%
2017	0.15000	\$1,800,721.57	\$1,783,255.86	\$17,465.71	99%
2016	0.15000	\$1,739,776.06	\$1,734,650.70	\$5,125.36	100%
2015	0.15000	\$1,685,910.78	\$1,683,370.90	\$2,539.88	100%
2014	0.15000	\$1,524,784.44	\$1,522,821.98	\$1,962.46	99%
2013	0.15000	\$1,358,121.73	\$1,355,935.39	\$2,186.34	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2018 Assessment Collected	898,170.85	898,170.85
2017 Assessment Collected	-4,004.09	-4,004.09
2016 Assessment Collected	-311.83	-311.83
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
Penalty & Interest	564.24	564.24
Overpayments	188.27	188.27
CAD Lawsuits	7,548.21	7,548.21
CAD Corrections	79.02	79.02
Collection Fees	592.80	592.80
Court Fees	0.00	0.00
Estimated Payments	0.00	0.00
Total Revenue	902,827.47	902,827.47
Overpayments Presented for Refund	7,815.50	7,815.50
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2018:	1,294,198,354	Uncertified:	4,757,926
ASSESSED VALUE FOR 2017:	1,227,216,979	Uncertified:	654,390
ASSESSED VALUE FOR 2016:	1,177,155,725	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,137,542,865	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,029,864,792	Uncertified:	0
ASSESSED VALUE FOR 2013:	919,950,929	Uncertified:	0

Assessment Collection Account: Wells Fargo, Account No. 3402018257

ASSESSMENT PLAN PROJECTIONS

YEAR	CURRENT RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2013	0.15000	1,358,122	1,290,216	\$1,355,935.39	
2014	0.15000	1,385,284	1,316,020	\$1,522,821.98	
2015	0.15000	1,412,990	1,342,340	\$1,683,370.90	
2016	0.15000	1,441,250	1,369,187	\$1,734,650.70	
2017	0.15000	1,470,075	1,396,571	\$1,783,255.86	
2018	0.15000	1,499,476	1,424,502	\$1,189,699.27	
2019	0.15000	1,529,466	1,452,992		
2020	0.15000	1,560,055	1,482,052		
2021	0.15000	1,591,256	1,511,693		
2022	0.15000	1,623,081	1,541,927		
		14,871,054	23,397,235		1,487,105

The Projected Levy is based on the rate remaining at 0.15000

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

HOBBY AREA DISTRICT

January 2019						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
VERDE COMMUNITIES LLC 440 N WELLS ST STE 410 CHICAGO, IL 60654-4975	1097860000001 1097860000002 1097860000003 1097890000008 0402390000108 1141750000001 0402390000101 1097870000007 1141690000001 0402390000100	8751 BROADWAY ST #213 77061 7900 MORLEY ST #292 77061 8801 GLENCREST ST #322 77061 8950 GLENCREST ST #200 77061 8750 BROADWAY ST #222 77061 8955 BROADWAY ST #208 77061 8200 BROADWAY ST #224 77061 8900 GLENCREST ST #208 77061 8915 BROADWAY ST #200 77061 8501 BROADWAY ST #380 77061	MULTI-FAMILY	63,246,617	94,869.93	
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1258210010001 1260630010012 1260630010005 1260630010006 1260630010010 1260630010011	0 MELDRUM 77075 0 ROWLETT ST 77075 10013 ALMEDA GENOA RD 77075 10025 ALMEDA GENOA RD 77075 10009 ALMEDA GENOA RD 77075 0 MELDRUM 77075	WAREHOUSE STORE	34,283,625	51,413.06	
INLAND DIVERSIFIED HOUSTON OREM LLC ATTN PM DEPT 4714 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	1307400010001 1296790010001	6905 E OREM DR 77075 6903 E OREM DR 77075	WAREHOUSE	22,088,523	22,104.20	
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003 0342030020130 0342030020118	9100 GULF FWY 77061 9100 GULF FWY 77061 9100 GULF FWY #287 77017	HOTEL	21,953,009	32,929.51	
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	20,974,128	31,461.19	
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001 1199160010001 0971580000002	0 VILLA DR 77061 0 NEUHAUS AVE 77061 8300 TEWANTIN DR	WAREHOUSE	20,240,821	30,361.23	

January 2019					
TOP TEN ASSESSMENT PAYERS					
GALILEO APOLLO III TX LP	1254930010002	10235 ALMEDA GENOA RD 77034	RETAIL CENTER	18,318,526	27,477.79
3901 BELLAIRE BLVD	1254930010001	10225 ALMEDA GENOA RD 77034			
HOUSTON TX 77025-1100					
POWELL ELECTRICAL SYSTEMS LLC	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,604,876	26,407.31
8550 MOSLEY RD					
HOUSTON TX 77075-1116					
C G 7600 LP	0421910000006	7600 S SANTA FE DR 77061	WAREHOUSE	16,159,529	24,239.29
% GARVER	0421910000117	7600 S SANTA FE DR 77061			
1901 LEXINGTON ST	0421910000132	0 MYKAWA ROAD 77061			
HOUSTON TX 77098-4219					
OREILLY AUTO ENTERPRISES LLC	0342070120005	8601 TAVENOR LN 77075	WAREHOUSE	15,852,064	23,778.10
233 S PATTERSON AVE	1250380010001	8910 TAVENOR LN 77075			
SPRINGFIELD MO 65802-2210					

HOBBY AREA DISTRICT

January 2019						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MANNING FAMILY PARTNERSHIP 820 S FRIENDSWOOD DR STE 203A FRIENDSWOOD TX 77546-4665	91 034 203 001 0045	8777 TALLYHO RD 77061	WAREHOUSE	2017	3,864.06	
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2017	3,738.61	
INDUSTRIAL SURPLUS INC 6532 RUPLEY CIR HOUSTON TX 77087-3442	91 048 001 000 0195	9200 TELEPHONE RD 77075	INDUSTRIAL	2017	2,273.87	
H L ALBRIGHT CO INC 8560 FREELAND ST HOUSTON TX 77075-1560	91 123 643 001 0001	8560 FREELAND ST 77061	WAREHOUSE	2016 - 2017	1,942.90	
DUFFY GREGORY T 8102 BRANIFF ST HOUSTON TX 77061-5202	91 069 003 009 0001	8102 BRANIFF ST 77061	WAREHOUSE	2013 - 2017	1,640.06	
CURRENT OWNER P O BOX 131454 HOUSTON TX 77219-1454	91 065 050 003 0014	8244 TRAVELAIR ST 77061	WAREHOUSE	2013 - 2017	1,439.35	
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2017	1,221.63	
BERLANGA JUVENTINO M 8100 STONE ST APT 1311 HOUSTON TX 77061-1950	91 034 203 001 0037	0 MONROE RD 77061	VACANT	2016 - 2017	982.49	
AYALA ESPERANZA MARLENE 8443 MISTY VALE LN HOUSTON TX 77075-4737	91 063 033 026 0002	8702 EASTHAVEN BLVD	BAR	2013 - 2017	681.01	
HERNANDEZ ANTONIO & CASTULO HERNANDEZ LANDSCAPE CO 7180 BRACE ST HOUSTON TX 77061-2704	91 064 051 000 0014	7314 FAUNA ST 77061	WAREHOUSE	2015 - 2017	647.38	

* Pending HCAD Value Lawsuits



HOBBY AREA DISTRICT

EXECUTIVE DIRECTOR'S REPORT

FEBRUARY 7, 2019

COMMITTEE CALENDAR

Community Development Committee

The Community Development Committee meets March 14, 2019

Economic Development Committee

The Economic Development Committee meets March 14, 2019

Public Safety Committee


The Public Safety Committee meets March 14, 2019

Marketing and Communications Committee

The Marketing and Communications meets March 14, 2019

COMMITTEE & STAFF ACTIVITY

Community Development

-  In efforts to maintain our bus shelter vibrant, we are inquiring with NEC to update the existing panels with a polycarbonate double panel that will sandwich the graphics. By doing so, this will help prevent the graphics that each bus shelter occupies from being tampered with. The District's first step is to replace the panels that are currently vandalized as opposed to completely replacing all panels. Currently this project is estimated at \$45,160. The Bellfort Station RFP asked for a bold vision with a series of projects to transform the Hobby area. As a practical matter, the vision must be achievable with a roadmap of improvements SWA and staff have held a series of meetings with TXDOT and the City of Houston seeking buy in and as a strategy for each entity to consider funding and engineering before next fiscal year. Both entities were open to the ideas and selected representatives to participate in the advisory committee.
- So far this year, the Special Projects Crew picked up 6,500 lbs. of trash along 244.8 miles of right-of-way, removed 689 bandit signs, and mowed 55.2 miles of right-of-way throughout the District. The Landscaping Crew watered newly planted trees, removed 11 bandit signs, picked up 5,750

lbs. of trash and yard waste, and weeded the medians on Broadway Street. The Gulf Freeway Crew picked up 1,200 lbs. of trash, 3 bandit signs, and mowed 4.83 miles of right-of-way on the south-bound right-of-way along I-45

- **I-45 Pilot Project** - The District has secured three bids and presented to Houston First for the cost of maintenance of the I-45 corridor from Hobby to Greater East End District. TXDOT has agreed to fund a portion of the project if each of the Districts will participate. The next step is for Houston First to call a meeting with all of the districts to present the proposed cost and seek “buy in.” Pending action by Houston First.

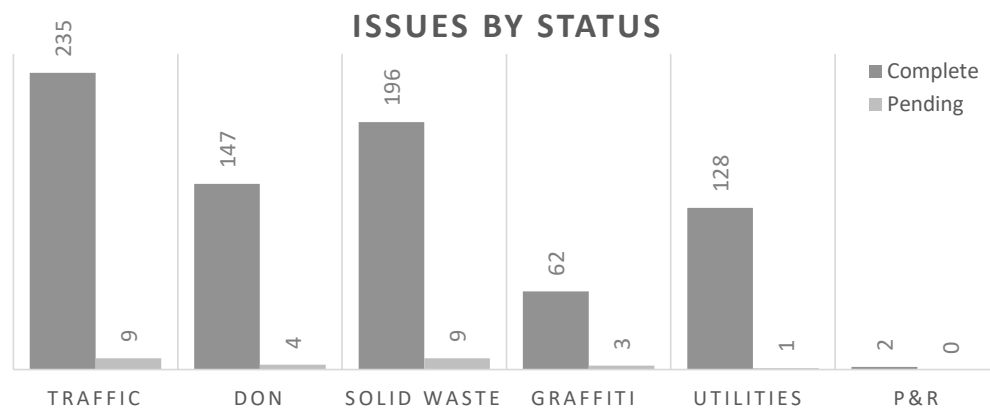
Economic Development

- **Business Networking Breakfasts** - The monthly business networking breakfasts returned in January, sponsored by Powell Industries with Bryant Henderson speaking to Comcast’s effort to upgrade its fiber network. February’s breakfast will be sponsored by CenterPoint Energy and the speaker will be Pedro Chavez with Workforce Solutions on programs small businesses can utilize to attract a quality workforce
- **Assistance** issues are created when an area business contacts the District for help. In 2017, the District received 18 requests for assistance—15 closed and 3 pending, with an average of 109 days open. In 2018, the District has received 30 requests for assistance—29 closed and 1 open issues with an average of 31 days open.
- With approval from the board in this year’s budget, we have executed a contract with Aaron Farm at Retail Coach to undertake a retail strategic plan. Retail is one of our targeted industries and the study will be used to identify types of appropriate retail for attraction efforts.
- As a follow up to meetings between the District, SWA, City of Houston, and TxDOT regarding the Reverie and Telephone exchange for the Bellfort Station project a traffic count was conducted through SWA. The results support our position on the alignment. However, SWA has devised a third alternative in the alignment we feel will be more amenable to TxDOT. The next step is to conduct a traffic engineering study. We are waiting for the proposal on this study.
- When Hobby Area Management District staff work with a business for the purposes of economic development a project is initiated and fall into one of three categories—attraction, retention, and expansion. If the company does not currently exist in the District it is an attraction project. If the company is in the District but considering relocating it is a retention project. If the company is in the District and plans to add capacity, facilities, or workforce it is an expansion project. To date, the District has worked on 25 projects (22 attraction, 1 expansion and 2 retention).

Metrics by Status	Active	Won
Projects	8	3
CapEx	\$11,600,000	\$1,850,000
Total Jobs	231	6
Land (SF)	8,830,940	101,682
Building (SF)	432,137	9,480

Public Safety

- Received updates from SEAL Security on patrol activities in the District. Written reports are provided to the committee and posted on the District's website. SEAL Security has assisted in several site specific "surge" operations which have helped reduce vice and drug related activities along the airport corridors. There were educational, enforcement, and human traffic rescue aspects of the program. The project was repeated during the holiday season.
- The HPD PIP meeting for the apartment community continues to meet and build participation. District staff and Tina DeFiore, HAA, RCR Director, help organize and keep the meetings on track, but various apartment communities are providing the lunches and HPD is providing the presentations. On average about 25 people representing 9 different communities are regularly participating.
- The Hobby Area District contracts with the Greater East End Management District (GEEMD) to conduct a weekly survey along major thoroughfares or specific areas as directed by staff. Subsequently, GEEMD reports identified issues to the appropriate agency for action. To date, 788 issues have been reported with 96.8% closed in an average of 34 days. The following is a breakout of each issue category by its status:



Marketing and Communications

The Marketing and Communications Committee (MACC) focuses on executing comprehensive marketing and branding plans that effectively support and communicate District activities and initiatives. We will also focus on the areas below:

- Media and Communications
- Marketing/Branding
- Website Redevelopment
- Special Events
- Stakeholder Relationships
- Civic Engagement

Committee members include Mr. Keyur Amin, Committee Chair, Mr. Darryl Bailey, Mr. Vic Zachary and Mr. Danny Perkins, Chairman of the Board. Staff Lead for this committee is Ms. Gabrielle “Gabby” Dirden.

Public Affairs

Mini Murals:

- The District supports the Mini Mural TIP project at the \$5,000 Benefactor level. UP Art studio has sent the following available dates for tours with Mr. McKinney:
 - Friday, February 22 – 11 AM or 12 PM
 - March 22 (Friday after rodeo and spring break) – 12 or 1 PM
 - March 29 – 1 PM
 - April 5 – 12 or 1 PM
 - Next Steps-Determine additional community partners and confirm an inaugural tour date.

Communications & Media

January 2019 Social Media Report:



Lauren McDowell
lauren@ambrosemodowell.com

01 Jan 2019 - 31 Jan 2019

Hobby Area District Metrics

 Hobby Area District

 HADistrict

Facebook Activity Overview



IMPRESSIONS
14,174



28 DAY TOTAL REACH
4,025



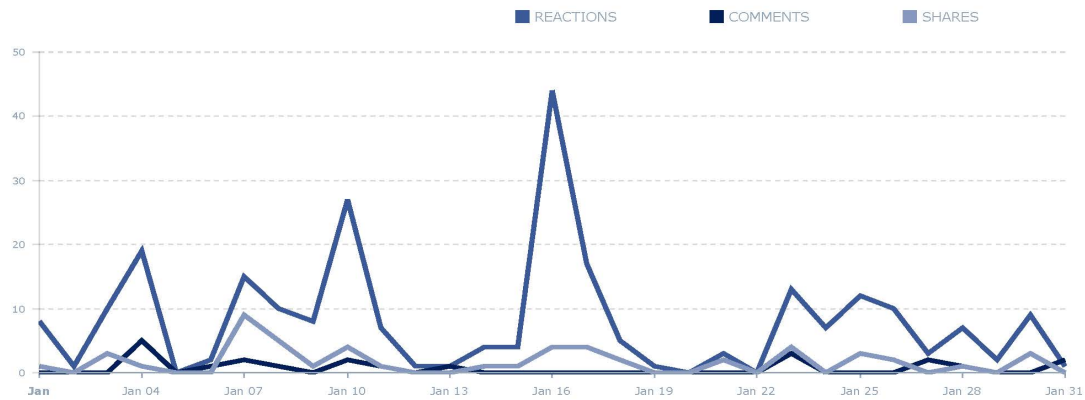
POST ENGAGEMENTS
701



PAGE CONSUMPTIONS
665



Audience engagement - Hobby Area District



ACTION METRICS






Reactions	251	<div>TOTAL ENGAGEMENTS DECREASED BY ↓ 23.05% SINCE PREVIOUS PERIOD</div> <div>f</div>
Comments	21	
Shares	52	
Other Engagements	377	
Total Engagements	701	





Summary - Hobby Area District

	Jan 2019
Posts	19
Fans (cumulative)	2,014
Comments across all content	11
Likes across all content	110

Top performing posts - Hobby Area District

These posts are sorted by reactions and comments and then by date

POST	REACTIONS	COMMENTS	SHARES	CLICKS	VIRALITY	REACH
 Hobby Area District 16 JAN 3:00 PM						
 <p>#localbusinesslove Don Carlos mexican restaurant is a neighborhood favorite, serving some of Hobby's best Tex-Mex & Mexican food. We're grateful for their support of our ongoing Business Networking Breakfasts! 🇲🇽 https://www.facebook.com/hadistrict/photos/a.737319499645784/2279860958724956/?type=3</p>	51	0	4	32	13.57%	619
 Hobby Area District 10 JAN 7:47 PM						
 <p>Big things are coming for the Hobby Area District in 2019! We're excited to kick off the new year. READ BLOG: http://bit.ly/2AD2AoY https://www.facebook.com/hadistrict/photos/a.737319499645784/2274033835974335/?type=3</p>	33	1	4	103	17.93%	647
 Hobby Area District 07 JAN 7:03 PM						
TxDOT Updates: Upcoming Lane Closures 610/45	11	2	4	143	7.43%	1,749

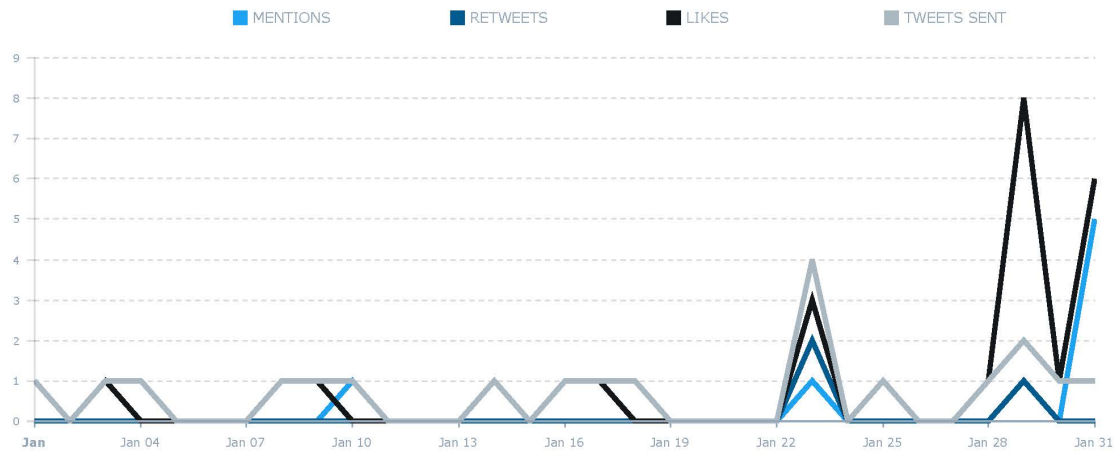
	Hobby Area District 25 JAN 3:16 PM							
		#MiniMuralsHou The Hobby Area District is excited to welcome Mini Murals Tours! Enjoy this new local project by downloading the map and taking a self-guided tour. http://bit.ly/2B39ap1 https://bit.ly/2B39ap1	14	0	4	11	8.1%	284
	Hobby Area District 04 JAN 3:00 PM							
		🌮🔥 A combo of street tacos and smokehouse eats, the The Bearded-Q food truck serves up serious flavor. Find them most days at 6860 Telephone Rd, Houston, TX 77061. #localbusinesslove https://www.facebook.com/thebeardedq/	21	6	0	68	14.29%	469

Summary - HADistrict

	Jan 2019
Tweets (cumulative)	1,075
Followers (cumulative)	340
Mentions	9
Retweets	3

Audience engagement - HADistrict

AUDIENCE ENGAGEMENT BY DAY











ENGAGEMENT METRICS

Mentions	9
Retweets	3
Likes	27
Tweets Sent	20
Total Engagements	39

TOTAL ENGAGEMENTS
INCREASED BY
↑ 95.0%
SINCE PREVIOUS PERIOD



RECENT MENTIONS		😊	TOP TWEETS			↺	♥	📢
		Sentiment	Retweets	Likes	Reach			
	CorneliusPTO @ptocornelius · 31 Jan 8:28 PM @HPOUTX @HADistrict @SylvesterTurner @Pct6Constable @FirefightersHOU Thank you! @HPOUTX Please contact @rmtzhouston, at jpcorneliuspto@gmail.com so that we may provide more detailed information.	😊						
	HPOU @HPOUTX · 31 Jan 8:12 PM @ptocornelius @HADistrict @SylvesterTurner @Pct6Constable @FirefightersHOU We would love to participate!	😊						
	CorneliusPTO @ptocornelius · 31 Jan 7:56 PM @FirefightersHOU @HADistrict @SylvesterTurner @Pct6Constable @HPOUTX @racormier Thank you! @racormier, Our PTO president, @rmtzhouston, can be contacted via email at jpcorneliuspto@gmail.com .	😊						
	Kirk Nafsinger @gillig56 · 29 Jan 5:10 PM @HADistrict @HobbyAirport @SouthwestAir That's 106 million peanuts they won't be serving in 2019, due to so called peanut dust allergy.	😞						
	Houston Trending Feed							
	Hobby Area District @HADistrict · 23 Jan 7:59 PM This year's State of the District luncheon will be headlined by Mayor @SylvesterTurner and will focus on plans for the Hobby area's bright future. Sponsorships and individual tickets available for purchase here: https://t.co/kD18J7DH4K		1	—	378			
	Hobby Area District @HADistrict · 23 Jan 5:52 PM Have an opinion on the proposed rail line to @HobbyAirport or anything else related to public transportation? Attend this @METROHouston Metro Next public meeting on Feb. 12 to share your thoughts. https://t.co/F4pGSHEOJ2		1	2	337			
	Hobby Area District @HADistrict · 29 Jan 10:01 PM Join us at the public meeting on Feb. 12 at 8181 Airport Blvd (77061) to give your input and make your voice		1	6	14,735			



@Houston_T_feed · 10 Jan 6:40 AM

Checkout this amazing 🥰 address sign in Glenbrook Valley, curiosity of @HADistrict . . . #thatsjelly #art #art_spotlight #artbasel #houston #houston_insta #houstonphotographer... <https://t.co/GtVPygUo3C>




heard. <https://t.co/oAW9q2Ik>
yU



Hobby Area District
@HADistrict · 04 Jan 3:02 PM

A combo of street tacos and smokehouse eats, the @Bear ded-Q food truck serves up serious flavor. Find them most days at 6860 Telephone Rd, Houston, TX 77061. #localbusinesslove <https://t.co/JdaZJIECvH>

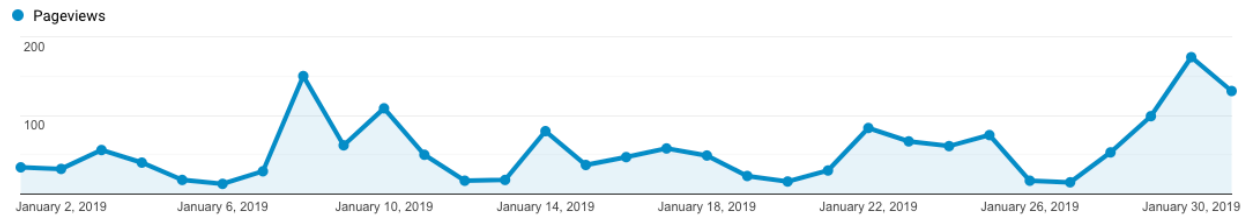
—	—	337
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Hobby Area District
@HADistrict · 23 Jan 3:10 PM

More details to come, but save the date for our annual HobbyFest event: Apr. 20, 2019. <https://t.co/vM9iVLTp9e>

—	1	337
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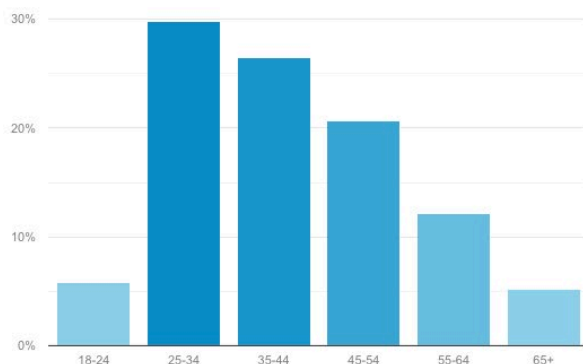
January 2019 Website Report:**Pageviews for January 1-31, 2019****1,744**Pageviews
Last Month: 1,386**1:10**Avg. Session
Duration (min)**Top 5 Most Viewed Pages**

Home page	370
HobbyFest	96
610 Gulf Freeway Construction	88
Top 5 things we're looking forward to in 2019	84
State of the District 2019	56

Visitor Information

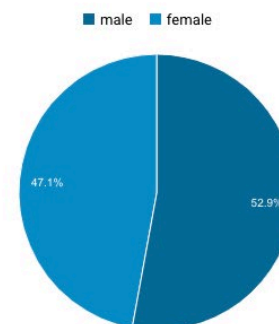
Age

42.23% of total users



Gender

42.49% of total users



December 2018 Website Report:**Pageviews for Dec. 1-31, 2018**

1,386

Pageviews

Last Month: 1,471

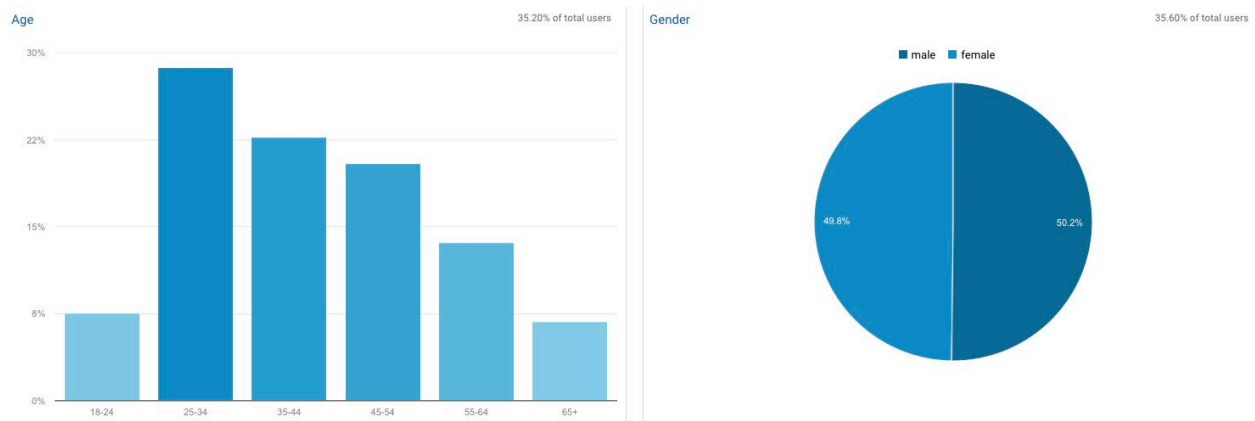
2:07

Avg. Session

Duration (min)

**Top 5 Most Viewed Pages**

Home page	398
Hobby recognizes Blue Star certified Bellestone Villas Apartments	57
610 Gulf Freeway Construction	54
About	48
HobbyFest	38

Visitor Information**Website Redesign Request for Proposal Update:**

The Marketing and Communications team has selected three finalists to present to Board committee chairs. The current Hobby Area District site (<https://hadistrict.org>) is dated and lacks functionality. We hope to optimize and reorganize the site to improve user experience, site traffic and overall efficiency of communicating with our digital audience. We desire a user-friendly platform and we are open to using a design template. The site will include approximately 35 pages and a layout that offers a showcase for editorial content as well as easily accessible information. There will be a need for content transfers from the old to new site of archived materials.

- DECEMBER 13-Project awarded to LIMB Design
- DECEMBER 13-Board participated in Discovery Questionnaires
- FEBRUARY 14-2019-Preview launch of new site Homepage at the State of the District
- APRIL 20, 2019 Full launch of website at HobbyFest

Events

Holiday Social 2018:

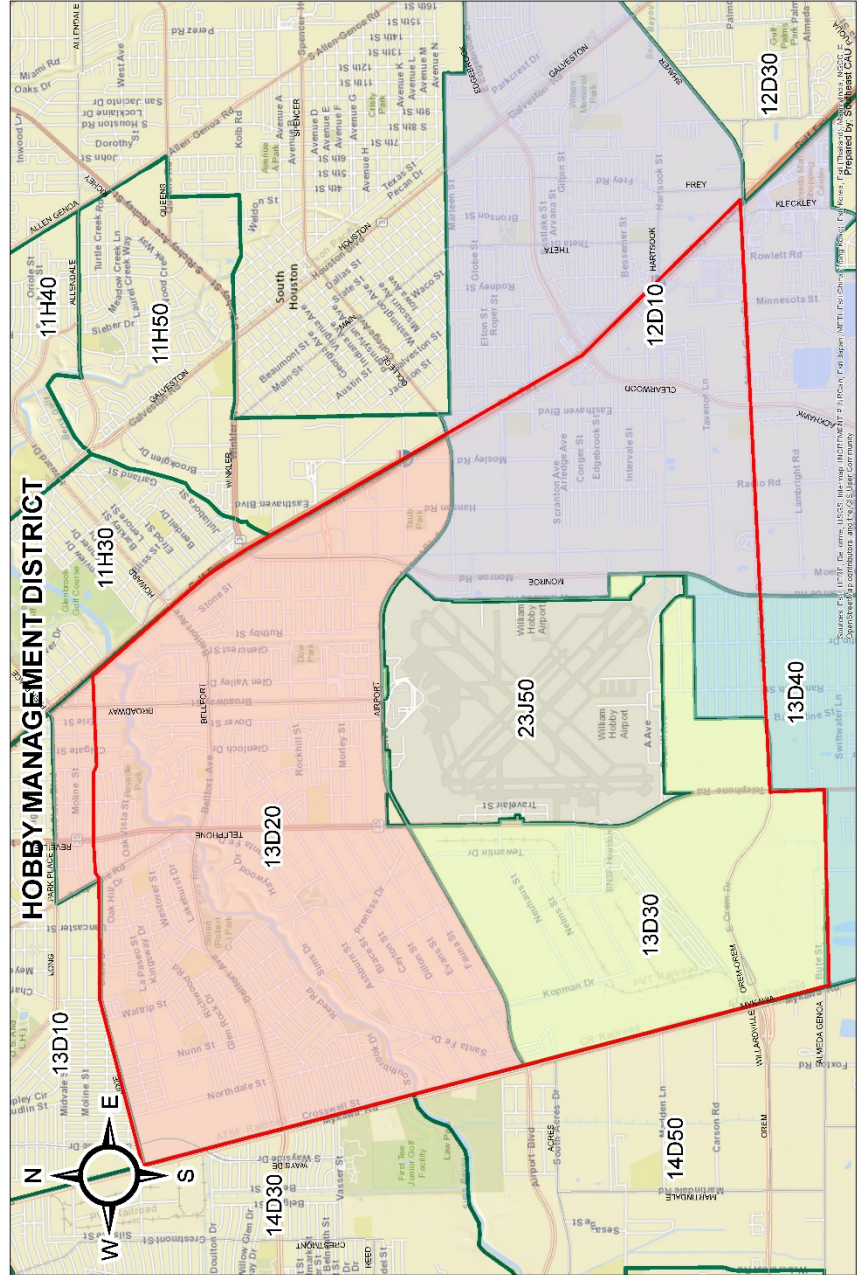
Last year's Holiday Social was held on Thursday, December 13th at the Houston Club followed, by our end of the year Board meeting. We had live entertainment for the first year ever with Mango Punch performing and it was a HUGE hit with guests and the Board. We were also able to secure \$2,500 in sponsorship. Here's to an even better event in 2019!!

State of the District 2019:

- Confirmed Date: February 14, 2019 at the Doubletree Hilton Hobby Hotel
- Theme: *"Spreading Love Through the Hobby Area"*
- Mayor Sylvester Turner is Keynote Speaker
- Event Elements:
 - Display boards with new vision, mission and strategic plan
 - Outsourced A/V through
 - Live-feed of event
 - New HAD History video
 - New HAD Stats video
 - Step and Repeat for event photos
 - Pianist Jerry Atwood performing

Per HDP, Crime Stats are not available on-line until further notice.

Hobby Area Crime Comparison (May 2018)													
Offense	2017						2018						Houston % Change
	12D10	13D20	13D30	13D40	23J50	Total	12D10	13D20	13D30	13D40	23J50	Total	District % Change
Part 1 Non-Violent	661	466	37	129	40	1,333	824	578	37	120	52	1,611	20.9%
Auto Theft	98	67	11	13	18	207	152	104	15	19	14	304	46.9%
Burglary	79	137	5	13		234	125	119	3	7	1	255	9.0%
Theft	484	262	21	103	22	892	547	355	19	94	37	1,052	17.9%
Part 1 Violent	151	180	7	29	2	369	160	199	2	24	1	386	4.6%
Aggravated Assault	74	99	4	17	1	195	90	94	2	9	1	196	0.5%
Murder		1		1		2	2	2				4	100.0%
Rape	6	5		1		12	9	9				18	50.0%
Robbery	71	75	3	10	1	160	59	94		15		168	5.0%
Total	812	646	44	158	42	1,702	984	777	39	144	53	1,997	17.3%
													24.5%
													25.5%
													34.5%
													22.1%
													24.4%
													30.1%
													52.8%
													43.3%
													14.0%
													24.5%



Hobby Area District



INCIDENT REPORT

December 2018 Redacted

TX PSB #C15942

Prepared for Hobby Area Management District

About Incident Reports

The report is a month-long summary of notable incidents as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide the Hobby Management District information that could impact operations and reputation.

About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately-owned security company with offices in Houston, San Antonio and Corpus Christi, and contracted to safeguard your community and be on call during high-risk situations. All S.E.A.L. Security officers are armed, utilize marked vehicles to conduct patrols, and take a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K-9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that clients and residents do not approach the K9's or attempt to pet them. Everyone's assistance is greatly appreciated.

Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.

SUMMARY PAGE

YTD 2018

Incident:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Alarm	4	1	1	2	5	9	0	2	2	5	2	1	34
Animal	2	0	2	1	0	0	0	2	0	0	0	0	7
Arrest	1	2	0	0	1	0	0	2	1	1	0	0	8
Assault	1	3	1	1	2	0	1	1	0	3	0	1	14
Assistance	8	5	5	7	14	11	5	3	8	5	8	4	83
Burglary/Habitation	0	3	0	0	0	0	0	1	0	1	0	0	5
Burglary of Vehicle	0	4	0	0	3	0	0	1	0	1	0	0	9
Business Contacts	7	32	904	1136	1593	1229	1052	2204	3376	3624	3034	2418	20609
Calls to Hotline	56	69	75	60	71	74	60	87	64	65	53	72	806
Constituent Contacts	140	990	853	837	994	753	709	958	1004	1140	943	838	10159
CTW	1	5	1	3	1	1	0	2	2	2	1	0	19
Damage/Defacement	0	3	2	1	1	0	0	1	3	0	0	0	11
Disturbance/Noise	2	3	2	4	4	1	0	1	2	1	0	7	27
EMS/FD/HD	0	2	0	0	2	2	4	1	3	7	6	4	31
Information	5	0	1	1	1	1	0	0	0	2	4	0	15
Robbery	3	0	0	1	0	0	0	0	0	0	0	0	4
Solicitor	3	0	5	3	5	3	0	0	1	1	4	0	25
Suspicious Activity	3	1	3	2	1	0	0	1	0	2	6	4	23
Suspicious Person	12	18	16	11	17	15	37	77	76	99	24	42	444
Suspicious Vehicle	9	9	6	5	3	4	5	7	2	9	3	6	68
Theft	4	5	2	1	0	1	4	2	2	3	4	4	32
Vehicle Collision	0	1	1	3	0	0	0	0	0	4	0	1	10

Hobby Area Management Hotline – 713.489.6300

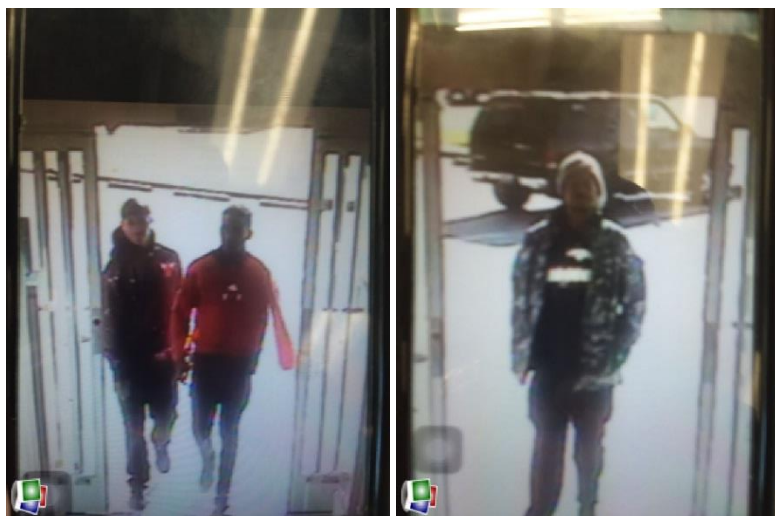
Call the Hobby Area Management Hotline to report suspicious activity or anything that seems out of place.

Saturday, December 1

7:14 pm Officer responded to 8326 Broadway regarding a group causing a commotion behind the building, near the fence. They were gone on arrival.

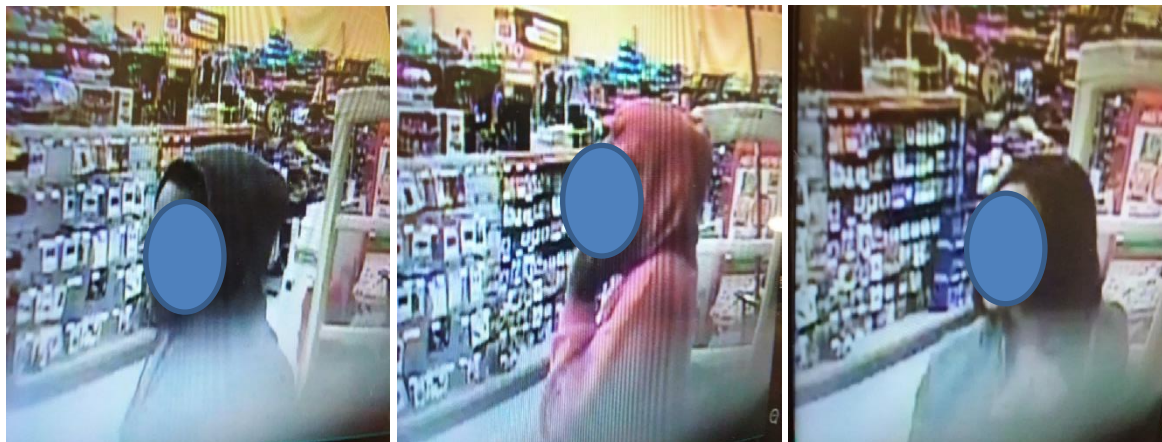
Tuesday, December 4

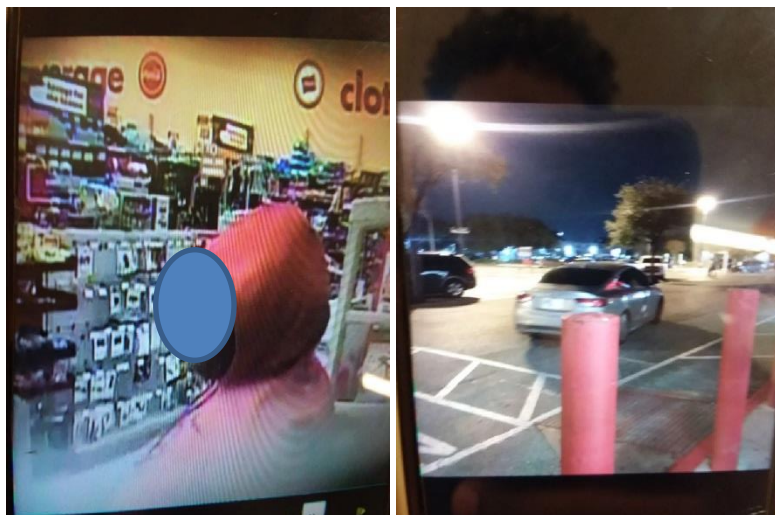
10:36 am Officer responded to CVS, 8234 Broadway regarding a shoplifter. Upon arrival, the officer learned there were two incidents of shoplifting. Both subjects were gone on arrival.



2:01 pm Officer responded to a report of an unconscious male at the intersection of Minnesota and Alameda Genoa. Upon arrival, the officer found the subject alert and not in need of medical attention.

8:22 pm Officer responded to Family Dollar, 8219 Broadway, after the store was shoplifted at closing. The five subjects were four women and a male, who left with four full baskets with merchandise worth over \$100, assaulting an employee in the process. They were gone on arrival. HPD also responded and took a report.



**Thursday, December 6**

12:55 pm Officer found two vagrants arguing behind the Broadway Bellfort Center, screaming and hitting the doors. The officer asked them to leave the property. They then began to argue with the officer, but eventually left without incident.

2:02 pm Officer on K-9 foot-patrol at Robert C. Stewart Park spotted 10 empty pistol cases. The officer requested HPD, which responded. They ran the serial number listed on one of the cases and found the gun did not come up as stolen.

**Friday, December 7**

12:55 pm Officer found vagrants behind the Broadway Bellfort Center and removed them without issue.

1:57 pm Officer on patrol at Fallas found three vagrants sleeping behind the property and removed them without issue.

5:27 pm Officer responded to CVS, 8234 Broadway, regarding a shoplifter. The subject was gone on arrival.

Sunday, December 9

12:18 pm Officer responded to Walgreens, 8301 Broadway, regarding three male panhandlers also peering into vehicles. They left when the officer approached them. The officer told them to stay off the property.

1:24 pm Officer responded to Hobby Airport Inn regarding subjects refusing to pay for a taxi: a woman had taken the cab to the motel to meet a man whom she had met on the internet, but he refused to pay for the taxi. The officer spoke to both parties, and the man agreed to go to a Walmart with the taxi driver to get cash.

Monday, December 10

10:58 am Officer on patrol at Kroger spotted homeless subjects behind the building using drugs. When they saw the officer, they hid their items and walked off the property.

3:26 pm Officer responded to 7511 Monroe regarding a subject sleeping in a vehicle. They were gone on arrival.

7:59 pm Officer on patrol at the Broadway Bellfort Center spotted two females screaming and cursing at one another, with one accusing the other of sleeping with her husband. The officer had them calm down. The one who was cheated on said she didn't want her husband to come home. The officer urged her to call HPD about that. She chose to go to the police station.

10:04 pm Officer responded to Exxon, 9623 Airport Blvd., regarding a male being aggressive towards the store clerk, possibly possessing a weapon. He was gone on arrival.

Wednesday, December 12

7:06 pm Officer responded to Pet Paradise, 7511 Monroe, regarding a suspicious vehicle. It left without incident.

Thursday, December 13

9:13 pm Officer responded to Burger King, 7806 Bellfort, regarding three males refusing to leave, and who threw drinks and cups on the employees. They were gone on arrival.

Friday, December 14

9:44 am Officer responded to Hobby Airport Inn to remove a subject. Upon arrival, the manager escorted the officer to the room in question and opened the door. There was drug paraphernalia and a driver's license belonging to the renter, but the renter was not there. Upon arriving back at the office, the subject called the front desk and started making threats. The officer performed a safety standby.



Saturday, December 15

10:02 am Officer witnessed a two-vehicle collision on Broadway and provided witness statements to both drivers when they stopped at Denny's, 9802 Gulf Fwy.

Sunday, December 16

9:41 am Officer responded to Exxon, at 4500 Airport, where the manager wanted a subject removed. He left without issue.

Monday, December 17

6:00 pm Officer responded to Stop N Drive, 8318 Broadway regarding two males drinking and loitering. The officer found no one drinking but saw three males, two of whom were standing over another, who was prone on the ground. They were helping him. The subject on the ground seemed intoxicated, but the officer smelled no alcohol and found no physical evidence of drinking, such as bottles. It turned out that

he was having a diabetic episode, so the officer requested EMS. EMS responded and transferred him to the hospital after checking his blood sugar.

6:40 pm Officer responded to Family Dollar, 8219 Broadway, regarding a male who stole speakers. The subject was gone on arrival.

7:49 pm Officer returned to Stop N Drive regarding two males who had been asked to leave but had returned. They left when they saw the officer pulling up.

8:38 pm Officer responded to Family Dollar again regarding the same male. He was gone on arrival.

Tuesday, December 18

8:42 am Officer responded to Pet Paradise regarding someone peeping in the windows, for which the manager wanted extra patrols. The officer found the subject gone on arrival and nothing suspicious.

Wednesday, December 19

10:38 am Officer responded to Shell, 9802 Gulf Fwy., regarding a disturbance in progress. Upon arrival, the officer learned that a frequent trespasser had been pepper-sprayed and then fled out of the district, but they were worried he would return. The officer performed a safety standby.

4:50 pm Officer responded to Boost Mobile, 9705-C Telephone, regarding a disturbance over a billing dispute. A male had come in threatening the shopkeeper and then left, but threatened to come back in 30 minutes. The officer performed a safety standby.

6:45 pm Officer responded to Stop N Drive, 8313 Broadway, to remove 3–4 loiterers. The officer removed them without issue.

Thursday, December 20

3:30 pm Officers responded to the Airport Inn regarding subjects that management wanted to be removed due to high traffic and possible drug activity. The officers made contact with the occupants and told them they had to vacate. They complied without incident.



7:13 pm Officer responded to 8318 Broadway regarding a male loiterer outside the store who had been asked several times to leave. He was gone on arrival.

8:23 pm Officer responded to Pet Paradise, 7511 Monroe, regarding a suspicious, occupied vehicle. The subject was waiting to pick up a loved-one who was being dropped off by someone else. He agreed to change the rendezvous point.

Friday, December 21

4:55 pm Officer responded to Stop N Drive, 8318 Broadway, to remove a loiterer. The officer made contact with more than one loiterer and told them they had to leave. The subjects attempted to evade the officer, but the officer persisted and escorted them to the sidewalk.

6:59 pm Officer again responded to Stop N Drive regarding two subjects the officer had already removed. When they saw the officer returning, they took off.

7:52 pm Officer again, the officer responded to Stop N Drive regarding the same two subjects. They took off running again. The officer stood by this time, and when one returned (with more people), the officer told them that if they came back, HPD would be called.

Saturday, December 22

9:16 am Officer responded to Proven Products, 9441 Alameda Genoa, regarding a suspicious vehicle. The vehicle was verified as not stolen and noted in his report the registration details.

**Sunday, December 23**

12:25 am Officer responded to McDonald's, 8325 Broadway, regarding teenagers harassing people in the drive-through. They were gone on arrival.

1:53 pm Officer responded to 8800 Airport to execute an eviction of a family after they were done being interviewed by CPS. The manager told the officer the adult male knew he was not allowed on the property, and had previously told a S.E.A.L. Security officer that he had a gun and was not afraid to use it. The officer retrieved his K-9 partner for safety and went to the room in question, and told them they needed to gather their things and leave, and that they would be issued trespass warnings if they returned. Then back downstairs, the CPS agent started yelling at the officer, stating she was not done with her interview, and accused the officer of attempting to terrify and bully the family. The officer explained the prior threats. The CPS agent continued to yell, but management said they still wanted the family gone and the S.E.A.L. Security officer told them HPD would be called if they did not leave. The CPS agent told him to go ahead and call HPD. The family left while the officer remained on standby.

Monday, December 24

5:00 am Officer on patrol at the Gulf gas station spotted a female loiterer. She left when the officer pulled up.

Tuesday, December 25

10:01 am Officer on patrol at Amtrak spotted a vagrant sleeping and removed him without issue.

**Wednesday, December 26**

9:01 am Officer on patrol at Fallas, 8201 Broadway, spotted a homeless encampment behind the store and advised management.



1:10 pm Officer on patrol at Broadway and Belfort spotted a parked, idling and occupied vehicle behind Alcoholics Anonymous. The officer approached and noted the male occupant in the driver seat was asleep and holding a Bud light can. The officer knocked on the window and woke up the subject who proceeded to open the door and fall out of the car still holding the beer. He was visibly intoxicated (swaying, slurred speech, unable to maintain focus) and smelled of alcohol. The officer placed him under arrest for DUI and requested HPD. While waiting for HPD, the subject's family arrived (two males and two females) looking

for him. The officer advised the family of the situation and told them that they were waiting for HPD. After two hours of waiting the subject started complaining about chest pains and shortness of breath, and his family advised that he had recently had two heart attacks. The officer then called for EMS, which responded and transported him to the hospital. The family drove off in his vehicle.

Thursday, December 27

4:38 pm Officer responded to Best Western to conduct a safety check on a pistol that was removed from a vehicle that had been broken into. The officer unloaded the .40 caliber pistol and placed it in the hotel safe.

Friday, December 28

8:48 am Officer responded to Family Dollar, 8219 Broadway regarding a shoplifter. The subject was gone on arrival. Then the officer stood by for Arms of Hope while they picked up donations that had been removed from the donation box by vagrants.



1:05 pm Officer responded to Springhill Suites, 7922 Mosley, regarding a disturbance in which a male and female were arguing, with the female, possibly a prostitute and possibly armed with a knife. The female left the property toward Taco Cabana as the officer arrived.

5:50 pm Officers responded to Stop N Drive, 8318 Broadway, regarding loiterers. They left without incident.

6:05 pm Officer responded to 8546 Broadway regarding three teens selling drugs in front of the store. They ran off when the officer arrived.

9:29 pm Officer responded to a complaint of three males loitering in front of Stop N Drive and removed them without issue.

Saturday, December 29

4:43 pm Officer responded to Burger King, 7806 Bellfort, regarding a couple drinking on site. The subjects were gone on arrival.

8:06 pm Officer responded to an alarm at 7586 Morley. The business remained secure and undisturbed.

Sunday, December 30

2:30 pm Officer responded to Travelodge, 8850 Airport, regarding an intoxicated or mentally ill subject causing a disturbance. The officer found the subject passed out on the third floor. The officer woke him and found that he was disoriented. But he called a friend who was at the hotel, who took him to his room. The guest was told the subject had to stay in the room.

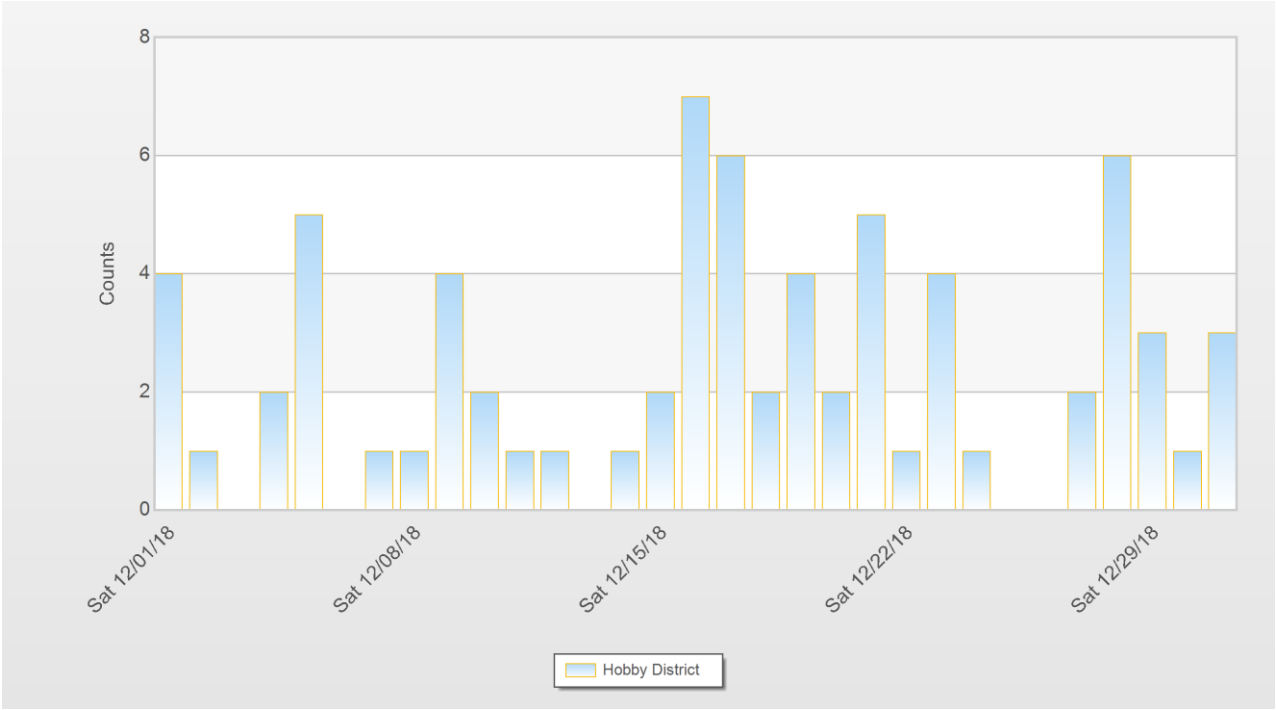
Monday, December 31

3:45 am Officer responded to Bella Vista apartments, 8275 Stone, regarding a vehicle with its horn and music blaring. The officer found the vehicle occupied by an inebriated, passed-out male. The officer woke him up, learned that he lived there, and told him to go to his apartment. He complied.

1:40 pm Officer responded to 6225 Northdale regarding a suspicious vehicle repeatedly circling the parking lot. It was gone on arrival.

Hobby Area Management Hotline – 713.489.6300

Hobby Area Management Hotline received **72** calls with tips and information.



END OF REPORT

HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Authorize Staff to Approve NEC Proposal for Hobby Area Double Paneled Bus Shelters Project

NEC Signage + Architectural Products

1122 Lauder Road

Houston, Texas 77039

Phone (281) 987-1144 / Fax (281) 987-9443

Quotation #HAMD-2018-1000

HOBBY AREA MANAGEMENT DISTRICT

[illegible]

Sub Total (\$):	45,160.00
Sales Tax (%):	0.00%
Sales Tax (\$):	-
TOTAL (\$):	45,160.00

HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

4. Director Matters, including:
- a. Accept resignation of Director Saenz and appoint new director; Liliana Rambo, General Manager-William P. Hobby Airport
 - b. Approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. Reorganize the Board and authorize execution of District Registration Form;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. Conflict of Interest Disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.

From: [Saenz, Jesus - HAS](#)
To: [Danny Perkins](#); [Jerry Lowry](#); [Gabrielle Dirden](#)
Cc: [Diaz, Mario - HAS](#)
Subject: Resignation from Hobby Management District Board
Date: Monday, December 3, 2018 10:48:54 AM

Danny, Jerry, and Gabby,

I am writing you this email to confirm my decision to resign as a member of the Hobby Management District Board effective immediately.

While serving as a member of the board, I have seen much growth in the district and I am truly satisfied with the progress we have all made. I feel that my contributions have met its limit and it would be beneficial to the Board and Hobby Airport if I were to step down and allow the new General Manager of Hobby to fulfill this role as it has been done in the past. Please know I will still be available for assistance and the Houston Airport System is committed to our continuous growth in the Hobby district area and in the City of Houston.

Thank you for giving me the opportunity to be part of such a strong and dedicated team. Whether it be HobbyFest, the beautification of the boulevards, overall security, or just simply the overall cleanliness of the area, we have truly made a difference. I look forward to hearing of the continued success.

All the best and happy holidays,

Jesus H. Saenz, Jr., IAP

Chief Operating Officer

Houston Airport System

16930 John F. Kennedy Blvd.

Houston, TX 77032

Office: (281) 233-1889

Mobile: (281) 460-6685

www.fly2houston.com

Liliana Rambo, CAPP
William P. Hobby Airport
General Manager



Liliana is the General Manager for William P. Hobby Airport (HOU), medium hub airport with over 13M annual passengers. She is responsible for directing the day-to-day management of HOU, as well as establishing policies, procedures, guidelines and project schedules for HOU. She is also responsible for developing the collaborative relationships with our air carriers, tenants and team members to excel at providing a customer-friendly, safe, secure and efficient operation at HOU to the travelling public. In addition, she coordinates the preparation, implementation and monitoring of a \$48M annual budget and expenditures for HOU, among other duties.

Previous to coming to Hobby, Liliana was Winpark's President responsible for oversight of Class-A office tower, retail, mixed-use, and medical parking facilities in Houston, San Francisco, Dallas, Sacramento, Phoenix and Austin. Liliana joined Winpark in September 2015 as the president of the company. Prior to this, she was the Director of Parking for the Houston Airport Systems where she was responsible for the operation of over 35,000 parking spaces at the IAH and HOU airports and annual revenues of over \$100M. Her responsibilities also included the development of a parking team, maximizing the parking revenues and enhancing the parking products HAS offers its customers. She was also responsible for the development and construction of new parking facilities and their overall operation.

A leader with a strong background in the parking industry and over twenty eight years of experience, Liliana L. Rambo also worked at the City of Houston Parking Management Division in 2005, headed the City of Hollywood, FL, Office of Parking Services for over four years and was a member of the management team at Miami Parking Authority for over 14 years.

Liliana is a Certified Administrator of Public Parking (CAPP) and holds a Master's Degree in Public Administration from St. Thomas University. Rambo has held key leadership roles within the parking community, most recently as the chair of the board of directors for the International Parking Institute. Liliana also served on the board of directors of the Florida Parking Association and the board of directors of the Texas Parking and Transportation Association, which recognized her with its Distinguished Service Award. Liliana was recently named one of the 30 Most Influential Women in Houston, has presented in many parking and transportation related topics nationally and internationally over the years and has authored several published articles.

Strengthsfinder Top Five: Competition, Relator, Significance, Strategic, Activator

DATE: 12/3/18

Board of Directors
Harris County Improvement District No. 9
(Hobby Area Management District)
8121 Broadway Street, Suite 199
Houston, Texas 77061

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Harris County Improvement District No. 9 pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints **Liliana Rambo**, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

Name: Mario Diaz

Signature: x

Title: Director of Aviation, Houston Airport System

Property Physical Address: 7800 Airport Blvd. Hou. TX 77061

HCAD#: 0432280000015

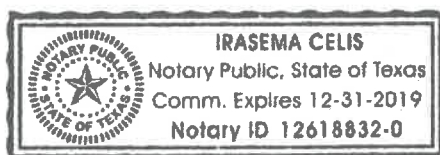
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3rd day of December, 2018, by

Mario C. Diaz

Irasema Celis
Notary, State of Texas

[Seal]



**HARRIS AREA DISTRICT
BOARD CANDIDATE INFORMATION FORM**

Full name: **Liliana Rambo**

Occupation and nature of business: **General Manager, Hobby Airport, Houston Airport System**

Business name and address: **Hobby Airport**
7800 Airport Blvd Houston, TX 77061
 Street City/State/Zip Code

Business telephone: **713-641-7712** Mobile phone: [REDACTED]

E-mail: **Liliana.rambo@houston.tx.gov**

Home address: [REDACTED]
 Street City/State/Zip Code

Please indicate if you meet one or more of the following basic statutory requirements for the board and provide requested information:

- (1) a resident of the district;
 (property address: _____)
- (2) an owner of property in the district;
 (property address: _____)
- (3) an owner of stock, whether beneficial or otherwise, of a corporate owner of property in the district;
 (property address: _____)
- (4) an owner of a beneficial interest in a trust that owns property in the district; or
 (property address: _____)
- ☒ (5) an agent, employee, or tenant of a person covered by (2), (3), or (4).
 (property address: **7800 Airport Blvd. ; HCAD# 0432280000015**)
(Please attach a notarized agency appointment letter signed by the owner of the property.)

Please indicate by checking the boxes below where you have personal and professional experiences to benefit the Hobby Area Management District Board of Directors in serving the public good. You may attach a resume or use additional sheets if necessary.

- ☐ Energy
- ☐ Commercial banking
- ☒ Real estate development
- ☐ Finance and insurance matters
- ☒ Matters relating to retail or the provision of services
- ☐ Provision of utilities
- ☒ General issues the district will address

Signature: x

Liliana Rambo

Date

11/28/18

Please return this form to:
 Nominating Committee
 HCID #9 (Hobby Area Management District)
 8121 Broadway Street, Suite 199
 Houston, TX 77061

PUBLIC INFORMATION RELEASE

As provided by the Texas Public Information Act, Tex. Gov't Code Ann. 552.024(a), I understand that I may choose to close access by the public to information regarding my home address, home telephone number, or information that reveals whether I have family members.

I further understand that, without my specific written notice to prohibit release of this information within fourteen calendar days of my appointment, such information will be provided to the public upon request.

In the event that I wish to either close or open access to this information in the future, I understand that I may do so with a written request to the District.

 DO allow my home address, home telephone number, and information revealing whether I have family members to be open to public access.

X

DO NOT allow my home address, home telephone number, and information revealing whether I have family members to be open to public access.

Signature: x

Liliana Rambo

Printed Name:

LILIANA RAMBO

Date:

11/28/18

STATEMENT OF ELECTED/APPOINTED OFFICER

(Pursuant to Tex. Const. Art. XVI, Section 1(b), amended 2001)

I, Liliana Rambo, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.

Date

Affiant's Signature

Director
Position to Which Elected/Appointed

Hobby Area District
Political Subdivision Name

OFFICIAL BOND

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS that Liliana Rambo is held and bound unto Hobby Area District, in the sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000), for the payment of which she hereby binds herself and her heirs, legal representatives, and assigns, jointly and severally.

THE CONDITION OF THE ABOVE OBLIGATION is such that the above person has been elected to the office of Director of said district in the State of Texas; Now, therefore, if the said person shall faithfully perform and discharge all the duties required of her by law as Director as aforesaid, then this obligation to be void, otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, witness my hand on _____, 2019.

 Liliana Rambo

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2019, by Liliana Rambo.

 Notary Public, State of Texas

(NOTARY SEAL)

In the name and by the authority of

THE STATE OF TEXAS

OATH OF OFFICE

I, Liliana Rambo, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Director of Hobby Area District, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Liliana Rambo

SWORN TO and subscribed before me by Liliana Rambo on _____,
2019.

Notary Public Signature

(PERSONALIZED SEAL)

District Registration Form



When completed, mail to:

UTILITIES AND DISTRICT SECTION, MC-152
TCEQ
PO BOX 13087
Austin, Texas 78711-3087 or fax to: 512-239-6190

Legal Name of District or Authority: _____
District's Mailing Address: _____
City: _____ Zip Code: _____
District's Telephone Number (Include Area Code): _____

A. BOARD MEMBERS (as applicable):

TITLE	FULL NAME OF (First, Middle, Last)	FULL MAILING ADDRESS <small>According to U.S. Post Office</small>	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected(E) Appointed (A) Elected by Precinct (P)	Term Begins (mm/dd/yyyy)	Term Ends (mm/dd/yyyy)

B. CONSULTANTS AND REPRESENTATIVES (as applicable):

POSITION	FULL NAME OF INDIVIDUAL	NAME OF FIRM OR ORGANIZATION	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	TELEPHONE	
				Business	Fax

*All information provided herein is subject to the Public Information Act and will be made available on our web site (www.tceq.state.tx.us)

District Registration Form (continued)

A. BOARD MEMBERS: (continued)

TITLE	FULL NAME	FULL MAILING ADDRESS <small>According to U.S. Post Office</small>	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected(E) Appointed (A) Elected by	Term Begins (mm/dd/yyyy)	Term Ends (mm/dd/yyyy)

Certification: I certify that the information contained herein is correct and complete to the best of my knowledge.

, Legal Assistant

Signature	Printed Name and Title	(Area Code) Daytime Telephone	Date Signed
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If you have questions on how to fill out this form or about the Water District program, please contact us at (512) 239 - 4691. Individuals are entitled to request and review their personal information that the Agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at (512) 239 - 3282.

C. ADDITIONAL STATUTORY REQUIREMENTS (Texas Water Code):

1. Requirement Generally Applicable to Most Districts and Authorities:

a) §49.055(d). File copies of directors’ sworn statements, bonds, and oaths with the District’s records. File copies of directors’ sworn statements and oaths with the Secretary of State within 10 days after its execution.

b) §36.054(e) and §49.054(f). File the directors’ names, mailing addresses, and terms of office with the TCEQ within 30 days after any election or appointment.

c) Annual Audit and Financial Reports:

1. §49.194(a). File audit with the TCEQ within 135 days of the District’s fiscal year end, or §49.197(d). File financial dormancy affidavit with the TCEQ by January 31, or §49.198(c). File financial report with the TCEQ within 45 days of the District’s fiscal year end.

2. §49.194(c). File audit, financial dormancy affidavit, or financial report with the District’s records.

3. §49.194(d). Annually, submit the District’s filing affidavit to the TCEQ with the District’s audit, financial dormancy affidavit, or financial report.

4. §49.158. Notify the TCEQ of the District’s adoption of a fiscal year within 30 days of initial financial activity, or after a change in the District’s fiscal year.

d) §49.199(a). Adopt a code of ethics and other specified policies and procedures.
- b) §49.455. File information form and map, or any amendments, with each county clerk and the TCEQ.

c) §49.451. Post district name signs at two principal entrances to the District within 30 days of the District’s creation.

d) §49.062 Publish and file with the TCEQ a resolution establishing a meeting place outside the District.

e) §49.307(b), §49.301(f) & §49.302. File orders excluding and annexing land with the TCEQ and in the deed records of each county(ies) in which the District is situated.

Texas Statutes can be viewed at: <http://www.capitol.state.tx.us/>

2. Requirements Applicable to Certain Districts and Authorities, as Specified in the Statutes:

- a) §49.453. File with the TCEQ the name, address, and telephone number of the District’s Agent for Notice (the person responsible for issuing forms to comply with the Notice to Purchaser requirements of §49.452).

ALLEN BOONE HUMPHRIES ROBINSON LLP
ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

MEMORANDUM

TO: Board of Directors
FROM: Allen Boone Humphries Robinson LLP
DATE: February 7, 2019
RE: Ethics Training – Open Meetings Act and Public Information Act

SUMMARY OF TEXAS OPEN MEETINGS ACT REQUIREMENTS

Texas Open Meetings Act (“TOMA”)

The Texas Open Meetings Act (Chapter 551, Texas Government Code) requires each elected or appointed public official to complete a course of training of not less than one and not more than two hours regarding the responsibilities of the governmental body and its members under the TOMA.

DEADLINES FOR TRAINING

- Elected or appointed directors who have taken the oath of office must complete the requisite training within 90 days of taking the oath of office.

HOW TO RECEIVE TOMA TRAINING

Option 1: Watch the Training Video Online

The Texas Attorney General website provides a link to its TOMA training materials. The link will open a Windows Media file that will run for just over 1 hour. If you do not have high-speed internet access, viewing this file may be difficult. The link is available at:

<https://texasattorneygeneral.gov/og/open-government-training>

Option 2: Request Materials from the Office of the Texas Attorney General

You may obtain a free DVD copy of the training material by calling the Attorney General's Public Information and Assistance line at 1-800-252-8011. VHS copies are not available.

Upon completion of training, a certificate of completion is required to be filed with the District's records manager (in most cases, ABHR). You may obtain the certificate from the Attorney General's Office in the following ways:

- 1) Print directly from the Attorney General weblink provided below, using the validation code provided at the end of the training video.

http://www.oag.state.tx.us/forms/openrec/og_certificates.php

- 2) Contact the District's legal assistant with the date of training and the validation code.

SUMMARY OF TEXAS PUBLIC INFORMATION ACT REQUIREMENTS

Texas Public Information Act ("TPIA")

Chapter 552, Government Code also requires Board members to receive Attorney General-approved training on the Texas Public Information Act.

Each director must receive TPIA training within the same time frames as the TOMA training or designate the District's record keeper, as the District's public information coordinator, to obtain TPIA training on his or her behalf. TPIA training materials may be obtained from the Attorney General's office in the same manner as the TOMA materials.

In most cases, ABHR has been designated as the District's public information coordinator. ABHR's attorneys, legal assistants, and administrative assistants have received TPIA training and copies of certificates of TPIA training are available upon request.

If a district has not designated ABHR as its public information coordinator, each director must receive TPIA training.

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

MEMORANDUM

TO: Board of Directors

DATE: February 7, 2019

RE: Conflict of Interest Disclosure

All local government officers and vendors (as those terms are defined below) must comply with the disclosure requirements of Chapter 176 of the Local Government Code. The disclosure requirements of Chapter 176 are in addition to any other disclosures required by law.

In general, a local government officer must disclose if he/she has a current business relationship (as that term is defined below) with any vendor (contractor or consultant) doing business with the local government entity if that relationship results in either: (i) gifts to the officer or the officer's immediate family in excess of \$100 (including entertainment, lodging and travel; but NOT including food or beverage accepted as a guest) OR (ii) an employment or any other business relationship that results in \$2,500 of taxable income (other than investment income) in the previous 12-month period. Also, a local government officer must disclose any family relationship with a vendor of the local government entity. Set forth below is a summary of the disclosure requirements of Chapter 176.

* * *

I. DISCLOSURE BY LOCAL GOVERNMENT OFFICER

A. Relationships Requiring Disclosure

A local government officer shall file a conflicts disclosure statement (Texas Ethics Commission Form CIS, a copy of which is attached to this memorandum) with respect to a vendor if:

1. The vendor has contracted with the local governmental entity or the local governmental entity is considering doing business with the vendor;

AND

2. The vendor:

- a. has (1) an employment or other business relationship with the local government officer or a family member of the officer (2) that results in the officer or family member receiving taxable income (other than investment income) in excess of \$2,500 in the preceding 12-month period; (FORM CIS – Section 4)

OR

- b. has a family relationship with the local government officer; (FORM CIS—Section 4)¹

OR

- c. has given to the local government officer or a family member of the officer one or more gifts, including entertainment, lodging, and travel accepted as a guest (EXCEPTION: gifts of food or beverage accepted as a guest) that have an aggregated value of more than \$100 in the preceding 12-month period. (FORM CIS – Section 5)²

GIFT EXCEPTION: the term gift does not include a benefit offered on account of kinship or a personal, professional, or business relationship independent of the official status of the recipient.

¹ New requirement of Chapter 176, Local Government Code, per amendment by HB 23 (84th Legislative Session, 2015).

² Expanded requirement of Chapter 176, Local Government Code, per Amendment by HB 23 (84th Legislative Session, 2015). The bill adjusted the applicable reporting amount from \$250 to \$100 and narrowed reporting exceptions.

B. Nature and Timing of Disclosure

The conflicts disclosure statement shall be made on Texas Ethics Commission FORM CIS and shall be filed with the records administrator of the local governmental entity not later than the seventh business day after the officer becomes aware of the facts that require the filing of the statement.

C. Consequences for Failing to Disclose

It is an offense if an officer *knowingly* violates these requirements. The penalties for such offenses are:

- a Class C misdemeanor if the contract amount is less than \$1 million or if there is no contract amount for the contract;
- a Class B misdemeanor if the contract amount is at least \$1 million but less than \$5 million; or
- a Class A misdemeanor if the contract amount is at least \$5 million.

It is an exception to the application of Ch. 176 if the officer filed the required statement not later than the seventh business day after the officer receives notice of the violation from the local government entity.

II. DISCLOSURE BY VENDORS

All vendors of the local government entity are also required to file conflict of interest questionnaires (Texas Ethics Commission Form CIQ, a copy of which is attached to this memorandum) with respect to the local government entity.

III. MAINTENANCE OF RECORDS

Each district must maintain a list of local government officers of the local governmental entity and shall make that list available to the public and any vendor who may be required to file a conflict of interest form. Additionally, districts are required to maintain a file of any completed CIQ or CIS form received by the district. Moreover, if the district maintains a website, the district must post any completed CIQ or CIS forms to the district's website.

III. DEFINITIONS

1. "Local governmental entity" includes a county, municipality, school district, water district, or other political subdivision of this state or a local government corporation, board, commission, district, or authority to which a member is appointed by a county or a municipality (including TIRZs).

2. “Local government officer” means a member of the governing body of a local governmental entity or a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity. The term also includes an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor.

3. “Vendor” means a person who enters or seeks to enter into a contract with a local governmental entity. The term includes an agent of a vendor.

4. “Family member” means a person related to another person within the first degree by consanguinity or affinity (i.e., spouse, parents, or children of a person).

5. “Family relationship” means a relationship between a person and another person within the third degree of consanguinity or the second degree of affinity. The third degree of consanguinity extends to parents, children, grandchildren, siblings, grandparents, great grandchildren, nieces/nephews, aunts/uncles, and great grandparents; the second degree of affinity extends to spouses, parent-in-laws, and daughter/son-in-laws. Of note, step relationships are considered to be the same as blood relationships in determining such relationships.

6. “Gift” means a benefit offered by a person, including food, lodging, transportation, and entertainment accepted as a guest. The term does not include a benefit offered on account of kinship or a personal, professional, or business relationship independent of the official status of the recipient.

7. “Business relationship” means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

8. “Investment income” means dividends, capital gains, or interest income generated from:

- (A) a personal or business:
 - (i) checking or savings account;
 - (ii) share draft or share account; or
 - (iii) other similar account;
- (B) a personal or business investment; or
- (C) a personal or business loan.

9. "Records administrator" means the director, county clerk, municipal secretary, superintendent, or other person responsible for maintaining the records of the local governmental entity.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

OFFICE USE ONLY

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

Date Received

1 Name of Local Government Officer

2 Office Held

3 Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code

4 Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.

5 List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100 during the 12-month period described by Section 176.003(a)(2)(B).

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 AFFIDAVIT

I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

Signature of Local Government Officer

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day
of _____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

- 1. Name of Local Government Officer.** Enter the name of the local government officer filing this statement.
- 2. Office Held.** Enter the name of the office held by the local government officer filing this statement.
- 3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code.** Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.** Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.
- 5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100.** List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed \$100 in value.
- 6. Affidavit.** Signature of local government officer.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ****For vendor doing business with local governmental entity****This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.**

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

HOBBY AREA DISTRICT

LIST OF LOCAL GOVERNMENT OFFICERS PURSUANT TO LOCAL GOVERNMENT CODE, CHAPTER 176.0065

Danny R. Perkins
Helen Bonsall
Liliana Rambo
Ann Collum
Sue De Haven
Keyur Amin
Joe Edd Nelson
Darryl Bailey
Vic J. Zachary
James Brown

APPROVED by the Board of Directors this 7th day of February, 2019.

Chairman, Board of Directors

(SEAL)

HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

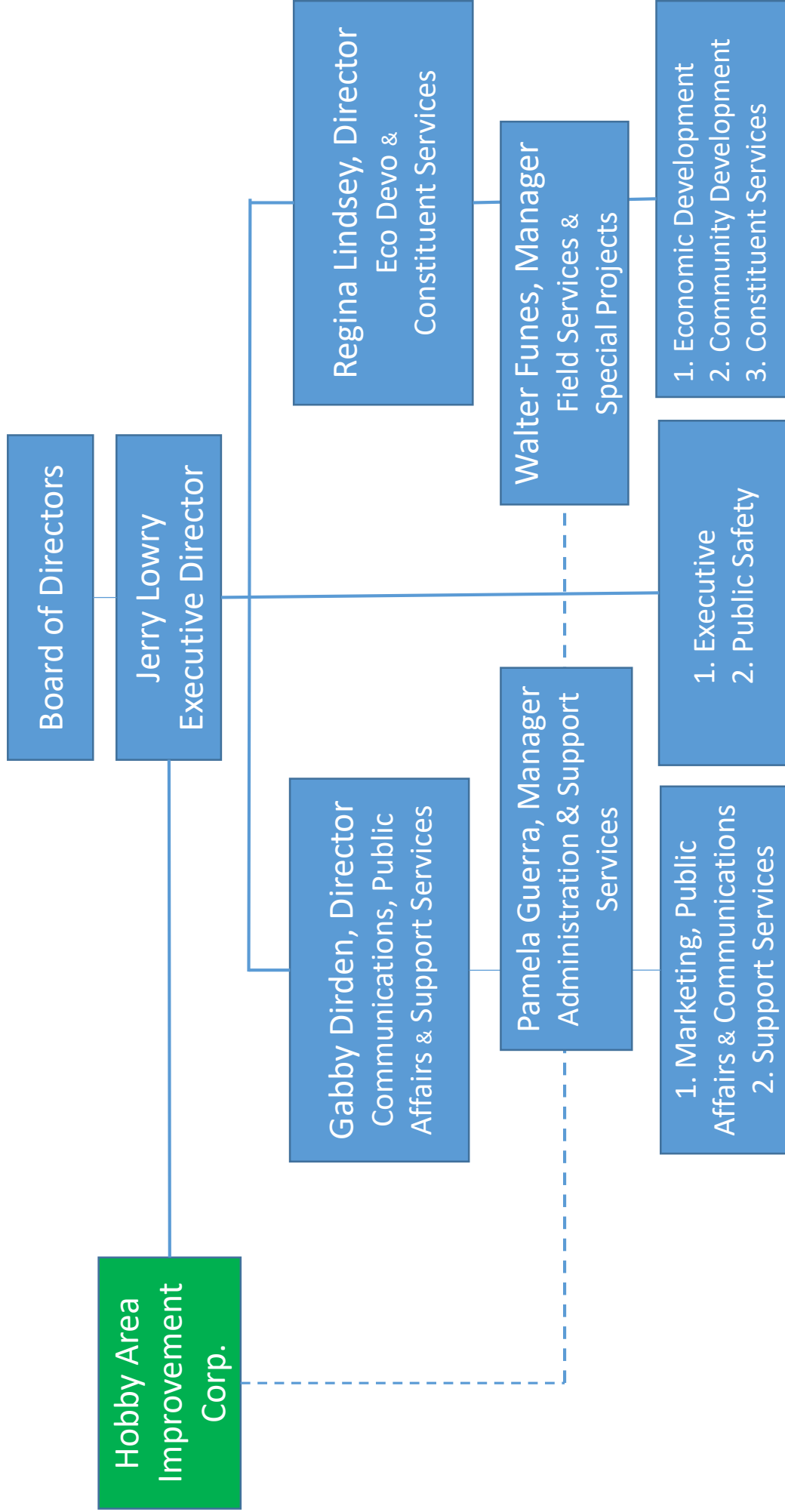
FROM: Executive Director

SUBJECT: Agenda Item Materials

5. Departmental Reports:
 - a. Marketing, Communications and Administration
 - b. Economic and Community Development



HOBBY AREA DISTRICT



HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

6. Executive Session

HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

7. Reconvene in Open Session

HOBBY AREA DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
CITY OF HOUSTON HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

TO: Hobby Area District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

8. Chairman's Report/Board Member or Staff Announcements

