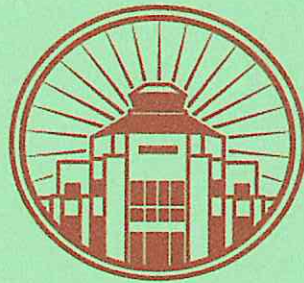


HOBBY AREA MANAGEMENT DISTRICT



HOBBY AREA DISTRICT

Agenda and Agenda Materials
Meeting of the Board of Directors

June 11, 2015



HOBBY AREA DISTRICT

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE (HOBBY AREA MANAGEMENT DISTRICT MEETING)

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

Notice is hereby given that a regular meeting of the Board of Directors of the Hobby Area Management District will be held on Thursday, June 11, 2015, at 1:00 PM in 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. Determine quorum; call to order.
2. Receive public comments.
3. Approve minutes of meeting held May 14, 2015.
4. Receive Assessment Collection Report.
5. Receive Bookkeeper's Report and approve invoices for payment.
6. Receive report from the Environment, Urban Design and Mobility Committee.
7. Receive report from the Economic Development Committee.
 - a. Consider recommendations from Committee to engage the services of Amber Ambrose as a Social Media Strategists for the District and HobbyFest Facebook and Twitter accounts. Monthly fees for services \$1,700.
 - b. Consider recommendations from the Committee to engage the services of Mario Ramirez as an independent contractor to perform the duties of Business Ambassador for the District. Monthly fees for services \$1,600 plus mileage reimbursement.
8. Receive report from the Public Safety Committee.
9. Receive Executive Director's monthly report on actions/initiatives in support of the District's Service Plan.
10. Adjourn.



Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

3. Approve minutes of the meeting held May 14, 2015.

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

May 14, 2015

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, May 14, 2015, at 1:00 p.m. in the Doubletree Hilton Hobby, 8181 Airport Blvd., Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 - Danny Perkins, *Chairman*
Position 2 - Helen Bonsall, *Vice-Chair*
Position 3 - Todd Szilagyi
Position 4 - Perry J. Miller
Position 5 - Ann Collum
Position 6 - Sue De Haven, *Secretary*

Position 7 - Marjorie Evans
Position 8 - *vacant*
Position 9 - Darryl Bailey
Position 10 - Vic J. Zachary
Position 11 - Alberto Cardenas

and all were present, with the exception of Directors Bonsall, Collum, Zachary and Cardenas, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Gretchen Larson, Eoles Whitaker, Tony Allender, Linda Clayton and Jerry Lowry, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; and Jack Roland, Roland Fry & Warren. Others attending the meeting were Daniel Santamaria, Councilman Robert Gallegos' office; and O'Brien McFadden, S.E.A.L. Security. Chairman Perkins called the meeting to order at 1:07 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

ACCEPT OATH OF OFFICE, SWORN STATEMENT AND BOND OF NEW DIRECTOR JOE EDD NELSON.

Upon a motion duly made by Director De Haven, and being seconded by Director Miller, the Board voted unanimously to accept the Oath of Office, Sworn Statement and Bond of Director Joe Edd Nelson. Chairman Perkins welcomed Mr. Nelson to the Board.

APPROVE MINUTES OF MEETING HELD APRIL 9, 2015.

Upon a motion duly made by Director Miller, and being seconded by Director Bailey, the Board voted unanimously to approve the Minutes of the April 9, 2015, Board meeting, as presented.

RECEIVE ASSESSMENT COLLECTION REPORT.

Mr. Hawes presented the Assessment Collection Report, included in the Board agenda materials, and answered questions. He reported 93% collected on the 2014 assessments and 98% collected for the 2013 assessments. He went over the May, 2015, delinquent account report from Perdue Brandon. No action from the Board was required.

1:11 p.m. – Director Cardenas arrived at meeting.

RECEIVE BOOKKEEPER'S REPORT AND APPROVE INVOICES FOR PAYMENT.

Mr. Roland presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Mr. Hawes answered questions regarding budget and line items. There was general

discussion regarding modifying the report to show forecasting of the budget and expenditures for specific time periods. Upon a motion duly made by Director Miller, and being seconded by Director De Haven, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices.

RECEIVE UPDATE ON BROADWAY BLVD. CONSTRUCTION AND ENHANCEMENTS.

Mr. Allender reported Scenic Houston was doing fund raising for the project. He reported Scenic Houston has raised enough funds to engage Condon & Associates. He reported the attorneys were still working on the insurance section of the Memorandum of Understanding with Scenic Houston. Director Cardenas requested a timeline from Scenic Houston. Mr. J. Hawes reported Scenic Houston provided a cash flow projection/timeline chart at the last Board meeting and he would email that to Director Cardenas. Mr. D. Hawes reported he had met with Ms. Culver and Walsh regarding the need to clean-up the apartments in the Broadway corridor. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON ACTIONS/INITIATIVES IN SUPPORT OF THE DISTRICT'S SERVICE PLAN.

Officer McFadden presented the S.E.A.L. Incident Report from April, 2015, included in the Board agenda materials, and answered questions. Mr. J. Hawes the County Attorney has met with the gang unit to discuss two after hour bars in the District. Ms. Larson reported staff had a second interview with a proposed Business Ambassador for the District. She reported record attendance at HobbyFest. She reported the NUSA tour was scheduled for May 22, 2015, with dinner afterwards. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 1:52 p.m.

Secretary



HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

4. Receive the Assessment Collection Report.

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9
ASSESSMENT COLLECTION REPORT
May 2015
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/15 - 12/31/15

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.15000	\$1,558,166.99	\$1,453,339.93	\$104,827.06	93%
2013	0.15000	\$1,361,635.13	\$1,322,981.67	\$38,653.46	97%

Current Month Activity

Revenue:	Current Month	Year to Date
2014 Assessment Collected	6,872.82	1,202,690.56
2013 Assessment Collected	-16,810.42	-23,328.53
Penalty & Interest	1,269.21	11,543.53
Overpayments	-223.05	2,456.77
CAD Lawsuits	210.40	22,127.84
CAD Corrections	0.00	0.00
Collection Fees	899.28	4,971.89
Court Fees	0.00	0.00
Total Revenue	-7,781.76	1,220,462.06
Overpayments Presented for Refund	129.73	24,541.19
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	1,053,621,266	Uncertified:	0
ASSESSED VALUE FOR 2013:	922,431,917	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	1,361,635	1,293,553	\$1,322,981.67	
2014	0.15000	1,388,868	1,319,424	\$1,453,339.93	
2015	0.15000	1,416,645	1,345,813		
2016	0.15000	1,444,978	1,372,729		
2017	0.15000	1,473,878	1,400,184		
2018	0.15000	1,503,355	1,428,187		
2019	0.15000	1,533,422	1,456,751		
2020	0.15000	1,564,091	1,485,886		
2021	0.15000	1,595,373	1,515,604		
2022	0.15000	1,627,280	1,546,916		
		14,909,525	16,940,370		1,490,952

The Projected Levy is based on the rate remaining at 0.15000

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

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

May 2015					
TOP TEN ASSESSMENT PAYERS					
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
BROADWAY POST PARTNERS LLC	0402390000108	8750 BROADWAY ST #222 77061	MULTI-FAMILY	40,000,000	60,000.00
8205 SANTA MONICA BLVD STE 298	1141750000001	8955 BROADWAY ST #208 77061			
WEST HOLLYWOOD CA 90046-5967	0402390000101	8200 BROADWAY ST #224 77061			
	1097860000001	8751 BROADWAY ST #213 77061			
	1097860000002	7900 MORELY ST #292 77061			
	1097860000003	8801 GLENCREST ST #322 77061			
	1097870000007	8900 GLENCREST ST #208 77061			
	1097870000008	8950 GLENCREST ST #200 77061			
	1141690000001	8915 BROADWAY ST #200 77061			
	0402390000100	8601 BROADWAY ST #380 77061			
ALMEDA-ROWLETT RETAIL LLC	1260630010010	10009 ALMEDA GENOA RD 77075	RETAIL CENTER	28,543,387	42,815.08
900 TOWN AND COUNTRY LN STE 210	1260630010006	10025 ALMEDA GENOA RD 77075			
HOUSTON TX 77024-2229	1260630010005	10013 ALMEDA GENOA RD 77075			
	1260630010002	0 MINNESOTA ST 77075			
	1260630010001	0 GULF FWY			
ATRIUM FINANCE II LP	0342030040003	9100 GULF FWY 77061	HOTEL	20,230,064	30,345.10
MARRIOTT HOBBY	0342030020130	9100 GULF FWY 77061			
4243 HUNT RD	0342030020118	9100 GULF FWY #287 77017			
BLUE ASH OH 45242-6645					
POWELL ELECTRICAL SYSTEMS LLC	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,591,087	26,386.63
8550 MOSLEY RD					
HOUSTON TX 77075-1116					
CENTER AMERICA PROPERTY TRUST LP	1254930010002	10235 ALMEDA GENOA RD 77034	RETAIL CENTER	17,050,000	25,575.00
3901 BELLAIRE BLVD	1254930010001	10225 ALMEDA GENOA RD 77034			
HOUSTON TX 77025-1100					
VIVA PROPERTIES LLC	0971580000001	0 VILLA DR 77061	WAREHOUSE	17,019,951	25,529.93
P O BOX 405	1199160010001	0 NEUHAUS AVE 77061			
LOLITA TX 77971-0405	0971580000002	8300 TEWANTIN DR			
INLAND DIVERSIFIED HOUSTON OREM LLC	1307400010001	6905 E OREM DR 77075	TRUCK TERMINAL	21,902,050	22,953.21
P O BOX 460069	1296790010001	6903 E OREM DR 77075			
ESCONDIDO CA 92046-0069					

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

May 2015 TOP TEN ASSESSMENT PAYERS					
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	14,152,580	21,228.87
MANHEIM REMARKETING INC 8215 KOPMAN DR HOUSTON TX 77061-5050	0421910000083 1197090010001 1066260000002	8215 KOPMAN DR 77075 8215 KOPMAN DR 77061 800 BRISBANE ST 77075	WAREHOUSE	14,008,645	21,012.97
	0421910000112	800 BRISBANE ST 77061			
	0421910000107	800 BRISBANE ST 77075			
OREILLY AUTO ENTERPRISES LLC 233 S PATTERSON AVE SPRINGFIELD MO 65802-2210	0342070120005 1250380010001	8601 TAVENOR LN 77075 8910 TAVENOR LN 77075	WAREHOUSE	13,675,582	20,513.37

HARRIS COUNTY IMPROVEMENT DISTRICT 9

May 2015					
TOP TEN DELINQUENT ACCOUNTS					
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
ROUND TABLE MANAGEMENT LLC 9333 BRYANT ST HOUSTON TX 77075-1148	91 129 096 001 0006	9333 BRYANT ST 77075	RESTAURANT	2013 - 2014	15,220.88
MB TEXAS BP PORTFOLIO LTD PRTNSHP 39400 WOODWARD AVE STE 130 BLOOMFIELD HILLS MI 48304-5151	91 119 397 001 0005	7300 AIRPORT BLVD 77061	VACANT	2014	13,663.43
RAMA INDIGO FALLS LLC 1200 BLALOCK RD STE 210 HOUSTON TX 77055-6441	91 104 827 000 0002	10910 GULF FWY 77075	APARTMENT	2014	4,920.20
RAMA INDIGO FALLS LLC 1200 BLALOCK RD STE 210 HOUSTON TX 77055-6441	91 109 097 000 0002	10910 GULF FWY 77075	APARTMENT	2014	4,127.25
RIVERSIDE GENERAL HOSPITAL PO BOX 8128 HOUSTON TX 77288-8128	91 095 063 000 0022	7655 BELLFORT ST 77061	VACANT	2013 - 2014	4,053.50
RAMA INDIGO FALLS LLC 1200 BLALOCK RD STE 210 HOUSTON TX 77055-6441	91 109 097 000 0001	10910 GULF FWY 77075	APARTMENT	2014	3,886.74
SWS-TX REALTY INC 515 POST OAK BLVD STE 800 HOUSTON TX 77027-9432	91 034 203 001 0027	8505 MONROE RD 77061	WAREHOUSE	2014	3,566.80
RAMA INDIGO FALLS LLC 1200 BLALOCK RD STE 210 HOUSTON TX 77055-6441	91 104 826 000 0002	10910 GULF FWY 77075	APARTMENT	2014	3,551.22
RMF PLANT LLC 7922 HANSEN RD HOUSTON TX 77061-3429	91 034 203 002 0081	7922 HANSEN RD 77061	WAREHOUSE	2014	3,269.79
COMERICA BANK % COLLIERS INTERNATIONAL 2 CORPORATE DR STE 300 SOUTHFIELD MI 48076-3759	91 034 203 003 0123	9100 AIRPORT BLVD 77061	BANK	2014	2,891.85

Harris County Improvement District No. 9 / Hobby Area
Lawsuit and Arbitration Status Summary as of 5/8/2015

Jur 943

Summary

Settled

1,190,712,844	Original value of Settled accounts as of 5/8/2015
396	Number of Settled accounts as of 5/8/2015
178,655,735	Reduction in value of Settled accounts
15.00%	Average % reduction in value of Settled accounts*

Unsettled

181,330,297	Original value of Unsettled accounts as of 5/8/2015
60	Number of Unsettled accounts as of 5/8/2015

.15 Tax rate per \$100 valuation

\$40,810	Estimated reduction in assessment on 60 Unsettled accounts, based on 15.00% average
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** Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the
"average % reduction in value of Settled accounts."*

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
HARRIS COUNTY IMPROVEMENT DISTRICT #9
June 11, 2015

Amounts shown are 2013 base assessment amounts.

Paid in full:

Juventino M. Berlanga \$354.23, tract 37A on Monroe Rd.-0342030010037
9125 Airport Boulevard Ltd. \$57.76, tract 103 on Airport Blvd.-0342030020103

Bankrupt, claim filed:

Round Table Management LLC \$6,900.00, 9333 Bryant St. (reserves A2 & B2 block 1)-1290960010006
Nathan Bernard Alexander \$330.95, 6938, 6940 and lot 7 block 2 on Westover St.-0741530020008,
0741530020010, 0741530020007

Suits pending:

Suit filed by the District:

Standard Morgan Partners Ltd. \$2,509.31, 9333 Bryant St. (reserve A block 1)-1290960010001
Suit filed 2/23/15; the account has been **paid in full** through assessment year 2014.

Interventions into County or ISD suits:

Riverside General Hospital \$2,013.09, 7655 Bellfort St.-0950630000022

We have intervened in a suit filed by Harris County; a trial date was set for 1/13/15 but the defendant requested a motion for a continuance which was granted. A new trial date is set for 7/14/15. The property was carried as exempt by HCAD for 2014 but the exemption was removed in November.

Houston Area Bricklayers JAC \$704.29, 9105 Edgebrook St.-0630330310009

We have intervened in a suit filed by Harris County. A hearing date has not been set at this time; we will monitor the case.

Zeenat Foundation \$395.31, reserve A, block 1 on Monroe Rd.-1236430010001

We have intervened in a suit filed by Pasadena ISD. A hearing date has not been set at this time; we will monitor the case.

Edward John Stevens \$108.94, 8129 Telephone Rd.-0650500010008

We have intervened in a suit filed by Harris County. Judgment was submitted on 4/8/15; as of 6/1, a ruling has not been made.

Abraham Green \$71.02, vacant tract on Bellfort St.-0410120010078

We have intervened in a suit filed by Harris County; judgment was submitted on 11/19/14 but a ruling was not made. A new judgment was submitted on 2/25/15 and recommended on 3/19/15; the judgment was signed on 5/11/15. The judgment will be final after 30 days; then we will file an abstract of judgment.

Estate of Khosrow Abtahi \$21.00, 6539 Northdale-0600770090024

We have intervened in a suit filed by Harris County; a trial date is set for 7/21/15.

- Where appropriate, delinquent 2014 assessments are included in the above suits.

All other 2013 accounts:

There are 4 accounts with 2013 base assessments between \$400 and \$780 and 51 accounts that 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. 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

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Receive the bookkeeper's report and approve invoices for payment.

HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

APRIL 2015

Hobby Area Management District
Balance Sheet
As of April 2015

	<u>April 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	12,076.81
1020 · Wells Fargo Bank	196,949.39
1030 · Plains State Bank	245,799.41
1040 · TexSTAR-Operating	<u>705,122.25</u>
Total Checking/Savings	<u>1,159,947.86</u>
Other Current Assets	
1200 · Assessment Receivable	<u>150,752.04</u>
Total Other Current Assets	<u>150,752.04</u>
Total Current Assets	<u>1,310,699.90</u>
TOTAL ASSETS	<u><u>1,310,699.90</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>69,008.32</u>
Total Accounts Payable	<u>69,008.32</u>
Other Current Liabilities	
2100 · Assessment Refunds Payable	20,261.25
2200 · Deferred Assessment Revenue	<u>1,073,142.07</u>
Total Other Current Liabilities	<u>1,093,403.32</u>
Total Current Liabilities	<u>1,162,411.64</u>
Total Liabilities	1,162,411.64
Equity	
3000 · Retained Earnings	415,114.05
Net Income	<u>(266,825.79)</u>
Total Equity	<u>148,288.26</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,310,699.90</u></u>

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
April 2015

	<u>April 15</u>	<u>Budget</u>	<u>Jan - April 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
SOURCES OF FUNDS					
4000 · District Assessments	129,847.24	122,960.00	519,496.13	491,840.00	1,475,516.00
4010 · Penalty & Interest Revenue	3,344.99	1,667.00	10,274.32	6,668.00	20,000.00
4020 · Overpayments	22,604.05	1,167.00	24,597.26	4,668.00	14,000.00
4030 · Assessment Refunds	-19,151.62	-2,000.00	-24,411.46	-8,000.00	-24,000.00
4040 · Street Light Reimbursement	0.00	0.00	0.00	0.00	134,678.00
4050 · Grant and Donations	0.00	0.00	0.00	0.00	40,000.00
4060 · Interest Revenue	45.74	25.00	163.36	100.00	300.00
Total SOURCES OF FUNDS	<u>136,690.40</u>	<u>123,819.00</u>	<u>530,119.61</u>	<u>495,276.00</u>	<u>1,660,494.00</u>
USES OF FUNDS					
Public Safety					
6010 · Contract Public Safety	15,255.00	16,848.00	55,390.50	67,392.00	202,180.00
6015 · Apartment Life Initiatives	1,751.50	2,083.00	6,745.50	8,332.00	25,000.00
6020 · Mobile Cameras	0.00	0.00	0.00	0.00	28,800.00
6020 · Nuisance Abatement Program	4,020.75	5,000.00	8,041.50	10,000.00	50,000.00
6030 · Street Light Outage Survey	350.00	175.00	700.00	700.00	2,100.00
6035 · Graffiti Abatement	2,560.00	2,792.00	10,880.00	11,168.00	33,500.00
Total Public Safety	<u>23,937.25</u>	<u>26,898.00</u>	<u>81,757.50</u>	<u>97,592.00</u>	<u>341,580.00</u>
Mobility, Environ, Urban Design					
6050 · Porter Service	5,416.67	4,375.00	21,666.68	17,500.00	52,500.00
Total Mobility, Environ, Urban Design	<u>5,416.67</u>	<u>4,375.00</u>	<u>21,666.68</u>	<u>17,500.00</u>	<u>52,500.00</u>
Business & Economic Development					
6060 · Economic Developmt Programs	0.00	13,500.00	10,622.50	54,000.00	162,000.00
6065 · Events, Festivals, Comm. Proj.	150.00	3,083.00	5,667.31	12,332.00	37,000.00
6070 · Creative ED Support	2,280.00	5,975.00	9,490.00	23,900.00	71,700.00
6075 · Marketing Mtls & Promo Items	87.91	2,333.00	552.91	9,332.00	28,000.00
Total Business & Economic Development	<u>2,517.91</u>	<u>24,891.00</u>	<u>26,332.72</u>	<u>99,564.00</u>	<u>298,700.00</u>
Administration					
Exec & Board Support Services					
6110 · Administration & Management	9,292.00	9,292.00	37,168.00	37,168.00	111,504.00
6115 · Meeting Expense	384.00	417.00	702.00	1,668.00	5,000.00
6120 · Reimbursable Expenses	1,028.01	667.00	2,595.19	2,668.00	8,000.00
6125 · Postage	26.35	8.00	100.56	32.00	100.00
6130 · Office Supplies	475.59	117.00	2,104.38	468.00	1,400.00
6135 · Public Notices, Advertising	0.00	100.00	45.19	400.00	1,200.00
Total Exec & Board Support Services	<u>11,205.95</u>	<u>10,601.00</u>	<u>42,715.32</u>	<u>42,404.00</u>	<u>127,204.00</u>
6140 · Legal Services	3,863.08	2,500.00	12,121.46	10,000.00	30,000.00
6145 · Audit Services	0.00	250.00	0.00	1,000.00	3,000.00
6150 · Bookkeeping	600.00	600.00	2,400.00	2,400.00	7,200.00
6155 · Assessment Billing	1,958.00	1,875.00	12,133.54	7,500.00	22,500.00
6160 · Assessmt Database Mgmt	300.00	300.00	1,200.00	1,200.00	3,600.00
6165 · Office Equipment	0.00	250.00	0.00	1,000.00	3,000.00
6170 · Insurance	50.00	125.00	443.42	500.00	1,500.00
6175 · Other	13.00	58.00	100.00	232.00	700.00
Total Administration	<u>17,990.03</u>	<u>16,559.00</u>	<u>71,113.74</u>	<u>66,236.00</u>	<u>198,704.00</u>

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
April 2015

	<u>April 15</u>	<u>Budget</u>	<u>Jan - April 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Community Development Fund					
Hobby Fest					
6210 · Committee Support & Supplies	0.00	333.00	0.00	1,332.00	4,000.00
6220 · Marketing & Promotional Items	13,159.76	1,333.00	14,014.74	5,332.00	16,000.00
6230 · Creative Services	3,141.74	417.00	8,428.02	1,668.00	5,000.00
Total Hobby Fest	<u>16,301.50</u>	<u>2,083.00</u>	<u>22,442.76</u>	<u>8,332.00</u>	<u>25,000.00</u>
Other Community Projects	0.00	0.00	0.00	0.00	15,000.00
Total Community Development Fund	<u>16,301.50</u>	<u>2,083.00</u>	<u>22,442.76</u>	<u>8,332.00</u>	<u>40,000.00</u>
 Total USES OF FUNDS - General Fund	 <u>66,163.36</u>	 <u>74,806.00</u>	 <u>223,313.40</u>	 <u>289,224.00</u>	 <u>931,484.00</u>
 Excess (Deficiency) of Sources over Uses-GF	 <u>70,527.04</u>	 <u>49,013.00</u>	 <u>306,806.21</u>	 <u>206,052.00</u>	 <u>729,010.00</u>
 Capital Projects					
8010 · Fund Reserve - District Office	0.00	4,167.00	0.00	16,668.00	50,000.00
8020 · Broadway Blvd. Hardscape	0.00	0.00	557,432.00	557,432.00	557,432.00
8030 · Livable Centers Grant Match	0.00	0.00	0.00	0.00	53,750.00
8040 · CIP/Project Manager	4,050.00	4,050.00	16,200.00	16,200.00	48,600.00
 Total Capital Projects	 <u>4,050.00</u>	 <u>8,217.00</u>	 <u>573,632.00</u>	 <u>590,300.00</u>	 <u>709,782.00</u>
 Total Excess (Deficiency) of Sources over Uses	 <u>66,477.04</u>	 <u>40,796.00</u>	 <u>-266,825.79</u>	 <u>-384,248.00</u>	 <u>19,228.00</u>

**Hobby Area Management District
Bank Account Registers
As of June 11, 2015**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Amegy Bank						36,071.22
Bill Pmt -Check	05/15/2015	1286	Bracewell & Giuliani LLP	General Counsel	(1,986.75)	34,084.47
Bill Pmt -Check	05/15/2015	1287	SMC Logistics	Liter abatement of right-of-way	(10,833.34)	23,251.13
Bill Pmt -Check	05/21/2015	1288	Twisted Mister	Hobby Fest	(1,721.69)	21,529.44
Bill Pmt -Check	06/05/2015	1289	Amegy Visa Credit Card	Credit card charges	(4,858.94)	16,670.50
Transfer	06/10/2015		TexSTAR	Transfer to Operating	50,000.00	66,670.50
Check	06/11/2015	1290	Jerry O'Brien	Refund: 7500 Morley Street	(129.73)	66,540.77
Bill Pmt -Check	06/11/2015	1291	Chris Labod	Website Maintenance	(700.00)	65,840.77
Bill Pmt -Check	06/11/2015	1292	Cracked Fox	Marketing, branding, research	(5,010.00)	60,830.77
Bill Pmt -Check	06/11/2015	1293	Deborah Quinn Hensel	Newsletter & website	(105.00)	60,725.77
Bill Pmt -Check	06/11/2015	1294	e-Vision 1 Productions, LLC	NUSA event - May 22nd	(400.00)	60,325.77
Bill Pmt -Check	06/11/2015	1295	Equi-tax Inc.	Monthly Roll Management	(2,258.00)	58,067.77
Bill Pmt -Check	06/11/2015	1296	Greater East End Mgmt. District	Graffiti abatement	(2,560.00)	55,507.77
Bill Pmt -Check	06/11/2015	1297	Hawes Hill Calderon LLC	Management	(15,230.68)	40,277.09
Bill Pmt -Check	06/11/2015	1298	Perdue, Brandon, Fielder, Collins & M	Delinquent collections	(1,876.33)	38,400.76
Bill Pmt -Check	06/11/2015	1299	Roland Fry & Warren, LLC	Year End 2014 audit preparation	(3,600.00)	34,800.76
Bill Pmt -Check	06/11/2015	1300	Roland Fry & Warren, LLC	Bookkeeping	(641.40)	34,159.36
Bill Pmt -Check	06/11/2015	1301	SEAL Security Solutions LLC	Security	(11,718.00)	22,441.36
Bill Pmt -Check	06/11/2015	1302	SMC Logistics	Survey of burned out street lights	(350.00)	22,091.36
Bill Pmt -Check	06/11/2015	1303	Twisted Mister	NUSA Event - May 22th	(575.00)	21,516.36
Bill Pmt -Check	06/11/2015	1304	United Graphics	Inv. # 17935	(329.00)	21,187.36
Total Amegy Bank					(14,883.86)	21,187.36
Wells Fargo Bank						196,949.39
Total Wells Fargo Bank					0.00	196,949.39
Plains State Bank						245,000.00
Journal Entry	12/31/2014		Plains State Bank	Interest earned in 2014	799.41	245,799.41
Total Plains State Bank					0.00	245,799.41
TexSTAR-Operating						605,122.25
Transfer	05/13/2015	Trf	Amegy Bank	Transfer to Amegy Operating	(50,000.00)	555,122.25
Total TexSTAR-Operating					(14,883.86)	555,122.25
TOTAL					(29,767.72)	1,019,058.41

Restricted for management's use only



13107 Jones Ln.
Houston, TX 77427

Phone: 812-633-5155

email@smclogisticsworks.com

Invoice

Date	Invoice #
4/10/2015	455

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

P. O. Box 845568
Dallas, TX 75284-8568
713 223-2300
TAX ID 74-1024827

Page 1

Hobby Area Management District
7111 Louisiana
Suite 2300
Houston, TX 77002

May 7, 2015
Invoice: 21615835
B/A: 04674

Our Matter #: 069002.000001 For Services Through April 30, 2015
General Counsel

			Hours	Rate/Hr	Amount
04/03/15	Telephone conference with T Allender; review and revise Scenic Houston Memorandum of Understanding	Clark Stockton Lord	1.00	450.00	450.00
04/06/15	Review and revise scenic Houston Agreement	Clark Stockton Lord	0.75	450.00	337.50
04/09/15	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	450.00	900.00
04/16/15	Telephone conference with D Perkins; telephone conference with D Hawes; handle legislative issues	Clark Stockton Lord	1.00	450.00	450.00
04/16/15	Review email from L Clayton regarding a revision to the signature page of the Maintenance Agreement with the City; discussions regarding retying same	Deborah Russell	0.25	315.00	78.75

Summary of Fees

	Hours	Rate/Hr	Amount
Clark Stockton Lord	4.75	450.00	2,137.50
Deborah Russell	0.25	315.00	78.75
Total	5.00	382.50	2,216.25

Less Discount (229.50)

Total Fees for Professional Services \$ 1,986.75

Fees for Professional Services \$ 1,986.75

Total Current Billing for this Matter \$ 1,986.75

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

Cindy - this all goes in HF (marketing/promo) line
Thanks



Gretchen Larson
Hobby Management District
P.O. Box 22167
Houston, TX 77227-2167
Harris

Gretchen Larson
Hobby Management District
P.O. Box 22167
Houston, TX 77227-2167
Harris

Net 10 Hobby Post Vp Party and Festival

4/10 start time for set u tents, chairs, tables	1.00	\$1,087.05	\$1,087.05
4/10-11/2015 Generators, Electric for DJ	1.00	\$677.00	\$677.00
4/10-11/2015 Manpower 3 constant attendance	43.00	\$22.43	\$966.64
4/10-11/2015 Bender SR 1 constant attendance	30.00	\$45.00	\$1,350.00
April 10-11/2015 Misc errands/drinks/ice	2.00	\$185.00	\$370.00
Apr 9-10-11/2015 Trash removal	1.00	\$291.00	\$291.00
advance deposit rec'd/ check # 1255	1.00	(\$2,100.00)	(\$2,100.00)
advance deposit by one hobby district card	1.00	(\$900.00)	(\$900.00)

pd 4-10-15
ch # 1255

\$0.00	\$0.00
\$1,721.69	\$0.00
	\$1,721.69

\$1,721.69

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,721.69	\$0.00	\$0.00	\$0.00	\$1,721.69



13107 Jones Ln.
Houston, TX 77427

Phone: 812-633-5155

email@smclogisticsworks.com

Invoice

Date	Invoice #
5/12/2015	522

Hobby Area Management District
Josh Hawes
PO Box 22167
Houston, TX 77227

P.O. No.	Terms	Project	
Item	Description	Amount	Rate
Hobby Litter Abatement	Litter abatement of right-of-way for Hobby Area Management District April 2015 Litter Abatement Services	5,416.67	5,416.67

We appreciate your prompt payment.

smclogisticsworks.com



hello! you have an invoice from:

Cracked Fox

14715 Carriage Park Dr. Humble, TX 77336

Room 6 CrackedFox.com | 832.554.4912 | www.CrackedFox.com

Bill To:

Hobby Area District

Date	Invoice No.	Terms
05/31/15	542	Due on receipt
Payments/Credits	Balance Due	
\$0.00	\$5,010.00	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of May		0.00	0.00
Design	Print and web based design for NUSA brochure	23.9	100.00	2,390.00
Design	Print based design for Thank you letters	12.3	100.00	1,230.00
Photography	Photography for homes on NUSA tour	1	650.00	650.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	0.3	100.00	30.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	3	100.00	300.00
3	Meetings, Correspondence, Phone Calls, and invoicing	0.5	100.00	50.00
4	Photography: editing, color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external hard drives, websites, and DVDs for backup	3	100.00	300.00
5	Providing licensing, stock photography, and partner requests and print requests. Social media: Facebook/Twitter/Pinterest/Instagram updates, photoalbums, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	0.2	100.00	20.00
6	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	0.4	100.00	40.00

Thank you for your business! *Making & Creative Serv* Total \$5,010.00
Thank you for your business!

HARRIS COUNTY IMP DIST 9

DATE: 12/01/2014

TAX YEAR: 2013

OWNER NAME: OBRIEN JERRY

ACCOUNT NUMBER: 91/040/239/000/0069

PAID BY: 611045

GREAT AMERICAN TITLE CO
20121 W LAKE HOUSTON PKWY
HUMBLE TX 77346

OVERDUE AMOUNT: \$129.73

DEPOSIT BATCH NO.: 91-110

RECEIPT NUMBER: 91130312

CHECK NO.: 0123323939

DATE OF PAYMENT: 11/30/2014

LEGAL DESCRIPTION

TR 29C
ABST 27 J R HARRIS

7500 MORLEY ST

SECOND PAYMENT

DISTRICT NAME

HARRIS COUNTY IMP DIST 9

Amount of Refund:

\$129.73

OVERPAYMENT AMOUNT

\$129.73

AMOUNT OF CHECK:

\$129.73

CHECK NO: 0123323939

AMOUNT APPLIED:

\$ 0.00

Ref No.: 26388

DIFFERENCE:

\$129.73

COMPLETED BY:

DATE: 12-1

FIRST PAYMENT RECEIVED FROM: 914271

BLACKBURN MACHINE & FAB LLC

DATE PAID: 08/31/2014

DEPOSIT# 91-092

CHECK# 28215

DISPOSITION OF OVERPAYMENT

REFUND TO:

Jerry O'Brien

DATE: 5-27

Address:

70 White Oak

Address:

City:

New Caney

State:

TX

zip:

77357

APPLIED TO ACCT#

DATE:

Deborah Quinn Hensel

INVOICE

7030 Concho
Houston, Texas 77074
Phone 832-372-5383

DATE: June 1, 2015
INVOICE # 06012015HAND
FOR: Newsletter writing
and photography

Bill To:

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

DESCRIPTION	AMOUNT
Writing and photography for Hobby Area Management District's newsletter and website at \$35 for the first 20 hours	
In-person, on-site interview of artist Bonnie Blue plus photos for May newsletter 3 hours at \$35 per hour	
	\$105.00
<i>Creative Serv.</i>	
TOTAL	\$ 105.00

Make all checks payable to Deborah Quinn Hensel
If you have any questions concerning this invoice, contact Dr Deborah Hensel at 832-372-5383

THANK YOU FOR YOUR BUSINESS!



Chris Labod

2392 Deer Forest Dr
Spring TX 77373
(281)-658-0741

Hobby Area Management District
9610 Long Point Rd., Ste 150
Houston TX 77055

Invoice

Jan 01, 2015
Invoice # 2015-C4-294
Website Maintenance

item	hrs / qty	rate / price	taxes	subtotal
Website Maintenance	00-00	\$700.00		\$700.00

Subtotal \$700.00

Total due by Jan 15, 2015 \$700.00

Creative Serv. & Marketing



Greater East End Management District

Greater East End Management District
P.O. Box 250092
Houston, TX 77223-0092
713-426-4926
eastend@greater-eastend.com

Invoice

Date	Amount \$
05/31/2015	23.10
Term	Due Date
Nov 30	06/30/2015

DAVID HAWES
Nobby Bros Management Services
P.O. Box 2162
Houston, Texas 77252-2162

Attachment 2

Stress during hyperventilation was mostly weak and positive.

Date	Service	Activity	Quantity	Rate	Amount
02/07/2015	Griffin Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 10	8	\$3.00	\$24.00
05/18/2015	Griffin Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 11	8	\$3.00	\$24.00
07/19/2015	Griffin Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	\$3.00	\$24.00
08/27/2015	Griffin Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	\$3.00	\$24.00
Total: December 17				Total:	\$96.00

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

6/3/2015

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP
Attorneys at Law
1235 North Loop West, Suite 600
Houston, Texas 77008

NUOVE	IVC0025809
DATA	
Data	4/30/2015
PAGE	1

Bill to:

Harris County ID #9 (Hobby Area Management Dis
c/o Equi-Tax, Inc.

evision
productions

ev1pro.com
e-Vision 1 Productions, LLC
2522 Pale Pinto Dr.
Houston, TX 77080
Phone 713-763-4811

INVOICE

Date: June/1/2015
Invoice # 6

For: NUSA photo coverage

To:
Gretchen Larson
Director of Marketing
Hobby Area Management District
PO Box 22167
Houston 77227-2167
(713) 595-1217

DESCRIPTION	QTY	RATE	AMOUNT
HAMD - NUSA event May 22nd. Photo coverage	1.00	400.00	\$ 400.00
Tax exemption <i>Creative Serv.</i>			
		SUBTOTAL	\$ 400.00
		SALES TAX @ 8.25%	-
		OTHER	
		TOTAL	\$ 400.00

Make all checks payable to e-Vision 1 Productions, LLC

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
6/1/2015	48158

BKL TO

Harris County Improvement District No. 9
Hawes Hill Calderon LLP
10103 Fondren Road, Suite 300
Houston TX 77096

Debit	Credit
Professional Services rendered in the collection of delinquent taxes, penalties and interest Apr9, 2015.	
Total	\$1,876.33

DESCRIPTION	AMOUNT
Roll Management	300.00
Monthly Fee per Contract for Assessment Collection	1,958.00
Total	\$2,258.00

SEAL Security Solutions LLC1525 Blalock Road
Houston, TX 77080-7318**Invoice**

Date	Invoice #
5/11/2015	26385

Bill ToHobby Area Management District
9610 Long Point, Ste. 150
Houston, TX 77055**Terms**

Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	140	27.00	3,780.00
Patrol Period 05/04/2015 through 05/10/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
Sales Tax (8.25%)			\$0.00
Total			\$3,780.00

Thank you for allowing us to earn your business.

ROLAND, FRY & WARREN, LLC

Certified Public Accountants

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

June 11, 2015

Hobby Area Management District
c/o Roland, Fry & Warren, LLC
1525 Lakeville Dr., Suite 121
Kingwood, Texas 77339**For Professional Services Rendered:**

* Preparation of year-end financial statements and footnotes for the fiscal year ended December 31, 2014.

Total \$3,600.00

SEAL Security Solutions LLC1525 Blalock Road
Houston, TX 77080-7318**Invoice**

Date	Invoice #
5/18/2015	26637

Bill ToHobby Area Management District
9610 Long Point, Ste. 150
Houston, TX 77055**Terms**

Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	152	27.00	4,104.00
Patrol Period 05/11/2015 through 05/17/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
Sales Tax (8.25%)			\$0.00
Total			\$4,104.00

Thank you for allowing us to earn your business.

ROLAND, FRY & WARREN, L.L.C.

Certified Public Accountants

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

6/5/2015

Hobby Area Management District
P.O. Box 22167
Houston, TX 77227-2167**For Professional Services Rendered:**

Bookkeeping services provided during May 2015 for the month of April 2015	600.00
Postage	0.00
Mileage	41.40
	\$641.40

INVOICE for email

Twisted Mister Products, Promotions and Events
1302 Waugh Drive
Box 884
Houston, Texas 77019

Date 5/22/2015 Invoice # 052215

Bill To:
Hobby Area District
Email Invoice
P.O. Box 22167
Houston, TX 77227-2167

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description	Amount	
NUSA		Event Services - Staffing, set up, delivery of tour guides, brochure pick up	575.00	
Events Fest. Comm.				
Thank you			\$575.00	

SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318

Invoice

Date	Invoice #
5/23/2015	26780

Bill To

Hobby Area Management District
9610 Long Point, Ste. 150
Houston, TX 77055

Terms

Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	142	27.00	3,834.00
Patrol Period 05/18/2015 through 05/24/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
Sales Tax (8.25%)			\$0.00
Total			\$3,834.00

Thank you for allowing us to earn your business.



Invoice

Date	Invoice #
5/27/2015	17935

Bill To
Hobby Area District
P.O. BOX 22167
Houston, TX 77227-2167

Ship To
Hobby Area District
P.O. BOX 22167
Houston, TX 77227-2167

P.O. Number	Terms	Rep	Ship	Project
			5/27/2015	
Quantity	Item Code	Description	Price Each	Amount
1	Print	100 - 12 PG SELF CYR (HAD): 11 X 17 TO 8.5 X 11, COLORS 4/4 ON 100% GLOSS TEXT.	329.00	329.00
1	Biology	CUT, FOLD, SADDLE STITCH, TRIM, AND BOX. Out-of-state sale, exempt from sales tax.	0.00 0.00%	0.00 0.00
Total				\$329.00



13017 Jones Ln
Houston, TX 77047

Phone # 832-635-5133

www.smclogistics.com

Date	Invoice #
5/21/2015	531

Bill To

Hobby Area Management District
Josh Hawes
PO Box 22167
Houston, TX 77227

P.O. No.	Terms	Project		
Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights April 2015	35.00	63	350.00
Total				\$350.00

We appreciate your prompt payment.

We appreciate your prompt payment.

Hawes Hill Calderon LLP
P.O. Box 22167
Houston TX 77227-2167

Invoice

Bill To:

MD-Hobby Area Management District (HCID #9)
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015040

Date: 6/3/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, and project management fee, May 2015	\$13,332.00
	GIS/mapping P. Horton (April 2015)	\$150.00
	GIS/mapping P. Horton (May 2015)	\$163.32
	Agenda posting, 5/7/2015	\$9.00
	In-house postage, photocopies, binding, etc.	\$306.38
	Doubletree Hobby, room charge for board meeting	\$384.00
	Reimbursable mileage, tolls, parking and related staff expenses:	
	Gretchen Larson (April reimbursement request)	\$344.20
	Gretchen Larson (May reimbursement request)	\$277.65
	Eoles B. Whitaker II (April reimbursement request)	\$154.70
	Eoles B. Whitaker II (May reimbursement request)	\$67.28
	Linda Clayton	\$27.60
	Roy Hill	\$14.55
292 416.67		Sales Tax: \$0.00
		Total Amount: \$15,230.68
		Amount Applied: \$0.00
		Balance Due: \$15,230.68

Terms: C.O.D.

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive and consider a report from the Environmental, Urban Design, and Mobility Committee.

MEMORANDUM

TO: Hobby Area Management District Board of Directors
FROM: David Hawes
DATE: June 11, 2015
SUBJECT: Environmental, Urban Design and Mobility Committee

The Hobby Area Management District Environmental, Urban Design and Mobility Committee held a meeting on May 20, 2015 at 11:00am at the Doubletree Hilton Hobby – 8181 Airport Blvd, 77061.

District Board and Committee members present: Danny Perkins, Ann Collum, and Jo Ann Lemon.

Staff member present: David Hawes, Josh Hawes, Jerry Lowry.

Public Present: No public present.

THE COMMITTEE CONSIDERED THE FOLLOWING:

1. Discuss Broadway enhancement project.
 - a. Scenic Houston has raised enough to cover a contract with Clark Condon
 - b. Clark Condon is on schedule with design of enhancements for the Broadway project
 - c. Scenic Houston is in the process of raising the \$3 million needed for the baseline enhancements and District reimbursements
2. Discuss Airport Blvd enhancement project.
 - a. There is still discussion on the possibility of completion of intersection by October
 - b. Waiting for feedback from the Airport & Southwest Airlines
3. Discuss environmental, urban design and mobility projects in the District.
 - a. Committee has requested that the Project Manager of water line project to attends the next committee meeting to provide an update on the project

COMMITTEE RECOMMENDATIONS:

None.



Hobby Area Management District
Litter Abatement and Special Projects Crew
 May 2015

Date	Street Cleaned	Milage of ROW Delittered	Bags Filled	Pounds	Bandit Signs Collected	Special Projects
5/4	Almeda, Broadway, Bellfrot	4	3	150	18	
5/5	Monroe, Clearwood	3.75	3	150	8	
5/6	Telephone, W. Airport	3	3	150	5	
5/11	W. Bellfort, Broadway	3.9	4	200	15	
5/12	W. Airport, Almeda	3.75	4	200	8	
5/13	Monroe, Telephone	3	4	200	5	
5/18	W. Airport, Broadway, Bellfort	7.5	8	400	24	
5/19	Almeda, Clearwood	3.75	4	200	8	
5/20	Telephone, W. Airport	3.75	4	200	7	
5/27	W. Bellfort, Broadway	3.9	4	200	20	
5/28	Telephone, W. Airport	3.75	3	150	10	
5/29	Almeda, Clearwood	3.75	3	150	6	
Total	26	47.8	47	2350	134	



Hobby Area Management District
Litter Abatement and Special Projects Crew
January to December 2015

Month	Streets Cleaned	Milage of ROW Delittered	Bags Filled	Pounds	Bandit Signs Collected	Special Projects
January	21	44.35	51	2,550	274	
February	24	47.55	40	2,000	194	
March	28	54.3	41	2,050	179	
April	26	47.7	34	1,700	138	
May	26	47.8	47	2,350	134	
Total	125	241.7	213	10,650	919	0

2015 Totals

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Receive and consider a report from the Economic and Business Development Committee.
- a. Consider recommendations from the committee to engage the services of Amber Ambrose as a Social Media Strategist for the District and the HobbyFest Facebook and Twitter accounts, monthly fee for services to be \$1,700.00
 - b. Consider recommendations from the committee to engage the services of Mario Ramirez as an independent contractor to perform the duties of Business Ambassador for the District, monthly fee for services to be \$1,600.00 plus mileage reimbursement

THE COMMITTEE CONSIDERED THE FOLLOWING ITEM(S):

Purchase supplies in support of the event.
Pay for the rock wall climbing activity.
Arrange for the logistics and food for VIP event on April 10 and food for VIP tent on Saturday.
Arrange for the logistics needed in support of the BBQ completion and judging on Saturday.
Engage media/PR services of Amber Ambrose for professional writing services.
Engage the services of Gary Wise as BBQ competition coordinator.
Create and maintain HobbyFest FB page.
Provide photo and video coverage of both Friday and Saturday VIP events.
Purchase of marketing materials and promotional items.

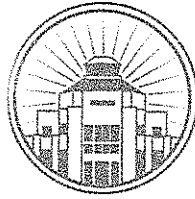
COMMITTEE RECOMMENDATIONS:

Accept committee report and recommendations as reflected in the minutes of February 18 and March 18.

FISCAL NOTE:

Funding for support of HobbyFest is budgeted in the approved 2015 budget in the community development line item. Total budget, \$25,000 to date expenses incurred/pending estimated at \$17,000.

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)
c/o Hawes Hill Calderón LLP
P.O. Box 22167
Houston TX 77227-2167
713-595-1200 or FAX 281-888-6314



**Hobby Area District
AGENDA MEMORANDUM**

TO: Hobby Area District Board of Directors
FROM: District Executive Director
DATE: June 11, 2015
ITEM: Receive Report from the Business and Economic Development Committee

STAFF NOTE: The minutes of the committee meeting of May 20 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ACTION ITEM(S):

- a. Recommendation related to the hiring of a Business Ambassador
- b. An agreement with Amber Ambrose to provide social media services, updates and maintenance for HADistrict.org and HobbyFestHouston.org

COMMITTEE RECOMMENDATIONS:

The committee recommends that Mr. Ramirez be hired as an independent contractor to perform the duties of a Business Ambassador for the District. Monthly costs are \$1,600 per 20 hour work week, plus mileage reimbursement.

The committee recommends approval of an agreement with Amber Ambrose to provide social media services including updates and maintenance for HADistrict.org and HobbyFestHouston.org. Monthly costs for both services is \$1,700. NOTE: This agreement, if approved, will take effect on October 1st.

FISCAL NOTE:

Funding for requested services is available in the approved 2015 Economic Development and Marketing Budget.



MEMORANDUM

TO: Hobby Area District Board of Directors
FROM: District Executive Director
DATE: June 11, 2015
SUBJECT: Business and Economic Development Committee Meeting Minutes

The Hobby Area District Business and Economic Development Committee met on Wednesday, May 20, 2015 at the Hobby Airport Doubletree Hotel, 8181 Airport Blvd. Houston, TX 77061.

District Board and Committee Members present were: Danny Perkins, Ann Collum, Joe Nelson, and Jo Ann Lemon.

Staff present were: David Hawes, Gretchen Larson, and Josh Hawes.

The Committee was called to order at 11:05 a.m. and was adjourned at 11:45 a.m.

THE COMMITTEE CONSIDERED THE FOLLOWING ITEM(S):

Discuss and consider updates and actions related to the 2015 communications and economic development project works plans and budget.

Staff reviewed year to date projects and provided status updates for on-going projects.

Receive staff recommendation related to the hiring of a Business Ambassador.

Executive Director, David Hawes stated that he and staff had conducted several interviews and were recommending that Mr. Mario Ramirez be hired as the Business Ambassador for the District. He recommended that the position be an independent contractor status through the end of the year.

Staff noted that the fees for services were based upon 20 hours per week at a fee of \$20/hr. Total costs per month, \$1,600 plus mileage reimbursement. Staff also noted that duties of the BA would be as follows as had been discussed in previous meetings:

Conduct weekly visits to businesses within in the District.

Track (via survey form) and log all visits using an Excel spreadsheet and turn in weekly reports.

Report immediately to Executive Director and Director of Services any issue(s) encountered during the visits that are of concern to the BA or to the safety of the businesses and general public.

Coordinate with staff and other retained consultants on dissemination of information related to services and programs offered by the District such as HobbyFest, State of the District, PIP, etc...

Work with staff and area businesses to help create marketing programs that will help promote the District as the ideal destination to invest, live, and work.

Promote businesses and District related services and programs through use of social media and coordinate with current website services provider to insure consistent messaging.

Target goal is 20 completed visits per week with criteria as follows:

- A completed visit is a visit where the BA has made contact with an owner or manager and has left the required marketing materials (typically a District NL) and no further follow up is required, unless requested.
- In addition, if the BA has made three attempts to visit a business and the owner/manager does not respond to a request for a visit then the visit is considered completed. The business will not be visited again until such time as requested by the business or at the request of the committee/board or Executive Director/staff.

Upon conclusion of the discussions the committee recommended that Mr. Ramirez be hired as an independent contractor to perform the duties of a Business Ambassador for the District.

Discuss an agreement with Amber Ambrose to provide social media updates and maintenance for HADistrict.org and HobbyFestHouston.org.

Staff presented the proposal to the committee stating that this was the next step in the process for consideration related to social media services. Staff reminded the committee that in order for active engagement to occur with the public we needed to have someone dedicated to our social media outreach. Staff stated that Ms. Ambrose had done an outstanding job with her services related to this year's HobbyFest increasing our likes on Facebook from 20 to over 500 in just three weeks. Staff also stated increasing engagement with the community was directly related to the creation of content and original content was also critical to that effort. Staff noted that total proposed fees for services of both sites was \$1,700 per month. Staff also shared that this agreement would take effect October 1 and at that time the website maintenance agreement with Mr. Labod would be adjusted from \$700 per month to \$450.

The committee stated that they were very pleased with Ms. Ambrose's services related to HobbyFest and they would also like staff to discuss with her the possibility of submitting costs for regular monthly feature article writing as well. Upon conclusion of the discussions the committee recommended that the agreement with Ms. Ambrose be presented the board at the June meeting for consideration and approval.

Discussion pre-planning for the 2016 State of the District event.

The committee chair stated that he would like to hear what everyone thought about approaching Howard Schultz, CEO of Starbucks to be the keynote speaker at the 2016 State of the District event. He stated that a discussion on race and its effect on economic development in the country would be the main focus of the keynote address. The committee stated that they though it would be a great subject to broach as a keynote address.

Updates on upcoming NUSA Tour and Dinner on Friday, May 22.

Staff updated the committee on the final details of the event slated to take place Friday at the Air Museum noting that the board and committee members had been invited to join the event.

Adjourn

There being no further business for the committee the meeting was adjourned at 11:45 a.m.

SERVICE AGREEMENT

This Service Agreement (this "Agreement") is entered into on _____, 2015 (the "Effective Date") by and between the Hobby Area Management District, a conservation and reclamation district and a body politic and a political subdivision of the State of Texas, created under the authority of Article XVI, Section 59 of the Texas Constitution and operating under and governed by the provisions of Chapters 49 and 54, Texas Water Code, as amended (the "Owner"), and Amber Ambrose, (the "Contractor").

RECITALS

WHEREAS, the Owner has determined it is in the Owner's best interest to engage a service provider for the services described herein; and NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I.

SERVICES

Section 1.01. Services. Contractor shall perform certain services (the "Services") for the Owner from time to time as approved in writing by the Board of Directors (the "Board"), and Contractor shall be compensated for such services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Approval of Services shall be evidenced by a written proposal or service order, which shall include the service to be performed, the location and the fees. Currently approved proposals and service orders are attached hereto as **Exhibit A**. During the term of this Agreement, Contractor or Owner may recommend certain additions or changes to the Services. In such case, the additions or changes shall be submitted to the Owner for approval in the form of a new proposal or service order. When any new Services or changes to Services are approved, another exhibit shall be added to this Agreement, signed and dated by each Party. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and shall be dated when approved by the Board. All fees described in the proposal or service order shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services.

II.

COMPENSATION

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

Mr. Jack Roland, CPA
1525 Lakeville Dr, #121
Kingwood, TX 77339

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices. Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied

and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III. GENERAL CONDITIONS

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

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

Section 3.03. Hold Harmless.

CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO WAIVE ANY CLAIMS AGAINST AND HOLD HARMLESS THE OWNER AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION ARISING PERSONAL INJURY OR PROPERTY DAMAGE ARISING FROM THIS AGREEMENT OR THE SERVICES CONTEMPLATED THEREIN.

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3.17. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by

any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

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

[EXECUTION PAGE FOLLOWS]

Exhibit A

Social Media & Website Update Proposal: Hobby Area District & HobbyFest

Maintaining Facebook and Twitter accounts for both Hobby Area District (HAD) and HobbyFest (HF)

- Weekly updates of Facebook page for HAD — related to events, positive news stories or other content relevant to the district. Generally a minimum of 2-4 updates a week, depending on what content is available to share.
- Setting up and monitoring a “Likes” campaign for HAD on a monthly basis. NOTE: advertising costs will be discussed in advance and will not exceed agreed upon monthly budget.
- Boosting significant Hobby-related stories on a case-by-case basis, once again adhering to a monthly set budget agreed upon monthly budget.
- 1-2 weekly updates of Facebook page for HobbyFest.
- Responding to any and all requests for information, questions related to the District or HobbyFest, referring people to the correct contacts, etc. that come through Facebook or Twitter.
- Keeping an eye on activity and deleting comments where necessary and blocking disruptive people from HobbyFest or HAD Facebook accounts.
- Building up followers for HAD Twitter account, coming up with creative activities, events and opportunities to live tweet.
- Coordinating with large stakeholders within the District to cross promote one another’s content on Facebook and Twitter (Hobby Airport is just one example).
- Identify and follow large stakeholders within the Hobby community: Businesses, local community leaders, local social media influencers, etc.
- Monthly report on the progress of Hobby’s social media accounts.
- At least 1 daily update of Twitter for HAD.
- Attending relevant meetings related to District matters, especially those where information gained can be tweeted or updated on Facebook.
- Attending relevant District events for the purposes of flooding social media sites with photos and updates from that event.
- Assisting with website updates to both HAD and HobbyFest sites:
- Reposting and linking to relevant media coverage on both sites where applicable with appropriate framing and summarization.
- Publishing & editing original content related to HAD and HF — separate charges will apply for the content itself if I am the writer. To be contracted on a case-by-case basis. **

Proposed monthly charges for services rendered - \$1,700.

Owner:

David Hawes, Executive Director, Hobby Area Management District

Contractor:

Amber Ambrose

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

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

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

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

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

Section 3.17. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by

any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

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

[EXECUTION PAGE FOLLOWS]

Exhibit A

Terms and Duties of Business Ambassador

Costs for an independent contractor would be based upon authorized hours of work which are recommended to be a minimum of 20 hours per week for a total of 80 hours per month at a contracted amount of \$20/hr. monthly fee \$1,600 plus mileage reimbursement.

Conduct weekly visits to businesses within in the District.

Track (via survey form) and log all visits using an Excel spreadsheet and turn in weekly reports.

Report immediately to Executive Director and Director of Services any issue(s) encountered during the visits that are of concern to the BA or to the safety of the businesses and general public.

Coordinate with staff and other retained consultants on dissemination of information related to services and programs offered by the District such as HobbyFest, State of the District, PIP, etc...

Work with staff and area businesses to help create marketing programs that will help promote the District as the ideal destination to invest, live and work.

Promote businesses and district related services and programs through use of social media and coordinate with current website services provider to insure consistent messaging.

Target goal is 20 completed visits per week.

- A completed visit is a visit where the BA has made contact with an owner or manager and has left the required marketing materials (typically a District NL) and no further follow up is required, unless requested.
- In addition, if the BA has made three attempts to visit a business and the owner/manager does not respond to a request for a visit then the visit is considered completed. The business will not be visited again until such time as requested by the business or at the request of the committee/board or Executive Director/staff.

Owner:

David Hawes, Executive Director, Hobby Area Management District

Contractor:

Mario Ramirez

Mario N. Ramirez

Houston, TX.

<http://www.linkedin.com/in/marionramirez>

Managed marketing and sales department, designed to acquire new business, building customer loyalty, ensuring high service retention. Skilled at promoting, supporting corporate strategies and initiatives by building, training and managing high performance teams, developing and executing area business plans, Proven ability to design and execute sales strategies that deliver strong and sustainable results in highly complex, competitive and ever changing markets.

CORE COMPETENCIES

Budget Development & Management	Client Management	Business To Business
Sales Planning & Execution	Employee Benefits	Regulatory Compliance
Contract Development & Negotiations	Business Operations	Training & Development
Policy & Procedures Development	Project Management	Risk Assessment

PROFESSIONAL ACCOMPLISHMENTS

Strategic Planning & Forecasting

Designed and managed sales and marketing strategies. Prioritized sales teams in developing of marketing strategies and planning for new and existing markets. Develop strategies to address competitive and market completion. Result: Established clear objectives; gained market share by 38%.

Developed client strategies using marketing elements such as product, price, channel of distribution and marketing communications. Converted strategy into actionable tactical plans and controlled the marketing efforts. Result: Ranked 2nd in Texas Region for commercial insurance sales; created new sales objectives & revenue streams.

Training & Development Risk Assessment

Developed and executed Employee Development Program. Facilitated training seminars to minimize risks. Developed and implemented customized sales and management training programs. Result: Clearly defined objectives; enabled the agent to identify and develop sales opportunities and qualified accounts more effectively.

Led training seminars regarding entering new markets. Developed hands-on learning approach that combined action planning, experiential activity and simulation learning.

Realigned to improve customer satisfaction. Led the development and deployment of all Customer Satisfaction Improvement enhancement activities.

IMPACT: Established a retention program, improved customer satisfaction by 24% in 12 months.

PROFESSIONAL EXPERIENCE

ALLSTATE INSURANCE COMPANY (Insurance Agent)	1981 -2012
LAMAR INSURANCE AND FINANCIAL SERVICES, INC. HOUSTON, TX.	1999 - 2012
Allstate Insurance Company 2 nd largest insurer in the United States	

Agency Director /Sales

- Manage and support master production schedules, inventory objectives and customer service levels.
- Drive sales and marketing strategies to achieve specific business results.
- Create sales strategies to focus on strengths, competitive advantage and differentiation.
- Incorporate broad knowledge to address complex and critical issues.
- Develop long-term plans that impact the achievement of business results.
- Pursue new business opportunities and markets.
- Demonstrate leadership versatility.
- Train, coach and evaluate competitive sales team to increase growth and new sales opportunities.
- Create and maintain relationships with clients on an ongoing basis.
- Increase the visibility of the business within the Texas Region.
- Appointed as Team Leader into the "Texas Stars Life Leader Club" for sales in life insurance.
- Selected by Allstate management to assist in Commercial line product training to Allstate Agents.
- Responsible for Risk Management of Agency, Field Underwriting, Agency Accounting, New Sales of All Lines of Property & Casualty, Life Insurance, Annuities, & All lines of Commercial Insurance.
- Recognized as a successful four- time " Honor Ring Winner" by the Allstate Insurance Company

PROFESSIONAL AFFILIATIONS

Gulfway Hobby-Airport Rotary, President
Greater Hobby Area Chamber, Past President
YES Prep S.E. Booster Club, President
Our Lady of Mt. Carmel Church, Finance Committee Member
St. Thomas H.S. Booster Club, Board Member
Freeway National Youth Baseball-Treasurer
St. Thomas H.S. – Alumni Board Member

Volunteer

Volunteer Coordinator – Open Door Mission

PROFESSIONAL LICENSES

Property and Casualty License,
Life, Health, Group, Annuity and Long Term Care.
Texas Department of Insurance / State of Texas

EDUCATION

University of St. Thomas,
Completed 62 credit hours toward Bachelors Degree in Business Administration
Houston Community College
Completed Logistics CLA Course (MSSC)

Languages

English & Spanish



Example Business Ambassador Discussion Guide and Tracking Form

Business Name: _____

Business Address: _____

Contact Person & Information: _____

Type of business: _____

1. How long have you been at this location? _____

2. What do you like most about doing business in the Hobby Area District? _____

3. What are some of your concerns in the District? _____

4. If the District and their partners, offered the following free business training services, which (up to three) would be of most interest? Check up to three.

Legal _____ *HR* _____ *Marketing* _____ *Sales* _____ *Safety* _____

Customer Service _____ *Accounting* _____ *Community Involvement* _____

5. The District provides the following services (describe). Which do you consider the most important? Number them in order of importance to you.

Public Safety _____ *Marketing and Business & Economic Development* _____

Mobility, Visual and Environmental Design Improvements _____

NOTE: Property Manager Information _____

Facebook: _____

Twitter: _____

Terms and Duties of Business Ambassador

Costs for an independent contractor would be based upon authorized hours of work which are recommended to be a minimum of 20 hours per week for a total of 80 hours per month. Based upon experience with BA's in other Districts it is recommended to offer a contracted amount of \$15/hr. in order to secure a BA who is experienced in meeting with business owners and the aspects of cold calling in a business setting.

Conduct weekly visits to businesses within in the District.

Track (via survey form) and log all visits using an Excel spreadsheet and turn in weekly reports.

Report immediately to Executive Director and Director of Services any issue(s) encountered during the visits that are of concern to the BA or to the safety of the businesses and general public.

Coordinate with staff and other retained consultants on dissemination of information related to services and programs offered by the District such as HobbyFest, State of the District, PIP, etc...

Work with staff and area businesses to help create marketing programs that will help promote the District as the ideal destination to invest, live and work.

Promote businesses and District related services and programs through use of social media and coordinate with current website services provider to insure consistent messaging.

Target goal is 10 completed visits per week.*

- A completed visit is a visit where the BA has made contact with an owner or manager and has left the required marketing materials (typically a District NL) and no further follow up is required, unless requested.
- In addition, if the BA has made three attempts to visit a business and the owner/manager does not respond to a request for a visit then the visit is considered completed. The business will not be visited again until such time as requested by the business or at the request of the committee/board or Executive Director/staff.

**HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

AGENDA MEMORANDUM

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

8. Receive and consider a report from the Public Safety and Security Committee.

MEMORANDUM

TO: Hobby Area Management District Board of Directors
FROM: David Hawes
DATE: June 11, 2015
SUBJECT: Public Safety Committee

The Hobby Area Management District Public Safety Committee held a meeting on May 20, 2014 at 12:00pm at the Doubletree Hilton Hobby – 8181 Airport Blvd, 77061.

District Board and Committee members present: Danny Perkins, Jo Ann Lemon, Ann Collum, Marjorie Evans, and Todd Szilagyi.

Staff Member Present: David Hawes, Josh Hawes, and Jerry Lowry.

Public Safety Officer Present: HPD Sergeant J.H. Kennedy, Paul Reese, Julie Countiss.

Public Present: No public present.

THE COMMITTEE CONSIDERED THE FOLLOWING:

1. Receive report from S.E.A.L. Security on Public Safety initiatives in the District.
 - a. S.E.A.L. is currently testing solar powered cameras and they will be deployed in two months
 - b. Car thefts within the District are being attributed to gang activity. S.E.A.L. is working in conjunction with HPD to curb the thefts.
2. Receive update on County Attorney program.
 - a. Julie Countiss gave an overview of program and her progress in the District
 - b. A nuisance abatement lawsuit has been filed against the owners of Broadway Village Apartments at 8400 Broadway
3. Receive update on RCR report.
4. Discuss public safety initiatives

COMMITTEE RECOMMENDATIONS:

None.

Ledger: May 2015

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

Make check payable to:
Core Logic Safe Rent
P.O. Box 402453
Atlanta, GA 30384-2453

Invoice Date	Parent #	Acct #	Hobby Area Apartments	Management Company	HAA	RGR	Units	RGR Sub Fees
5/1/2015	T6412	T6590	7518 Morley Street Apts	DJN Ventures, LLC	Yes	Yes	6	\$1.50
5/1/2015	T6412	T6461	Ashford Casa Cruz	Ashford Communities	Yes	Yes	262	\$65.50
5/1/2015	T6412	T5099	Atlas Broadway	Atlas Broadway Properties	Yes	Yes	210	\$52.50
5/1/2015	T6412	T6452	Bellestone Villas	Creative Property Management	Yes	Yes	60	\$15.00
5/1/2015	T6412	T1324	Bellfort Apts	The Finger Companies	Yes	Yes	552	\$138.00
5/1/2015	T6412	T1152	Bellfort East	Captain Investment Corp	Yes	Yes	58	\$14.50
5/1/2015	T6412	T3294	Bellfort Plaza	Andy Hernandez	Yes	Yes	154	\$38.50
5/1/2015	T6412	T6064	Broadway Casa	Global Investment Properties	Yes	Yes	150	\$37.50
5/1/2015	T6412	T6463	Broadway Square	US Residential Group	Yes	Yes	2470	\$617.50
5/1/2015	T6412	T6454	Cabo San Lucas	Nova Property Management	Yes	Yes	1066	\$266.50
5/1/2015	T6412	T6462	Casa Anita	Taylor Real Estate Services	Yes	Yes	24	\$6.00
5/1/2015	T6412	T6451	Casa Grande	CKR Property Management LLC	Yes	Yes	65	\$16.25
5/1/2015	T6412	T3376	Chez Orleans	Kindred Residential	Yes	Yes	23	\$5.75
5/1/2015	T6412	T2631	Clearwood Villas Apts	Picerne Development	Yes	Yes	276	\$69.00
5/1/2015	T6412	T5778	Crescent City	GPI Real Estate Management	Yes	Yes	328	\$82.00
5/1/2015	T6412	T1068	Del Lago	Arcadian Real Estate Group	Yes	Yes	162	\$40.50
5/1/2015	T6412	T2604	Dover Place	SRG Apartment Management	No	Yes	32	\$8.00
5/1/2015	T6412	T6480	Los Arcos	Guardian Equity	Yes	Yes	64	\$16.00
5/1/2015	T6412	T6450	Esperanza	CKR Property Management LLC	Yes	Yes	29	\$7.25
5/1/2015	T6412	T6457	Globe	CWD Interests LLC	Yes	Yes	61	\$15.25
5/1/2015	T6412	T6453	Grahamcrest Manor	Orion Real Estate Services	Yes	Yes	50	\$12.50
5/1/2015	T6412	T6459	Las Palmas	Heritage Gulf Coast Properties	Yes	Yes	140	\$35.00
5/1/2015	T6412	T1150	Lennox	Captain Investment Corp	Yes	Yes	41	\$10.25
5/1/2015	T6412	T6460	Leonora	Infinitum Property Management	No	Yes	62	\$15.50
5/1/2015	T6412	T5759	Leonora Square	Infinitum Property Management	No	Yes	38	\$9.50
5/1/2015	T6412	T1403	Pebble Walk	Gatesco	Yes	Yes	228	\$57.00
5/1/2015	T6412	T4966	Redford Square	BC Redford Square Apts LLC	Yes	Yes	61	\$15.25
5/1/2015	T6412	T6458	Sterling Court Apt Homes	Greater Coastal Management Co	Yes	Yes	140	\$35.00
5/1/2015	T6412	T1509	Telephone Road Apts	Houston Housing Authority	Yes	Yes	200	\$50.00

REMIT THIS STATEMENT WITH PAYMENT

7006 \$1,751.50



April 30, 2015

Josh Hawes
Director of Services
Spring Branch Management District
Hawes Hill Calderon LLP
9610 Long Point Road, Suite 100
Houston, TX 77055

Dear Mr. Hawes:

Please find enclosed the street light survey report that details our work done for the month of April 2015. We reported 89 burned out lights to CenterPoint Energy. I attached the confirmation letters to this report for your review.

I included a running tally of all the lights that I reported so far. I will continue to update the form with future reports so that you can have a record of the lights reported.

Our invoice for \$350.00 will be e-mailed separately from this report. We appreciate the opportunity and we hope to continue working for the District.

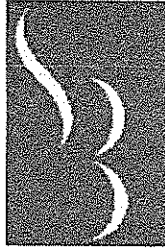
Please feel free to contact me at 832-633-5155 if any questions should arise.

Thank you,

A handwritten signature in cursive script that reads "Sonia J. Chavez".

Sonia Chavez
Operations Manager

SMC Logistics



SPRING BRANCH DISTRICT
THE HEART OF HOUSTON™

April 2015

Streetlight Survey Report

***89 Streetlights Reported to
CenterPoint Energy***



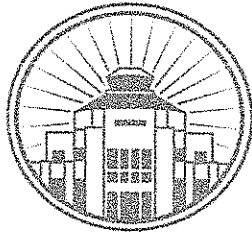
SMC Logistics
13107 James Ln. Stafford, TX 77477
smclogistics@yahoo.com

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive the Executive Director's monthly report on actions and initiatives in support of the District's Service Plan.



HOBBY AREA DISTRICT

HOBBY AREA MANAGEMENT DISTRICT

SERVICE PLAN

MONTHLY REPORT

MAY 14 – JUNE 11, 2015

COMMITTEE ACTIVITY

STAFF ACTIVITY

COMMITTEE ACTIVITY

Business and Economic Development Committee

The Business and Economic Development Committee met on May 20th.

Environmental, Urban Design and Mobility Committee

The Environmental and Urban Design Committee met on May 20th.

Public Safety Committee

The Public Safety Committee met on May 20th.

STAFF ACTIVITY MAY 14 – JUNE 11, 2015

- Conducted monthly board meetings, public safety, environmental and urban design, and business and economic development meetings.
- Staff attended a meeting with the Environmental, Urban Design and Mobility committee on potential District projects as well as ongoing.
- Staff attended the Hobby PIP meeting.
- Staff made regular updates to the District website and distributed e-news and e-blasts for area partner events.
- The NUSA Tour was held on Friday, May 22. Twelve attendees took the tour and approximately 20 community folks from the area neighborhood associations attended as well. Chairman Perkins and Councilman Gallegos both welcomed the tours guests to Houston and shared a bit about Glenbrook Valley and the management District. The attendees were also given tour booklets and District economic development and services brochures.
- The Executive Director and staff met with Scenic Houston to review agreements for Broadway Corridor project.
- The Executive Director has met with the City of Houston, along with Public Works & Engineering to review agreements.

End of Report



HOBBY AREA
DISTRICT



Local artist Bonnie Blue brings color to Hobby Area



When people think of the art center of Houston, they usually think of its Museum District and galleries in neighboring communities such as Montrose, Upper Kirby, and Rice University Village. Meanwhile, local artists live and work in all parts of the

city, like Bonnie Blue, who brings her unique form of art to the Hobby Area Management District.

For 21 years, Blue and her husband, Robert, have lived in their home on Colgate Street just north of Sims Bayou between Reveille Park and the Gulf Freeway. But, it wasn't until this past January that she decided to liven things up a bit by painting a colorful garden of flowers, butterflies, and fanciful vines all over its exterior. Painted flowers area also blooming on the picket fence.

METRO's New Bus Network is Coming Soon



METRO's NEW BUS NETWORK
MORE destinations

We've designed routes to get to new destinations beyond Downtown.

Starting August 2015

Robert Leal
Service Supervisor

new METRO
Going Places

For more information, visit RideMETRO.org.
Facebook: [facebook.com/ridemetro](https://www.facebook.com/ridemetro) Twitter: [@metrohouston](https://twitter.com/metrohouston)

METRO is excited about its "NEW BUS NETWORK" starting August 2015. Check out some of the service improvements we are looking forward to providing to our customers.

See METRO's New Bus Network in action with [METRO's interactive map](#).

SWA kicks off new international routes with special pricing

Southwest Airlines will offer special introductory one-way fares between \$99 and \$199 for its first eight international flights from Houston. The \$156 million terminal will open Oct. 15.

Southwest's Shareholders' Meeting: Celebrating Houston

Southwest Airlines hosted its 2015 Annual Meeting of Shareholders in Houston on Wednesday with Gary Kelly, Southwest's CEO, primarily addressing a room full of stockholders and media members at the Hyatt.

Participate in the Houston Bike Plan

The City of Houston is kicking off the Houston Bike Plan, a 12-month planning effort to update the City's Comprehensive Bikeway Plan originally adopted in 1993. The City and the Houston region have made great strides in improving people's ability to bike to more destinations, earning a Bronze-level Bicycle Friendly Community award from the League of American Bicyclists in 2013.

