



# HOBBY AREA DISTRICT

## HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE 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, October 12, 2017 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. Limited to 3 minutes
3. Approve Minutes of Meetings held August 10 and August 24, 2017..... Tab 3, Page 3
4. Receive Assessments Collection Report..... Tab 4, Page 9
5. Receive Bookkeeper’s Report and Approve Invoices for Payment..... Tab 5, Page 23
6. Adopt Resolution Ordering Preparation of Supplemental Assessment Roll, Calling a Public Hearing, and Authorizing the Issuance of Notice of Public hearing..... Tab 6, Page 47
7. Receive, Review, and Approve the Recommendation of the Benefits Review Committee
  - a. Approve a Contract with Paychex for Staff Leasing and Human Resources Provision and Set Benefit Levels for Health and Retirement Plans..... Tab 7, Page 49
8. Receive and Accept the Resignation of Marjorie Evans..... Tab 8, Page 59
9. Receive Update and Recommendation from the Nomination Committee
  - a. Consider Recommendation and Make Board Appointment as Appropriate..... Tab 9, Page 63
10. Receive an Update and Recommendations from the Community and Economic Development Committees
  - a. Consider an amendment to Hobby Area Bus Shelter contract with Clark Condon and Associates..... Tab 10, Page 109
  - b. Consider and approve legal counsel and staff to negotiate a contract for bus shelter improvements..... Tab 10, Page 113
  - c. Receive a report on the impact of Hurricane Harvey in the District and consider a proposal for Broadway cleanup..... Tab 10, Page 124
  - d. Consider and approve legal counsel and staff to negotiate a maintenance contract with TIRZ #8..... Tab 10, Page 132
11. Receive Executive Director’s Report..... Tab 11, Page 149
12. Adjourn

*Joe Lourey*  
Executive Director





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

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**AGENDA MEMORANDUM**

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

3. Approve Minutes of Meetings held August 10 and August 24, 2017





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

**August 10, 2017**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, August 10, 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, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Jesus H. Saenz, Jr.	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all the above were present, with the exception of Directors Bailey and Zachary, thus constituting a quorum. Also present were Jerry Lowry, Executive Director; Toby Stephens and Gabrielle Dirden, all with HAMD; Linda Clayton, Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Cindy Craig, Governmental Financial Reporting, LLC.; and Jeff Sonnheim, Equi-Tax. Others attending the meeting were Eoles Whitaker, Office of State Rep. Garnet Coleman; Jason Miller, Clark Condon; Mario Ramirez, Hobby Business Ambassador; Cheryle Widner, BBT; and George Balla, Contemporary Garden Homes. Chairman Perkins called the meeting to order at 1:00 p.m.

**RECEIVE PUBLIC COMMENTS.**

George Balla, sales manager for Contemporary Garden Homes, commented on new patio homes and townhouse condominiums being built by Contemporary Garden Homes in the District. He stated any help the District could provide in marketing the project would be greatly appreciated.

**APPROVE MINUTES OF MEETING HELD JUNE 8, 2017.**

Upon a motion duly made by Director Bonsall, and being seconded by Director De Haven, the Board voted unanimously to approve the Minutes of the June 8, 2017, Board meeting, as presented.

**RECEIVE ASSESSMENTS COLLECTION REPORT.**

Mr. Sonnheim presented the Assessment Collection Report, included in the Board agenda materials, and answered questions. He reported a 98% collection rate on the 2016 assessments, approximately \$16,015 in uncertified values and 65 unsettled accounts. He reported he expects to have the certified values on the 20<sup>th</sup> of this month. No action from the Board was required.

**RECEIVE BOOKKEEPER’S REPORT AND APPROVE INVOICES FOR PAYMENT.**

Ms. Craig presented the Bookkeeper’s Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Bonsall, and being seconded by Director De Haven, the Board voted unanimously to accept the Bookkeeper’s Report and approved payment of invoices, as presented.

**RECEIVE AN UPDATE AND RECOMMENDATIONS FROM THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEES.**

**a. Consider Selection Committee recommendations for Economic Development Strategic Plan and Target Industry Study.**

Mr. Stephens reported seven responses were received from the Request for Proposals to conduct an economic development strategic planning study and target industry study. He reported the Selection Committee narrowed the responses down to three firms and conducted a scoring. He reported the Selection Committee met before the Board meeting to discuss the proposals and review the scoring and are recommending the Board select Avalanche Consulting and Communication Strategies. Mr. Stephens answered questions regarding the process for selection and how the firms were screened. He reported the total cost for the plans is \$87,000.00 and is covered in the budget. He stated the plans will take approximately six months to prepare. Director Cardenas made a motion to direct counsel to negotiate a contract with Avalanche Consulting and Communications Strategies and bring the contract to the Board for consideration at the next meeting. There was no second. The Motion did not pass. After further discussions, Director Cardenas made a motion to direct counsel to negotiate a contract with Avalanche Consulting and Communications Strategies in accordance with the proposal in the amount of \$87,000.00 and to bring back to the Board for approval at the next meeting. There was no second. The motion did not pass. After further discussions by the Board, and upon a motion duly made by Director Collum, and being seconded by Director Nelson, the Board voted to award the contract to Avalanche Consulting and Communications Strategies; authorize legal counsel to negotiate a contract with Avalanche Consulting and Communications Strategies to prepare the target industry study and economic development strategic plan according to the proposal in the amount of \$87,000.00; and authorized execution of said contract. Director Cardenas abstained. The motion passed.

**b. Consider and approve Broadway Enhancement Project Payment Applications and/or required Change Orders.**

Mr. Miller reviewed Pay Application No. 10 from Jerdon Enterprise, LP for the Broadway Blvd. project in the amount of \$20,016.01, Pay Application No. 11 from Jerdon Enterprise LP for the Broadway Blvd. project in the amount of \$13,993.44 and Pay Application No. 12 (Final) from Jerdon Enterprise LP for the Broadway Blvd. project in the amount of \$378,512.65, all included in the Board agenda materials. He reported Clark Condon has reviewed the pay applications and concurs with the quantities and amounts and is recommending all for approval. He answered questions regarding warranties and the District’s ongoing maintenance obligations. Upon a motion duly made by Director De Haven, and being seconded by Director Nelson, the Board voted unanimously to (1) approve Pay Application No. 10 from Jerdon Enterprise LP in the amount of \$20, 016.01, a presented; (2) approve

Pay Application No. 11 from Jerdon Enterprise LP in the amount of \$13,993.44, as presented; and (3) approve Pay Application No. 12 (Final) from Jerdon Enterprise LP in the amount of \$378,512.65, as presented.

**RECEIVE EXECUTIVE DIRECTOR'S REPORT.**

Mr. Lowry presented the Executive Director's Report, included in the Board agenda materials. He reported the District office has a new phone system and phone numbers. He reported the nominations and reappointments for the Board of Directors have been sent to the City and although some board members' terms have expired they continue to serve on the Board. He provided an update on the bus shelter design. There was general discussion by the Board regarding trash receptacles at the bus shelters. Mr. Stephens provided an update on the business ambassador program. Mr. Lowry provided an update on public safety initiatives. He reported a high visibility SEAL security patrol along Gulf Freeway will begin on August 15 for six weeks. Ms. Dirden reported a Metro Next event is scheduled for September 21. Director Saenz commented on Metro placing the transit center at the airport. There was general discussion regarding concrete failures in sections on Broadway Street. The matter has been reported to the City who is working under the warranty of the contractor. No action from the Board was required.

**ADJOURN.**

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:02 p.m.

(Seal)

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Secretary

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

**August 24, 2017**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Hobby Area Management District held a meeting on Thursday, August 24, 2017, at 12:00 noon 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, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Jesus H. Saenz, Jr.	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all the above were present, with the exception of Directors Szilagyi, De Haven, Cardenas, Bailey, and Zachary, thus constituting a quorum. Also present were District Staff Members Jerry Lowry, Gabby Dirden, and Toby Stephens; and, Clark Lord, Bracewell LLP.

Chairman Perkins called the meeting to order at 12:08 p.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**RECEIVE AND ACCEPT THE RESIGNATION OF ALERTO CARDENAS**

Chairman Perkins informed the board that Mr. Cardenas submitted his letter of resignation from the board. Upon a motion duly made by Director Bonsall to accept the resignation, and being seconded by Director Collum, the board voted unanimously to accept the resignation of Alberto Cardenas from Board Position #11.

**RECEIVE AN UPDATE AND RECOMMENDATION FROM THE NOMINATIONS COMMITTEE**

The nomination committee requested Mr. Lowry to provide an overview of the qualified candidates to the board. Mr. Lowry provided the overview and being no questions from the board concluded his report.

**CONSIDER THE RECOMMENDATION AND MAKE BOARD APPOINTMENT AS APPROPRIATE**

Upon a motion duly made by Director Bonsall, and being Seconded by Director Collum, the board voted unanimously to appoint Mr. James Brown, to fill the unexpired term of Board Position # 11.

**ADJOURN**

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 12:19 p.m.

(Seal)

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Secretary

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

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area Management District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

4. Receive Assessments Collection Report



**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9**  
**ASSESSMENT COLLECTION REPORT**  
**September 2017**  
**BILLING AND COLLECTION SUMMARY**  
**FISCAL YEAR**  
**01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.15000	\$1,748,005.42	\$1,728,970.72	\$19,034.70	99%
2015	0.15000	\$1,687,125.75	\$1,681,407.36	\$5,718.39	100%
2014	0.15000	\$1,524,798.93	\$1,521,595.55	\$3,203.38	99%
2013	0.15000	\$1,358,152.95	\$1,355,355.25	\$2,797.70	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2016 Assessment Collected	-10,153.53	1,558,797.08
2015 Assessment Collected	0.00	3,560.86
2014 Assessment Collected	0.00	4,245.94
2013 Assessment Collected	0.00	390.58
Penalty & Interest	2,734.37	18,913.60
Overpayments	0.00	4,869.18
CAD Lawsuits	24,718.10	51,834.81
CAD Corrections	0.00	218.39
Collection Fees	3,459.79	11,559.98
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>20,758.73</b>	<b>1,654,390.42</b>
Overpayments Presented for Refund	3,137.20	35,981.54
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	<b>1,185,905,489</b>	Uncertified:	<b>16,015</b>
ASSESSED VALUE FOR 2015:	<b>1,138,352,842</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2014:	<b>1,029,864,792</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2013:	<b>919,950,929</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Wells Fargo, Account No. 3402018257

**ASSESSMENT PLAN PROJECTIONS**

YEAR	CURRENT RATE	PROJECTED LEVY	COLLECTIONS	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
		2%	@ 95%		
2013	0.15000	1,358,153	1,290,245	\$1,355,355.25	
2014	0.15000	1,385,316	1,316,050	\$1,521,595.55	
2015	0.15000	1,413,022	1,342,371	\$1,681,407.36	
2016	0.15000	1,441,283	1,369,219	\$1,728,970.72	
2017	0.15000	1,470,108	1,396,603		
2018	0.15000	1,499,511	1,424,535		
2019	0.15000	1,529,501	1,453,026		
2020	0.15000	1,560,091	1,482,086		
2021	0.15000	1,591,293	1,511,728		
2022	0.15000	1,623,118	1,541,963		
		14,871,396	20,415,155		1,487,140

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

September 2017		TOP TEN ASSESSMENT PAYERS		PROPERTY TYPE	VALUE	ASSESSMENT
PROPERTY OWNER	ACCOUNT NOS	SITUS				
BROADWAY POST PARTNERS LLC 8205 SANTA MONICA BLVD STE 298 WEST HOLLYWOOD CA 90046-5967	0402390000108 1141750000001 0402390000101 1097870000007 1141690000001 0402390000100	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 8601 BROADWAY ST #380 77061		MULTI-FAMILY	40,021,439	60,032.16
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	31,619,158	47,428.74
ACQUISITION BROADWAY SQUARE LLC 500 SKOKIE BLVD STE 200 NORTHBROOK IL 60062-2862	1097860000001 1097860000002 1097860000003 1097890000008	8751 BROADWAY ST #213 77061 7900 MORLEY ST #292 77061 8801 GLENCREST ST #322 77061 8950 GLENCREST ST #200 77061		MULTI-FAMILY	28,978,561	43,467.84
CENTER AMERICA PROPERTY TRUST LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002 1254930010001	10235 ALMEDA GENOA RD 77034 10225 ALMEDA GENOA RD 77034		RETAIL CENTER	22,774,198	34,161.30
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061		HOTEL	21,114,028	31,671.04
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	20,655,917	30,983.88
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	18,951,147	28,426.72



HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

September 2017						
TOP TEN ASSESSMENT PAYERS						
C G 7600 LP	0421910000006	7600 S SANTA FE DR	77061	WAREHOUSE	18,352,547	27,528.82
% GARVER	0421910000117	7600 S SANTA FE DR	77061			
1901 LEXINGTON ST						
HOUSTON TX 77098-4219						
POWELL ELECTRICAL SYSTEMS LLC	1193970010001	7232 AIRPORT BLVD	77061	MANUFACTURING	17,406,116	26,109.17
8550 MOSLEY RD						
HOUSTON TX 77075-1116						
OREILLY AUTO ENTERPRISES LLC	0342070120005	8601 TAVENOR LN	77075	WAREHOUSE	16,564,483	24,846.72
233 S PATTERSON AVE	1250380010001	8910 TAVENOR LN	77075			
SPRINGFIELD MO 65802-2210						

HARRIS COUNTY IMPROVEMENT DISTRICT 9

September 2017

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2016	2,940.70
ZEENAT FOUNDATION 9703 RICHMOND AVE STE 108 HOUSTON TX 77042-4654	91 123 643 001 0001	0 MONROE RD 77075	VACANT	2013 - 2016	1,897.48
ALFE PROPERTIES LLC 8303 HANSEN RD HOUSTON TX 77075-1003	91 034 203 002 0107	8303 HANSEN RD 77075	WAREHOUSE	2016	1,485.55
DUFFY GREGORY T 8102 BRANIFF ST HOUSTON TX 77061-5202	91 069 003 009 0001	8102 BRANIFF ST 77061	WAREHOUSE	2013 - 2016	1,298.60
ODUTAYO AGBOLADE & BONITA 8315 LORRIE DR HOUSTON TX 77025-2714	91 095 063 000 0020	7634 BELLFORT ST 77061	MEDICAL OFFICE	2015 - 2016	1,248.24
CENTRAL AVIATION SUPPLY & EQUIPMEN 8050 BRANIFF ST HOUSTON TX 77061-5108	91 069 003 011 0001	8042 BRANIFF ST 77061	WAREHOUSE	2014 - 2016	1,181.63
MILLIKEN KATHERINE P O BOX 131454 HOUSTON TX 77219-1454	91 065 050 003 0014	8244 TRAVELAIR ST 77061	WAREHOUSE	2013 - 2016	1,143.30
APARTMENTS AT 4114 BROADWAY LLC 2260 W HOLCOMBE BLVD STE 281 HOUSTON TX 77030-2008	91 028 301 000 0016	4114 BROADWAY ST #29 77087	APARTMENT GARDEN	2015 - 2016	996.31
H L ALBRIGHT CO INC 8560 FREELAND ST HOUSTON TX 77075-1560	91 034 203 001 0036	8560 FREELAND ST 77061	WAREHOUSE	2016	970.25
6210 WALTRIP LLC 3410 NASA PKWY APT 101 SEABROOK TX 77586-6401	91 087 209 000 0025	6210 WALTRIP ST #24 77087	APARTMENT GARDEN	2016	969.14

\* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Summary as of 9/15/2017**

Jur 943

**Summary**

Settled

1,830,659,869	Original value of <b>Settled</b> accounts as of 9/15/2017
574	Number of <b>Settled</b> accounts as of 9/15/2017
258,738,078	Reduction in value of <b>Settled</b> accounts
<b>14.13%</b>	Average % reduction in value of <b>Settled</b> accounts*

Unsettled

86,396,141	Original value of <b>Unsettled</b> accounts as of 9/15/2017
50	Number of <b>Unsettled</b> accounts as of 9/15/2017

.15 Tax rate per \$100 valuation

<b>\$18,316</b>	Estimated* reduction in assessment on 50 Unsettled accounts, based on <b>14.13%</b> 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."*

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 9/15/2017**

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 Bkpr
<b>Tax Year 2015</b>											
<b>Unsettled</b>											
Tax Year 2015	034-203-003-0170	Garrison Tommy E Tr	2,009,977		2015-70011						
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						
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>5,033,208</b>								
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>7</b>								

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
<b>Tax Year 2016</b>											
<b>Settled</b>											
Tax Year 2016	034-203-003-0471	1922 LP	1,084,832	to be billed	101-16-000027	12/7/2016	704,455	na	na	na	na
Tax Year 2016	040-239-000-0120	Southmore Partners Ltd	975,000	\$1,275.00	101-16-000319	2/1/2017	850,000	NA	NA	NA	NA
Tax Year 2016	040-239-000-0051	CFS 2907 Houston LLC	1,400,000		101-16-000339		1,195,000				
Tax Year 2016	042-195-000-0050	CFS 2907 Houston LLC	169,527		101-16-000339		169,527				
Tax Year 2016	042-191-000-0006	C G 7600 LP	13,614,515	\$20,421.77	2015-52658	2/1/2017	10,905,000	\$4,064.27	19.90%	2/12/2017	3/2/2017
Tax Year 2016	042-191-000-0117	C G 7600 LP	4,738,032	\$7,107.05	2015-52658	2/1/2017	2,866,690	\$2,807.01	39.50%	2/12/2017	3/2/2017
Tax Year 2016	128-049-001-0001	Almeda Center 45 LP	7,500,000	\$11,250.00	2016-58299	2/1/2017	6,300,000	\$1,800.00	16.00%	Received	3/2/2017
Tax Year 2016	048-001-000-0302	Kwon Brian L & Joyce L	227,768		101-16-006846		227,768				
Tax Year 2016	057-259-000-0072	Araiza Pedro	223,151		101-16-006916		223,151				
Tax Year 2016	040-239-000-0009	Sosa Lionel & Sheryl L	200,000		101-16-007210		200,000				
Tax Year 2016	096-385-000-0002	Irapak Investments LLC	975,457	no change	101-16-000207	3/21/2017	975,457	na	na	na	na
Tax Year 2016	129-876-001-0001	Gulf 1688 LP	870,857	\$1,306.29	2015-64069	4/11/2017	755,000	\$173.79	13.30%	4/12/2017	5/4/2017
Tax Year 2016	034-203-001-0324	Medallion Investment IV	4,234,600	\$6,351.90	2016-49954	4/17/2017	3,700,000	\$801.90	12.62%	Received	5/4/2017
Tax Year 2016	096-318-000-0007	Discount Rags Properties LLC	3,537,097	\$5,305.65	2016-55515	4/11/2017	3,050,000	\$730.65	13.77%	Received	5/4/2017
Tax Year 2016	129-987-001-0002	Alice Industries Inc	1,921,604	\$1,926.89	2016-56845	4/17/2017	1,700,000	capped	na	Received	na
Tax Year 2016	103-355-000-0003	C I M Industries Inc	2,508,000	\$3,762.00	2016-73010	4/17/2017	2,225,000	\$424.50	11.28%	4/18/2017	5/4/2017
Tax Year 2016	034-203-003-0307	Commercial Properties Inc	1,967,363	\$2,951.04	101-16-002523	4/25/2017	1,675,000	\$438.54	14.86%	Received	5/31/2017
Tax Year 2016	098-435-000-0001	DPC Hotels Inc	6,672,421	\$10,008.63	2016-61712	4/25/2017	5,700,000	\$1,458.63	14.57%	Received	5/4/2017
Tax Year 2016	034-203-001-0047	TPS Hobby LLC	989,000	\$1,483.50	101-16-000340	5/18/2017	814,784	\$261.32	17.62%	6/5/2017	7/6/2017
Tax Year 2016	034-203-001-0312	TPS Hobby LLC	2,100,670	\$3,151.01	101-16-000340	5/18/2017	1,908,637	\$288.05	9.14%	6/5/2017	7/6/2017
Tax Year 2016	062-031-005-0002	QSI 5K LLC	348,750	no change	101-16-006267	6/8/2017	348,750	na	na	na	na
Tax Year 2016	121-614-001-0001	SAI Inc	2,590,000	\$3,885.00	2016-62749	6/23/2017	2,350,000	\$360.00	9.27%	6/15/2017	7/6/2017
Tax Year 2016	118-450-001-0001	ArC Hospitality Portfolio INTL	7,083,943	\$10,625.91	2016-63556	6/23/2017	6,700,000	\$575.91	5.42%	Received	7/6/2017
Tax Year 2016	057-259-000-0046	Autozone Texas LP	1,028,900	\$1,543.35	2016-61140	6/23/2017	965,000	\$95.85	6.21%	Received	7/6/2017
Tax Year 2016	034-203-002-0120	HP TMI Properties Trust	9,729,131	\$4,619.70	2016-62501	6/23/2017	9,729,131	\$1,468.70	due na	na	na
Tax Year 2016	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,746,395	\$2,619.59	101-16-004957	7/13/2017	1,600,000	\$219.59	8.38%	Received	8/3/2017
Tax Year 2016	060-019-035-0029	Amaya Wilfredo	371,800	\$521.43	101-16-006493	7/13/2017	340,000	\$11.43	2.19%	7/25/2017	8/3/2017
Tax Year 2016	034-203-002-0173	Moers Street Partnership	1,178,800	\$1,768.20	101-16-006558	7/13/2017	1,062,421	\$174.57	9.87%	7/25/2017	8/3/2017
Tax Year 2016	062-031-008-0004	Giarza Norberto & Askew Mellame	550,000	\$825.00	101-16-006682	7/13/2017	500,000	\$75.00	9.09%	7/25/2017	8/3/2017
Tax Year 2016	069-003-010-0004	Berkenmeier Family Trust	516,871	no change	101-16-006768	7/24/2017	516,871	na	na	na	na

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 9/15/2017**

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 Bkpr
Tax Year 2016	034-207-012-0005	O'Reilly Auto Enterprises LLC	13,370,965	\$20,056.45	2016-62551	7/24/2017	12,622,028	\$1,123.41	5.60%	Received	9/7/2017
Tax Year 2016	041-012-001-0027	Setson G Hindes Trust I Et Al	911,751	\$1,367.63	2016-62551	7/24/2017	860,682	\$76.61	5.60%	Received	9/7/2017
Tax Year 2016	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,193,518	\$4,790.28	2016-62551	7/24/2017	3,014,642	\$268.32	5.60%	Received	9/7/2017
Tax Year 2016	129-876-001-0002	Anderson / Sidwell / Shay	719,040	\$1,078.56	2016-62551	7/24/2017	678,765	\$60.41	5.60%	Received	9/7/2017
Tax Year 2016	119-800-001-0001	Ghormley Cecil D	1,850,000	\$2,775.00	2016-64803	7/24/2017	1,769,000	\$121.50	4.38%	Received	8/3/2017
Tax Year 2016	096-319-000-0002	Icon Owner Pool 6 West Southwest LL	516,403	no change	2016-67188	7/24/2017	516,403	na	na	na	na
Tax Year 2016	096-319-000-0004	Icon Owner Pool 6 West Southwest LL	4,820,000	\$7,230.00	2016-67188	7/24/2017	4,315,148	\$757.28	10.47%	Received	9/7/2017
Tax Year 2016	040-239-001-0010	PS Texas Holdings Ltd	9,936,351	\$14,904.53	2016-71503	7/24/2017	9,200,000	\$1,104.53	7.41%	Received	9/7/2017
Tax Year 2016	124-992-001-0001	Rios Rene M	404,166	\$606.25	101-16-006626	9/13/2017	379,000	\$37.75	6.23%	9/22/2017	
Tax Year 2016	069-003-010-0003	Berkemair Family Trust	308,025	\$462.04	101-16-006769	9/13/2017	306,025	\$3.00	0.65%	9/22/2017	
Tax Year 2016	118-422-001-0002	W2005 New Century Hotel Portfolio L	9,823,516	\$14,735.27	2016-58190	9/13/2017	8,350,000	\$2,210.27	15.00%	9/22/2017	
Tax Year 2016	040-239-000-0100	Broadway Post Partners LLC	8,679,374	\$13,019.06	2016-60519	9/13/2017	7,673,070	\$1,509.45	11.59%	9/22/2017	
Tax Year 2016	040-239-000-0101	Broadway Post Partners LLC	6,335,371	\$9,503.06	2016-60519	9/13/2017	5,600,835	\$1,101.81	11.59%	9/22/2017	
Tax Year 2016	040-239-000-0108	Broadway Post Partners LLC	6,335,371	\$9,503.06	2016-60519	9/13/2017	5,600,835	\$1,101.81	11.59%	9/22/2017	
Tax Year 2016	099-786-000-0001	Acquisition Broadway Square LLC	6,191,769	\$9,287.65	2016-60519	9/13/2017	5,473,883	\$1,076.83	11.59%	9/22/2017	
Tax Year 2016	099-786-000-0002	Acquisition Broadway Square LLC	7,887,230	\$11,830.85	2016-60519	9/13/2017	6,972,769	\$1,371.70	11.59%	9/22/2017	
Tax Year 2016	099-786-000-0003	Acquisition Broadway Square LLC	8,471,439	\$12,707.16	2016-60519	9/13/2017	7,489,243	\$1,473.30	11.59%	9/22/2017	
Tax Year 2016	099-787-000-0007	Broadway Post Partners LLC	6,507,408	\$9,761.11	2016-60519	9/13/2017	5,752,926	\$1,131.72	11.59%	9/22/2017	
Tax Year 2016	099-787-000-0008	Acquisition Broadway Square LLC	6,428,123	\$9,642.18	2016-60519	9/13/2017	5,682,833	\$1,117.93	11.59%	9/22/2017	
Tax Year 2016	114-169-000-0001	Broadway Post Partners LLC	6,166,265	\$9,249.40	2016-60519	9/13/2017	5,451,336	\$1,072.40	11.59%	9/22/2017	
Tax Year 2016	114-175-000-0001	Broadway Post Partners LLC	5,997,650	\$7,953.41	2016-60519	9/13/2017	5,302,270	\$1,043.07	13.11%	9/22/2017	
Tax Year 2016	126-063-001-0010	ARCCP MT	1,158,284	\$1,737.43	2016-62735	9/13/2017	1,097,822	\$90.70	5.22%	9/22/2017	
Tax Year 2016	129-096-001-0001	Standard Morgan Partners Ltd	1,629,826	\$2,444.74	2016-71578	9/13/2017	1,500,000	\$194.74	7.97%	9/22/2017	
Tax Year 2016	040-239-000-0073	APTWP Ltd	3,125,344	\$4,688.02	2016-72603	9/13/2017	2,750,000	\$563.02	12.01%	9/22/2017	
Tax Year 2016	129-578-001-0002	Capview Income & Value Fund IV LP	1,008,701	\$1,513.05	2016-73268	9/13/2017	980,138	\$42.84	2.83%	9/22/2017	
Tax Year 2016	040-239-000-0061	APTBC LLC	4,091,897	\$6,137.85	2016-73291	9/13/2017	3,700,000	\$587.85	9.58%	9/22/2017	
Tax Year 2016	097-158-000-0002	Viva Properties LLC	18,541,466	\$27,812.20	2016-73631	9/13/2017	16,450,000	\$3,137.20	11.28%	Received	10/5/2017
Tax Year 2016	125-493-001-0001	Center America Property Trust L P	22,003,499	\$33,005.25	2016-67955	9/25/2017	18,260,400	\$5,614.65	17.01%		
Tax Year 2016	125-493-001-0002	Center America Property Trust L P	770,699	\$1,156.05	2016-67955	9/25/2017	639,600	\$196.65	17.01%		
Tax Year 2016	043-228-000-0041	EAN Holdings LLC	1,170,000	\$1,755.00	101-16-006045	9/27/2017	704,551	\$698.17	39.78%		
Tax Year 2016	034-203-001-0009	Lowen Company Murray Div	572,048	\$858.07	101-16-006218	9/27/2017	525,000	\$70.57	8.22%		
Tax Year 2016	034-207-012-0011	Forest Lawn Cemetery of Houston Inc	475,061	\$712.59	101-16-006678	9/27/2017	435,000	\$60.09	8.43%		
Tax Year 2016	119-763-001-0001	PVA Realty Trust	1,601,740	\$2,402.61	2016-64061	9/27/2017	1,460,525	\$211.82	8.82%		
			252,056,784				221,772,371				
			63								

Unsettled	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016	Tax Year 2016
	119-227-001-0005	HTD Corp	761,000		101-16-006152						
	034-207-011-0012	Nobles Jeffrey C & Michelle B	478,617		101-16-006217						
	062-0031-005-0011	American Sanitation Serv	310,000		101-16-006683						
	069-003-010-0007	Reed Brian K	333,900		101-16-006767						
	062-031-010-0001	Garza Norberto & Askew Mellanie	651,179		101-16-006824						
	034-203-001-0007	Everette Modlin Tr	639,751		101-16-006959						
	041-012-001-0108	Coachlite LC	331,083		101-16-007207						
	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
	034-203-003-0123	Comerica Bank	1,970,965		2016-61261						
	129-785-001-0004	Kucinski Family Trust	862,000		2016-61261						
	034-205-000-0038	Pappas Restaurants Inc	1,200,000		2016-64852						

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 9/15/2017**

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 2016	034-203-002-0108	Northern Holdings Ltd	1,230,000		2016-65115						
Tax Year 2016	034-203-002-0145	Northern Holdings Ltd	321,477		2016-65115						
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175		2016-65700						
Tax Year 2016	078-051-001-0007	Grace Business Investments LLC	4,645,335		2016-65749						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	123-174-001-0001	Lauren Holdings	2,647,028		2016-69020						
Tax Year 2016	040-239-000-0041	2ML Real Estate Interest Inc	1,916,976		2016-71498						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	034-203-003-0170	Garrison Tommy E Tr	2,100,000		2016-72236						
Tax Year 2016	129-987-001-0001	FPA Pinpoint Hobby LLC & FLT Equity LLC	750,296		2016-72450						
Tax Year 2016	132-329-001-0001	FLT Equity LLC	5,421,173		2016-72450						
Tax Year 2016	132-331-001-0001	FLT Equity LLC	768,490		2016-72450						
Tax Year 2016	040-239-001-0020	Smith Jim R	1,993,636		2016-72487						
Tax Year 2016	132-838-001-0001	Cosart Joseph	3,256,488		2016-72791						
Tax Year 2016	040-239-000-0099	KCP RE LLC	350,000		2016-72792						
Tax Year 2016	040-239-000-0040	JMD Apartments LLC	3,994,141		2016-73433						
Tax Year 2016	040-239-000-0067	JMD Apartments LLC	3,224,868		2016-73433						
Tax Year 2016	040-239-000-0040	JMD Apartments LLC	3,994,141		2016-73528						
Tax Year 2016	040-239-000-0067	JMD Apartments LLC	3,224,868		2016-73528						
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	034-203-001-0050	Best Western Plus Hobby Airport	4,584,558		2017-08583						
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>61,556,202</b>								
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>34</b>								

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 9/15/2017**

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 Blspr
<b>Tax Year 2017</b>											
<b>Settled</b>											
Tax Year 2017			0				0				
Tax Year 2017			0								
<b>Unsettled</b>											
Tax Year 2017	034-203-002-0073	TPS Hobby Camrif LLC	652,774		101-17-000716						
Tax Year 2017	040-239-000-0051	CFS 2907 Houston LLC	1,514,000		101-17-000717						
Tax Year 2017	040-239-000-0169	CFS 2907 Houston LLC	350,000		101-17-000717						
Tax Year 2017	042-195-000-0050	CFS 2907 Houston LLC	169,527		101-17-000717						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	034-203-001-0050	Best Western Plus Hobby Airport	4,098,000		2017-08583						
Tax Year 2017	064-215-000-0016	MNC Realty LP	1,302,980		2017-54661						
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200		2017-55487						
Tax Year 2017	126-063-001-0010	ARCP Mt Houston TX LLC	1,215,592		2017-58524						
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>19,806,731</b>								
Tax Year 2017	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>9</b>								

<b>Cumulative</b>		
Settled	Grand Total	1,571,921,791
Cumulative	Grand Total	1,830,659,869
	Unsettled Accounts, original value	574
	Unsettled Accounts, number of accounts	

<b>Unsettled</b>		
Cumulative	Grand Total	86,396,141
Cumulative	Grand Total	50
	Unsettled Accounts, original value	
	Unsettled Accounts, number of accounts	

**Color Legend**

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

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT REPORT**  
**HARRIS COUNTY IMPROVEMENT DISTRICT #9**  
**October 12, 2017**

Amounts shown are 2016 base assessment amounts unless indicated.

**Suit pending:**

- Zeenat Foundation 13-15 assessments \$1,344.05, Reserve A Block 1 on Monroe Rd – 1236430010001  
 We have intervened in a suit filed by Pasadena ISD; a trial date is set for 12/1/17.
- Agbolade O. Odutayo 15-16 assessments \$1,248.24, 7634 Bellfort St – 0950630000020  
 We have intervened in a suit filed by Harris County. Judgment was signed 6/2/17; the judgment is final. On 9/14, Odutayo responded to our judgment letter and committed to pay within 30 days. We have filed an abstract of judgment.
- Apartments at 4114 Broadway LLC 15-16 assessments \$996.31, 4114 Broadway St.-0283010000016  
 We have intervened in a suit filed by Harris County; a trial date is set for 10/5/17. This report was prepared on 10/5; we will report the results in our next report.
- H L Albright Co. Inc. \$970.25, 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; we are monitoring the case.
- Michael F. Bradley 14-15 assessments \$374.30, 8724 Easthaven Blvd.-0630330250001  
 We have intervened in a suit filed by Pasadena ISD; a new trial date has been set for 11/17/17. On 6/9/17, a title company requested a payoff balance, which was sent.
- Truman J. Tarlton \$178.09, 6737 Almeda Genoa Rd.-0270270000003  
 We have intervened in a suit filed by Harris County; judgment was submitted on 9/27/17.
- Edwin Meyer 13-16 assessments \$133.43, 6614 Heffernan St – 0600770060004  
 We have intervened in a suit filed by Harris County. Judgment was signed on 5/1/17; a judgment letter has been sent but there has been no response. The county set the property for tax sale on 8/1/17; no one bid and the property was struck off to the county.
- Isiah Hunt 13-16 assessments \$126.00, Lot 18, Block 9 on Northdale St – 0600770090018  
 We have intervened in a suit filed by Harris County. Judgment was signed on 5/9/17; the judgment is final. A judgment letter has been sent but there has been no response. The county set the property for tax sale on 9/5/17 but the sale was cancelled due to Hurricane Harvey. A new sale date has been set for 11/7/17.
- Isiah Hunt 13-14 assessments \$63.00, Lot 17, Block 9 on Northdale St – 0600770090017  
 We have intervened in a suit filed by Harris County. A judgment that includes the 2013 and 2014 assessments was signed on 11/17/15. The judgment is final; a judgment letter has been sent but there has been no response. The county set the property for tax sale on 4/5/16 but the sale was postponed. A new sale date has not been set; we will monitor the case.

**Paid in full:**

- HPTMI Properties Trust/Marriott Business Services \$13,125.00, 9190 Gulf Fwy.-0342030020120  
 Shears Marital Trust \$1,284.97, 8470 Gulf Fwy.-0402390010007  
 Continental Airlines Inc. \$22.50, Lot 25 Block 7 on Travelair St.-0650500070025



**2016 accounts:**

Alfe Properties LLC \$1,485.55, 8303 Hansen Rd.-0342030020107

There has been no response to our demand letters; we are trying to reach Irfan Patel by phone. Last week we found an alternate mailing address and another demand letter has been sent. A statement has been sent to the lienholder, Capital One.

- In addition to the account listed above, there are 43 accounts with 2016 base assessments ranging from \$8 to \$969; 38 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. 13-16 assessments \$2,940.70, improvements only account at 8703 Telephone Rd – 0432280000031

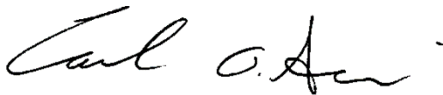
We have spoken to Carla Ham who said they left Houston many years ago and that Million Air is now the owner of this location. This is a building on City owned land at Hobby Airport. We have told HCAD what we know and we have asked them twice to let us know what they know about this account and they have not replied, the County tax office has over \$188,000 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 and again on 6/23 for a payoff balance.

Gregory T. Duffy 13-16 assessments \$1,298.60, 8102 Braniff St.-0690030090001

Our demand letters have been returned by the post office; we have not been able to find a good mailing address. The county filed suit and a judgment was signed in 2007. There is now over \$210,000 due to the county but a new suit has not been filed.

- In addition to the accounts listed above, there are 29 accounts with base assessments between \$18 and \$1,182; 18 of the accounts are less than \$300. 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

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ATTORNEYS AT LAW

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Fax: 713-862-1429



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

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**AGENDA MEMORANDUM**

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

5. Receive Bookkeeper's Report and Approve Invoices for Payment



# HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

**SEPTEMBER 30, 2017**

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

**Hobby Area Management District  
Balance Sheet  
As of September 2017**

	Sept 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	26,213.09
1020 · Wells Fargo Bank	3,780.13
1030 · Plains State Bank - CD	248,172.40
1032 · Plus4 Credit Union - CD	246,355.58
1040 · TexSTAR-Operating	1,135,620.11
Total Checking/Savings	1,660,141.31
Other Current Assets	
1200 · Assessment Receivable	30,754.17
1200 · Prepaid Expense	976.50
Total Other Current Assets	31,730.67
Total Current Assets	1,691,871.98
<b>TOTAL ASSETS</b>	1,691,871.98
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	92,967.81
Total Accounts Payable	92,967.81
Other Current Liabilities	
2100 · Assessment Refunds Payable	4,717.68
2200 · Deferred Assessment Revenue	427,339.25
Total Other Current Liabilities	432,056.93
Total Current Liabilities	525,024.74
Total Liabilities	525,024.74
Equity	
3000 · Retained Earnings	803,195.76
Net Income	363,651.48
Total Equity	1,166,847.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,691,871.98

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**September 2017**

	Sept 17	Budget	Jan - Sept 17	YTD Budget	Annual Budget
<b>MAINTENANCE &amp; OPERATIONS FUND</b>					
<b>M&amp;O SOURCES OF FUNDS</b>					
4000 · District Assessments	145,667.11	152,135.00	1,331,602.66	1,369,209.00	1,825,614.00
4010 · Penalty & Interest Revenue	2,734.37	3,000.00	18,913.60	27,000.00	36,000.00
4020 · Overpayments	24,718.10	5,500.00	56,703.99	49,500.00	66,000.00
4030 · Assessment Refunds	-3,137.20	-5,541.00	-35,981.54	-49,877.00	-66,500.00
4035 · CenterPoint Reimbursement	0.00	0.00	134,678.00	0.00	0.00
4038 · Comm. Assoc. Sign Reimbursement	0.00	0.00	22,950.00	0.00	0.00
4060 · Interest Revenue	0.00	375.00	6,589.60	3,375.00	4,500.00
<b>TOTAL M&amp;O SOURCES OF FUNDS</b>	<b>169,982.38</b>	<b>155,469.00</b>	<b>1,535,456.31</b>	<b>1,399,207.00</b>	<b>1,865,614.00</b>
<b>M&amp;O USES OF FUNDS</b>					
<b>Public Safety</b>					
6010 · Contract Public Safety	24,847.92	18,252.00	185,764.69	164,268.00	219,024.00
6012 · HPD Patrol	0.00	7,626.00	0.00	68,642.00	91,520.00
6014 · Special Operations	956.04	3,334.00	20,511.03	29,998.00	40,000.00
6015 · Apartment Life Initiatives	1,620.00	2,084.00	12,962.00	18,748.00	25,000.00
6020 · Mobile Cameras	5,785.00	6,750.00	57,640.00	60,750.00	81,000.00
6035 · Graffiti Abatement	2,560.00	2,916.00	24,960.00	26,252.00	35,000.00
6040 · Project Management	5,658.32	6,069.00	50,799.96	54,621.00	72,825.00
<b>Total Public Safety</b>	<b>41,427.28</b>	<b>47,031.00</b>	<b>352,637.68</b>	<b>423,279.00</b>	<b>564,369.00</b>
<b>Mobility, Environmental, Urban Design</b>					
6050 · Porter Service	12,916.67	12,500.00	116,250.03	112,500.00	150,000.00
6052 · Corridor & ROW Maintenance	9,261.56	11,666.00	61,751.56	105,002.00	140,000.00
6054 · Street Sweeping	5,490.50	6,250.00	52,964.75	56,250.00	75,000.00
6055 · Project Management	3,354.16	4,360.00	29,937.48	39,240.00	52,318.00
<b>Total Mobility, Environ, Urban Design</b>	<b>31,022.89</b>	<b>34,776.00</b>	<b>260,903.82</b>	<b>312,992.00</b>	<b>417,318.00</b>
<b>Business &amp; Economic Development</b>					
6060 · Economic Developmt Programs	595.00	7,500.00	12,318.05	67,500.00	90,000.00
6062 · Project Management	8,579.85	7,535.00	77,837.89	67,821.00	90,426.00
<b>Total Business &amp; Economic Development</b>	<b>9,174.85</b>	<b>15,035.00</b>	<b>90,155.94</b>	<b>135,321.00</b>	<b>180,426.00</b>
<b>Communication, Public Affairs, Marketing</b>					
6065 · Events	1,000.00	1,666.00	6,078.37	15,002.00	20,000.00
6070 · Creative ED Support	183.00	3,750.00	8,489.00	33,750.00	45,000.00
6075 · Marketing Mtls & Promo Items	0.00	1,666.00	5,156.46	15,002.00	20,000.00
6080 · Project Management	7,700.00	8,289.00	34,125.00	74,601.00	99,469.00
<b>Total Comm., Public Affairs, Marketing</b>	<b>8,883.00</b>	<b>15,371.00</b>	<b>53,848.83</b>	<b>138,355.00</b>	<b>184,469.00</b>
<b>Administration</b>					
6110 · Administration & Management	11,619.19	9,794.00	85,592.99	88,146.00	117,528.00
6115 · Meeting Expense	634.53	1,375.00	9,048.02	12,375.00	16,500.00
6120 · Reimbursable Expenses	313.40	1,250.00	4,978.09	11,250.00	15,000.00
6125 · Postage	47.32	24.00	288.61	208.00	280.00
6130 · Office Supplies	191.21	625.00	6,972.69	5,625.00	7,500.00
6135 · Public Notices, Advertising	0.00	125.00	265.00	1,125.00	1,500.00
6140 · Legal Services	1,660.74	3,959.00	19,083.13	35,623.00	47,500.00
6145 · Audit Services	0.00	629.00	7,550.00	5,661.00	7,550.00
6150 · Bookkeeping	850.00	750.00	7,650.00	6,750.00	9,000.00
6155 · Assessment Billing	2,230.80	2,709.00	24,813.89	24,373.00	32,500.00
6160 · Assessment Database Mgmt	300.00	300.00	2,700.00	2,700.00	3,600.00
6165 · Office Equipment	818.33	2,500.00	11,430.76	22,500.00	30,000.00
6170 · Insurance	0.00	209.00	4,031.88	1,873.00	2,500.00
6072 · Office Lease	2,450.00	2,150.00	20,250.00	19,350.00	25,800.00

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

**September 2017**

	Sept 17	Budget	Jan - Sept 17	YTD Budget	Annual Budget
6073 · Communication & Technologies	1,133.07	2,084.00	10,355.18	18,748.00	25,000.00
6175 · Other	0.00	62.50	626.68	562.50	750.00
Total Administration	<u>22,248.59</u>	<u>28,545.50</u>	<u>215,636.92</u>	<u>256,869.50</u>	<u>342,508.00</u>
Community Development Fund					
6235 · Hobby Area Improvement Corp.	0.00	0.00	50,000.00	50,000.00	50,000.00
Total Community Development Fund	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
<b>TOTAL M&amp;O USES OF FUNDS</b>	<u>112,756.61</u>	<u>140,758.50</u>	<u>1,023,183.19</u>	<u>1,316,816.50</u>	<u>1,739,090.00</u>
<b>M&amp;O EXCESS SOURCES OVER USES</b>	<u>57,225.77</u>	<u>14,710.50</u>	<u>512,273.12</u>	<u>82,390.50</u>	<u>126,524.00</u>
<b>BALANCES AND TRANSFERS</b>					
7005 · General Fund Planned Reserves	57,225.77	79,841.00	512,273.12	718,569.00	958,089.00
7010 · Lighting Reimbursement	0.00	0.00	134,678.00	134,678.00	134,678.00
7015 · Broadway Hardscape Reimb.	0.00	46,452.00	0.00	418,076.00	557,432.00
Total Balances	<u>57,225.77</u>	<u>126,293.00</u>	<u>646,951.12</u>	<u>1,271,323.00</u>	<u>1,650,199.00</u>
7020 · Gen Fund Transfer to Capital Budget	<u>-23,673.97</u>	<u>-129,791.00</u>	<u>-148,621.64</u>	<u>-1,168,127.00</u>	<u>-1,557,500.00</u>
<b>TOTAL BALANCES AND TRANSFERS</b>	<u>33,551.80</u>	<u>-3,498.00</u>	<u>498,329.48</u>	<u>103,196.00</u>	<u>92,699.00</u>
<b>CAPITAL IMPROVEMENT FUND</b>					
<b>CAPITAL SOURCES OF FUNDS</b>					
8001 · Transfer from General Fund	<u>23,673.97</u>	<u>129,791.00</u>	<u>148,621.64</u>	<u>1,168,127.00</u>	<u>1,557,500.00</u>
<b>TOTAL SOURCES OF FUNDS</b>	<u>23,673.97</u>	<u>129,791.00</u>	<u>148,621.64</u>	<u>1,168,127.00</u>	<u>1,557,500.00</u>
<b>CAPITAL USES OF FUNDS</b>					
<b>Design and Engineering Services</b>					
8010 · General Engineering Services	0.00	5,000.00	0.00	45,000.00	60,000.00
8012 · Esplanade Design	0.00	3,125.00	0.00	28,125.00	37,500.00
8014 · Metro Engineering Design	0.00	1,666.00	0.00	15,002.00	20,000.00
8016 · Signage and Identity Design	0.00	5,000.00	0.00	45,000.00	60,000.00
Total Design and Engineering Services	<u>0.00</u>	<u>14,791.00</u>	<u>0.00</u>	<u>133,127.00</u>	<u>177,500.00</u>
<b>Mobility, Environmental, Urban Design</b>					
8049 · Eco Development Strategic Plan	14,500.00	2,084.00	14,500.00	18,748.00	25,000.00
8051 · Placemaking Study	0.00	8,334.00	0.00	74,998.00	100,000.00
8052 · Market Feasibility Study	0.00	4,166.00	0.00	37,502.00	50,000.00
8053 · Material Prep	0.00	2,500.00	0.00	22,500.00	30,000.00
8055 · Project/Contract Management	3,847.08	16,666.00	35,242.16	150,002.00	200,000.00
8063 · Esplanada Enhancement	0.00	4,166.00	47,246.58	37,502.00	50,000.00
8065 · METRO Bus Shelter Enhancement	5,326.89	33,334.00	34,721.47	299,998.00	400,000.00
8070 · Signage and Identity Installation	0.00	16,666.00	16,911.43	150,002.00	200,000.00
8074 · Streetscape Assessories	0.00	2,916.00	0.00	26,252.00	35,000.00
8076 · Neighborhood Signs	0.00	3,334.00	0.00	29,998.00	40,000.00
Total Mobility, Environmental, Urban Design	<u>23,673.97</u>	<u>94,166.00</u>	<u>148,621.64</u>	<u>847,502.00</u>	<u>1,130,000.00</u>
8090 · Fund Reserve - District Office	<u>0.00</u>	<u>20,834.00</u>	<u>0.00</u>	<u>187,498.00</u>	<u>250,000.00</u>
<b>TOTAL CAPITAL USES OF FUNDS</b>	<u>23,673.97</u>	<u>129,791.00</u>	<u>148,621.64</u>	<u>1,168,127.00</u>	<u>1,557,500.00</u>
<b>CAPITAL SOURCES NET OF USES</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>



# Hobby Area Management District Bank Account Registers

As of October 12, 2016

Type	Date	Num	Name	Memo	Amount	Balance
<b>Amegy Bank</b>						<b>55,579.37</b>
General Journal	09/15/2017	Payroll		Payroll	-10,751.96	44,827.41
General Journal	09/15/2017	Payroll		Payroll Taxes	-4,431.18	40,396.23
Deposit	09/28/2017			Bank Error	1,000.00	41,396.23
General Journal	09/30/2017	Payroll		Payroll	-10,751.96	30,644.27
General Journal	09/30/2017	Payroll		Payroll Taxes	-4,431.18	26,213.09
Transfer	10/11/2017			Transfer from TexSTAR to Amegy	150,000.00	176,213.09
Check	10/12/2017		World and Main (Houston), LLC	Refund - 8300 Tewanin Dr - 91/097/158/000	-3,137.20	173,075.89
Bill Pmt -Check	10/12/2017		Avanlanche Consulting	Payment 1 of 6 - Economic Development Str;	-14,500.00	158,575.89
Bill Pmt -Check	10/12/2017		Clark Condon Associates, Inc	Project # 116-044B - Bus Shelters	-5,326.89	153,249.00
Bill Pmt -Check	10/12/2017		Comcast	Acct. # 8777 70 318 6733591	-176.51	153,072.49
Bill Pmt -Check	10/12/2017		Core Logic Safe Rent	Apartment Life Initiatives	-1,620.00	151,452.49
Bill Pmt -Check	10/12/2017		Equi-tax Inc.	Monthly Assessor Services	-2,530.80	148,921.69
Bill Pmt -Check	10/12/2017		Gabrielle Dirden	September Expense Report	-426.75	148,494.94
Bill Pmt -Check	10/12/2017		Governmental Financial Reporting, LLC	Bookkeeping	-850.00	147,644.94
Bill Pmt -Check	10/12/2017		Greater East End Management District		-3,516.04	144,128.90
Bill Pmt -Check	10/12/2017		Hawes Hill & Associates LLC		-8,992.78	135,136.12
Bill Pmt -Check	10/12/2017		Jerdon Enterprise, LP	12 water meter deposits	-6,000.00	129,136.12
Bill Pmt -Check	10/12/2017		Jerry Lowry	Expense Report - 9/1 to 9/30	-1,133.79	128,002.33
Bill Pmt -Check	10/12/2017		Magoo's Print Shop	Metro Meeting Flyer	-183.00	127,819.33
Bill Pmt -Check	10/12/2017		Mario N. Ramirez	Sept. Business Ambassador	-1,400.00	126,419.33
Bill Pmt -Check	10/12/2017		Mister Sweeper LP		-5,490.50	120,928.83
Bill Pmt -Check	10/12/2017		Office Systems of Texas	Number 2154 - Konica Minolta/C458	-86.65	120,842.18
Bill Pmt -Check	10/12/2017		Perdue, Brandon, Fielder, Collins & Mott	Delinquent collections - August	-1,660.74	119,181.44
Bill Pmt -Check	10/12/2017		SEAL Security Solutions LLC		-30,761.42	88,420.02
Bill Pmt -Check	10/12/2017		SMC Logistics		-22,178.23	66,241.79
Bill Pmt -Check	10/12/2017		Toby Stephens	Sept. Expense Report	-851.52	65,390.27
Total Amegy Bank					9,810.90	<b>65,390.27</b>
<b>Wells Fargo Bank</b>						<b>133,780.13</b>
Transfer	09/15/2017	Trf.	TexSTAR	Transfer to TexSTAR	-130,000.00	3,780.13
Total Wells Fargo Bank					-130,000.00	<b>3,780.13</b>
<b>Plains State Bank - CD</b>						<b>248,172.40</b>
Transfer					0.00	248,172.40
Total Plains State Bank - CD					0.00	<b>248,172.40</b>
<b>Plus4 Credit Union - CD</b>						<b>246,355.58</b>
Transfer					0.00	246,355.58
Total Plus4 Credit Union - CD					0.00	<b>246,355.58</b>
<b>TexSTAR-Operating</b>						<b>1,005,620.11</b>
Transfer	09/15/2017	Trf.	Wells Fargo	Transfer from Wells Fargo	130,000.00	1,135,620.11
Transfer	10/11/2017	Trf.	Amegy Bank	Transfer to Amegy - Operating	-150,000.00	985,620.11
Total TexSTAR-Operating					-20,000.00	<b>985,620.11</b>
<b>TOTAL</b>					<b>-140,189.10</b>	<b>1,549,318.49</b>



Confirmation



TEXAS ECONOMIC DEVELOPMENT COUNCIL

Thank you for registering for the 2017 Annual Conference! Please print this page as your receipt.

Registrant Information

Toby Stephens  
8121 Broadway Suite 199  
Houston, TX 77061

Payment Information

Receipt Date: 09/26/2017 10:53:13  
Total: \$500.00  
Payment Method: Credit Card

Texas Economic Development Council  
1601 Rio Grande | Suite 455  
Austin, TX 78701

Dine In

Denny's Restaurant #0616  
9610 GULF FREEWAY  
HOUSTON, TX 77034  
(713) 946-0230

9/21/2017 9:13:41 AM  
Order: 554761 Server: Donna A  
Table: 25 Guests: 2  
Mild Roast Coffee 1.99  
Diet Coke 2.09  
BVO Slam 6.99  
BVO Slam 6.99  
SubTotal 18.06  
Tax 1.49  
Gratuity 4.30  
**Total 23.85**  
Visa 23.85  
ACCT:XXXXXXXX06357

https://tedc.memberclicks.net/index.php?option=com\_mc&view=mc&mcid-form\_240305

1/1

Hobby Area District - Business Expense Report

Sept. 1-Sept. 30, 2017  
FOR REVENUE

DATE	ADDRESS & LOCATION NAME, PURPOSE (Meeting, Supplies, Company, etc.) NAME AND SUPPORTING REASON FOR EXPENSE	EXPENSE CODE	COMMERCIAL TRANSPORT	HOTEL (Use Individual Name)	MEALS	PHONE/ DATA	SUPPLIES	PARKING & TOLLS	OTHER	Personal Use of Funds	2017 Total \$	TOTAL
9/11/17	8121 Broadway, Communication Allowance	6173			\$150.00					3	\$1.61	\$150.00
9/16/17	Pick-up new board member signed documents	6120								29	\$15.52	\$35.62
9/17/17	Office breakfast meeting supplies, 2525 S Voss to 3111 Woodloch meeting supplies, 3111 Woodloch to 1450 Gulldale Capital	6120			\$25.95		\$20.10			19	\$10.17	\$10.17
9/17/17	Mileage from 8121 Broadway to 10045 Alameda Genoa, (Roundtrip)	6130					\$36.76				\$0.00	\$36.76
9/17/17	Office Supplies for METRO Purple Line Letters	6125						\$29.17		24	\$12.84	\$27.94
9/15/17	Postage for Round 1-METRO Purple Line Documents.	6120								20	\$10.70	\$46.25
9/18/17	Breakfast business meeting with Social Media consultant, Henry, 318 Loom (Roundtrip) @ 17.0	6125			\$55.55					95	\$43.20	\$43.20
9/18/17	Postage for Round 2-METRO Purple Line Documents.	6125	\$0.00	\$0.00	\$55.55	\$150.00	\$95.86	\$0.00	\$47.20		\$43.20	\$43.20
SUBTOTAL											\$381.38	\$381.38
											Net Personal Expenses	\$0.00
											Net Amount	\$0.00
											AMOUNT DE EMPLOYEE	\$381.38

Approved: *[Signature]*  
DATE: 9/27/17

Hobby Area District - Business Expense Report - Page 2/2

Sept. 1-Sept. 30, 2017  
FOR REVENUE

DATE	ADDRESS & LOCATION NAME, PURPOSE (Meeting, Supplies, Company, etc.) NAME AND SUPPORTING REASON FOR EXPENSE	EXPENSE CODE	COMMERCIAL TRANSPORT	HOTEL (Use Individual Name)	MEALS	PHONE/ DATA	SUPPLIES	PARKING & TOLLS	OTHER	Personal Use of Funds	2017 Total \$	TOTAL
9/19/2017	Som's Club-Office Supplies, Roundtrip	6120					\$37.88			14	\$7.46	\$45.34
TOTAL											\$426.75	\$426.75
											Net Personal Expenses	\$0.00
											Net Amount	\$0.00
											AMOUNT DE EMPLOYEE	\$426.75

Approved: *[Signature]*  
DATE: 9/27/17



G.Dirden  
9/15/17  
Office Meeting  
Supplies

**Kroger** Fresh food. Low prices.

6200 HWY 6  
(28) 208-1737  
You cashier was Shaunte

DR PEPPER GPK	PC	4.99	B
COKE MINI CAN GPK	PC	2.50	B
KROGER SAVINGS		0.49	
SPRITE GPK	PC	2.50	B
KROGER SAVINGS		0.49	
COKE MINI CAN GPK	PC	2.50	B
KROGER SAVINGS		0.49	
COKE CHERRY'S PK	PC	2.50	B
KROGER SAVINGS		0.49	
CHEERIOS	PC	2.49	T
KROGER SAVINGS		0.50	
PLANTER PEANUTS	PC	2.49	T
KROGER SAVINGS		0.50	
HONEY BUNCH	PC	2.49	T
KROGER SAVINGS		0.50	
KROGER PLUS CUPON		*****6001	
SCANNED CUPON		1.00	-T
SCANNED CUPON		1.00	-T
SCANNED CUPON		1.00	-T
TAX		1.61	
DEBIT		21.07	
**** BALANCE			
US DEBIT Purchase			
*****4385			
REF#: C00000		TOTAL: 21.07	
PURCHASE 21.07		CASHBACK: 0.00	
REF#: 460000000000			
REF#: 67600251476075			
VERIFIED BY PIN			

*Handwritten:* \$5.10

\*\*\*\*\*6001  
\*\*\*\*\*4385  
REF#: C00000 TOTAL: 21.07  
PURCHASE 21.07 CASHBACK: 0.00  
REF#: 460000000000  
REF#: 67600251476075  
VERIFIED BY PIN

DEBIT 21.07  
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 8  
KROGER SAVINGS \$ 3.00  
KROGER SAVINGS \$ 3.46  
TOTAL COUPONS \$ 6.46  
TOTAL SAVINGS (24%) \$ 6.46  
09/15/17 Sale: 351 5 276 113

\*\*\*\*\*  
Tell Us How We Are Doing!  
Earn 50 BONUS FUEL POINTS!  
Plus, enter our weekly Sweepstakes  
for one of 100 - \$100 gift cards and  
ONE \$5,000 gift card grand prize!  
Go to [www.krogerfeedback.com](http://www.krogerfeedback.com)  
every 7 days.

Enter the information below:  
Date: 09/15/17  
Time: 04:34pm  
Entry ID: (604-342-276-334-5-281)  
Limit one 50 fuel pt bonus per 7 days.  
No purchase necessary to enter  
sweepstakes. See website for official  
sweepstakes rules.

\*\*\*\*\*  
SEPTEMBER FUEL POINTS  
REDEEM 100PTS TO SAVE 10 PER GAL  
ON ONE PURCHASE OF UP TO 35 GAL  
SAVE UP TO \$1 PER GAL AT KROGER OR  
.10 PER GAL AT SHELL ON 1 FILL-UP.

FUEL POINTS THIS ORDER = 22  
FUEL POINTS THIS MONTH = 120

THIS MONTH'S POINTS EXPIRE 10/31/17  
VISIT [WWW.KROGER.COM/FUEL](http://WWW.KROGER.COM/FUEL) FOR DETAILS

\*\*\*\*\*  
With Our Low Prices, You Saved  
**\$6.46**  
Personal Card Savings \$20.00  
New Savings Apply Today!  
[www.kroger.com](http://www.kroger.com)  
See Finger.com

9/18/17 G.Dirden. Breakfast meeting w/ Ambrose Communications  
Page 33 of 186

**Harriys**  
Restaurant Cafe  
318 Tuan  
Houston, TX 77006  
713-520-0198

623 oscar a  
Tbl 8/1 Chk 2688  
Sep18'17 09:46AM Gst 2

3 Coffee @ 2.50	7.50
1 Greek Omlt	10.00
Egg Whites	
POT	
NO TOMATE	
***MESSAGE****	
1 SIDE BACON	3.50
1 Zucchini Omlt	10.50
POT	
WT	
1 Huevos Rancheros	9.50
OM	
1 Side POT	3.00
Subtotal	44.00
Tax	3.63
10:37AM Total Due	47.63

for your convenience we are  
providing the following  
gratuity calculations:

15% 181.61
18% 181.61
20% 181.61
25% 181.61

PLEASE PAY YOUR SERVER  
AT THE TABLE

**Harriys**  
Restaurant Cafe  
318 Tuan  
Houston, TX 77006  
713-520-0198

Date: Sep18'17 10:41AM  
Card Type: Visa  
Acct #: XXXXXXXXXXXX4383  
Card Entry: SWIPED  
Trans Type: PURCHASE  
Auth Code: 008870  
Check#: 2688  
Table: 8/1  
Server: 623 oscar a  
Txn ID: 2016155979

Subtotal: 47.63  
Gratualier: 7.92  
TOTAL: 55.55

SIGNATURE *[Signature]*  
THIS IS CUSTOMERS COPY

9/18/17  
Postoffice-Mailing of  
2nd Round Purpleline Letters

9/19/17  
Office Supplies

HOUSTON TX 77087-4800 801240047 (800)275-8777 1:47 PM	First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82 Mail Large Envelope (Domestic) (HOUSTON, TX 77002) (Weight: 0 Lb 4.90 Oz) (Expected Delivery Day) (Wednesday 09/20/2017) First-Class 1 \$1.82
--	--

Total \* \$18.20 \*  
Debit Card Real'd \$18.20  
(Card Name: Debit Card)  
(Account #: XXXXXXXXXXXX4383)  
(Approval #: )  
(Transaction #: 156)  
(Receipt #: 009899)  
(Debit Card Purchase: \$18.20)  
(Cash Back: \$0.00)

For stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clickship to print shipping labels with postage. For other information call 1-800-ASK-1999.

**Sams Club**  
CLUB MEMBER DAVID GALVAN  
( 713 ) 941 - 4404  
HOUSTON, TX  
09/19/17 09:15 3480 082:44 000 3054

E 51402 ZARRA F	4.98	N
E 74532 ZARRA GPKF	5.88	N
724211 ULADY PLOUP	13.90	I
98040478 ULADY PLOUP	18.90	I
TAX 1	0.256	N
TOTAL	37.88	
DEBIT TEND	37.88	
CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY  
37.88 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 4383 1 0  
NETWORK ID: 0056 APPH CODE: 081737

US DEBIT  
AID 800000000000  
TC 60029451839701  
\*Pin Verified  
TERMINAL N SC010045

Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 4

TCN 6409 5126 4723 5255 536

Happy to Help

# Hobby Area District - Business Expense Report

September 1-30, 2017  
FOR PERIOD

Jerry Lowry  
EMPLOYEE NAME (PRINT or TYPE)

DATE	ADDRESS & LOCATION NAME, PURPOSE (Meeting, Supplies, etc.), COMPANY NAMES AND SUPPORTING REASON FOR EXPENSE, ACCOUNT CODE	HOTEL CHARGES (Not Individual Meals)	MEALS	PHONE/ DATA	SUPPLIES	PARKING & TOLLS	OTHER	2017 Total @ .535	TOTAL
9/1/2017	8171 Broadway, Communication Allowance 6173			\$150.00				\$0.00	\$150.00
9/5/2017	Inspected District flood damage and checked Mini Marts 6120							\$16.59	\$16.59
9/7/2017	8181 Airport Blvd, meeting with Helen Bernal 6120							\$2.14	\$2.14
9/8/2017	Team meeting with Danny Perkins to catch up on post flood issues 6120		\$38.00					\$2.14	\$38.14
9/12/2017	3200 Southwest freeway, meeting with Tim Austin, AHRK Law firm 6120							\$4.82	\$4.82
9/12/2017	7430 Park Place, meeting with Richard McCurley & Charles Farina, discussed HAMD and HAS project updates 6120		\$38.00			\$0.00		\$2.14	\$40.14
9/14/2017	1525 Lakville Dr, Humble TX 77336, sign checks 6120							\$5.21	\$3.21
9/15/2017	9808 Katy Freeway, Le Peep, catch up meeting with Davin James, discussed approaches to supplemental public works; 8181 Airport, inspected District's damage unit 6120		\$30.00					\$6.42	\$36.42
9/21/2017	8181 Airport Blvd, Committee meetings 6115	\$634.53	\$104.00	\$150.00	\$0.00	\$0.00		\$2.14	\$636.67
SUBTOTAL		\$634.53	\$104.00	\$150.00	\$0.00	\$0.00		\$2.14	\$928.12
								\$39.59	\$928.12
								<Less Personal Expense>	\$0.00
								<Less Advance>	\$0.00
								AMOUNT DUE EMPLOYEE	\$0.00
								PG 2	

Approved by

DATE

*Jerry Lowry* 10-3-17

# Hobby Area District - Business Expense Report - Page 2/2

September 1-30, 2017  
FOR PERIOD

Jerry Lowry  
EMPLOYEE NAME (PRINT or TYPE)

DATE	ADDRESS & LOCATION NAME, PURPOSE (Meeting, Supplies, etc.), COMPANY NAMES AND SUPPORTING REASON FOR EXPENSE, ACCOUNT CODE	HOTEL CHARGES (Not Individual Meals)	MEALS	PHONE/ DATA	SUPPLIES	PARKING & TOLLS	OTHER	2017 Total @ .535	TOTAL
SUB-TOTAL FROM PAGE 1		\$634.53	\$104.00	\$150.00	\$0.00	\$0.00		\$39.59	\$928.12
9/26/2017	8121 Broadway, Ooma Office Systems Monthly Service Fee for August 6173			\$181.06				\$0.00	\$181.06
9/27/2017	Inspect Breakaway 6120							\$2.14	\$2.14
9/29/2017	1525 Bilyback, Meeting with SEAL regarding Public Safety programs 6120							\$22.47	\$22.47
TOTAL		\$634.53	\$104.00	\$331.06	\$0.00	\$0.00		\$0.00	\$900.00
								\$84.20	\$984.20
								<Less Personal Expense>	\$0.00
								<Less Advance>	\$0.00
								AMOUNT DUE EMPLOYEE	\$1,133.79
								PG 2	

Approved by

DATE

*Jerry Lowry* 10-3-17

**GEORGES PIZZERIA**  
7430 PARK PL BLVD  
HOUSTON, TX 77087  
7136441223

Cashier: Peggy  
Transaction 016456

Total **\$32.04**  
CREDIT CARD AUTH \$32.04  
VISA 3701

Tip **\$3.00**  
Total **\$35.04**

Retain this copy for statement validation

13-Sep-2017 1:14:07P  
\$32.04 Method EMV  
VISA CREDIT XXXXXXXXXXXX3701  
JERRY LOWRY  
Ref #: 725600588771  
Auth #: 02228C  
MID: \*\*\*\*\*4880  
AID: A0000000031010  
ATHNwNm: VISA  
SIGNATURE VERIFIED

Online: <https://clover.com/p/PS339MZHAAWJ>

Le Peep Restaurant  
713-783-7337  
9807 Katy Frwy Suite 170  
www.tepeehouston.com  
713-783-7337

Server: Allieca DOB: 09/15/2017  
08:37 AM 09/15/2017  
Table 27/1 3/30019

SALE

Visa 3145739  
Card #XXXXXXXXXXXXXXXX3701  
Magnetic card present: LOWRY JERRY  
Card Entry Method: S

Approval: 06195C

Amount: \$24.30  
+ Tip: 5.70  
= Total: 30.00

I agree to pay the above total amount according to the card issuer's agreement.

Signature: *Jerry Lowry*  
Thank You For Your Business

Name & Address  
HOBBY AREA MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON 77227  
UNITED STATES OF AMERICA



8181 Airport Blvd. • Houston, TX 77061  
Phone (713) 645-3000 • Fax (713) 645-2251  
For reservations across the nation  
www.doubletree.com or 1-800-222-TREE

Room H 2996  
Arrival Date 10/14/2016 12:00:00 AM  
Departure Date  
Adult/Child  
Room Rate  
Rate Plan:  
HH #  
AI:  
Car:



8181 Airport Boulevard Houston, TX 77061  
Phone: 713-645-3000 - Fax: 713-645-1409

**Banquet Check**

BEO#: 50986

Group Name: Hobby Area Management District F&B Acct: H2996  
Post As: Hobby Area Management District - Committee Meetings Site Contact: Mr. Jerry Lowry  
Catering Mgr: Maggie Del Rio

Day/Date	Time	Function	Room	Qty	Actual
Thursday, September 21, 2017	1:00 pm	Business and Econo	Tampico/Monterrey		
Thursday, September 21, 2017	2:00 pm	Visual Improvements	Tampico/Monterrey		
Thursday, September 21, 2017	3:00 pm	Public Safety	Tampico/Monterrey		

NO.	FOOD	PRICE	SUBTOTAL	TOTAL
2	Dozen Freshly Baked DoubleTree Chocolate Chip & Walnut Cookies	23.95	47.90	
1	Gallon(s) Freshly Brewed 100% Columbian Regular Coffee	45.00	45.00	
TOTAL FOOD			92.90	
SERVICE CHARGE %		23.00	21.37	
				114.27

ROOM RENTAL	PRICE	SUBTOTAL	TOTAL
Room: Tampico/Monterrey Room: Tampico/Monterrey Room: Tampico/Monterrey	Function: MTG Function: MTG Function: MTG	325.45	325.45
TOTAL			325.45
SERVICE CHARGE %		23.00	74.85
Room Rental Tax %		8.00	19.53
Sales Tax %		0.00	0.00
			419.83

Grand Total: 534.10  
Balance Due: 534.10

Client Signature \_\_\_\_\_ Date: 9/21/2017

9/25/2017

DATE	REFERENCE	DESCRIPTION	AMOUNT
9/21/2017	1181923	*BANQUETS	\$189.12
9/21/2017	1181924	*BANQUETS	\$344.98
9/21/2017	1181925	*BANQUETS	\$100.43
9/25/2017	1184810	VS *3701 **BALANCE**	(\$634.53) \$0.00



- WALDORF ASTORIA
- CONRAD
- canopy
- Hilton
- CURIO
- DOUBLETREE
- TAPESTRY
- EMERALD SILVER
- Grand Garden Inn
- Hampton
- HU
- HOMEWOOD SUITES
- HOME2
- Hilton Grand Vacations
- Hilton

ACCOUNT NO.	DATE OF CHARGE	FOLIO NO./CHECK NO.
CARD MEMBER NAME	AUTHORIZATION	INITIAL
ESTABLISHMENT NO. & LOCATION	PURCHASES & SERVICES	TAXES
CARD MEMBER'S SIGNATURE	TIPS & MISC.	TOTAL AMOUNT
<input checked="" type="checkbox"/>		634.53

FAYMENT DUE UPON RECEIPT



Tax Exempt - Sales

8181 Airport Boulevard Houston, TX 77061  
Phone 713-645-3000 - Fax 713-645-1409

**Banquet Check**

BEO#: 51488

Group Name: Hobby Area Management District F&B Acct: 2996  
Post As: Hobby Area Management District - Committee Meetings Site Contact: Mr. Jerry Lowry  
Catering Mgr: Maggie Del Rio

Day/Date	Time	Function	Room	Qty	Actual
Thursday, September 21, 2017	11:30 am		Delta Room	7	

NO.	FOOD	PRICE	SUBTOTAL	TOTAL
5	Cobb Salad (2 with No Tomatoes)	11.95	59.75	
2	Mrs. B's Salad	10.95	21.90	
TOTAL FOOD			81.65	
SERVICE CHARGE %		23.00	18.78	
				100.43

ROOM RENTAL	PRICE	SUBTOTAL	TOTAL
Room: Delta Room Function: LUN	SERVICE CHARGE % Room Rental Tax % Sales Tax %	23.00 8.00 0.00	0.00 0.00 0.00
Grand Total:			100.43

Balance Due: 100.43

Client Signature \_\_\_\_\_ Date: 9/21/2017



**INVOICE**

Ooma Inc  
1880 Embarcadero Rd  
Palo Alto, CA 94303  
+1-866-939-6662  
www.ooma.com

**BILL TO**  
Toby Stephens  
Hobby Area District  
8121 BROADWAY ST SUITE 199  
HOUSTON, TX 77061  
Primary: +1-832-703-1103  
Second Line: +1-832-982-2006  
+1-832-982-2036  
+1-832-982-2026

INVOICE ID	DATE	STATUS
BILL-244-vvgwxm6qq7a26y5s	2017-09-02	PAID

Item	Qty	Price	Subtotal
User Extension	3	\$19.95	\$59.85

Subtotal: \$59.85  
Taxes and Fees for 77061:  
Sales Tax: \$6.36  
Regulatory Compliance Fee: \$5.94  
911 Service Fee: \$5.37  
Federal Universal Service Charge and Regulatory Fees: \$5.90  
County 911: \$1.50  
City utility tax: \$5.43  
State 911: \$0.18  
Total: \$90.53

Ooma Office: Absolutely everything you'd ever need in a business phone system  
Thanks for being an Ooma customer!



INVOICE

Ooma Inc
1880 Embarcadero Rd
Palo Alto, CA 94303
+1-866-939-6662
www.ooma.com

BILL TO
Toby Stephens
Hobby Area District
8121 BROADWAY ST SUITE 199
HOUSTON, TX 77061-
Primary:
+1-832-703-1103
Second Line:
+1-832-982-2006
+1-832-982-2036
+1-832-982-2026

Table with 3 columns: INVOICE ID, DATE, STATUS. Row: BILL-213-kgfmqroz7uqzyl, 2017-08-02, PAID

Table with 4 columns: Item, Qty, Price, Subtotal. Row: User Extension, 3, \$19.95, \$59.85

Subtotal: \$59.85
Taxes and Fees for 77061:
Sales Tax: \$6.36
Regulatory Compliance Fee: \$5.94
911 Service Fee: \$5.37
Federal Universal Service Charge and Regulatory Fees: \$5.90
County 911: \$1.50
City utility tax: \$5.43
State 911: \$0.18
Total: \$90.53

Ooma Office: Absolutely everything you'd ever need in a business phone system
Thanks for being an Ooma customer!



www.equitaxinc.com

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

DATE: 09/22/2017

LEGAL DESCRIPTION

World and Main (Houston), LLC
c/o The Law Office of Jeffery W. Wells
10223 Broadway St, Suite P-347
Pearland, TX 77584

RES B BLK 11
RESTRICTED
CENTRAL INDUSTRIAL PARK 3 R/P
8300 TEWANTIN DR

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/097/158/000/0002
YEAR: 2016
REF No.: 0899963

DATE PROCESSED: 09/22/2017
RECEIPT NUMBER: 91161261
DEPOSIT BATCH No.: RP170922

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:

- [ ] Decrease in Appraised Value
[ ] Exemption(s) Added
[ ] Homestead
[ ] Over 65
[ ] Disabled Person
[ ] Disabled Veteran
[ ] Account Prorated
[ ] Account Deleted
[ ] Rendition Penalty Waived
[ ] Other:
[ ] Lawsuit Cause No.: 2016-7363/

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$3,137.20.

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

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



invoice

9/15/17

1101 Castle Court Street Austin, TX 78703
ony@avalancheconsulting.com - 512.472.1353 PH
EIN No. 33-2288366

Table with columns: DATE, PROJECT DESCRIPTION/REFERENCE, COST. Includes invoice details for Hobby Area Management District and a payment entry for 9/15/17.

CLARK CONDON

10401 STELLA LINK ROAD,
HOUSTON, TEXAS 77025
Phone 713.871.1414 Fax 713.871.0888
CLARKCONDON.COM

Jerry Lowry
Hobby Area Management District
8121 Broadway, Suite 199
Houston, TX 77061

Date: September 30, 2017
Invoice number: 42312
Project Number: 116-044B

Hobby Area Bus Shelters CDs thru CA

Professional Services for the Period: 9/1/2017 to 9/30/2017

Table with columns: Phase, Phase Fee, Complete, % Fee Earned, Prior Billing, Current Fee. Includes a Reimbursables section for In-House Printing and Miscellaneous Fees.



Activity Summary Report  
Date Range: 09/01/2017 to 09/28/2017

Project / Media / Page Size / Cost	Qty	Sq Ft	Total Cost
<b>116-044B - Hobby Area Bus Shelters CDs thru CA</b>			
Color Laser -cost each			
11.00x17.00			
Unit Cost: \$3.00	2.00	4.00	\$6.00
8.50x11.00			
Unit Cost: \$2.00	25.00	25.00	\$50.00
Large Format B&W -cost per square foot			
24.00x36.00			
Unit Cost: \$0.50	40.00	240.00	\$120.00
<b>Total for 116-044B - Hobby Area Bus Shelters CDs thru CA</b>	<b>67.00</b>	<b>269.00</b>	<b>\$176.00</b>

COMCAST BUSINESS

Hobby Area Mngmnt District

Account number  
**8777 70 316 6733591**

For service at:  
8121 BROADWAY ST STE 199  
HOUSTON TX 77061-1341

Your monthly account summary

Previous balance	176.51
Payment - Thank You Sep 10, 2017	-176.51 cr
<b>New charges</b>	
Comcast Business services	154.85
Other charges and credits	7.36
Taxes and fees	14.30

Thanks for choosing Comcast Business

**Amount due \$176.51**  
Payment due Oct 18, 2017

Need help?  
Visit [business.comcast.com/help](http://business.comcast.com/help) or  
call 1-800-391-3000

Ready to pay?  
Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount)

**Manage your services online**  
Your Comcast Business account online is the one-stop destination to pay your bill and manage your services. Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

**Service updates**  
See the "additional information" section for upcoming service updates.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

COMCAST BUSINESS

8602 S 300 W, STE B SANDY UT 84703-3322  
803 962 8020 HQ #P 28 0802017 00000000000000000000

HOBBY AREA MNGMNT DISTRICT  
8121 BROADWAY ST STE 199  
HOUSTON, TX 77061-1340

Account number **8777 70 316 6733591**  
Payment due **Oct 18, 2017**  
**Please pay \$176.51**

Amount enclosed **\$**  
Make checks payable to Comcast  
Do not send cash



COMCAST  
PO BOX 850618  
DALLAS TX 75286-0618



87770316673359100176511

Make check payable to:  
Comcast Legal Sales Dept  
P.O. Box 400453  
Atlanta, GA 30384-2453

Ledger: October 2017  
Hobby Area Management District  
P.O. Box 232167  
Houston, TX 77227

Invoice Date	Account #	Account Name	Units	Rate	Total
10/1/2017	16412	16607 Alta Verde	1430	\$357.50	
10/1/2017	16412	16452 Bellestone Villas	60	\$15.00	
10/1/2017	16412	11152 Bedford East	58	\$14.50	
10/1/2017	16412	13294 Bedford Plaza	154	\$38.50	
10/1/2017	16412	16064 Broadway Oaks	210	\$52.50	
10/1/2017	16412	16454 Cobscook	1096	\$266.50	
10/1/2017	16412	16462 Casa Bella	74	\$6.00	
10/1/2017	16412	16461 Casa One	262	\$65.50	
10/1/2017	16412	16451 Casa Grande	63	\$15.75	
10/1/2017	16412	13376 Chez Orleans	23	\$5.75	
10/1/2017	16412	12631 Clearwood Villas Apts	276	\$69.00	
10/1/2017	16412	15778 Crescent City	328	\$82.00	
10/1/2017	16412	11068 Dred Lago	162	\$40.50	
10/1/2017	16412	11068 Dover Cove Apts	32	\$8.00	
10/1/2017	16412	16450 Eperennia	60	\$15.00	
10/1/2017	16412	16457 Euboe	50	\$12.50	
10/1/2017	16412	16459 Isla Palmetos	1400	\$35.00	
10/1/2017	16412	11150 Leonora	41	\$10.25	
10/1/2017	16412	16460 Leonora	62	\$15.50	
10/1/2017	16412	15759 Los Arcos	38	\$9.50	
10/1/2017	16412	16480 Madley Street Apts	66	\$16.50	
10/1/2017	16412	16590 Madley Street Walk	6	\$1.50	
10/1/2017	16412	11403 Pebble Walk	228	\$57.00	
10/1/2017	16412	16683 Pecan Villa Apts, LLC	20	\$5.00	
10/1/2017	16412	14966 Bedford Square	61	\$15.25	
10/1/2017	16412	16658 Sterling Court Apt Homes	60	\$15.00	
10/1/2017	16412	13269 The Preserve Wood Apts	200	\$50.00	
10/1/2017	16412	10865 The Preserve Wood Apts	1000	\$160.00	
10/1/2017	16412	10865 The Preserve Wood Apts	6480	\$1,620.00	

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
10/1/2017	51560

BILL TO  
HCID No. 9 / Hobby Area  
c/o Bracewell LLP  
711 Louisiana Street, Ste 2300  
Houston TX 77002-2770

DESCRIPTION	AMOUNT
Monthly Assessor Services as per contract	2,230.80
Roll Management	300.00
<b>Total</b>	<b>\$2,530.80</b>

**Governmental  
Financial  
Reporting, LLC**

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



Greater East End Management District  
P.O. Box 230099  
Houston, TX 77223-0099  
713-628-9916  
equiroz@greataeastend.com

**GREATER  
EAST END  
DISTRICT**  
THE PEOPLE ASKED  
THE PROBLEMS

**INVOICE**

10/6/2017

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

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

**INVOICE # 23-43**  
**DATE 09/30/2017**  
**DUE DATE 10/31/2017**  
**TERMS Net 30**

For Professional Services Rendered

Bookkeeping services provided during September 2017 for the month of August 2017	850.00
Postage and Deliveries	0.00
Mileage - No Meeting	0.00

**\$850.00**

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/06/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 6	8	80.00	640.00
09/12/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 10	8	80.00	640.00
09/19/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	80.00	640.00
09/26/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	80.00	640.00
Total Sites Abated: 37			<b>BALANCE DUE</b>	<b>\$2,560.00</b>

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

10/8/2017

Page 1 of 2

Page 2 of 2



Greater East End Management District  
P.O. Box 230099  
Houston, TX 77223-0099  
713-628-9916  
equiroz@greataeastend.com

**GREATER  
EAST END  
DISTRICT**  
THE PEOPLE ASKED  
THE PROBLEMS

**INVOICE**

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

**INVOICE # 28-6**  
**DATE 09/30/2017**  
**DUE DATE 10/31/2017**  
**TERMS Net 30**

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/18/2017	<b>Envelopes - Field Services</b> Envelopes	3	0.06	0.18
09/18/2017	<b>Postage - Field Services</b> Postage	3	0.45	1.35
09/25/2017	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
09/25/2017	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
09/25/2017	<b>Mileage Reimbursement</b> 65.5 Miles	65.50	0.53	35.25
09/25/2017	<b>Envelopes - Field Services</b> Envelopes	1	0.06	0.06
09/25/2017	<b>Postage - Field Services</b> Postage	1	0.45	0.45
			<b>BALANCE DUE</b>	<b>\$956.04</b>

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/05/2017	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
09/05/2017	<b>Reporting - Field Services</b> Reporting and follow-up.	1	35.00	35.00
09/05/2017	<b>Mileage Reimbursement</b> 63.8 Miles	63.80	0.53	33.81
09/05/2017	<b>Envelopes - Field Services</b> Envelopes	5	0.06	0.30
09/05/2017	<b>Postage - Field Services</b> Postage	5	0.45	2.25
09/11/2017	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
09/11/2017	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
09/11/2017	<b>Mileage Reimbursement</b> 69.1 Miles	69.10	0.53	36.62
09/11/2017	<b>Envelopes - Field Services</b> Envelopes	2	0.06	0.12
09/11/2017	<b>Postage - Field Services</b> Postage	2	0.45	0.90
09/18/2017	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
09/18/2017	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
09/18/2017	<b>Mileage Reimbursement</b> 75 Miles	75	0.53	39.75



10/3/2017

Invoice #: 43015781

**HOBBY AREA MANAGEMENT DISTRICT**  
**In-house Postage, Photocopies, Binding, etc.**

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

Postage	Amount
9/6/2017	\$ 0.46
<b>Total</b>	<b>\$ 0.46</b>

Photocopies @ \$0.15		
Date	Pages	Amount
<b>Total</b>		<b>\$ -</b>

Color Photocopies @ \$0.50		
Date	Sets	Amount
<b>Total</b>		<b>\$ -</b>

Binding sets @ \$1.00		
Date	Sets	Amount
<b>Total</b>		<b>\$ -</b>

Total, all Items	
Postage	\$ 0.46
Photocopies	\$ -
Color Photocopies	\$ -
Binding sets	\$ -
<b>Total</b>	<b>\$ 0.46</b>

Invoice		Balance Due: \$8,992.78
Description	Amount	
Professional services, September 2017	\$8,958.33	
In-house postage, photocopies, binding, etc., September 2017	\$0.46	
Verizon cellphone, M. Ramirez, 09/20-10/19/2017	\$33.99	

Terms: C.O.D.

Total Amount: \$8,992.78

Owed As Of: 10/3/2017

Hawes Hill & Associates LLP, PO Box 22167, Houston TX 77227-2167  
 713-595-1200 EIN 76-0565638

**Summary for Mario Ramirez: 832-727-0511**

Your Plan

The new Verizon Plan Unlimited  
 (see pg 3)

Monthly Charges

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



Invoice Number	Account Number	Date Due	Page
9793053110	919181047-00001	10/14/17	11 of 13

Your Plan, continued

Have more questions about your charges?  
 Get details for usage charges at  
[www.vzw.com/mybusinessaccount](http://www.vzw.com/mybusinessaccount).

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared	minutes unlimited	9	---	---
Mobile to Mobile	minutes unlimited	24	---	---
<b>Total Voice</b>				<b>\$0.00</b>
<b>Messaging</b>				
Text, Picture & Video	messages unlimited	2	---	---
<b>Total Messaging</b>				<b>\$0.00</b>
<b>Data</b>				
Gigabyte Usage	gigabytes unlimited	.006	---	---
<b>Total Data</b>				<b>\$0.00</b>
<b>Total Usage and Purchase Charges</b>				<b>\$0.00</b>
<b>Surcharges-&gt;</b>				
Fed Universal Service Charge				.37
Regulatory Charge				.21
Administrative Charge				1.23
TX Franchise Surchg				.04
Texas Universal Service				.38
<b>Total Surcharges</b>				<b>\$2.23</b>
<b>Taxes, Governmental Surcharges and Fees-&gt;</b>				
TX State 911 Fee				.50
TX Equalization Surcharge				.06
TX State Sales Tax-Teico				.97
TX State Sales Tax				1.23
<b>Total Taxes</b>				<b>\$2.76</b>
<b>Total Current Charges for 832-727-0511</b>				<b>\$33.99</b>

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

**Jerdon Enterprise, LP**

13403 Redfish Lane  
 Stafford, TX 77477  
 Phone (281)261-5000 Fax (281)261-5500

**INVOICE**

DATE: July 11, 2017  
 INVOICE # 5382A  
 FOR: Water Meter Account  
 Deposit

**Bill To:**  
 Hobby Area District  
 8121 Broadway, Suite 199  
 Houston, TX 77061  
 713-695-1214

DESCRIPTION	AMOUNT
Reimbursement for Water Meter Account Deposits 12 water meters, \$500 deposit each	6,000.00
<b>TOTAL</b>	<b>\$ 6,000.00</b>

Make all checks payable to Jerdon Enterprise, LP  
 If you have any questions concerning this invoice, contact John Sanchez (281)261-5000 x107

THANK YOU FOR YOUR BUSINESS!



**INVOICE**

Date: 9/28/2017 Invoice #: 17-9059

Mario N. Ramirez  
8111 Colgate St.  
Houston, Tx. 77061  
281-685-2810

**Bill To:**

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

**Customer Will Call**

**Invoice**  
**September -2017**

**Invoice Number: 8**  
**Date: 09/30/2017**

**Bill To:**  
Hobby Area Management District  
P O Box 22167  
Houston, Tx. 77221

**Ship To:**  
Hobby Area Management District  
P O Box 22167  
Houston, Tx. 77221

P.O. Number Customer Contact Rep Account # Terms  
Gabby Dirdea Net 10 Days

Item Code	Quantity	Description	Amount
C8000	600 each	Metro Meeting - October 19th - Flyer	183.00
<b>Total</b>			<b>\$183.00</b>

Thank you for choosing Magoo's! EIN # 20-0544930

Magoo's PrintShop, Inc. \* Certified WBE / HUB  
16637 West Hardy, Suite E \* Houston, Texas 77060  
magosprintshop.com \* 281.875.6000 \* Fax 281.875.6048

Description: Business Ambassador Contract  
Monthly duties required as Business Ambassador along with other duties as assigned. Mileage for July 2017 = \$0.00

September - billing 2017- 70 hours = \$1400.00 Total = \$1400.00

Amount Paid: 0.00  
Amount Due: \$1400.00

Shipping:  
Sub Total:  
Total: \$1,400.00

0-30 days	31-60 days	61-90 days	>90 days	Total

Balance Due: \$2,745.25

Invoice No: 266558  
Cust ID: 10331-13734-WO

Amount Enclosed: \$

**Bill To Information:**

Hobby Area Management District  
8121 Broadway St. Ste 199  
HOUSTON, TX 77061

**Please Return To:**

Mister Sweeper LP  
P. O. Box 560048  
Dallas, TX 75356-0048

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

Mister Sweeper LP  
P. O. Box 560048  
Dallas, TX 75356-0048  
(214) 688-4444 phone  
(214) 638-2833 fax

Invoice No: 266558  
Cust ID: 10331-13734-WO

**\*\* INVOICE \*\***

**Bill To:**

Hobby Area Management District  
8121 Broadway St. Ste 199  
HOUSTON, TX 77061

**Ship To:**

Hobby Area Mgmt. District  
Various Streets  
HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
9/14/2017		Net 30	10/14/2017
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Alameda Genoa Rd	139.00	486.50
3	Broadway from Park Place Ave to Airport Blvd	139.00	417.00
3.5	Monroe from Gulf Frwy to Alameda Genoa Rd	139.00	486.50
2.5	Bellfort from Gulf Frwy to Mykawa	139.00	347.50
3.5	Alameda Genoa from Gulf Frwy to Mykawa	139.00	486.50
2.25	Airport Blvd from Gulf Frwy to Mykawa and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

65904 Job done on Sept 02 and 05, 2017

Subtotal \$2,745.25  
Sales Tax (8.25%) \$0.00  
Invoice Total \$2,745.25  
Payments/Credits \$0.00  
**Balance Due \$2,745.25**

Invoice No: 266558  
Cust ID: 10331-13734-WO

Balance Due: \$2,745.25

Invoice No: 266675  
Cust ID: 10331-13734-WO

Amount Enclosed: \$

**Bill To Information:**

Hobby Area Management District  
8121 Broadway St. Ste 199  
HOUSTON, TX 77061

**Please Return To:**

Mister Sweeper LP  
P. O. Box 560048  
Dallas, TX 75356-0048

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

Mister Sweeper LP  
P. O. Box 560048  
Dallas, TX 75356-0048  
(214) 688-4444 phone  
(214) 638-2833 fax

Invoice No: 266675  
Cust ID: 10331-13734-WO

**\*\* INVOICE \*\***

**Bill To:**

Hobby Area Management District  
8121 Broadway St. Ste 199  
HOUSTON, TX 77061

**Ship To:**

Hobby Area Mgmt. District  
Various Streets  
HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
9/27/2017		Net 30	10/27/2017
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Alameda Genoa Rd	139.00	486.50
3	Broadway from Park Place Ave to Airport Blvd	139.00	417.00
3.5	Monroe from Gulf Frwy to Alameda Genoa Rd	139.00	486.50
2.5	Bellfort from Gulf Frwy to Mykawa	139.00	347.50
3.5	Alameda Genoa from Gulf Frwy to Mykawa	139.00	486.50
2.25	Airport Blvd from Gulf Frwy to Mykawa and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

65964 Job done on Sept 14, 2017

Subtotal \$2,745.25  
Sales Tax (8.25%) \$0.00  
Invoice Total \$2,745.25  
Payments/Credits \$0.00  
**Balance Due \$2,745.25**

Invoice No: 266675  
Cust ID: 10331-13734-WO





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

**Invoice**

Date	Invoice #
9/11/2017	35181

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Description	Hours	Rate/ Hour	Terms	
			Amount	Net 30
Commissioned Security Officer with Vehicles and K-9	151	29.25	4,416.75	
Commissioned Security Officer with Vehicle and K-9 - Labor Day Holiday **Holiday Hours are billed at 1.5 Times the regular rate** Patrol Period 09/04/2017 through 09/10/2017 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	8	43.88	351.04	
			Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$4,767.79</b>	



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

**Invoice**

Date	Invoice #
9/18/2017	35235

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Description	Hours	Rate/ Hour	Terms	
			Amount	Net 30
Commissioned Security Officer with Vehicles and K-9	80	29.25	2,340.00	
*****Hobby District Surge***** Patrol Period 09/11/2017 through 09/17/2017 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
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$2,340.00</b>	



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

**Invoice**

Date	Invoice #
9/18/2017	35236

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Description	Hours	Rate/ Hour	Terms	
			Amount	Net 30
Commissioned Security Officer with Vehicles and K-9 Patrol Period 09/11/2017 through 09/17/2017 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	144	29.25	4,212.00	
			Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$4,212.00</b>	



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

**Invoice**

Date	Invoice #
9/25/2017	35278

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Description	Hours	Rate/ Hour	Terms	
			Amount	Net 30
Commissioned Security Officer with Vehicles and K-9 *****Hobby District Surge***** Patrol Period 09/18/2017 through 09/24/2017 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	77.5	29.25	2,266.88	
			Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$2,266.88</b>	



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

**Invoice**

Date	Invoice #
9/25/2017	35279

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

**Camera Location**  
 Vista Verde  
 8751 Broadway Street  
 Houston, TX 77061

Terms
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicles and K-9 Patrol Period 09/18/2017 through 09/24/2017  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	144	29.25	4,212.00
			Sales Tax (8.25%) \$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$4,212.00</b>

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



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

**Invoice**

Date	Invoice #
9/1/2017	35212

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Terms
Net 30

Description	Amount
Pole Mounted Security System with Battery Backup -Contains 2 Fixed/2PTZ Cameras Unit #Zp20170209 -Monitoring Period from 09/01/2017 through 09/30/2017 -Monitoring Invoices are billed every month for the entire month -This invoice is billed in advance for the month.	685.00
Sales Tax (8.25%) \$0.00	
<b>Balance Due \$685.00</b>	
Payments/Credits \$0.00	
<b>Total \$685.00</b>	

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



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

**Invoice**

Date	Invoice #
9/1/2017	35213

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

**Camera Location**  
 Wedding Chapel  
 8120 Gulf Freeway  
 Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - Solar HD/IP Four (4) Camera System with Advanced Analytics -2 Weeks Video Storage	2,000.00
Discount	-500.00
Monitoring Period from 09/01/2017 through 09/30/2017 Monitoring Invoices are billed every month for the entire month. This Invoice is billed in advance for the month. Trailer # N0040	
Sales Tax (8.25%) \$0.00	
<b>Balance Due \$1,500.00</b>	
Payments/Credits \$0.00	
<b>Total \$1,500.00</b>	

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



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

**Invoice**

Date	Invoice #
10/2/2017	35405

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Terms
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicles and K-9 Patrol Period 09/25/2017 through 10/01/2017  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	166	29.25	4,855.50
			Sales Tax (8.25%) \$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$4,855.50</b>

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



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

**Invoice**

Date	Invoice #
9/12/2017	35206

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

**Camera Location**  
 Hampton Inn  
 8620 Airport Blvd  
 Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -4 Weeks Video Storage	1,500.00
Discount	-300.00
Monitoring Period from 09/12/2017 through 10/11/2017	
Monitoring Invoices are billed at the beginning of every month for the entire month.	
The Invoice is billed in advance for the month.	
<b>Sales Tax (8.25%)</b>	\$0.00
<b>Balance Due</b>	\$1,200.00
<b>Payments/Credits</b>	\$0.00
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
<b>Total</b>	\$1,200.00



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

**Invoice**

Date	Invoice #
9/11/2017	35167

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

**Camera Location**  
 Shell Station  
 8920 Bellfort St.  
 Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -2 Week Video Storage -Emergency Armed Response	1,500.00
Discount	-300.00
Monitoring Period from 09/11/2017 through 10/12/2017	
Monitoring Invoices are billed at the beginning of every month for the entire month.	
The Invoice is billed in advance for the month.	
<b>Sales Tax (8.25%)</b>	\$0.00
<b>Balance Due</b>	\$1,200.00
<b>Payments/Credits</b>	\$0.00
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
<b>Total</b>	\$1,200.00



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

**Invoice**

Date	Invoice #
9/27/2017	35303

**Bill To**  
 Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

**Camera Location**  
 Ship Shop  
 7591 Morley  
 Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -2 Week Video Storage	1,500.00
Discount	-815.00
Monitoring Period from 09/19/2017 through 10/18/2017	
Monitoring Invoices are billed at the beginning of every month for the entire month.	
The Invoice is billed in advance for the month.	
Trailer #1662 was deployed on September 18, 2017	
<b>Sales Tax (8.25%)</b>	\$0.00
<b>Balance Due</b>	\$685.00
<b>Payments/Credits</b>	\$0.00
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
<b>Total</b>	\$685.00

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



**INVOICE**

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

**INVOICE # 1562**  
**DATE 10/05/2017**  
**DUE DATE 11/04/2017**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
Mowing, Litter Removal and Disposal at West side of I-45 Feeder Road Weekly maintenance of the west side I-45 September 2, 2017	1	1,100.00	1,100.00
Litter pickup, removal and disposal of I-45 Feeder Road Litter removal and disposal	1	733.00	733.00
<b>BALANCE DUE</b>			<b>\$1,833.00</b>



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



**INVOICE**

**BILL TO**  
 Hobby Area Management  
 District  
 PO Box 22167  
 Houston, TX 77227

**INVOICE # 1540**  
**DATE 09/29/2017**  
**DUE DATE 10/30/2017**

ACTIVITY	QTY	RATE	AMOUNT
<b>Hobby Porter and Maintenance Crew 2017</b> Litter abatement of right-of-way for Hobby Area Management District	1	12,916.67	12,916.67
September 2017 Litter Abatement Services		0.00	0.00
		<b>BALANCE DUE</b>	<b>\$12,916.67</b>

We appreciate your prompt payment.

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



**INVOICE**

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

**INVOICE # 1560**  
**DATE 10/05/2017**  
**DUE DATE 11/04/2017**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Landscape Maintenance on Broadway Street</b> Watering on Broadway Street (August and September 2017)	2	1,040.00	2,080.00
		<b>BALANCE DUE</b>	<b>\$2,080.00</b>

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



**INVOICE**

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

**INVOICE # 1561**  
**DATE 10/05/2017**  
**DUE DATE 11/04/2017**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Landscape Maintenance on Broadway Street</b> Weekly Maintenance of the medians on Broadway street September 4-September 29 (4 Weeks)	4	1,337.14	5,348.56
		<b>BALANCE DUE</b>	<b>\$5,348.56</b>



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

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area Management District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

6. Adopt Resolution Ordering Preparation of Supplemental Assessment Roll, calling a Public Hearing, and Authorizing the Issuance of Notice of Public hearing



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

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**AGENDA MEMORANDUM**

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

7. Receive, Review, and Approve the Recommendation of the Benefits Review Committee
  - a. Approve a Contract with Paychex for Staff Leasing and Human Resources Provision and set benefit levels for Health and Retirement Plans.

Committee Recommendation: The committee unanimously recommend that the board authorize the agreement with Paychex and offer 100% for employee and 75% for dependent health coverage and a 4% contribution to a 401K plan.



## **Benefits Review Committee Summary**

Members – Danny Perkins, Helen Bonsall, Ann Collum, James Brown

Staff Lead – Jerry Lowry

### **Objective**

Committee was appointed by the Chairman Perkins and met on October 3, 2017 at 10:00 a.m. to review and consider for board recommendation a staff leasing and human resource provision agreement with Paychex. Paychex would provide all administrative services associated with personnel, payroll, and benefits plans.

A significant part of the meeting was to define the level of benefits for Paychex to include in their services.

### **History**

Last November the board approved medical and retirement plans but only partially funded the medical plan for FY 2017; therefore, no new plan is being requested; however, identifying a level of funding for these two plans is requested.

A review, questions, and additional research was conducted of local governmental and nonprofit organizations, and is attached.

### **Committee Recommendation**

**The committee unanimously recommended that the board authorize the agreement with Paychex and offer 100% for employee and 75% for dependent health coverage and a 4% contribution to a 401k plan.**

### **End of Committee Summary**

### **Additional Information:**

The Bureau of Labor Statistics reported in June 2017 the following for state and local governmental agencies – and is compared to the Hobby District if approved as committee recommends:

	Paid Time Off	Health	Retirement	Bonus	Total
State/Local Govt Avg.	7.5%	15.5%	11.3%	1%	35.3%
HAMD	8.2%	14.5%	4%	0%	26.7%

Benefits	Medical		Retirement	
District	Employee	Dependents	District's Monthly cost per employee	
			% Based on Employee Gross pay	
Airline Downtown	100%	n/a	\$895	2.8% to SEP IRA
Energy Corridor	100%	100%	\$1,667	3.8% to SEP IRA
Galleria	100%	100%	\$1,358	3.8% to SEP IRA
Greater East End	100%	0%	\$496	3.8% to SEP IRA
Greater Northside	100%	n/a	\$750	3% to 401k
Greenspoint	100%	50%	\$958	1.8% to 357b 4-6% match 357b
HoustonFirst	85%	70%	\$1,078	3% to 401k 6% match to 401k
Houston Parks Board	100%	0%	\$914	4% match to 403b
Near Northwest	100%	0%	\$1,059	not offered
Scenic Houston	90%	0%	\$774	3% match to SIM IRA
Westchase	100%	50%	\$1,183	3.8% to SAR IRA
Memorial City	100%	n/a	\$717	3.8% to SEP IRA
	Average Monthly Employer Cost		\$987	
<b>Proposed Hobby</b>	<b>100%</b>	<b>50%</b>	<b>\$1,052</b>	<b>4% to 401k</b>
	<b>100%</b>	<b>75%</b>	<b>\$1,198</b>	
	<b>100%</b>	<b>100%</b>	<b>\$1,486</b>	



Medical - Contribution Strategy			
	Company Paid	Monthly Employee Paid	Monthly Employee Paid
<b>1) 100% Contribution for employees and 50% for dependents</b>			
Employee Name	\$692.01	\$0.00	\$0.00
Employee Only	\$1,038.02	\$346.01	\$346.01
Employee + Spouse	\$1,038.02	\$346.01	\$346.01
Employee + Child(ren)	\$1,384.02	\$692.00	\$692.00
Family			
<b>2) 100% Contribution for employees and 75% for dependents</b>			
Employee Name	\$692.01	\$0.00	\$0.00
Employee Only	\$1,211.02	\$173.00	\$173.00
Employee + Spouse	\$1,211.02	\$173.00	\$173.00
Employee + Child(ren)	\$1,730.03	\$346.00	\$346.00
Family			
<b>3) 100% Contribution for employees and 100% for dependents</b>			
Employee Name	\$692.01	\$0.00	\$0.00
Employee Only	\$1,384.02	\$0.00	\$0.00
Employee + Spouse	\$1,384.02	\$0.00	\$0.00
Employee + Child(ren)	\$2,076.02	\$0.00	\$0.00
Family			

Dental - Contribution Strategy			
	Company Paid	Monthly Employee Paid	Monthly Employee Paid
<b>1) 100% Contribution for employees and 50% for dependents</b>			
Employee Name	\$34.97	\$0.00	\$0.00
Employee Only	\$52.36	\$17.39	\$17.39
Employee + Spouse	\$66.59	\$31.62	\$31.62
Employee + Child(ren)	\$82.43	\$47.46	\$47.46
Family			
<b>2) 100% Contribution for employees and 75% for dependents</b>			
Employee Name	\$34.97	\$0.00	\$0.00
Employee Only	\$61.05	\$8.89	\$8.89
Employee + Spouse	\$82.40	\$15.81	\$15.81
Employee + Child(ren)	\$106.16	\$23.73	\$23.73
Family			
<b>3) 100% Contribution for employees and 100% for dependents</b>			
Employee Name	\$34.97	\$0.00	\$0.00
Employee Only	\$69.74	\$0.00	\$0.00
Employee + Spouse	\$98.21	\$0.00	\$0.00
Employee + Child(ren)	\$129.89	\$0.00	\$0.00
Family			

Vision - Contribution Strategy			
	Company Paid	Monthly Employee Paid	Monthly Employee Paid
<b>1) 100% Contribution for employees and 50% for dependents</b>			
Employee Name	\$8.91	\$0.00	\$0.00
Employee Only	\$13.37	\$4.46	\$4.46
Employee + Spouse	\$14.26	\$5.35	\$5.35
Employee + Child(ren)	\$18.71	\$9.80	\$9.80
Family			
<b>2) 100% Contribution for employees and 75% for dependents</b>			
Employee Name	\$8.91	\$0.00	\$0.00
Employee Only	\$15.59	\$2.23	\$2.23
Employee + Spouse	\$16.93	\$2.67	\$2.67
Employee + Child(ren)	\$23.60	\$4.90	\$4.90
Family			
<b>3) 100% Contribution for employees and 100% for dependents</b>			
Employee Name	\$8.91	\$0.00	\$0.00
Employee Only	\$17.82	\$0.00	\$0.00
Employee + Spouse	\$19.60	\$0.00	\$0.00
Employee + Child(ren)	\$28.50	\$0.00	\$0.00
Family			

Plans & Options	S608CHC
Carrier	Blue Cross Blue Shield
PLAN TYPE	PPO
<b>IN-NETWORK</b>	
Physician copay	\$40
Specialist copay	\$60
Deductible - Individual	\$3,000
Deductible - Family	\$9,000
Coinsurance	70%
Out of Pocket Maximum - Ind	\$6,000
Out of Pocket Maximum - Fam	\$12,700
Hospital copay	30% Coinsurance
Emergency Room copay	\$500
Urgent Care copay	\$75
<b>OUT OF NETWORK</b>	
Deductible - Individual	\$6,000
Deductible - Family	\$18,000
Coinsurance	50%
Out of Pocket Maximum - Ind	\$12,000
Out of Pocket Maximum - Fam	\$25,400
Urgent Care copay	N/A
<b>PRESCRIPTION DRUG</b>	
Tier 1	\$20/\$25
Tier 2	\$40/\$50
Tier 3	\$60/\$70
Tier 4	\$20/\$40/\$60
<b>RATE EXHIBIT</b>	
<b>COSTS</b>	No. of Lives
Employee	Premium
Employee + Spouse	3
Employee + Child(ren)	0
Employee + Family	0
	0
	\$692.01
	\$1,384.02
	\$1,384.02
	\$2,076.02
<b>ESTIMATED MONTHLY COST</b>	\$2,076.03
<b>ESTIMATED ANNUAL COST</b>	\$24,912.36

**IMPORTANT CLIENT NOTES:**

1. This is only a brief summary of benefits and rates. Please refer to the carrier's proposal for full details.
2. The rates are based on the census submitted to Paychex by client. Carriers MAY change rates after enrollment if final enrollment differs from census.



Quote ID: 3934627  
 No. of Employees: 3  
 County: Harris  
 Effective Date: 10/01/2017



**BlueCross BlueShield  
 of Texas**

Hobby Area District  
 Producer: PAYCHEX INSURANCE AGENCY, INC.  
**Small Group Business Proposal**

Printed: 08/25/2017  
 Zip Code of Business: 77061  
 Rating Area: 10  
 Quote1

An In-Vitro benefit option is available for all PPO and HMO plans. There is an additional charge for the In-Vitro benefits and it is not included in the rates shown in the tables below. If a group offers multiple benefit plans and chooses to elect In-Vitro benefits, they must elect In-Vitro with all the health plans selected.

**4 Tier Composite Rates**

**Blue Choice PPO Network**

Plan #	Ded In/Out Comb	Office Visit/ Specialist	Coins In/Out	OPX In/Out	ER Copay*3 /ER Coins	IP In/Out	OP Surg In/Out	Ped Dental In/Out	RX**	Employee Only	Employee + Spouse	Employee + Child	Employee + Family	Total Monthly Health Cost*	Estimated Taxes and Fees
<b>PPO Plans</b>															
<b>Blue Platinum Plans</b>															
P600CHC	\$250/\$500	\$25/\$45	80%/60%	\$1250 / \$2500	\$300/80%	\$150/\$250	\$100/\$200	70%/70%	\$5/\$15/\$45/ \$85/\$150	\$938.23	\$1,876.46	\$1,876.46	\$2,814.69	\$2,814.69	\$56.28
P601CHC	\$1250/\$2500	\$25/\$45	100%/100%	\$1250 / \$2500	\$300/100%	\$150/\$250	\$100/\$200	100%/100%	\$5/\$15/\$45/ \$85/\$150	\$921.37	\$1,842.75	\$1,842.75	\$2,764.12	\$2,764.12	\$55.29
<b>Blue Gold Plans</b>															
G620CHC	\$1000/\$2000	\$20/\$40	80%/60%	\$3900 / \$7800	\$400/80%	NA/NA	NA/NA	70%/70%	\$20/\$20/\$50 / \$65/\$65	\$812.66	\$1,625.33	\$1,625.33	\$2,437.99	\$2,437.98	\$48.75
G623CHC	\$1250/\$2500	\$20/\$60	100%/80%	\$4500 / \$9000	\$300/100%	\$150/\$250	\$100/\$200	70%/70%	\$5/\$15/\$60/ \$110/\$150	\$838.32	\$1,676.65	\$1,676.65	\$2,514.97	\$2,514.96	\$50.31
G622CHC	\$1250/\$2500	\$30/\$50	80%/60%	\$3500 / \$7000	\$400/80%	NA/NA	NA/NA	70%/70%	\$20/\$20/\$40 / \$55/\$55	\$806.97	\$1,613.95	\$1,613.95	\$2,420.92	\$2,420.91	\$48.42
G617CHC	\$3000/\$6000	\$30/\$50	100%/100%	\$3000 / \$6000	\$400/100%	\$200/\$300	\$150/\$250	100%/100%	\$5/\$15/\$60/ \$110/\$150	\$799.59	\$1,599.17	\$1,599.17	\$2,398.76	\$2,398.77	\$47.97
<b>Blue Silver Plans</b>															
S610CHC*1	\$2275/\$4550	\$40/\$70	70%/50%	\$6900 / \$13800	\$500/70%	\$250/\$350	\$200/\$300	70%/70%	\$5/\$15/\$60/ \$110/\$150	\$692.41	\$1,384.81	\$1,384.81	\$2,077.22	\$2,077.23	\$41.55
S611CHC*1	\$2650/\$5300	\$40/\$60	80%/60%	\$6600 / \$13200	\$500/80%	\$250/\$350	\$200/\$300	70%/70%	\$5/\$15/\$60/ \$110/\$150	\$703.19	\$1,406.38	\$1,406.38	\$2,109.57	\$2,109.57	\$42.18
S608CHC	\$3000/\$6000	\$40/\$60	70%/50%	\$6000 / \$12000	\$500/70%	NA/NA	NA/NA	70%/70%	\$25/\$25/\$50 / \$70/\$70	\$692.01	\$1,384.02	\$1,384.02	\$2,076.02	\$2,076.03	\$41.52
S607CHC	\$3050/\$6100	\$30/\$50	80%/60%	\$6500 / \$13000	\$500/80%	\$250/\$350	\$200/\$300	70%/70%	\$5/\$15/\$60/ \$110/\$150	\$702.71	\$1,405.41	\$1,405.41	\$2,108.12	\$2,108.13	\$42.15
S606CHC	\$6000/\$12000	\$20/\$40	100%/100%	\$6000 / \$12000	\$500/100%	\$250/\$350	\$200/\$300	100%/100%	\$5/\$15/\$60/ \$110/\$150	\$697.00	\$1,394.00	\$1,394.00	\$2,091.00	\$2,091.00	\$41.82
<b>Blue Bronze Plans</b>															
B652CHC*4	\$6750/\$13500	\$40/NA	60%/50%	\$7150 / \$14300	NA/60%	NA/NA	NA/NA	70%/70%	85%/85%/75% / 65%/60%	\$500.36	\$1,000.73	\$1,000.73	\$1,501.09	\$1,501.08	\$30.03

A Division of Health Care Service Corporation, a Mutual Legal Reserve Company, an Independent Licensee of the BlueCross and BlueShield Association.  
 Registered Marks BlueCross and BlueShield Association







**For release 10:00 a.m. (EDT) Friday, September 8, 2017**

USDL-17-1222

Technical information: (202) 691-6199 • ncsinfo@bls.gov • www.bls.gov/ect  
 Media contact: (202) 691-5902 • pressoffice@bls.gov

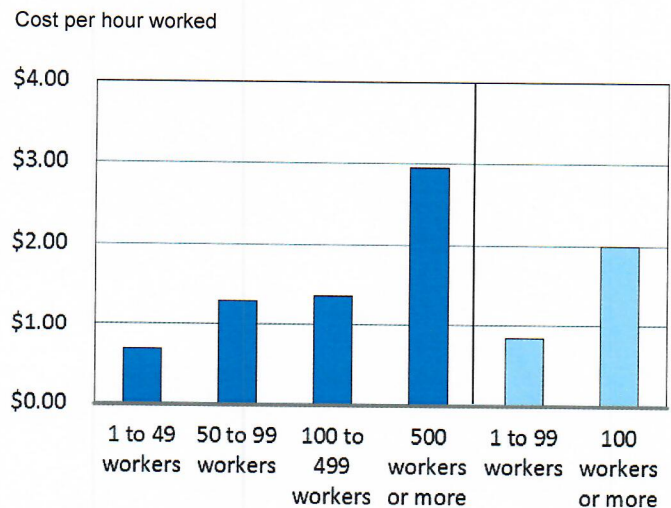
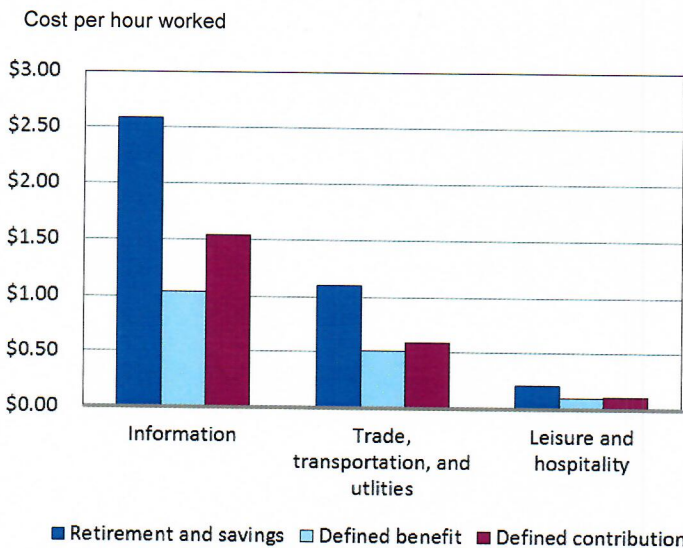
**EMPLOYER COSTS FOR EMPLOYEE COMPENSATION – JUNE 2017**

Employer costs for employee compensation averaged \$35.28 per hour worked in June 2017, the U.S. Bureau of Labor Statistics reported today. Wages and salaries averaged \$24.10 per hour worked and accounted for 68.3 percent of these costs, while benefits averaged \$11.18 and accounted for the remaining 31.7 percent. The employer costs for retirement and savings averaged \$1.92 per employee hour worked (5.4 percent of total compensation). (See table 1.)

Total employer compensation costs for **private industry** workers averaged \$33.26 per hour worked where wages and salaries averaged \$23.15 (69.6 percent of total compensation) and benefit costs averaged \$10.11 (30.4 percent). (See table 5.)

**Chart 1. Employer retirement and savings costs per employee hour worked by selected private industry group, June 2017**

**Chart 2. Employer retirement and savings costs per employee hour worked by selected establishment size, private industry, June 2017**



Total employer compensation costs for **state and local government** workers averaged \$48.06 per hour worked, where wages and salaries averaged \$30.12 (62.7 percent of total compensation) and benefit costs averaged \$17.94 (37.3 percent). (See table 3.)

Employer Costs for Employee Compensation (ECEC), a product of the National Compensation Survey, measures employer costs for wages, salaries, and employee benefits for nonfarm private and state and local government workers.



**Table A. Relative importance of employer costs for employee compensation, June 2017**

Compensation component	Civilian workers <sup>1</sup>	Private industry	State and local government
Wages and salaries	68.3%	69.6%	62.7%
Benefits	31.7	30.4	37.3
Paid leave	7.0	6.9	7.5
Supplemental pay	3.1	3.5	1.0
Insurance	8.7	8.0	11.9
Health	8.3	7.5	11.6
Retirement and savings	5.4	4.1	11.3
Defined benefit	3.5	1.9	10.5
Defined contribution	2.0	2.2	0.8
Legally required	7.4	7.8	5.6

<sup>1</sup> Includes workers in the private nonfarm economy except those in private households, and workers in the public sector, except the federal government.

Highlights of employer **retirement and savings** costs per hour worked for private industry workers:

- Employer costs for all **private industry** workers averaged \$1.36 per hour worked, or 4.1 percent of total compensation. (See table 5.)
- Employer costs by **occupational group** ranged from \$2.80 (4.7 percent of total compensation) for management, professional, and related workers to 25 cents (1.6 percent) for service workers. (See table 5.)
- Employer costs by **bargaining status** were \$4.54 (9.2 percent of total compensation) for union workers and \$1.05 (3.3 percent) for nonunion workers. Defined benefit plan costs were significantly higher for union workers at \$3.25 (6.6 percent) as compared with 36 cents (1.1 percent) for nonunion workers. (See table 5.)
- Employer costs by **industry** were \$2.22 (5.6 percent of total compensation) in goods-producing industries and \$1.19 (3.7 percent) in service-providing industries. Across major industry groups costs ranged from \$2.58 in information to 21 cents in leisure and hospitality. (See chart 1 and table 6.)
- Employer costs among **Census regions** averaged \$1.18 (3.9 percent of total compensation) in the South, \$1.25 (4.1 percent) in the Midwest, \$1.45 (4.2 percent) in the West, and \$1.75 (4.2 percent) in the Northeast. (See table 7.)
- Employer costs by **establishment size** averaged \$1.99 (5.1 percent of total compensation) for establishments with 100 workers or more and 84 cents (3.0 percent) for establishments with 1 to 99 workers. (See chart 2 and table 8.)
- Employer costs by **work status** averaged \$1.73 (4.4 percent of total compensation) for full-time workers in private industry and 37 cents (2.1 percent) for part-time workers. Costs for full-time workers in service occupations averaged 44 cents per hour worked, compared with 9 cents for part-time workers. (See table 11.)

#### **Other benefit categories in private industry**

Private industry employer costs for **paid leave** averaged \$2.30 per hour worked (6.9 percent of total compensation), **supplemental pay** averaged \$1.18 (3.5 percent), **insurance** benefits averaged \$2.66 (8.0 percent), and **legally required benefits** averaged \$2.61 (7.8 percent). (See table A and table 5.)

**Employer Costs for Employee Compensation for September 2017 is scheduled to be released on Friday, December 15, 2017, at 10:00 a.m. (EST).**

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

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area Management District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

8. Receive and Accept the Resignation of Marjorie Evans





**From:** Marjorie Evans [<mailto:mevans@univ-wea.com>]  
**Sent:** Wednesday, September 13, 2017 3:41 PM  
**To:** 'Danny Perkins ([dperkins@escpolytech.com](mailto:dperkins@escpolytech.com))'  
**Subject:** HAMD #9

September 13, 2017

Dear Danny,

Please accept my resignation as of September 13, 2017 from the board of The Hobby Area Management District #9.

While I have enjoyed my time on the board, I am no longer a property owner in the district.

The very best to you and the Board of Directors.

Marjorie Evans  
Vice Chairman  
Universal Weather & Aviation  
713-947-5481



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

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area Management District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

9. Receive Update and Recommendation from the Nomination Committee
  - a. Consider Recommendation and Make Board Appointment as Appropriate



*Keyur H. Amin*


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 SUMMARY OF QUALIFICATIONS
 

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- ❖ A resourceful, versatile information systems professional with Nineteen Years of business and Ten Years of management experience.
  - ❖ Exhibits excellence in software and database design, programming, system management and administration, organization, problem solving, communication, team leading and participation, attention to details and follow up, user training and support.
  - ❖ Self-motivated, Hard Worker, Fast Learner.
- 

## SOFTWARE EXPERIENCE

RPG/400, RPGIV, RPG Free, Embedded SQL, Some ILE, AS400 Trigger, SQL Trigger, Subfile and batch processing, CLP, AS/400 System Administration, SQL, SEQUEL, DBU, SEU, FTP, SDA, Turnover, Catapult, Surveyor, Transfer Anywhere, Go Anywhere, Tango/400, WDSC, Abstract, Tools/400 Window Menu System, Microsoft Applications

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## PROFESSIONAL EXPERIENCE

**Gateway Ace Hardware**  
Troy, Michigan

**10/10 – Current**  
Owner

- ❖ Increased annual revenue from \$259,000 in 2010 to \$1,400,000 in 2016.
- ❖ Recipient of Zelo award in 2016 from Mount Carmel Academy.
- ❖ Successfully completed Goldman Sachs 10K Businesses certification.

**Proctor Financial Inc.**  
Troy, Michigan

**10/07 – 10/10**  
AS400 group Manager

- ❖ Managed all Iseries software development projects.
- ❖ Managed all applications running on the ISeries.
- ❖ Responsible for evaluating, testing, and implementing 3<sup>rd</sup> party softwares on ISeries.
- ❖ Responsible for hiring, training, and leading two employees and two contractors.
- ❖ Assisted in Designing, Programmed, and Implemented USDA Check Disbursements, several Client Interfaces, and other User requests.
- ❖ Configured and setup new iSeries for Disaster Recovery.
- ❖ Responsible for all ISeries related hardware and software implementation and upgrades.
- ❖ Design DR project which includes replacement of two 270 machines with 2 515 iSeries.

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 P R O F E S S I O N A L   E X P E R I E N C E   C O N T I N U E D
 

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**Proctor Financial Inc.**  
Troy, Michigan

**05/02 – 10/07**  
Senior Systems Analyst

- ❖ Designed, Programmed, and Implemented Specialty Lines Systems which included Policy Maintenance, Invoice Maintenance, A/P Distribution, and Month End processing.
- ❖ Designed, Programmed, and Implemented Terrorism Endorsement.
- ❖ Designed and Implemented a process to convert all AS400 reports to PDF using Catapult. Implemented EZ Bill (Email Invoices) from AS400 using Catapult which resulted in savings of 80% mail and printing cost.
- ❖ Implemented new check printing solution using ACOM solutions.
- ❖ Designed and Implemented Claim Assignment system which included automatic claim assignments and transmission to adjustors.
- ❖ Implemented all SOX compliance requirements including Change Management, Database Audit, Email notifications of User Profile changes, and Automation of weekly backup verification.
- ❖ Designed and Implemented Internet Reporting Forms automation using ISeries Triggers.
- ❖ Implemented ISeries data export to Excel using MS Queries and Excel Macros.

**Proctor Financial Inc.**  
Troy, Michigan

**03/96 – 05/02**  
Programmer/Analyst

- ❖ Assisted in Designing, Programmed, Tested, and Implemented the Client Interface and Letter Writing Program.
- ❖ Assisted in Designing and Programmed Billing and Sales Bonus system.
- ❖ Successfully implemented Data Transmissions by replacing Tape processing with FTP, BiSync, and DDM.
- ❖ Automated User and Operator functions that resulted in cost savings and improve customer service efficiency.
- ❖ Provided Technical Support, Maintain home grown system including modifying application systems per user's needs.

**Kentucky Lottery Corporation**  
Louisville, Kentucky

**08/94 - 03/96**  
Programmer/Analyst

Designing and Implementing new programs as per User's Request. Maintenance and Troubleshooting of Existing Programs.

- ❖ Assisted in Designing, Programmed, Tested, and Implemented the Automatic Coupon Redeeming System.
- ❖ Assisted in Designing and Programmed Online ITV (Instant Ticket Validation) System.
- ❖ Modify the Existing Real-Time Instant Ticket Validation System Which resulted in 45% Efficiency.

**RCG Information Technology**  
Houston, Texas

**03/93 - 01/94**  
Consultant

Programming and Testing as per given Specs. Providing Technical Support to other programmers including Debugging and Testing Their programs. Providing support to System Integration and Testing.

- ❖ Developed and Tested Data Routing API on AS/400 side to communicate with other machines.

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 P R O F E S S I O N A L   E X P E R I E N C E   C O N T I N U E D
 

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- ❖ Developed and Tested Word Search File Maintenance API to avoid writing common words in master files.
- ❖ Developed and Tested Master Files Audit Programs to write audit Records.
- ❖ Designed, Developed, and Tested Database Change Request System which provides screens to request Database Changes.
- ❖ Created Job Controls, Function Keys, and Menu Options using SOFTWARE 2000 Package.

**Indiana State Lottery**  
Indianapolis, Indiana

**01/90 - 03/93**  
Programmer

Maintenance and Troubleshooting of existing programs. Designing and implementing new programs as per user's request. Assisting other programmers in designing and testing the programs.

- ❖ Responsible for Diagnosing and Solving Lottery's Internal Control System Problems.
- ❖ Designed, Tested and Implemented new Licensing Subsystem.

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 E D U C A T I O N
 

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- ❖ Diploma in Electrical Engineering                    -            S P University,            India
  - ❖ Post Diploma in Industrial Electronics            -            Saurashtra University,    India
-



**ROBERT GALLEGOS**  
HOUSTON COUNCIL MEMBER  
DISTRICT I

August 18, 2017

Mr. Danny Perkins, Chairman  
Hobby Area District  
8121 Broadway, Suite 199  
Houston, TX 77061

Dear Mr. Chairman,

I am pleased to nominate Mr. Keyur Amin to complete the term for Position 11 on the Board of Directors of the Hobby Area District. Mr. Amin is a small business owner, employer and assessment payer in the district. I am confident his experience will be a tremendous asset to the Board. I have attached Mr. Amin's résumé for your review.

I look forward to your support.

Respectfully,

A handwritten signature in cursive script that reads "Robert Gallegos".

Robert Gallegos  
Houston Council Member  
District I

Xc: Mr. Jerry Lowry, Executive Director





HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9 (HOBBY AREA MANAGEMENT DISTRICT)  
BOARD CANDIDATE INFORMATION FORM

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Full name: Keyur Amin

Occupation and nature of business: Owner

Business name and address: Gateway Ace Hardware

6860 Telephone RD, Houston, TX 77061

Street City/State/Zip Code



E-mail: keyur@gatewayace.com

Home address:



Street City/State/Zip Code

Home telephone: n/a

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; 6860 Telephone RD; HCAD# [0600140230038](#))

(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).

HCAD# or property address:

(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
- X Matters relating to retail or the provision of services
- Provision of utilities
- X General issues the district will address

Signature: x  \_\_\_\_\_

Date: 08/21/17 \_\_\_\_\_

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

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0600140230038**

Tax Year: 2017



Owner and Property Information									
Owner Name & Mailing Address: <b>PRIYA HOLDINGS LLC 6860 TELEPHONE RD HOUSTON TX 77061-2838</b>					Legal Description: <b>LTS 30 &amp; 31 BLK 23 GARDEN VILLAS</b>				
					Property Address: <b>6860 TELEPHONE RD HOUSTON TX 77061</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment	E	0	50,233 SF	14,500	0	5948	5653C	575A

**Value Status Information**

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	3/31/2017	Informal : 7/15/2017 8:00:00 AM Formal : 9/5/2017 8:00:00 AM	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
<b>None</b>	001	HOUSTON ISD		Not Certified	1.206700	
	040	HARRIS COUNTY		Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028290	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.013340	
	043	HARRIS CO HOSP DIST		Not Certified	0.171790	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005200	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.586420	
	943	HC ID 9		Not Certified	0.150000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

**Valuations**

Value as of January 1, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	150,699		Land	175,816	
Improvement	338,801		Improvement	341,693	
Total	489,500	489,500	Total	517,509	517,509

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4373	SF	50,233	1.00	1.00	1.00	Corner or Alley	1.00	3.50	3.50	175,816.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details

1	1982	Retail Single-Occupancy	Retail Store	Low	14,500	Displayed
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## Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Steel, Light
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Fair
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Normal
Element	Units
Wall Height	12
Office Warehouse Ratio	1
OH Door: Roll Steel	4
Interior Finish Percent	100

Building Areas	
Description	Area
CNPY ONLY -C	200
BASE AREA PRI	14,500

## Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Heavy Concrete	Average	Average	20,000.00	1982
2	Paving - Heavy Concrete	Average	Average	16,000.00	2010
3	CANOPY ONLY	Average	Average	200.00	1982



## Franchise Tax Account Status

As of : 06/28/2017 13:57:59

**This Page is Not Sufficient for Filings with the Secretary of State**

PRIYA HOLDINGS LLC	
<b>Texas Taxpayer Number</b>	[REDACTED]
<b>Mailing Address</b>	[REDACTED]
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	08/09/2016
<b>Texas SOS File Number</b>	[REDACTED]
<b>Registered Agent Name</b>	KEYUR AMIN
<b>Registered Office Street Address</b>	[REDACTED]

# *Company Agreement*

of

**PRIYA HOLDINGS LLC**

**Formed Under the Laws of  
the State of Texas**

## Contents

**Exhibit 1 - Members List, Capital Contribution, Membership Date & Membership Interest**

**Exhibit 2 - Manager List**

**Exhibit 3 - Adopting Resolution**

## Company Agreement of PRIYA HOLDINGS LLC

<p><b>Article 1 - Formation</b></p> <p>1.1 Formation</p> <p>1.2 Name</p> <p>1.3 Purpose</p> <p>1.4 Management of the Company</p> <p>1.5 Registered Agent</p> <p>1.6 Principal Office of the Company</p> <p>1.7 Accounting Method &amp; Fiscal Year</p> <p><b>Article 2 – Member Contributions to Capital</b></p> <p>2.1 Capital Contributions</p> <p>2.2 Capital Accounts</p> <p>2.3 Withdrawal of Capital</p> <p>2.4 Additional Capital Contributions</p> <p>2.5 Member Default in Capital Contributions</p> <p>2.6 Interest on Capital Contributions</p> <p>2.7 Limitation of Liability of Members</p> <p><b>Article 3 – Allocation of Profits &amp; Losses</b></p> <p>3.1 Profits/Losses</p> <p>3.2 Distributions</p> <p>3.3 Distributions in Regard to Loans</p> <p>3.4 Distributions in Kind</p> <p><b>Article 4 – Member’s Powers &amp; Duties</b></p> <p>4.1 Members</p> <p>4.2 Management</p> <p>4.3 Member Delegation</p> <p>4.4 Powers of Employees and Agents</p> <p>4.5 Voting</p> <p>4.6 Vote by Proxy</p> <p>4.7 Meetings</p> <p>4.8 Notice of Meetings</p> <p>4.9 Action in Lieu of Meeting - Consent to Action</p> <p>4.10 Indemnification</p> <p><b>Article 5 – Manager’s Powers &amp; Duties</b></p> <p>5.1 Manager Management</p>	<p>5.2 Manager Delegation</p> <p>5.3 Powers of Employees and Agents</p> <p>5.4 Indemnification</p> <p>5.5 Resignation</p> <p>5.6 Removal</p> <p>5.7 Vacancies</p> <p>5.8 Compensation</p> <p>5.9 Meetings</p> <p>5.10 Notice of Meetings</p> <p>5.11 Action in Lieu of Meeting – Consent to Action</p> <p>5.12 Voting</p> <p><b>Article 6 – Membership Interests &amp; Transfer</b></p> <p>6.1 General Restriction</p> <p>6.2 Certificated Membership Interests</p> <p>6.3 Classes or Groups of Members or Membership Interests</p> <p>6.4 New Issue</p> <p>6.5 Transfer</p> <p>6.6 Assignee</p> <p>6.7 Conditions on Transfer</p> <p>6.8 Admission of Assignees as Substitute Members</p> <p>6.9 Death, Incompetence or Bankruptcy of a Member</p> <p><b>Article 7 – Dissolution</b></p> <p>7.1 Triggering Events</p> <p>7.2 Liquidation</p> <p><b>Article 8 – Books &amp; Records</b></p> <p>8.1 Records to be Maintained</p> <p>8.2 Inspection of the Books &amp; Records</p> <p><b>Article 9 – General Provisions</b></p> <p>9.1 Entire Agreement, Amendments &amp; Adoption</p> <p>9.2 Severability</p> <p>9.3 Definitions</p>
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**Exhibit 1**

**Member of**

**PRIYA HOLDINGS LLC**

**A Limited Liability Company**

<b>Member</b>	<b>Capital Contributions (Cash, Property, Service)</b>	<b>Membership Interest (Percentage or Units)</b>
1. Name: Keyur Amin Address: [REDACTED]	\$500 <b>Date of Membership:</b> 08/09/2016	50%
2. Name: Priya Amin Address: [REDACTED]	\$500 <b>Date of Membership:</b> 08/09/2016	50%



**Exhibit 2**

**Manager of**

**PRIYA HOLDINGS LLC**

**A Limited Liability Company**

<b>Manager (Name and Address)</b>	<b>Title (If Applicable)</b>	<b>Date Elected</b>
1. Name: Keyur Amin Address: [REDACTED]	Manager	08/09/2016
2. Name: Priya Amin Address: [REDACTED]	Manager	08/09/2016

## **Exhibit 3**

### **PRIYA HOLDINGS LLC**

#### **A Limited Liability Company**

IN WITNESS WHEREOF, all the Members of the aforementioned Limited Liability Company hereby adopt this Company Agreement and agree to be legally bound by its provisions as of the date below.

Dated: 08/09/2016

\_\_\_\_\_  
Keyur Amin, Manager/Member

\_\_\_\_\_  
Priya Amin, Manager/Member

# **Company Agreement**

## **of**

### **PRIYA HOLDINGS LLC**

#### **Article 1 - Formation**

##### **1.1 Formation**

The Members hereby establishes a limited liability company subject to the laws of the State in which the Company is formed by filing the Formation Document with the appropriate State Authority. The Formation Document sets forth the Company name, initial Members, purpose, duration if not perpetual, registered agent and office and any other lawful provisions which may be filed with the document.

##### **1.2 Name**

The Members intend to conduct the business of the Company under the name set forth in the Formation Document. The Company may also conduct business under any other permissible name designated by its Members.

##### **1.3 Purpose**

The Company may engage in any lawful business permitted under the laws of any jurisdiction in which the Company may transact such business.

##### **1.4 Management of the Company**

The Company shall be managed either by its Manager as stated on the Formation Document filed with the appropriate State Authority and shall be subject to the laws of that State. Article 5 of this Agreement sets forth management by its Manager.

##### **1.5 Registered Agent**

The Company will maintain a registered agent on file with the appropriate State Authority for the service of process. The registered agent may be an individual of legal age or a business entity registered to do business in the State and must have a physical address in said State for the service of process. The initial registered agent and address is set forth in the Formation Document. The Company will file any change in its registered agent with the appropriate State Authority no later than required by law.

##### **1.6 Principal Office of the Company**

The principal office of the Company shall be located at any location as the Members or Manager may determine. A resolution for such office is incorporated herein by reference. The Company may have additional business offices within its State and where it may be duly authorized to do business outside of the State.

### **1.7 Accounting Method & Fiscal Year**

The Company shall use an accounting method that adheres to generally accepted accounting principals and shall use a calendar year for its fiscal year. A different fiscal year may be set by resolution of the Members or Manager.

## **Article 2 – Member Contributions to Capital**

### **2.1 Capital Contributions**

The Members shall make Capital Contributions to the Company upon formation. The Company shall issue Certificates representing ownership of a Membership Interest in the Company unless the Members resolve to issue Uncertificated Membership Interest by amending this Agreement.

### **2.2 Capital Accounts**

The Company shall establish and maintain a Capital Account for each Member. The Capital Accounts shall be maintained in accordance with the laws of the State and as in U.S. Treasury Regulation 1.704-1.

### **2.3 Withdrawal of Capital**

The Members shall not be entitled to withdraw any part of the Member's Capital Contribution or to receive any distribution from the Company, except as provided by this Agreement.

### **2.4 Additional Capital Contributions**

Members are not required to make any additional capital contributions, except as provided in this Agreement.

### **2.5 Member Default in Capital Contributions**

Any Member who fails to make a Capital Contribution when due will be considered in default, and the Company may exercise all legal rights under State law to collect from the defaulting Member.

### **2.6 Interest on Capital Contributions**

No interest shall be due on any Capital Contribution of any Member.

### **2.7 Limitation on Liability of Members**

Except as otherwise expressly required by applicable law or under this Agreement, no Member, Manager, employee or agent of the Company shall be personally obligated for any debt or liability of the Company or any debt or liability of another Member, Manager, employee or agent of the Company by reason of being a member or acting in the capacity of a Manager, employee or agent of the Company. A Member, Manager, employee or agent shall be personally obligated for any debt or liability he/she expressly assumes in writing.

## **Article 3 – Allocation of Profits & Losses**

### **3.1 Profits/Losses**

On an annual basis the Company's net profits or net losses will be allocated to the Members in proportion to their relative capital interest in the Company as set forth in Exhibit 1, as amended

from time to time. Said allocations will be made in accordance with the laws of the State and in accordance with the U.S. Treasury Regulation 1.704 and any amendments thereto.

### **3.2 Distributions**

Except as provided for in this Agreement, the Company will determine and distribute Available Funds on an annual basis or at more frequent intervals as determined by resolution of the Members or Manager. Available Funds, as referred to herein, shall mean the net cash of the Company available after appropriate provisions are made for expenses, liabilities and adequate reserves of the Company, as determined by the Members or Manager.

### **3.3 Distributions in Regard to Loans**

Distributions will first be made to any Members in repayment of any loans by said Members to the Company including any principal owed and unpaid interest thereon. The Company reserves the right to offset any loan or other indebtedness of a Members to the Company against any Distributions until such loan or indebtedness is deemed to be canceled or discharged.

### **3.4 Distributions in Kind**

A Member is entitled to receive or demand a distribution from the Company only in the form of cash, regardless of the form of said Member's contribution to the Company.

## **Article 4 – Not Used**

## **Article 5 – Manager's Powers & Duties**

### **5.1 Manager Management**

The number of Managers of the Company shall be set from time to time by majority affirmative vote of the Members but shall never be less than one. The name, place of residence and title (if applicable) of each Manager is attached as Exhibit 2 and is incorporated herein by reference. The Manager shall have complete authority over all the activities and affairs of the Company except where Member approval is expressly required by applicable law or this Agreement. Except as provided for in this Agreement, Members shall not take part in control, management, direction, and operation of the Company or have the power to bind the Company, except where expressly granted that authority by law or this Agreement.

### **5.2 Manager Delegation**

Manager may delegate any of the Managers' powers and authority to an agent, employee or officer by written resolution. The delegate shall retain such powers, authority and title set forth in said resolution until said resolution is amended, modified or revoked or upon the delegate's death, resignation or removal by the Manager. The Manager remains responsible for the decisions made by such delegate.

### **5.3 Powers of Employees and Agents**

No employee or agent of the Company shall have any power or authority to bind the Company in any way unless expressly authorized in writing by the Members or this Agreement.

#### **5.4 Indemnification**

Each Manager shall indemnify the Company for any losses, judgments, liabilities and expenses (including reasonable attorney fees) resulting from such Manager's gross negligence and/or willful conduct. Additionally the Company shall indemnify any Manager to the fullest extent permitted by law in the State against any losses, judgments, liabilities and expenses (including reasonable attorney fees) incurred for any act or omission of Company business provided said act or omission was performed in good faith, believed to be lawful and in the best interest of the Company. The Company may also, at its discretion, indemnify its employees and other agents by a majority vote of the Managers.

#### **5.5 Resignation**

Any Manager may resign at any time by giving written notice to the Members. The resignation will take place at the time set forth in said written notice. The resignation of a Manager who is also a Member shall not affect that person's rights as a Member and shall not constitute a withdrawal of his/her Membership in the Company.

#### **5.6 Removal**

Any or all of the Managers of the Company may be removed by an affirmative vote of the simple majority (51%) in Membership Interests at a Members meeting called expressly for that purpose. The removal of a Manager who is also a Member shall not affect that person's rights as a Member and shall not constitute a withdrawal or dissociation of his/her Membership in the Company.

#### **5.7 Vacancies**

Any vacancy in the number of Manager of the Company may be filled by an affirmative vote of a simple majority of the Manager. If there are no remaining Managers, the vacancy shall be filled by the Company's Members. If the vacancy is a result of an increase in the number of Managers, it may be filled through an election at the annual or a special meeting of the Company.

#### **5.8 Compensation**

Managers shall be entitled to compensation commensurate with the value of their services. The salaries and other compensation of the Manager shall be set and/or adjusted by affirmative vote of the simple majority in Membership Interests of the Members. The Company will also reimburse the Manager for all direct out-of-pocket expenses incurred by them in their operation of the Company.

#### **5.9 Meetings**

Any Manager may call a meeting to consider approval of an action or decision under any provision of this Agreement. Any such meeting shall be held during regular business hours at the company's principal place of business. An alternate location may be used for such meeting provided all the Managers agree to such location.

#### **5.10 Notice of Meetings**

Any Manager calling a meeting is required to deliver notice of the time and purpose of such meeting at least ten (1) day prior to the day of such meeting. A Manager may waive the notice requirement either by attending said meeting or by signing a waiver of notice before or after said

meeting.

#### **5.11 Action in Lieu of Meeting - Consent to Action**

Any action or decision may be authorized by the majority consent of all the Manager of the Company. A Manager's consent must be evidenced by their signature on a written resolution for the said proposal or a separate document stating the Manager's specific consent to the specific proposal or a facsimile thereof.

#### **5.12 Voting**

Except as otherwise provided in this Agreement, all actions or decisions relating to the management and operation of the Company shall be made by a simple majority of the Manager or their delegates as the case may be.

## **Article 6 – Membership Interests & Transfer**

### **6.1 General Restriction**

A Member or Assignee may not transfer any portion of his/her Membership Interests except as provided for in this Agreement. In this Agreement, "transfer" includes, but is not limited to, any sale, assignment, gift, exchange, hypothecation or collateral assignment.

### **6.2 Certificated Membership Interest**

The Membership Interest in the Company shall be certificated. Said Certificate shall provide the State, Member's name, the number, group and class of Membership Interests (if applicable), designation of series (if applicable), any restriction on transfer and provide for the assignment or transfer of such Membership Interests. A duly authorized representative of the Company must also sign and deliver said Certificate upon issue to the Member. The Members or Manager may make Membership Interest Uncertificated by amending this Agreement to that effect and by complying with any notice requirements to Members under the laws of the State.

### **6.3 Classes or Groups of Members or Membership Interests**

The Company may establish different classes or groups of Members or Membership Interests. Such classes or groups must comply with the laws of the State and must expressly state the relative rights, powers, and duties, including voting rights of each class or group.

### **6.4 New Issues**

The Members(s) and/or Manager may issue new Membership Interests to any person with the approval of all the Members of the Company subject to the limitations in this Agreement. The Company shall update its records and the records of the State, if required by law, with any new Members within 30 days of admission.

### **6.5 Transfer**

Subject to the limitations in this Agreement, a Member shall have the right to transfer or assign all or part of his/her Membership Interests by executing all documents and instruments necessary and appropriate in the opinion of the Company counsel to affect the transfer. The transferee will be known as an Assignee until or unless admitted as a substitute Member under this Agreement

### **6.6 Assignee**

An Assignee of Membership Interests shall only be entitled to receive distributions from the Company and be allocated Profits or Losses commensurate with the transferred Membership Interests effective on the date of transfer. All Member rights attributable to the transferred Membership Interests shall terminate and for the purposes of votes, consents to action or management participation in the Company, the Membership Interests of the remaining Members' Interests will be adjusted proportionately until such time, if any, the Assignee becomes a substitute Member.

### **6.7 Conditions on Transfer**

No transfer of Membership Interests, whether by a Member or Assignee, may be made until such transfer conforms with the laws of the State and the laws of the United States of America. It is the responsibility of the transferring Member or Assignee to obtain an opinion of the Company counsel to such effect. No transfer of Membership Interests may be made that will cause the termination, dissolution or cancellation or create an obligation to terminate, dissolve or cancel the Company's formation. No transfer of Membership Interest may be made until Assignee either pays or becomes obligated to pay all reasonable expenses connected with such transfer. No transfer of Membership Interest may be made until Assignee confirms in writing to be bound by this Agreement and all amendments thereto.

### **6.8 Admission of Assignees as Substitute Members**

An Assignee may become a substituted Member in the Company by obtaining the written consent of all the Members and/or Manager and by executing any documents or instruments said Members and/or Manager deem necessary for such admission. Upon admission to the Company, the Assignee gains all powers and duties commensurate with his/her Membership Interests. The Company shall update its records and the records of the State, if required by law, with any substituted Members within 30 days of admission.

### **6.9 Death, Incompetence or Bankruptcy of a Member**

Subject to this Agreement, on the death, adjudicated incompetence or bankruptcy of a Member, the successor of the Membership Interests will be considered an Assignee.

## **Article 7 – Dissolution**

### **7.1 Triggering Events**

The Company shall be dissolved and commence winding up upon any of the following events:

- a) The Members and Manager unanimous agreement to dissolve the Company
- b) The sale or transfer of all or substantially all of the property of the Company
- c) The bankruptcy or insolvency of the Company
- d) Any event that makes it either unlawful or impractical to carry on the Company

### **7.2 Liquidation**

Upon dissolution the Manager shall commence liquidation. All assets of the Company are to be sold or distributed at their fair market value and the proceeds used to discharge the following in order of priority:



- a) To the payment of debts and liabilities of the Company
- b) For setting up of any reserves necessary for unforeseen liabilities or obligations
- c) For repayment of loans or debts to any Member or Assignee
- d) to Members in the amount of their adjusted Capital Account balances on the date of distribution

Upon completion of the liquidation, the Company shall prepare and file the appropriate dissolution document in the State.

## **Article 8 – Books & Records**

### **8.1 Records to be Maintained**

The Company shall maintain complete and accurate books of account of the Company's affairs at its principal place of business. These records shall contain the following:

- a) a copy of the Formation Documents and any amendments thereto
- b) The Company Agreement and any amendments thereto
- c) A list of the names, addresses, date of Membership and Capital Contribution of each Member
- d) A list of the names and addresses of any Assignees of Membership Interests
- e) A list of the name, address and title (if applicable) of each Manager of the Company
- f) The Company's federal, state and local income tax records for the preceding three years
- g) Minutes of all meetings and any proxies used for voting at such meetings

### **8.2 Inspection of the Books & Records**

Each Member shall have the right to inspect any records maintained under this Agreement subject to the restrictions stated below:

- a) The demand for inspection must be in writing and state the purpose for such inspection
- b) The inspection and/or copying must be done during regular business hours
- c) The demand must allow for a reasonable time to make the information available for inspection
- d) The inspection and/or copying will be done at the requesting Member's own expense

## **Article 9 – General Provisions**

### **9.1 Entire Agreement and Amendments**

This Agreement constitutes the entire Agreement between the Members and/or Manager. Amendments to this Agreement require an affirmative vote by all the Members of the Company on a written resolution. Exhibit 3 is a written resolution adopting this Agreement by the Members of the Company and is incorporated herein by reference.

### **9.2 Severability**

If any portion of this Agreement is held to be invalid or unenforceable, this Agreement shall be construed as if that invalid or unenforceable portion were omitted.

### **9.3 Definitions**

As used in this Agreement, capitalized words or phrases shall have the following meaning:

- a) **Company** means the Limited Liability Company governed by this Agreement
- b) **Formation Document** means the document(s) originally filed with the appropriate State Authority more commonly known as Articles of Organization or Certificate of Formation.
- c) **Agreement** means all of the provisions of this Company Agreement. In some States such an Agreement is known as an Operating Agreement.
- d) **State** means the state in which the Company was initially formed and the laws by which it is governed
- e) **State Authority** means the office of state government tasked with forming, incorporating or organizing new entities and is commonly the Secretary of State.
- f) **Member** means any person who is a member of the Company either by virtue of being on the Formation Document or by becoming a Member through the provisions of this Agreement. Exhibit 1 is a list of the Members and is incorporated herein by reference.
- g) **Manager** means any person elected to manage the Company pursuant to this Agreement. Exhibit 2 is a list of the Manager and is incorporated herein by reference.
- h) **Membership Interests** means either the unit or percentage ownership by a Member in the Company.
- i) **Simple majority** means one or more Members having among them more than fifty percent (50%) of the Percentage Interests of all Members.

Agreed to on this 9<sup>h</sup> day of August, 2016

\_\_\_\_\_  
Keyur Amin, Manager/Member

\_\_\_\_\_  
Priya Amin, Manager/Member

**Jesse Levine.**

Mr. Levine co-founded Easy Park LLC dba Verde Communities. Mr. Levine has been a real estate principal since 1991. Verde invests in multi-family, office, retail, and mixed use related real estate and provides technology to optimize parking capacity in certain types of real estate. Verde purchases well-situated real estate providing an attractive current yield and the potential to earn a significant total return through intensive management and/or eventual redevelopment with greater density and higher value uses. As our typical time horizon can be 20 years or longer, we may choose to own and operate an asset "as-is" for a decade or longer. Where feasible we seek to deploy our own funds in our purchases.

Verde has completed six property purchases and two loan re-financings in Houston since May 2015. Verde entered the Houston Texas market in late 2013 when it purchased the Savannah Apartments property across the street from Houston's Hobby Airport. Verde's current holdings include the Verde Apartments on Broadway and Airport Blvd, across the street from Savannah and also from Hobby Airport. Verde's investments in the Hobby Area district include approximately 2,800 apartments on about 80 acres of land. Verde continues to invest in improving the apartments near Hobby Airport, and adding quality of life amenities in its apartment communities.

Mr. Levine's national background includes some noteworthy projects. In December 2012, Easy Park purchased an 80' wide quarter-acre land site in Chicago's West Loop adjacent to Interstate 90/94 and within one-half mile of Chicago's downtown. The property is a "gateway" to the West Loop, an area of increasing residential, retail and office development activity. In early 2014, Easy Park obtained approval to develop a 31 story residential building of 220 apartments, 3,000 square feet of retail, and 260 fully automated parking spaces. The automated garage approval is believed to be only the second of its kind in Chicago since the 1930s.

Mr. Levine originated the equipment related discussions which led to the development in 2009 of a 228 space fully automated parking garage in Philadelphia. The garage is the largest transient-only principal use automated garage in the country located on a 59' by 100' site several blocks from Philadelphia City Hall. It has been in operation since 2010. The automated parking system was built by Easy Park's Michigan-based manufacturing affiliate. Mr. Levine co-founded the holding company of this affiliate in 1994 and served as its chief executive from 2009 to 2016. From 1999 to 2001, while working at a boutique New York based investment banking firm, Mr. Levine served as Senior Vice President and Treasurer of Netherlands-based ASM International, a semiconductor capital equipment producer with operations in Europe, Asia, and the United States. Mr. Levine reported to the Founder/CEO and the Chief Financial Officer and participated on the internal team which worked with the company's investment bankers to arrange four separate financings from 1999 to 2001 of approximately \$400 million.

From 2005 to 2007 Mr. Levine served as managing member of a development project in Chicago's West Loop to convert a ten story historic industrial building into residential condominiums. Mr. Levine managed the purchase of the building from the Art Institute of Chicago, and supervised aspects of the planned redevelopment including arranging purchase and initial redevelopment financing.

From 1999 to 2001, while working at a boutique New York based investment banking firm, Mr. Levine served as Senior Vice President and Treasurer of Netherlands-based ASM International, a semiconductor capital equipment producer with operations in Europe, Asia, and the United States. Mr. Levine reported to the Founder/CEO and the Chief Financial Officer and participated on the internal team which worked with the company's investment bankers to arrange four separate financings. These included private placements and a secondary public equity financing. Total funds raised from the four financings from 1999 to 2001 approximated \$400 million.

Mr. Levine previously served on the board of a non-profit Detroit area organization responsible for the management of a \$180 million endowment. He served for several years on the governmental affairs committee of the Association for Manufacturing Technology which was formerly known as the National Machine Tool Builders' Association. Mr. Levine earned a B.A. degree, with highest honors distinction, in economics from the University of Michigan. His undergraduate thesis focused on an economic and econometric cost-benefit analyses of a math and reading remedial education program in the Ann Arbor public school system. Mr. Levine subsequently earned the designation of Chartered Financial Analyst ("CFA").



**ROBERT GALLEGOS**  
HOUSTON COUNCIL MEMBER  
DISTRICT I

September 15, 2017

Mr. Danny Perkins, Chairman  
Hobby Area District  
8121 Broadway, Suite 199  
Houston, TX 77061

Dear Mr. Chairman,

I am pleased to nominate Mr. Jesse A. Levine to complete the term for Position 7 on the Board of Directors of the Hobby Area District. As you know, Mr. Levine represents the Alta Verde and Vista Verde apartment communities along Broadway Boulevard. And with over 80 acres of developed commercial property, they are one of the largest assessment payers in the District.

I have attached a copy of Mr. Levine's candidate information form for your review. I look forward to your support.

Respectfully,

Robert Gallegos  
Houston Council Member  
District I

Xc: Jerry Lowry, Executive Director – Hobby Area Management District  
Danielle Bartz, Director – Mayor's Office of Boards and Commissions Office



HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9 (HOBBY AREA MANAGEMENT DISTRICT)
BOARD CANDIDATE INFORMATION FORM

Full name: Jesse A. Levine

Occupation and nature of business: Manager of the owner of multi-family apartments near Hobby Airport

Business name and address: 8800 Broadway LLC, 8800 Broadway Street, Houston TX 77061

Street City/State/Zip Code

Business telephone: 713-641-2202 FAX: Mobile phone:

E-mail:

Home address:

Street City/State/Zip Code

Home telephone: FAX: E-mail:

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;
(2) an owner of property in the district;
(3) an owner of stock, whether beneficial or otherwise, of a corporate owner of property in the district;
(4) an owner of a beneficial interest in a trust that owns property in the district; or
(5) an agent, employee, or tenant of a person covered by (2), (3), or (4).

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 [Handwritten Signature] Date: Sept 15, 2017

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

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0402390000111**

Tax Year: 2017



Owner and Property Information									
Owner Name & Mailing Address: <span style="background-color: black; color: black;">[REDACTED]</span>					Legal Description: <b>TR 40 ABST 27 J R HARRIS</b>				
					Property Address: <b>8800 BROADWAY ST # 306 HOUSTON TX 77061</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
B1 -- Real, Residential, Multi-Family	8000 -- Land Neighborhood General Assignment	D	306	411,194 SF	244,134	231,792	5948	5653C	575B

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
<b>None</b>	001	HOUSTON ISD		Certified: 08/11/2017	1.206700	
	040	HARRIS COUNTY		Certified: 08/11/2017	0.416560	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/11/2017	0.028290	
	042	PORT OF HOUSTON AUTHY		Certified: 08/11/2017	0.013340	
	043	HARRIS CO HOSP DIST		Certified: 08/11/2017	0.171790	
	044	HARRIS CO EDUC DEPT		Certified: 08/11/2017	0.005200	
	048	HOU COMMUNITY COLLEGE		Certified: 08/11/2017	0.100263	
	061	CITY OF HOUSTON		Certified: 08/11/2017	0.586420	
	909	TIRZ 8 GULFGATE ANNEX (061)		Certified: 08/11/2017		
	943	HC ID 9		Certified: 08/11/2017	0.150000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

**Valuations**

Value as of January 1, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	1,439,179		Land	1,439,179	
Improvement	5,978,221		Improvement	6,958,645	
<b>Total</b>	<b>7,417,400</b>	<b>7,417,400</b>	<b>Total</b>	<b>8,397,824</b>	<b>8,397,824</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4211	SF	411,194	1.00	1.00	1.00	Corner or Alley	1.00	3.50	3.50	1,439,179.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details





49	1978	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	14,504	<a href="#">View</a>
50	1978	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	2,706	<a href="#">View</a>
51	1978	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	2,706	<a href="#">View</a>
52	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	400	<a href="#">View</a>
53	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	400	<a href="#">View</a>
54	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	400	<a href="#">View</a>
55	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	400	<a href="#">View</a>
56	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	456	<a href="#">View</a>
57	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	196	<a href="#">View</a>
58	1978	Apartment Garden (1 to 3 Stories)	Laundromat	Average	196	<a href="#">View</a>

## Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Brick / Stone
Economic Obsolescence	Normal
Element	Units
Apt: 2-Bedroom Unit	78
Apt: 1-Bedroom Unit	228
# Stories	2
Wall Height	9
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA UPR	693
BASE AREA PRI	693
PORCH, OPEN -C	132

## Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	CANOPY ROOF AND SLAB	Average	Average	328.00	1978
2	Paving - Light Concrete	Average	Average	165,000.00	1978
3	UTILITY BLDG - BRICK/STONE	Average	Average	100.00	1978
4	Swimming Pool	Average	Average	800.00	1978
5	Porch, Open	Average	Average	132.00	1978
6	Porch, Open	Average	Average	132.00	1978
7	Porch, Open	Average	Average	132.00	1978
8	Porch, Open	Average	Average	132.00	1978
9	Porch, Open	Average	Average	132.00	1978
10	Porch, Open	Average	Average	132.00	1978
11	Porch, Open	Average	Average	132.00	1978
12	Porch, Open	Average	Average	132.00	1978
13	Porch, Open	Average	Average	244.00	1978
14	Porch, Open	Average	Average	244.00	1978
15	Porch, Open	Average	Average	244.00	1978
16	Porch, Open	Average	Average	244.00	1978

17	Porch, Open	Average	Average	244.00	1978
18	Porch, Open	Average	Average	244.00	1978
19	Porch, Open	Average	Average	244.00	1978
20	Porch, Open	Average	Average	244.00	1978
21	Porch, Open	Average	Average	556.00	1978
22	Porch, Open	Average	Average	556.00	1978
23	Porch, Open	Average	Average	324.00	1978
24	Porch,Open Upper	Average	Average	324.00	1978
25	Porch, Open	Average	Average	324.00	1978
26	Porch,Open Upper	Average	Average	324.00	1978
27	Porch, Open	Average	Average	324.00	1978
28	Porch,Open Upper	Average	Average	324.00	1978
29	Porch, Open	Average	Average	324.00	1978
30	Porch,Open Upper	Average	Average	324.00	1978
31	Porch, Open	Average	Average	324.00	1978
32	Porch,Open Upper	Average	Average	324.00	1978
33	Porch, Open	Average	Average	324.00	1978
34	Porch,Open Upper	Average	Average	324.00	1978
35	Porch, Open	Average	Average	324.00	1978
36	Porch,Open Upper	Average	Average	324.00	1978
37	Porch, Open	Average	Average	324.00	1978
38	Porch,Open Upper	Average	Average	324.00	1978
39	Porch, Open	Average	Average	32.00	1978
40	Porch, Open	Average	Average	32.00	1978
41	Porch, Open	Average	Average	32.00	1978
42	Porch, Open	Average	Average	32.00	1978
43	Porch, Open	Average	Average	32.00	1978
44	Porch, Open	Average	Average	32.00	1978
45	Porch, Open	Average	Average	260.00	1978
46	Porch, Open	Average	Average	260.00	1978
47	Porch, Open	Average	Average	260.00	1978
48	Porch, Open	Average	Average	260.00	1978
49	Porch, Open	Average	Average	260.00	1978
50	Porch, Open	Average	Average	360.00	1978
51	Porch,Open Upper	Average	Average	480.00	1978
52	Porch, Open	Average	Average	360.00	1978
53	Porch,Open Upper	Average	Average	480.00	1978
54	Porch, Open	Average	Average	360.00	1978
55	Porch,Open Upper	Average	Average	480.00	1978
56	Porch, Open	Average	Average	120.00	1978
57	Porch,Open Upper	Average	Average	216.00	1978
58	Porch, Open	Average	Average	120.00	1978
59	Porch,Open Upper	Average	Average	216.00	1978
60	Porch, Open	Average	Average	120.00	1978
61	Porch,Open Upper	Average	Average	216.00	1978
62	Porch, Open	Average	Average	120.00	1978
63	Porch,Open Upper	Average	Average	216.00	1978
64	Porch, Open	Average	Average	224.00	1978

65	Porch,Open Upper	Average	Average	264.00	1978
66	Porch, Open	Average	Average	224.00	1978
67	Porch,Open Upper	Average	Average	264.00	1978
68	Porch, Open	Average	Average	356.00	1978
69	Porch,Open Upper	Average	Average	452.00	1978
70	Porch, Open	Average	Average	356.00	1978
71	Porch,Open Upper	Average	Average	452.00	1978
72	Porch, Open	Average	Average	576.00	1978
73	CANOPY ROOF AND SLAB	Average	Average	640.00	1978
74	Porch, Open	Average	Average	100.00	1978
75	Porch,Open Upper	Average	Average	100.00	1978
76	Porch, Open	Average	Average	100.00	1978
77	Porch,Open Upper	Average	Average	100.00	1978
78	Porch, Open	Average	Average	16.00	1978
79	Porch, Open	Average	Average	16.00	1978
80	Porch, Open	Average	Average	16.00	1978
81	Porch, Open	Average	Average	16.00	1978
82	CANOPY ROOF AND SLAB	Average	Average	132.00	1978



Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	14,412	Displayed
2	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	16,260	<a href="#">View</a>
3	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	16,260	<a href="#">View</a>
4	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	44,604	<a href="#">View</a>
5	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	18,792	<a href="#">View</a>
6	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	18,792	<a href="#">View</a>
7	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	5,168	<a href="#">View</a>
8	1977	Apartment Garden (1 to 3 Stories)	Laundromat	Average	357	<a href="#">View</a>
9	1977	Apartment Garden (1 to 3 Stories)	Laundromat	Average	357	<a href="#">View</a>
10	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	23,688	<a href="#">View</a>
11	1977	Apartment Garden (1 to 3 Stories)	Laundromat	Average	629	<a href="#">View</a>
12	1977	Apartment Garden (1 to 3 Stories)	Laundromat	Average	629	<a href="#">View</a>
13	1977	Apartment Garden (1 to 3 Stories)	Laundromat	Average	357	<a href="#">View</a>
14	1977	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	3,102	<a href="#">View</a>

## Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Brick / Stone
Economic Obsolescence	Normal
Element	Units
# Stories	3
Wall Height	9
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA UPR	7,206
PORCH, OPEN UPR -C	660
BASE AREA PRI	7,206
PORCH, OPEN -C	660
PORCH, OPEN -C	80
PORCH, OPEN UPR -C	80
PORCH, OPEN -C	80
PORCH, OPEN UPR -C	80

## Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	CANOPY ROOF AND SLAB	Average	Average	392.00	1977
2	Paving - Heavy Concrete	Average	Average	65,100.00	1977
3	Swimming Pool	Average	Average	800.00	1977
4	Porch, Open	Average	Average	820.00	1977
5	Porch,Open Upper	Average	Average	820.00	1977
6	Porch, Open	Average	Average	952.00	1977
7	Porch,Open Upper	Average	Average	1,904.00	1977
8	Porch, Open	Average	Average	952.00	1977
9	Porch,Open Upper	Average	Average	1,904.00	1977
10	Porch, Open	Average	Average	1,384.00	1977
11	Porch,Open Upper	Average	Average	3,880.00	1977
12	Porch, Open	Average	Average	1,424.00	1977
13	Porch,Open Upper	Average	Average	2,848.00	1977

14	Porch, Open	Average	Average	1,424.00	1977
15	Porch,Open Upper	Average	Average	2,848.00	1977
16	Porch,Open Upper	Average	Average	320.00	1977
17	Porch, Open	Average	Average	912.00	1977
18	Porch,Open Upper	Average	Average	1,824.00	1977
19	Porch, Open	Average	Average	1,764.00	1977
20	Porch,Open Upper	Average	Average	1,764.00	1977

State of Delaware  
Secretary of State  
Division of Corporations  
Revised 12-25 AM 04/17/2013  
FILED 12-24 AM 04/17/2013  
S# 13046163 - 5320361 FILE

**STATE OF DELAWARE**  
**CERTIFICATE of FORMATION**  
**A LIMITED LIABILITY COMPANY**

**ARTICLE I.**

The name of this limited liability company is 8800 BROADWAY LLC.

**ARTICLE II.**



**ARTICLE III.**

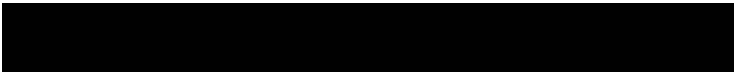
The period of duration of the limited liability company shall be perpetual.

**ARTICLE IV.**

The purpose of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized under the Delaware Limited Liability Company Act.

**ARTICLE V.**

The name and address of each initial member of the limited liability company is:



I, the undersigned, for the purpose of forming a limited liability company under the laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true, and I have accordingly hereunto set my hand and executed this Certificate of Formation on the date below.

Dated: April 17th, 2013

A handwritten signature in cursive script that reads "Marsha Siha".

Marsha Siha, Organizer

**8800 BROADWAY LLC**  
**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (“**Agreement**”) is made and entered into as of **September 26, 2013** (the “**Effective Date**”) by and among each of the Members whose signatures appear on the signature pages hereof and such other Persons who become Members as provided below.

**ARTICLE I**  
**DEFINITIONS**

The following terms used in this Agreement will have the following meanings:

“**Act**” means the Delaware Limited Liability Company Act, as amended from time to time.

“**Adjusted Capital Account Deficit**” means the Capital Account maintained for each Member as of the end of each fiscal year of the Company after giving effect to the following adjustments:

(a) Increased by any amounts which the Member is obligated to restore under the standards set forth in Treas. Reg. Sec. 1.704-1(b)(2)(ii)(c) or is deemed obligated to restore under Treas. Reg. Sec. 1.704-2(g)(1) (relating to minimum gains) and Treas. Reg. Sec. 1.704-2(i)(5) (relating to member minimum gain); and

(b) Decreased by:

(i) All losses and deductions that, as of the end of the applicable fiscal year, are reasonably expected to be allocated to the Member in years subsequent to the applicable fiscal year under Code Secs. 704(e)(2) and 706(d) and under Treas. Reg. Sec. 1.751-1(b)(ii); and

(ii) Distributions that are reasonably expected to be made to the applicable Member to the extent that such distributions exceed offsetting increases in the applicable Member’s Capital Account that are reasonably expected to occur during (or prior to) the year in which such distributions are reasonably expected to be made.

Notwithstanding anything to the contrary contained herein, an Adjusted Capital Account Deficit shall be determined in accordance with Treas. Reg. Sec. 1.704-1(b)(2)(ii)(d).

“**Adjusted Capital Contribution**” means, as of any day, a Member’s Capital Contribution adjusted as follows:


(a) Increased by the amount of any Company liabilities which, in connection with distributions pursuant to Section 5.08 or 10.03, are assumed by such Member or are secured by any Company Property distributed to such Member; and



IN WITNESS WHEREOF, the Members have executed this Limited Liability Company Agreement as of the date first set forth above.

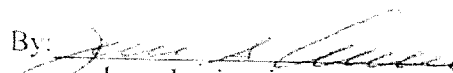
**CLASS A MEMBERS:**

EASYPARK, LLC, a Delaware limited liability company

By:   
Jesse Levine, its manager

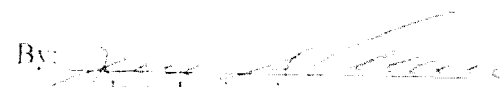
**CLASS B MEMBER:**

EASYPARK, LLC, a Delaware limited liability company

By:   
Jesse Levine, its manager

**MANAGER:**

EASYPARK, LLC, a Delaware limited liability company

By:   
Jesse Levine, its manager

# Delaware

PAGE 1

*The First State*

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "ACQUISITION BROADWAY SQUARE LLC", FILED IN THIS OFFICE ON THE NINTH DAY OF MARCH, A.D. 2015, AT 1:21 O'CLOCK P.M.

5706027 8100

150329645

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 2181971

DATE: 03-09-15

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 01:41 PM 03/09/2015  
FILED 01:21 PM 03/09/2015  
SRV 150329645 - 5706027 FILE

**STATE of DELAWARE  
LIMITED LIABILITY COMPANY  
CERTIFICATE of FORMATION**

**First:** The name of the limited liability company is \_\_\_\_\_  
Acquisition Broadway Square LLC

**Second:** The address of its registered office in the State of Delaware is \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_  
Zip code \_\_\_\_\_. The name of its Registered agent at such address is  
\_\_\_\_\_

**Third:** (Use this paragraph only if the company is to have a specific effective date of dissolution: "The latest date on which the limited liability company is to dissolve is \_\_\_\_\_.")

**Fourth:** (Insert any other matters the members determine to include herein.)  
\_\_\_\_\_

**In Witness Whereof,** the undersigned have executed this Certificate of Formation this  
09 day of February, 2015.

By: /s/ Diane M. Rosemeyer  
Authorized Person (s)

Name: Diane M. Rosemeyer

**ACQUISITION BROADWAY SQUARE LLC**  
**LIMITED LIABILITY COMPANY OPERATING AGREEMENT**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (“**Agreement**”) is made and entered into as May 21, 2015 (the “**Effective Date**”) by and among each of the Members whose signatures appear on the signature pages hereof and such other Persons who become Members as provided below.

**ARTICLE 1**  
**DEFINITIONS**

The following terms used in this Agreement will have the following meanings:

“**Act**” means the Delaware Limited Liability Company Act, as amended from time to time.

“**Adjusted Capital Account Deficit**” means the Capital Account maintained for each Member as of the end of each fiscal year of the Company after giving effect to the following adjustments:

(a) Increased by any amounts which the Member is obligated to restore under the standards set forth in Treas. Reg. Sec. 1.704-1(b)(2)(ii)(c) or is deemed obligated to restore under Treas. Reg. Sec. 1.704-2(g)(1) (relating to minimum gains) and Treas. Reg. Sec. 1.704-2(i)(5) (relating to member minimum gain); and

(b) Decreased by:

(i) All losses and deductions that, as of the end of the applicable fiscal year, are reasonably expected to be allocated to the Member in years subsequent to the applicable fiscal year under Code Secs. 704(e)(2) and 706(d) and under Treas. Reg. Sec. 1.751-1(b)(ii); and

(ii) Distributions that are reasonably expected to be made to the applicable Member to the extent that such distributions exceed offsetting increases in the applicable Member’s Capital Account that are reasonably expected to occur during (or prior to) the year in which such distributions are reasonably expected to be made.

Notwithstanding anything to the contrary contained herein, an Adjusted Capital Account Deficit shall be determined in accordance with Treas. Reg. Sec. 1.704-1(b)(2)(ii)(d).

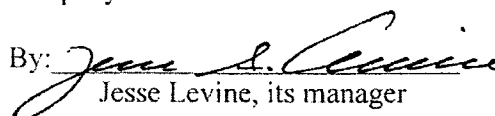
“**Adjusted Capital Contribution**” means, as of any day, a Member’s Capital Contribution adjusted as follows:

(a) Increased by the amount of any Company liabilities which, in connection with distributions pursuant to Section 5.08 or 10.03, are assumed by such Member or are secured by any Company Property distributed to such Member; and

IN WITNESS WHEREOF, the Members have executed this Limited Liability Company Agreement as of the date first set forth above.

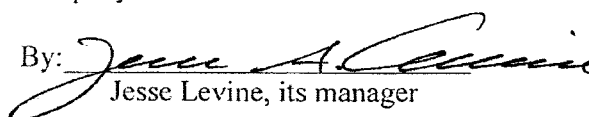
**CLASS A MEMBERS:**

**EASYPARK, LLC**, a Delaware limited liability company

By:   
Jesse Levine, its manager

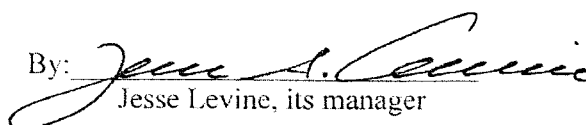
**CLASS B MEMBER:**

**EASYPARK, LLC**, a Delaware limited liability company

By:   
Jesse Levine, its manager

**MANAGER:**

**EASYPARK, LLC**, a Delaware limited liability company

By:   
Jesse Levine, its manager



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

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area Management District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

10. Receive an Update and Recommendations from the Community and Economic Development Committees
- a. Consider an amendment to Hobby Area Bus Shelter contract with Clark Condon and Associates  
**Action requested:** A motion to accept the committee's recommendation to increase Clark Condon's bus shelter contract (#116-044B) by \$5,000.
  - b. Consider and approve legal counsel and staff to negotiate a contract for bus shelter improvements  
**Action requested:** A motion to approve legal counsel and staff to negotiate a contract for bus shelter improvements with (Firm to Be Announced.)
  - c. Receive a report on the impact of Hurricane Harvey in the District and consider a proposal for Broadway cleanup  
**Action Requested:** A motion to approve staff action to spend \$33,000 for Hurricane Harvey clean-up on Broadway Street.
  - d. Consider and approve legal counsel and staff to negotiate a maintenance contract with TIRZ #8.  
**Action Requested:** A motion to approve legal counsel and staff to negotiate a maintenance contract with Tax Increment Reinvestment Zone #8 for trail lighting along Sims Bayou.





# CLARK CONDON

November 4, 2016

Tony Allender  
Hawes Hill Calderon  
9610 Long Point Rd. #150  
Houston, TX 77055

10401 STELLA LINK ROAD  
HOUSTON, TEXAS 77025  
*phone* 713.871.1414 *fax* 713.871.0888  
CLARKCONDON.COM

**Re: Hobby Area Bus Shelters CDs through CA**

Dear Tony,

We are pleased to make this proposal for professional services associated with the Bus Shelters. For the purposes of this proposal, you will be referred to as the Client, and Clark Condon Associates, Inc. as the Landscape Architect.

**SCOPE OF WORK** – The Landscape Architect will prepare Construction Documents for the bus shelters based on previously approved concept plan.

**CONSTRUCTION DOCUMENTS** - The Construction Documents will be based on the previously approved concept plan dated 10/19/16. The Design Team will prepare the Construction Documents and Technical Specifications for pricing of the project. Services to be provided in this phase include:

1. Finalize design drawings for fabrication.
2. Finalization of specifications.
3. Review documents with Client.
4. Locate bus shelters along Broadway Street within the District.
5. Coordinate with District and METRO for approval.
6. Coordinate with fabricator to provide structural and foundation requirements.
7. Coordinate with Owner (HAMD) to provide artwork for graphics to be applied to shelters.
8. Specifications in MasterSpec format.

**PRICING** - After completion and approval of the Construction Documents, the Landscape Architect will assist the Client in coordinating with METRO fabricators to price and install the bus shelters. Services shall include the following:

1. Coordinate with Owner to price the shelters with a fabricator and installer.
2. Review pricing and provide recommendations.

**CONSTRUCTION ADMINISTRATION** - The Landscape Architect will provide Construction Administration for the project. Services to be provided in this phase include:

1. Periodic visits to the site to observe the progress and quality of construction and to insure the integrity of the design as indicated on the drawings.
2. Review shop drawings and material suppliers' products.
3. Review fabrication with supplier.
4. Review payment requests.
5. Conduct substantial completion and final walk throughs and prepare punch lists.

# CLARK CONDON

**FEE** - The total fee for this project is a lump sum based upon the estimated time for professional services, plus reimbursable expenses.

Construction Documents	\$35,000.00
Pricing	\$3,000.00
Construction Administration	<u>\$15,000.00</u>
<b>TOTAL</b>	<b>\$53,000.00</b>

We consider chargeable revisions to include changes made after a phase of work has been accepted and we have been authorized by the Client to proceed to the next phase.

**REIMBURSABLE EXPENSES** - The Client shall pay the Landscape Architect for the cost of out-of-town travel expenses, mileage, printing, and other directly related costs. All expenses will be billed at cost plus 15%.

## EXCLUSIONS TO THE CONTRACT

1. Topographic and boundary surveys.
2. Existing site engineering and utility base information.
3. Soil engineering, geotechnical consultant services or related testing, if required.
4. Civil engineering (plan and profiles).

**EXTRA SERVICES** - Additional services, if requested by the Client, will be considered as extra services and be billed hourly at the rates listed below.

Principal/Owner	\$350.00/hour
Principal	\$225.00/hour
Senior Associate	\$150.00/hour
Project Manager	\$125.00/hour
Assistant Project Manager	\$100.00/hour
Project Staff	\$90.00/hour
Administrative	\$75.00/hour

Hourly rates will be reviewed annually and may be increased in accordance with annual salary and cost-of-living reviews.

**BILLING** - Billing shall be monthly based on the portion of the total estimated fee. Invoices shall be due upon receipt. Clark Condon Associates, Inc. reserves the right to charge the amount of interest allowable under the current laws of the State of Texas on any invoices not paid within thirty (30) days.

**JURISDICTION** - The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The Board may be reached at the following address:

Texas Board of Architectural Examiners  
P.O. Box 12337 Austin, TX 78711-2337  
(512) 305-9000 - Phone / (512) 305-8900

**TERMINATION** - If the Client should decide to terminate this Agreement, he shall give Clark Condon Associates, Inc. seven (7) days written notice and shall pay for all services rendered to the date of termination. Clark Condon Associates, Inc. reserves the right to terminate this contract upon fifteen (15) days notice if any amount billed to client is sixty days past due.

# CLARK CONDON

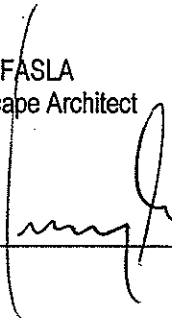
If this Agreement meets with your approval, please sign in the appropriate place below and return one copy to us. I appreciate the opportunity to submit this proposal to you and look forward to working with you.

Sincerely,



Sheila M. Condon FASLA  
President / Landscape Architect

APPROVED



DATE

11-10-2016

September 5, 2017

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

Re: **Hobby Area Bus Shelters CDs thru CA  
CCA Project #116-044B  
Amendment #01 / Additional Services**

Dear Jerry,

We are requesting Additional Services to our current contract for Hobby Area Bus Shelters CDS thru CA to publicly bid the project, including preparation of additional documentation necessary for this scope. The fee for these services is to be billed as a lump sum of **\$5,000.00**. Please note the following:

Current Contract Amount	\$53,000.00
Requested Amendment #1	<u>\$5,000.00</u>
Revised Contract Amount	\$58,000.00

All Terms and Conditions of our current contract will remain in force. If this Agreement meets with your approval, please sign below and return a copy to us.

Sincerely,

Scott Slagle, ASLA  
Principal / Landscape Architect

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_



# HOBBY AREA DISTRICT

SPECIAL BUS SHELTER AND ARTWORK PROPOSAL

## **SPECIAL BUS SHELTER DESCRIPTION**

The HAMD is actively engaged in completing a Livable Centers Study in order to further assess the District's needs and the needs of its constituents. One of the major improvements already near completion is the re-design and enhancement of Broadway Street. Broadway is a major thoroughfare through HAMD where the district-wide amenities and improvements are being unveiled. The special bus shelter is a major design feature that the District intends to be a part of these amenities and improvements. The proposed shelters were thoughtfully designed to mimic the historic, mid-century modern architecture that is found in many neighborhoods throughout the District. The new shelters will reflect the historic feel of HAMD, help promote the use of Metro bus transportation and the potential light rail and provide protection from the elements for waiting riders.

The new shelters will have a brushed aluminum color on the majority of the structure, with the roof fascia the same red/orange color seen in the Hobby Area District logo.

## **PURPOSE AND THEME OF THE SPECIAL BUS SHELTERS**

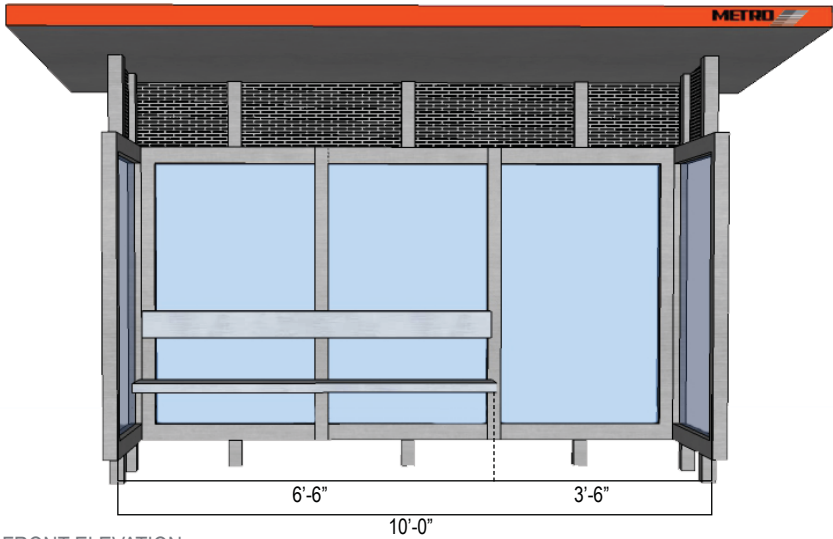
The new shelters will help serve the District's mission of promoting a sense of place and creating a unique identity that adds special value to the Greater Houston Metropolitan Region. The proposed shelters were influenced by the heavy presence of mid-century modern architecture in the District and will aid in carrying on that historical legacy.

The special shelters will not only serve the local community but will also have a strong aesthetic presence as people travel to and from Hobby International Airport. Hobby acts as a gateway into the Greater Houston Metropolitan Region. This added feature will help make positive first impressions on people arriving to Houston, as well a lasting impression on visitors to the District.

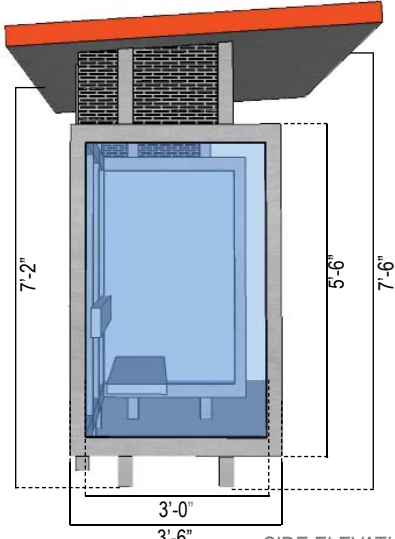


**HOBBY AREA DISTRICT**

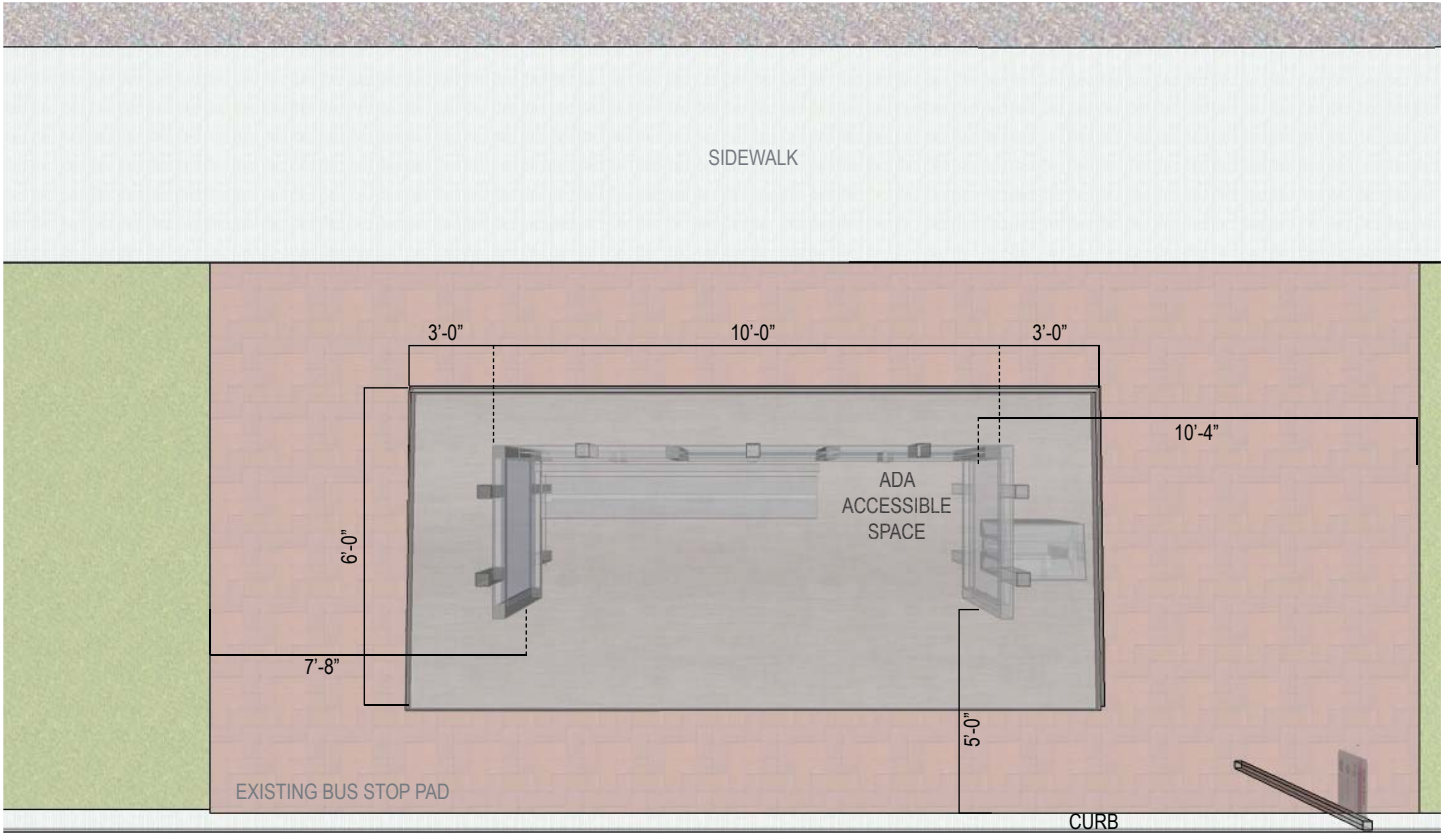
### PROPOSED DESIGN: FULL SIZED BUS SHELTER



FRONT ELEVATION



SIDE ELEVATION

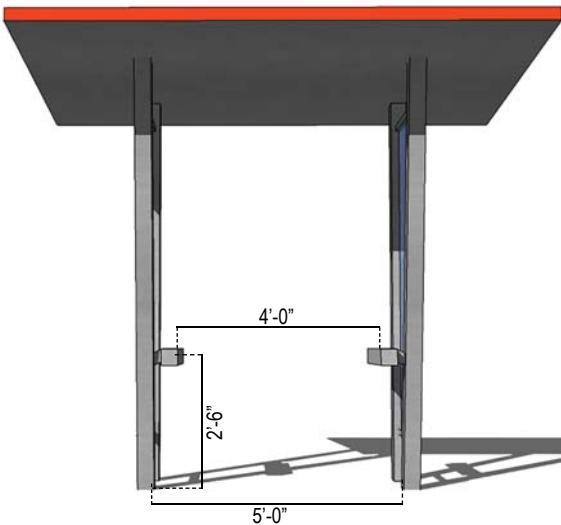


PLAN VIEW

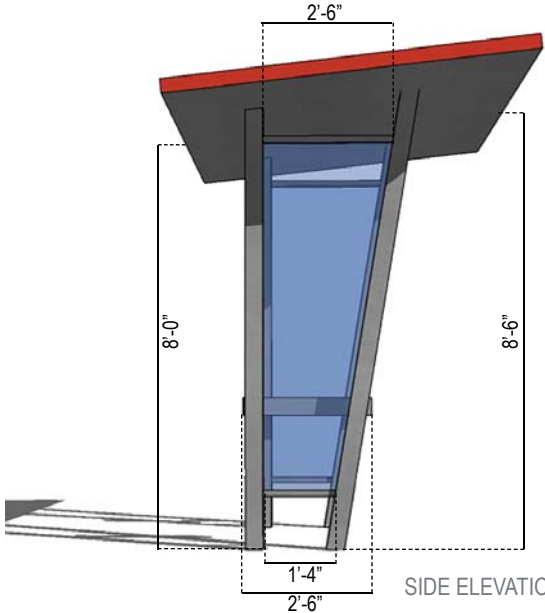
NOTE:  
 TRASH RECEPTACLE SHOWN:  
 APEX RECEPTACLE W/RAIN COVER  
 36 GALLON  
 STAINLESS STEEL  
 MFG: FORMS + SURFACES



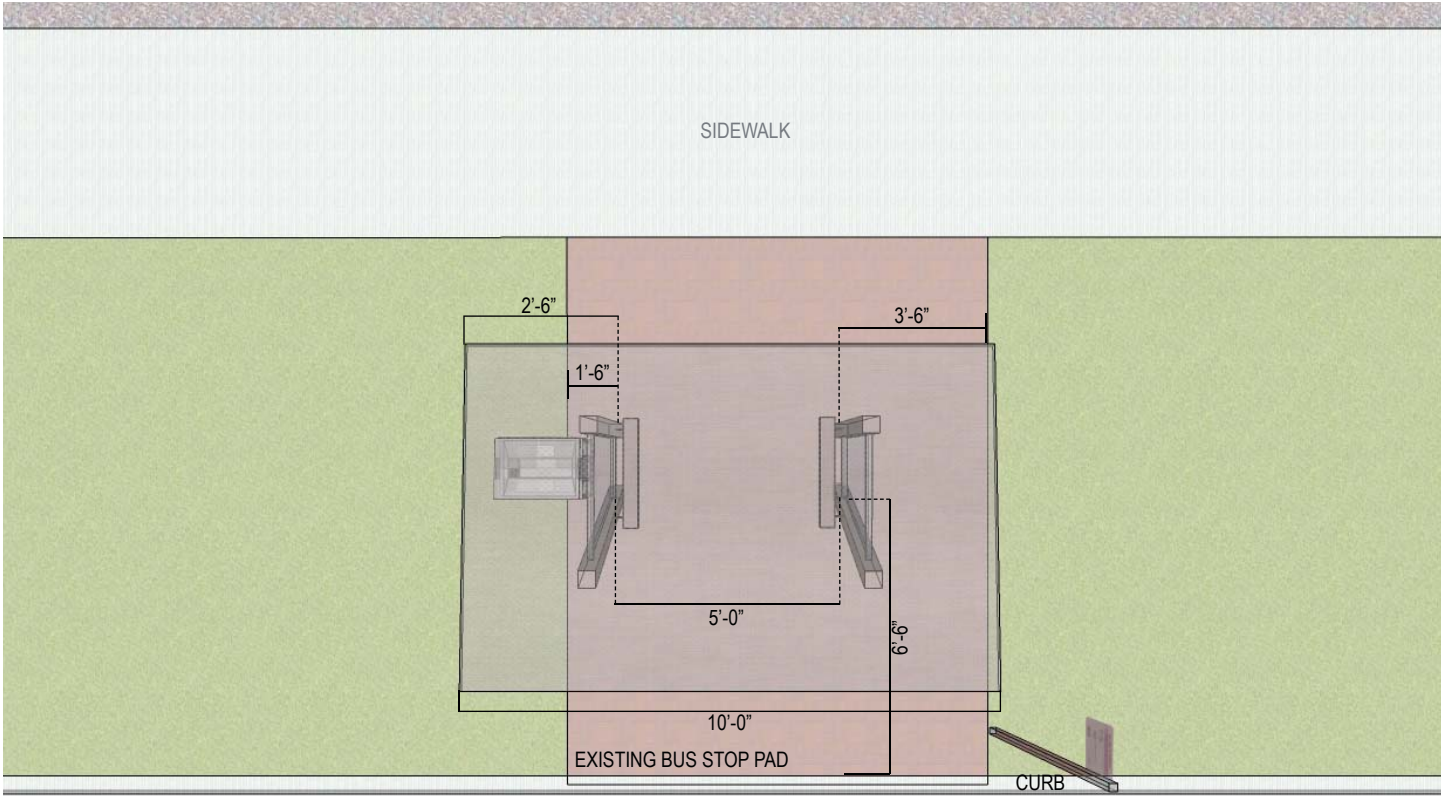
### PROPOSED DESIGN: DISTRICT MINI BUS SHELTERS



FRONT ELEVATION



SIDE ELEVATION



PLAN VIEW

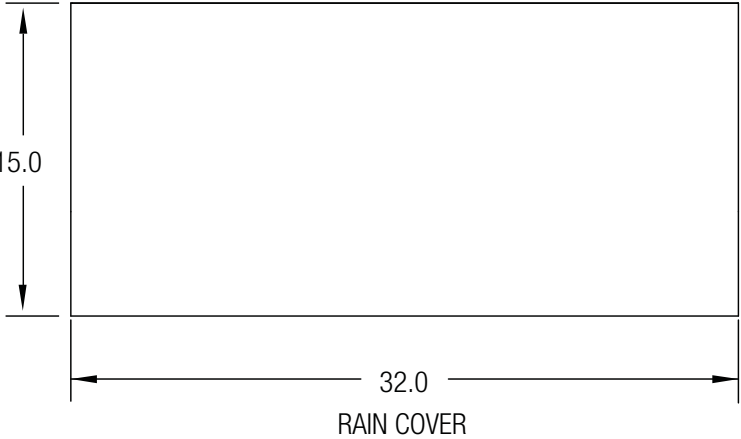
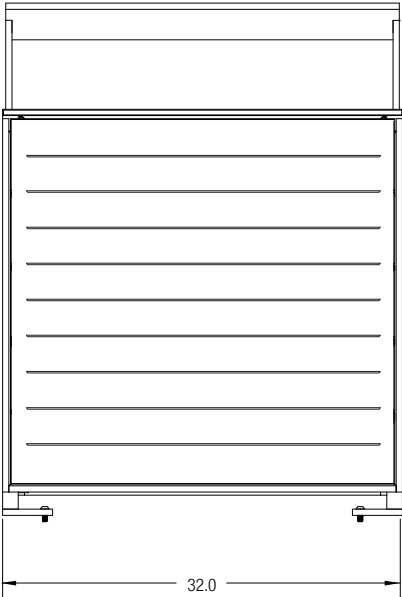
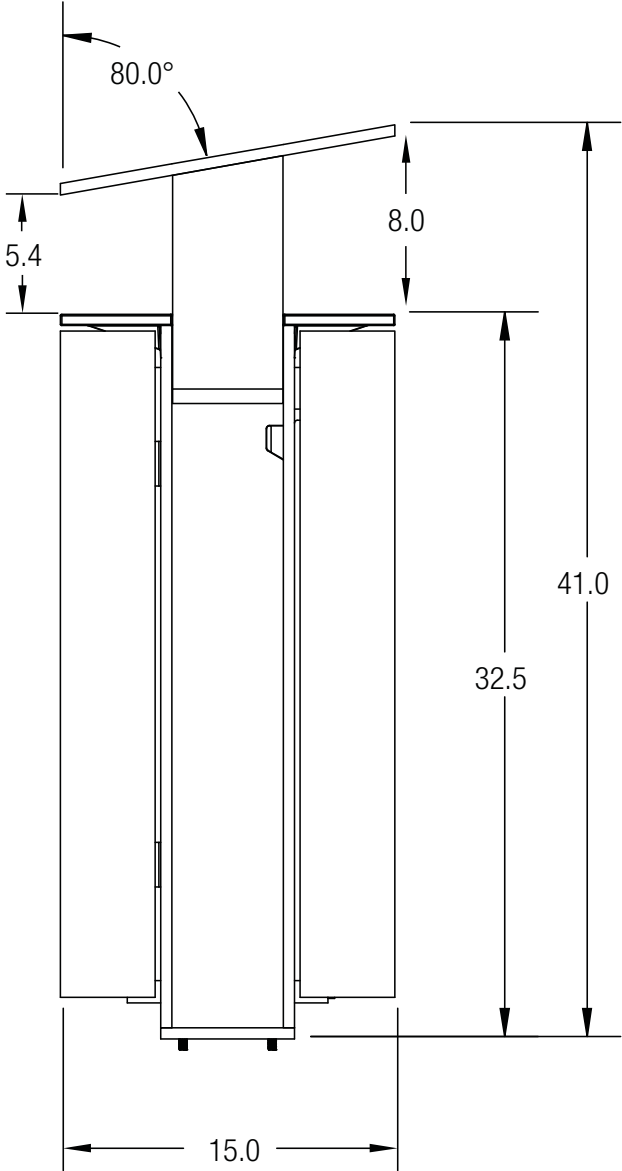
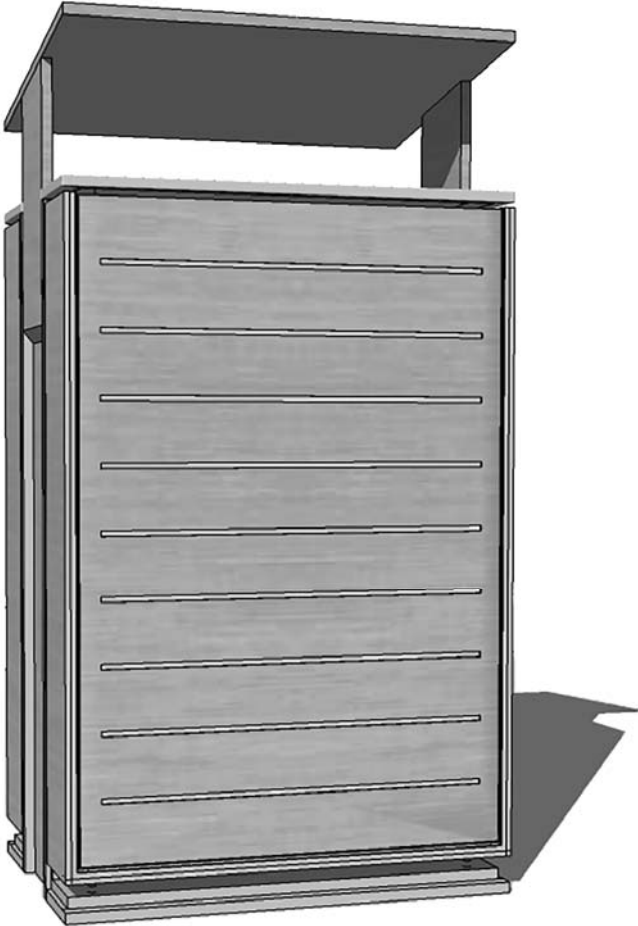
- NOTE:
- 1. POTENTIAL ADDITION OF SOLAR LIGHT FIXTURES IN SHELTERS.
  - 2. TRASH RECEPTACLE SHOWN: APEX RECEPTACLE W/RAIN COVER 36 GALLON STAINLESS STEEL MFG: FORMS + SURFACES





# PROPOSED SITE FURNITURE: TRASH RECEPTACLE

TRASH RECEPTACLE SHOWN:  
APEX RECEPTACLE W/RAIN COVER  
36 GALLON  
STAINLESS STEEL  
MFG: FORMS + SURFACES





## PROPOSED SHELTER LOCATIONS

### STAGE 1 - BROADWAY STREET

The initial installation of the special bus shelters will be along Broadway where Metro shelter pads were previously replaced by the City of Houston street project. HAMD shelters will now be installed in lieu of Metro standard shelters. Two stops immediately west of Broadway on Belfort are also included in this first installment. These shelters will be a “remove and replace.” The new shelters will first be installed at the following Metro bus stops:

		Ons	Offs
1.	Broadway St. @ Park Place Blvd. Stop ID 731	22	25
2.	Broadway St. @ Park Place Blvd. Stop ID 756	26	21
3.	Broadway St. @ Dixie Dr. Stop ID 732 (mini)	6	3
4.	Broadway St. @ Dixie Dr. Stop ID 755	5	10
5.	Broadway St. @ Santa Elana St. Stop ID 733	2	1
6.	Broadway St. @ Santa Elana St. Stop ID 754 (mini)	5	4
7.	Broadway St. @ Belfort Ave. Stop ID 753 (mini)	1	1
8.	Broadway St. @ Santa Elana St. Stop ID 734 (mini)	3	18
9.	Broadway St. @ Belfort Ave. Stop ID 752	34	16
10.	Broadway St. @ Belfort Ave. Stop ID 735	23	122
11.	Belfort Ave. @ Broadway St. Stop ID 9669	117	234
12.	Belfort Ave. @ Glenloch Dr. Stop ID 764	17	10
13.	Broadway St. @ Belfort Ave. Stop ID 751	101	48
14.	Broadway St. @ Belfort Ave. Stop ID 736	45	97
15.	Broadway St. @ Rockhill St. Stop ID 750	103	46
16.	Broadway St. @ Belfort Ave. Stop ID 737	13	61
17.	Broadway St. @ Rockhill St. Stop ID 749	85	11
18.	Broadway St. @ Rockhill St. Stop ID 738 (mini)	11	113
19.	Broadway St. @ Rockhill St. Stop ID 748	83	15
20.	Broadway St. @ Morley St. Stop ID 747	54	4
21.	Broadway St. @ Morley St. Stop ID 746	228	18
22.	Broadway St. @ Rockhill St. Stop ID 739	13	254

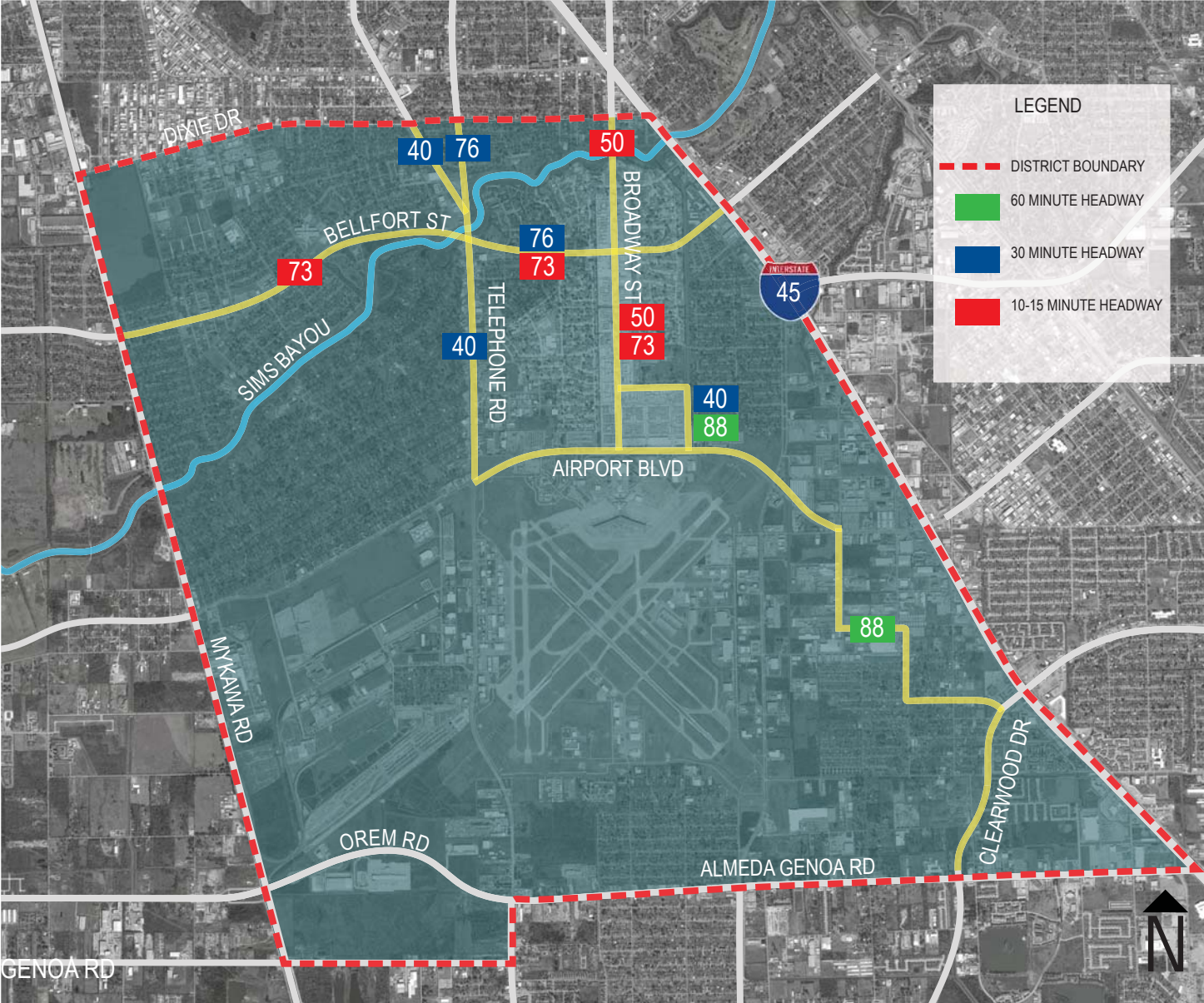
## HOBBY AREA DISTRICT



### STAGE 2 - EXPANSION THROUGHOUT THE DISTRICT

The intent of the District is to strategically replace the existing Metro shelters throughout with the HAMD special bus shelters. The mini shelters will not be a part of the initial roll out but will come on line after further investigation into ridership at bus stops with smaller footprints and no shelters. The overall goal of the special shelters is to help in establishing a more cohesive sense of place and community throughout the Hobby Area Management District, and these special bus shelters will greatly contribute to that goal.

# METRO BUS ROUTES IN THE DISTRICT



## **SPECIAL BUS SHELTER ARTWORK DESCRIPTION**

The HAMD is proud to be part of a historically significant area and aviation hub. The original artwork speaks to the historical significance of Hobby Airport to the District. The HAMD logo is displayed prominently, contrasted against two of the rich colors that have been selected as part of the District's color palette.

Both designs incorporate the silhouette of an airplane, which connects the artwork back to part of the cultural backdrop of the District.

This artwork, juxtaposed onto the special shelters, creates a cohesive language about some of the history of the District.

The proposed artwork is displayed on the windows of the special shelter using a translucent graphic film.

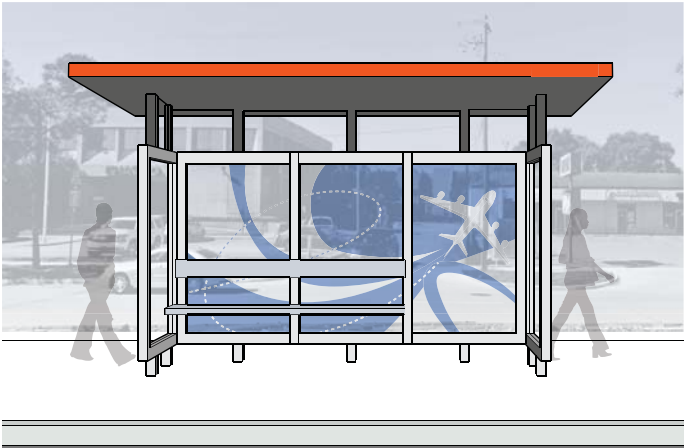
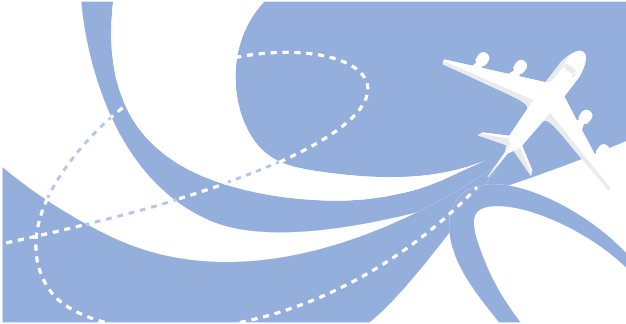
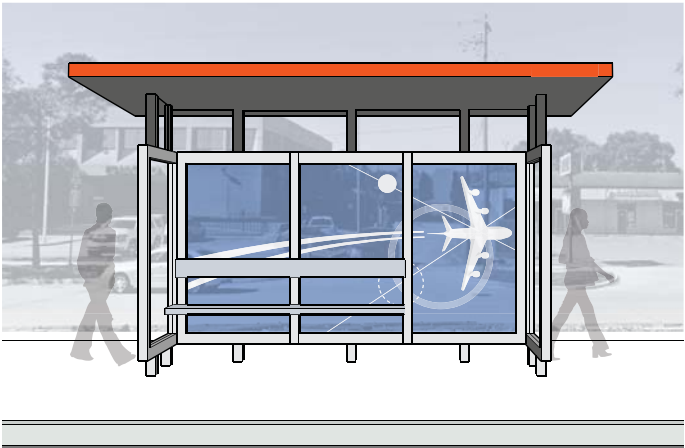
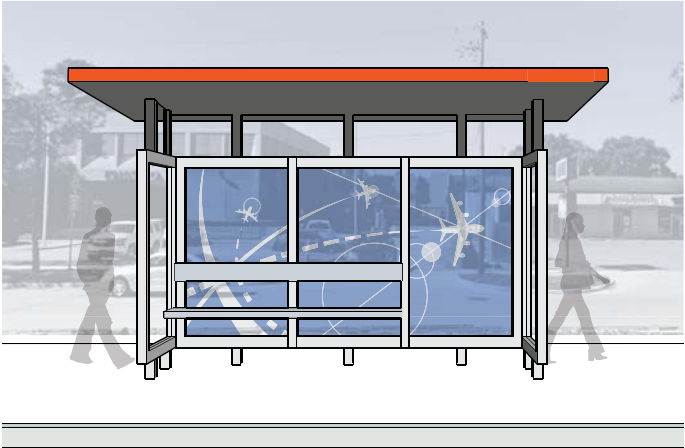
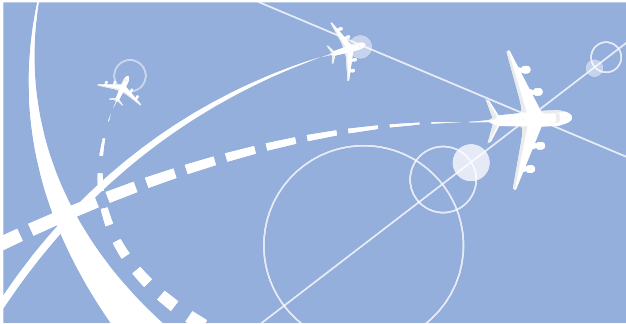
## **PURPOSE AND THEME OF THE SPECIAL BUS SHELTER ARTWORK**

The special artwork added to the shelters will help serve the District's mission of promoting a sense of place and creating a unique identity that adds special value to the Greater Houston Metropolitan Region. The proposed artwork was conceptualized while thinking of the history and development of the District and will aid in carrying on that historical legacy.

The special shelter art will add to the aesthetic value of the special shelters. Hobby acts as a gateway into the Greater Houston Metropolitan Region. This added feature will help make positive first impressions on people arriving in Houston, as well a lasting impression on visitors to the District.



PROPOSED ARTWORK DESIGNS

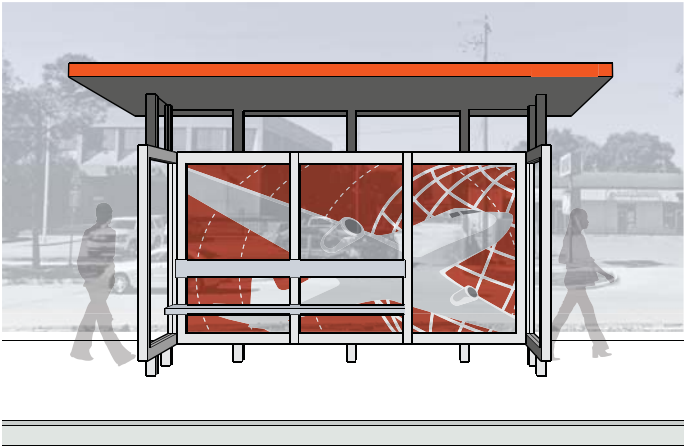
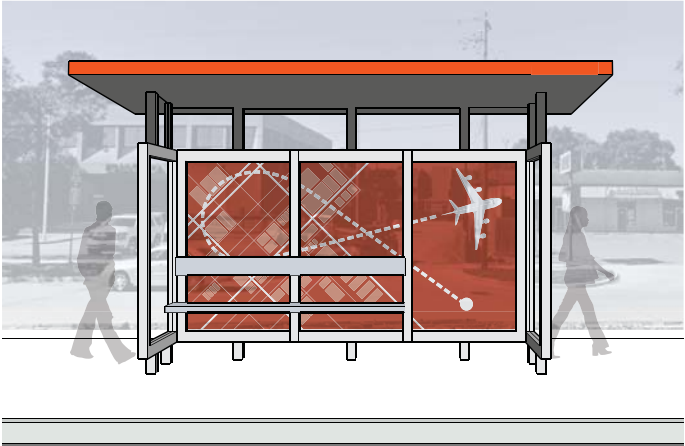
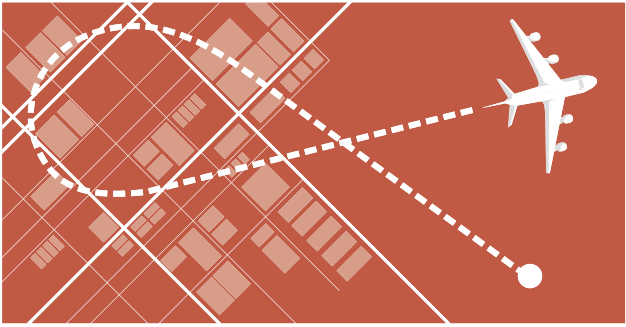
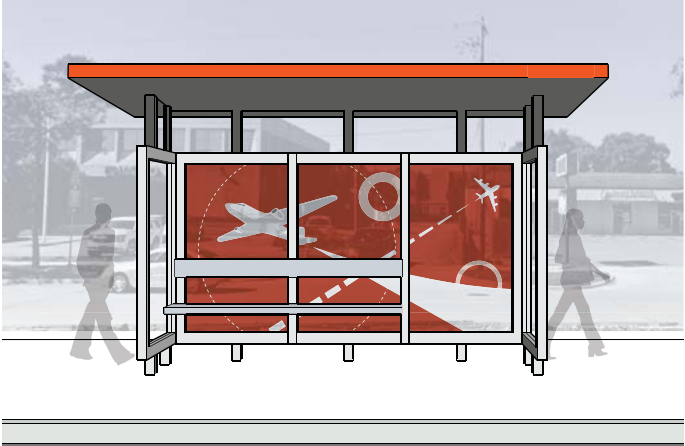
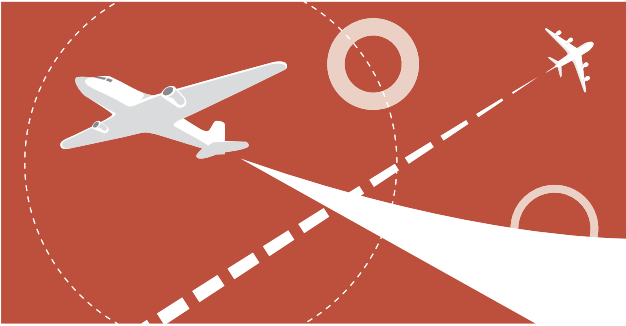


Digital Production  
Substrate: 3M Scotchlcal Perforated Window Graphic Film

50 percent perforation pattern  
White on outside facing image side. White on see-through reverse side.



PROPOSED ARTWORK DESIGNS



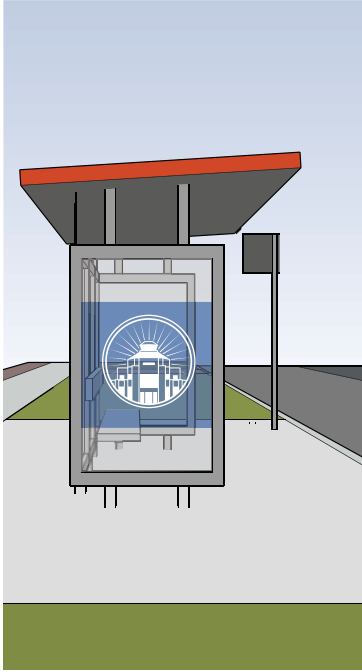
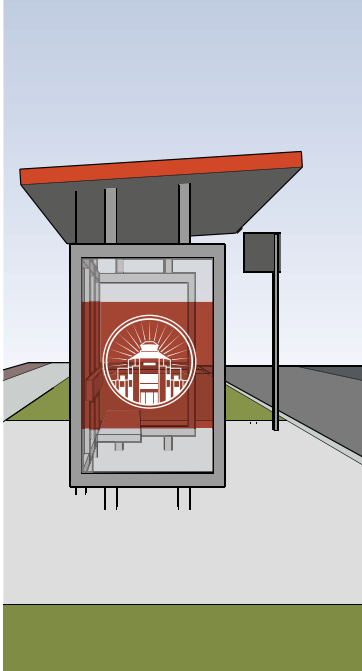
Digital Production  
Substrate: 3M Scotchlcal Perforated Window Graphic Film

50 percent perforation pattern  
White on outside facing image side. White on see-through reverse side.



HOBBY AREA DISTRICT

PROPOSED ARTWORK DESIGNS





**Broadway Street Landscape Improvements  
Tropical storm Harvey Report  
September 5, 2017**

SMC Logistics LLC is pleased to provide you with the following report for the Broadway Street landscape improvements project.

Due to the continuous rain, heavy wind, and the subsequent flooding due to Hurricane Harvey, the Broadway street landscape was severely damaged. The damage that we have encountered was caused by street flooding, heavy winds and vehicles jumping the curb.

The following pictured report will show you the damaged areas that will require immediate attention and restoration to avoid losing plant material.



Vehicles jumped the curb and damaged the plants and irrigation on a few locations. Replacement of damaged plants, planting mix and mulch is required.





Planting soil and mulch got washed away and the plants were de rooted on a few locations. Replacement of planting mix and mulch is required as soon as possible.





Vehicles driving on flooded street, caused a wave effect that washed away the planting soil, mulch, exposed the drip line and de-rooted the plants on several locations throughout the project. Replacement of mulch is required as soon as possible.





Crushed granite was washed in to the planting beds on several locations. Also vehicles jumping the curb and driving on esplanade, removed the granite gravel on several locations throughout the project. Removal of gravel from planting beds and replacement of lost/washed away gravel is highly recommended.





Heavy winds loosened the supports and leaned several trees on the entire project. Tightening of wire and straightening trees is required as soon as possible.





Plant material was completely flooded for days with polluted water. SMC Logistics LLC crew will monitor for signs of possible fungus growth and will report any required plant replacement and treatment on the project. Please note that signs of diseases on plant material due to excessive rain could take weeks before appearing.





Heavy winds damaged recently planted perennials throughout the project. Replacement of damaged plant material is recommended.

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**Hobby District  
Broadway Street Harvey Repair**

SMC Logistics is pleased to provide a quote to make repairs on Broadway Street after the damages done by Hurricane Harvey.

**Description**  
We will make repairs on Broadway for damages done by Hurricane Harvey. Our crews will begin work as soon as possible once it is approved to minimize further damages.

<b>Services</b>	<b>Price per service</b>	<b>Total</b>
Initial Cleanup	\$1,209.60	\$1,209.60
Irrigation Repairs	\$756.00	\$756.00
Tree Adjustments	\$945.00	\$945.00
Shrub Replacements	\$12,118.00	\$12,118.00
Mulch	\$9,603.00	\$9,603.00
Granite Gravel	\$4,329.60	\$4,329.60
Humates Plus	\$3,850.00	\$3,850.00
<b>Total</b>		<b>\$32,811.20</b>

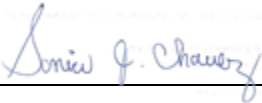
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**ACCEPTANCE OF TERMS**

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Signature below authorizes SMC Logistics, LLC to perform work as described above and verifies that the price and description are correct.

Client: \_\_\_\_\_

Prepared by:  \_\_\_\_\_

Date: \_\_\_\_\_

Date: September 18, 2017

# TIRZ 8 PROPOSED PROJECT OPPORTUNITIES

The nonprofit Houston Parks Board (HPB) is leading a citywide project called Bayou Greenways 2020 which will create a continuous park system along Houston's major waterways. The project will transform more than 3,000 underutilized acres of open space along the bayous into accessible linear greenspace and connect 150 miles of hike-and-bike trails.

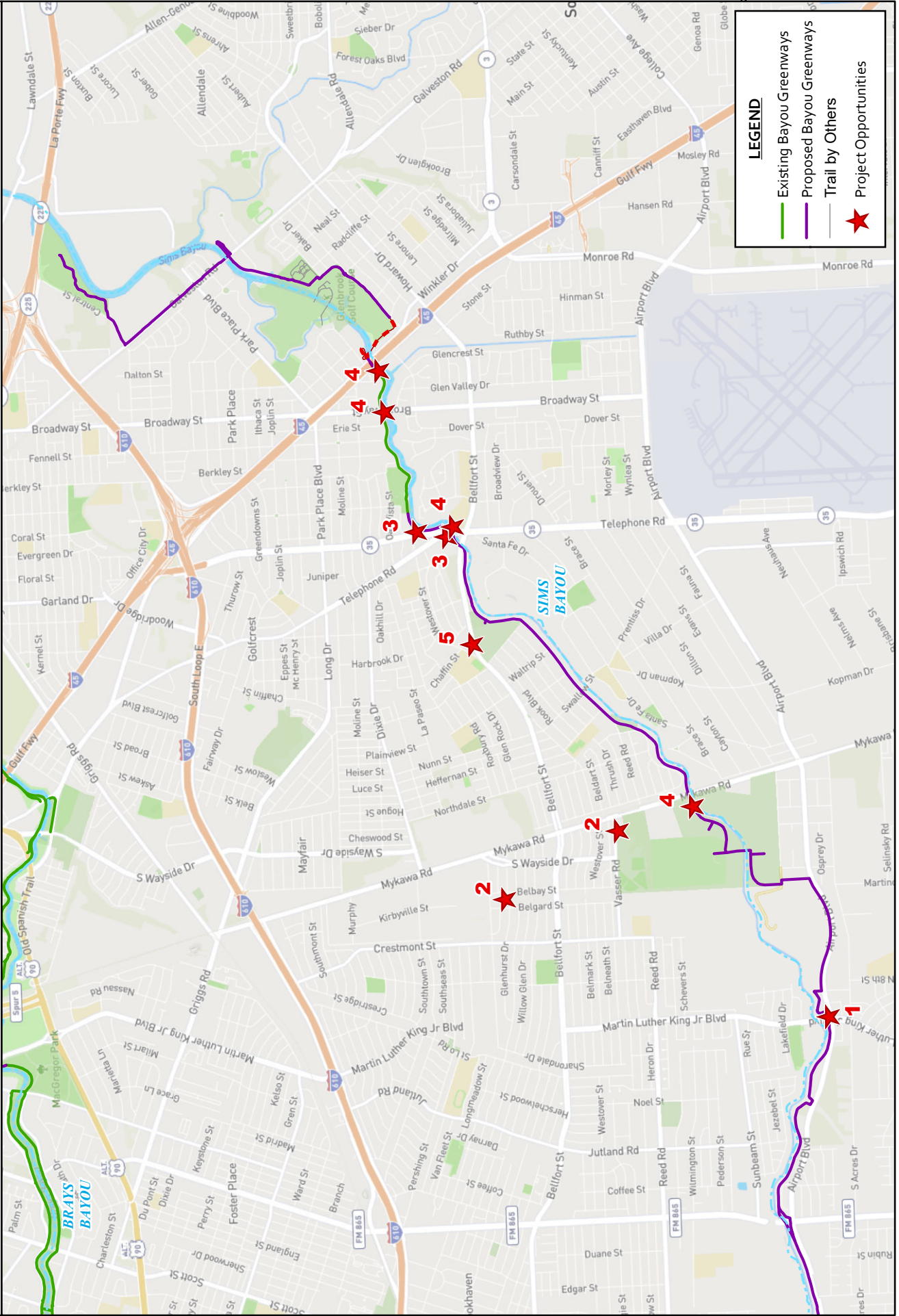
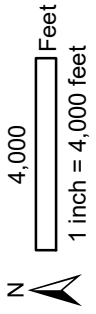
As part of Bayou Greenways 2020, the Houston Parks Board is designing a Bayou Greenway along Sims Bayou. HPB has created a list of opportunities for TIRZ8 and Hobby Management District to consider in providing additional community access to the Bayou Greenway network.

## COST SUMMARY

Project	Description	Cost	Fiscal Year
1	MLK & Airport Blvd Park/ Trailhead & Intersection Improvements	\$999,486	2018
2	Mykawa Road & Centerpoint Easement	\$1,136,071	2018
3	Telephone Rd & Reveille Rd Connections	\$1,078,651	Pending USACE Project- 2019
4	Lighting Below Bridges & Freeways	\$100,220	2020
<b>Total Projects Cost</b>		<b>\$3,314,428</b>	



# SIMS BAYOU GREENWAY LOCATION MAP PROPOSED PROJECT OPPORTUNITIES



**LEGEND**

- Existing Bayou Greenways
- Proposed Bayou Greenways
- Trail by Others
- Project Opportunities

# PROPOSED PROJECT OPPORTUNITIES

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## MLK AND AIRPORT BOULEVARD PARK/ TRAILHEAD & INTERSECTION

PROJECT #1

GRAND TOTAL COST \$999,486

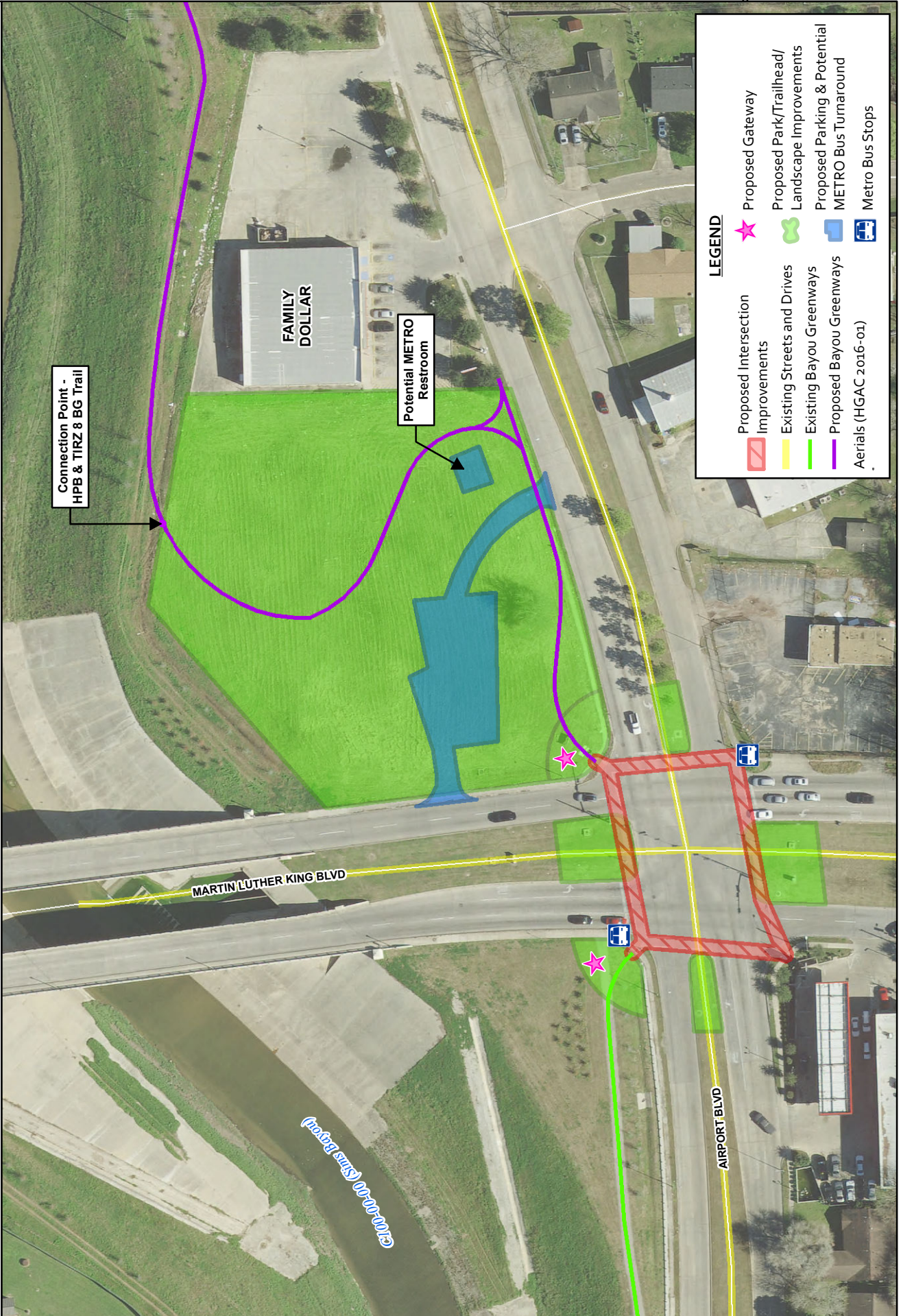
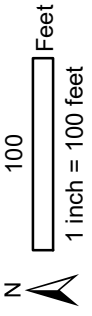
FISCAL YEAR: 2018

Houston Parks Board has purchased the parcel of land adjacent to the Family Dollar on the NE side of the intersection of MLK and Airport Boulevard. The opportunity exists for this parcel to be developed into a prominent park and trailhead complete with gateway, parking, signage, benches and landscaping. METRO might also consider the site for a bus turnaround and driver rest stop complete with restroom facilities as this location serves as the end of their bus route.

The Sims Greenway trail will cross the intersection of MLK and Airport Boulevard on the north side with an at-grade crossing. The existing sidewalk is too narrow for a trail crossing. The opportunity exists to install a 10 foot wide trail and crosswalk complete with clay pavers similar to the Broadway Street corridor improvements. The opportunity also exists to upgrade the 5 foot walks and crosswalks on the south, east and west sides with pavers. Landscaping improvements could be provided at the medians to complete the intersection transformation.



**SIMS BAYOU GREENWAY**  
 MLK AND AIRPORT BOULEVARD  
 PARK / TRAILHEAD & INTERSECTION



**LEGEND**

- Proposed Intersection Improvements
- Existing Streets and Drives
- Existing Bayou Greenways
- Proposed Bayou Greenways
- Aerials (HGAC 2016-01)
- Proposed Gateway
- Proposed Park/Trailhead/Landscape Improvements
- Proposed Parking & Potential METRO Bus Turnaround
- Metro Bus Stops

BASIC CONSTRUCTION						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$58,500	\$58,500	
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$10,000	\$10,000	
3	REINFORCED SEDIMENT CONTROL SILT FENCE	LF	1600	\$2	\$3,200	
4	STABILIZED CONSTRUCTION ENTRANCE (INSTALLATION & REMOVAL)	EA	1	\$6,000	\$6,000	
5	TRAFFIC CONTROL MEASURES IN PLACE & MAINTAINED	LS	1	\$30,000	\$30,000	
6	RELOCATE PEDESTRIAN SIGNAL	EA	1	\$10,000	\$10,000	intersection
7	RELOCATE UTILITY BOX & MANHOLE ADJUSTMENT	LS	1	\$8,000	\$8,000	intersection
8	RELOCATE FIRE HYDRANT	LS	1	\$3,000	\$3,000	intersection
9	SAWCUT EXISTING CONCRETE	LF	840	\$10	\$8,400	intersection
10	REMOVAL OF EXISTING CONCRETE	SY	500	\$27	\$13,500	4500 sf
11	WATER METER/ TAP/ BACKFLOW	LS	1	\$5,000	\$5,000	park
12	CLAY BRICK PAVERS	SF	4100	\$18	\$73,800	crosswalks & sidewalks
13	CONCRETE SUBSLAB FOR PAVERS	SF	4100	\$10	\$41,000	intersection
14	CONCRETE CURB 6"	LF	420	\$12	\$5,040	
15	ACCESSIBLE RAMP	EA	8	\$2,000	\$16,000	intersection
16	EXCAVATION AND FILL ON SITE (INCLUDES DETENTION)	CY	2000	\$15	\$30,000	
17	REINFORCED CONCRETE TRAIL	SY	666	\$77	\$51,282	600 lf- park
18	6" LIME STABILIZED SUBGRADE	SY	933	\$15	\$13,995	
19	PARKING LOT & DRIVE (INCLUDES SUBBASE)	LS	1	\$70,000	\$70,000	20 vehicles
20	GATEWAY IMPROVEMENTS (PAVING, SIGNAGE, PLANTING, SITE FURNISHINGS)	EA	2	\$58,500	\$117,000	each side MLK
21	HYDROMULCH SEEDING	AC	0.25	\$2,800	\$700	
22	BLOCK SODDING	SY	1000	\$5	\$5,000	
23	WILDFLOWER/ NATIVE GRASSES	AC	1	\$15,000	\$15,000	
24	LANDSCAPING (SHRUBS, GROUNDCOVER, BED PREPARATION)	SF	4000	\$4	\$16,000	(4) medians 35' each
25	SHADE TREE (45 GAL)	EA	60	\$400	\$24,000	30' o.c.- park
26	IRRIGATION	SF	20000	\$2	\$40,000	park
	Subtotal				\$674,417	
	Construction Contingency (20%)				\$134,883	
	<b>Subtotal Basic Construction</b>				<b><u>\$809,300</u></b>	
<b>SOFT COSTS &amp; FEES</b>						
27	DESIGN FEE & SURVEY (2.0%)	LS	1	\$161,860	\$161,860	
28	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$28,326	\$28,326	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b><u>\$190,186</u></b>	
	<b>*GRAND TOTAL</b>				<b><u>\$999,486</u></b>	
* cost breakdown is approximately 8.5% park improvements & 1.5% intersection improvements						

# PROPOSED PROJECT OPPORTUNITIES

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## MYKAWA ROAD AND CENTERPOINT EASEMENT

PROJECT #2

GRAND TOTAL COST \$1,136,071

FISCAL YEAR: 2018

MYKAWA ROAD CONNECTION TO F.M. LAW PARK ON VASSAR DRIVE

TOTAL COST \$574,466

Access to the Sims Bayou Greenway from Mykawa Road will pass through the FM Law Park/First Tee entry drive. However, community access would be greatly enhanced by replacing the existing 4 foot sidewalk on Mykawa with an 8 foot multiuse trail to Vassar. This new access would also provide great access to the police station.

F.M. LAW PARK CONNECTION TO CENTERPOINT EASEMENT TO DOULTON DRIVE

TOTAL COST \$561,605

Improving the CenterPoint right of way north of Vassar would provide further community connectivity to F.M. Law Park and the Sims Bayou Greenway



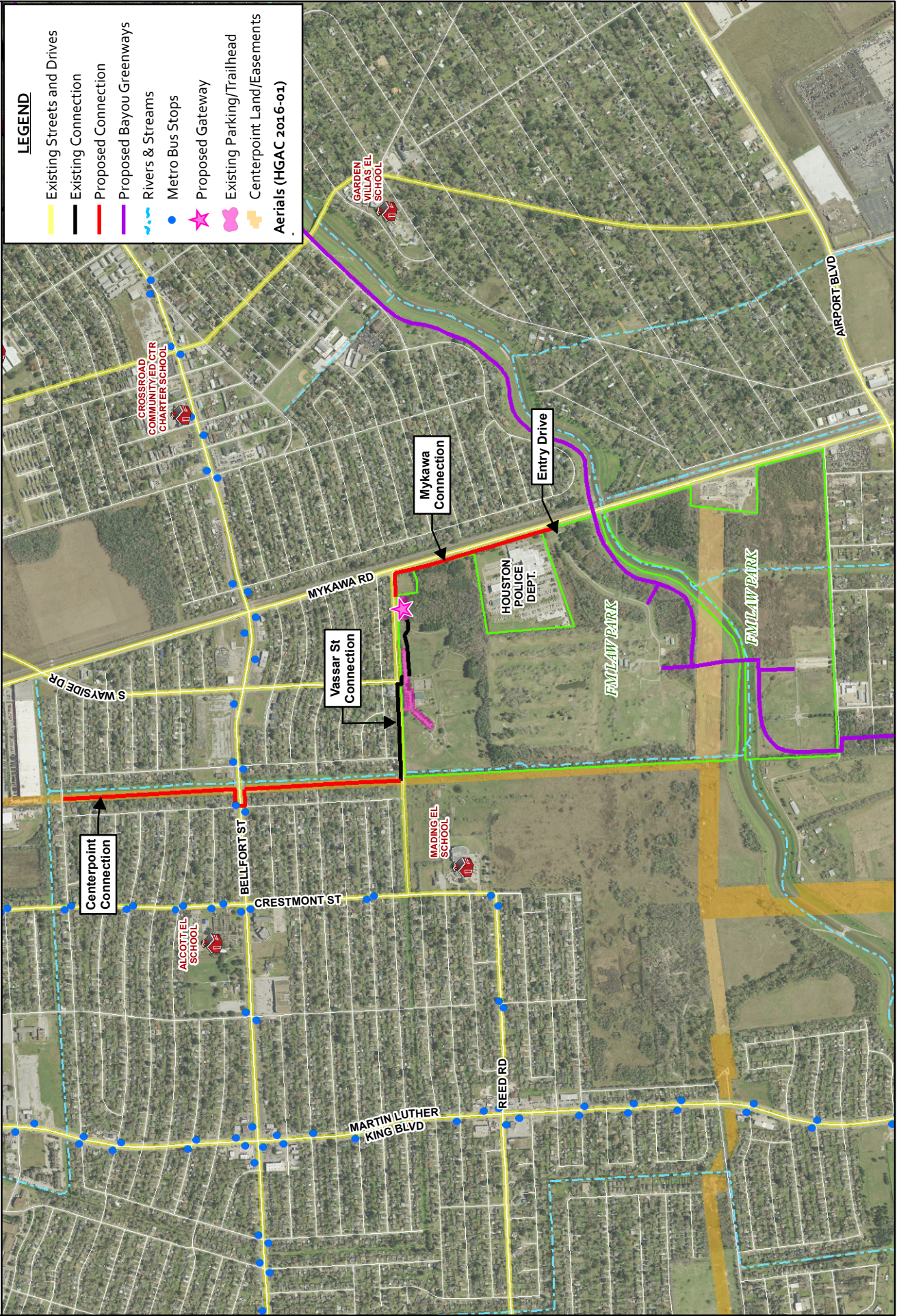
# SIMS BAYOU GREENWAY MYKAWA ROAD AND CENTERPOINT EASEMENT



1,500 Feet  
1 inch = 1,500 feet

**LEGEND**

- Existing Streets and Drives
- Existing Connection
- Proposed Connection
- Proposed Bayou Greenways
- Rivers & Streams
- Metro Bus Stops
- Proposed Gateway
- Existing Parking/Trailhead
- Centerpoint Land/Easements
- Aerials (HGAC 2016-02)





*8' Trail From FM Law Park Entry on Mykawa Rd to FM Law Parking Lot on Vassar Rd									
<b>BASIC CONSTRUCTION</b>									
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE			
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$33,400	\$33,400				
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$6,250	\$6,250				
3	REMOVE CONCRETE WALK	SY	955	\$17	\$16,235	2,150 lf			
4	REINFORCED CONCRETE TRAIL	SY	2222	\$77	\$171,094	2,500 lf			
5	6" LIME STABILIZED SUBGRADE	SY	3333	\$15	\$49,995				
6	CURB RAMP	EA	10	\$2,000	\$20,000				
7	EXCAVATION	CY	900	\$11	\$9,900				
8	REINFORCED SEDIMENT CONTROL SILT FENCE	LF	2600	\$2	\$5,200				
9	GATEWAY IMPROVEMENTS (PAVING, SIGNAGE, PLANTING, SITE FURNISHINGS)	LS	2	\$35,000	\$70,000				
10	BLOCK SODDING	SY	1111	\$5	\$5,555				
	Subtotal				\$387,629				
	Construction Contingency (20%)				\$77,526				
	<b>Subtotal Basic Construction</b>				<b>\$465,155</b>				
	<b>SOFT COSTS &amp; FEES</b>								
11	DESIGN FEE & SURVEY (2.0%)	LS	1	\$93,031	\$93,031				
12	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$16,280	\$16,280				
	<b>Subtotal Soft Costs &amp; Fees</b>				<b>\$109,311</b>				
	<b>TOTAL MYKAWA RD</b>				<b>\$574,466</b>				

\*Assumes some portions of the trail are within COH property behind powerlines

FM Law Park Connection to Centerpoint Easement to Doulton Dr						
<b>BASIC CONSTRUCTION</b>						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$32,650	\$32,650	
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$6,125	\$6,125	
3	REINFORCED CONCRETE TRAIL	SY	3111	\$77	\$239,547	2,800 lf
4	6" LIME STABILIZED SUBGRADE	SY	3111	\$15	\$46,665	
5	12" COURSE SAND	SY	1244	\$15	\$18,660	2' w x 2,800 lf
6	EXCAVATION	CY	1244	\$11	\$13,684	
7	REINFORCED SEDIMENT CONTROL SILT FENCE	LF	3000	\$2	\$6,000	
8	SIGNAGE	LS	1	\$15,000	\$15,000	
9	BLOCK SODDING	SY	124	\$5	\$620	
	Subtotal				\$378,951	
	Construction Contingency (2.0%)				\$7,579	
	<b>Subtotal Basic Construction</b>				<b>\$454,741</b>	
	<b>SOFT COSTS &amp; FEES</b>					
10	DESIGN FEE & SURVEY (2.0%)	LS	1	\$90,948	\$90,948	
11	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$15,916	\$15,916	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b>\$106,864</b>	
	<b>TOTAL CENTERPOINT EASEMENT</b>				<b>\$561,605</b>	
	<b>GRAND TOTAL</b>				<b>\$1,136,071</b>	



# PROPOSED PROJECT OPPORTUNITIES

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## TELEPHONE ROAD AND REVEILLE ROAD CONNECTIONS

PROJECT #3

GRAND TOTAL COST \$1,078,651

FISCAL YEAR: PENDING USACE PROJECT-2019

### TELEPHONE ROAD CONNECTION

TOTAL COST \$506,276

The Army Corps of Engineers is constructing a trail from Stuart Park to Reveille Park but their plans bypass the neighborhood as the trail passes below the bridges at Telephone Road/Reveille Street and Belfort Street. An opportunity exists to provide a trail connection to the retail shopping center on Telephone Road complete with gateway, signage, paving, site furnishings and landscape improvements.

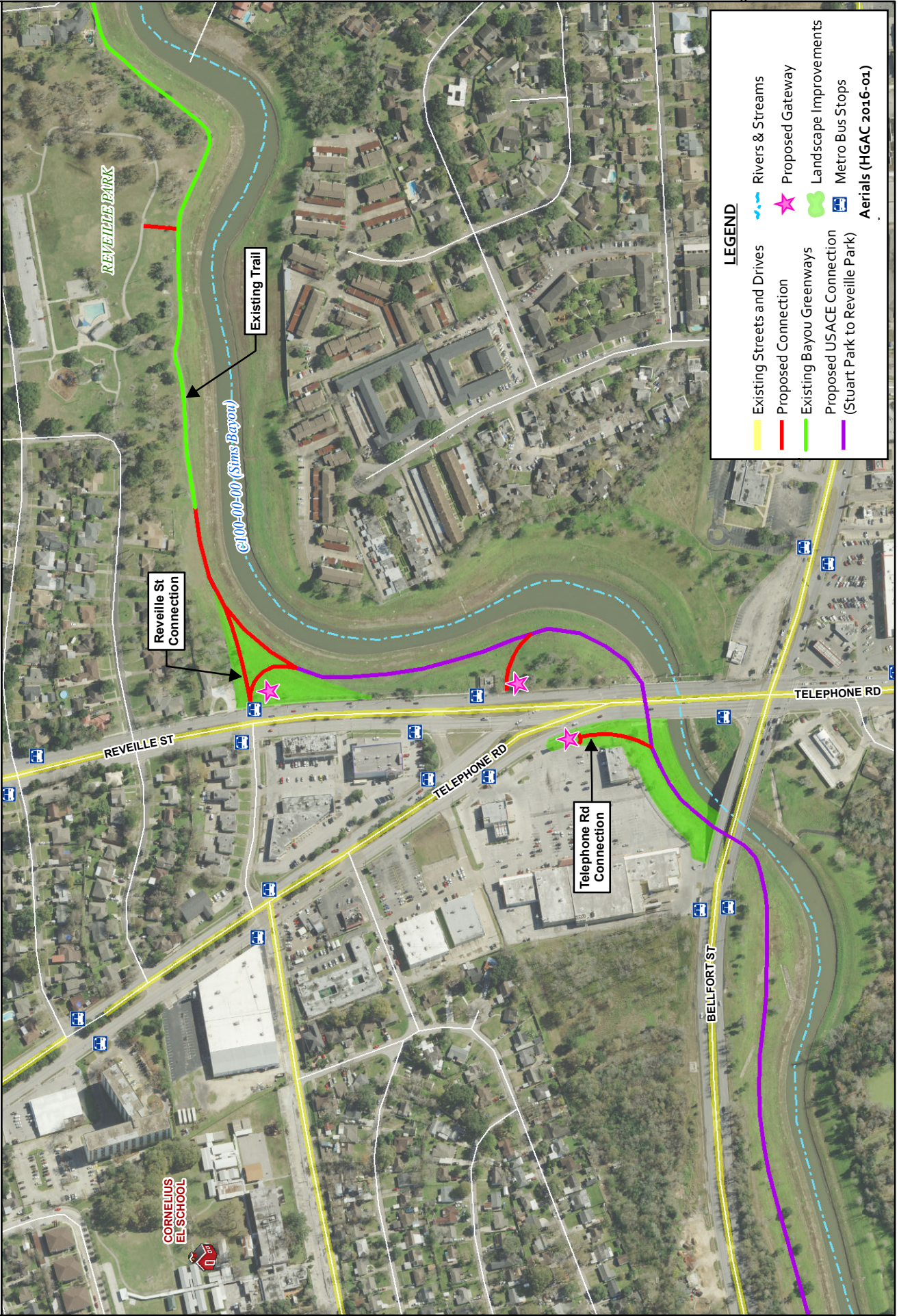
### REVEILLE ROAD CONNECTIONS

TOTAL COST \$572,375

The trail could also connect to the community on the east side of Reveille Road at Westover Street and near the Y-intersection with Telephone Road.



# SIMS BAYOU GREENWAY TELEPHONE ROAD AND REVEILLE ROAD CONNECTIONS



**LEGEND**

- Existing Streets and Drives
- Proposed Connection
- Existing Bayou Greenways
- Proposed USACE Connection (Stuart Park to Reveille Park)
- Rivers & Streams
- Proposed Gateway
- Landscape Improvements
- Metro Bus Stops
- Aerials (HGAC 2016-01)



Telephone Rd at Grade Connection						
<b>BASIC CONSTRUCTION</b>						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$24,958	\$24,958	
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT, HCFCD PERMIT & BONDS (1.5%)	LS	1	\$4,679	\$4,679	
3	REINFORCED SEDIMENT CONTROL SILT FENCE	LF	700	\$2	\$1,400	
4	STABILIZED CONSTRUCTION ENTRANCE (INSTALLATION & REMOVAL)	EA	1	\$6,000	\$6,000	
5	EXCAVATION	CY	400	\$11	\$4,400	
6	REINFORCED CONCRETE TRAIL	SY	666	\$90	\$59,940	600 lf
7	6" LIME STABILIZED SUBGRADE	SY	800	\$15	\$12,000	
8	RETAINING WALL (CAST-IN-PLACE)	SF	1600	\$90	\$144,000	400 lf
9	PLATE COVERED TRENCH DRAINS	EA	2	\$1,800	\$3,600	
10	GATEWAY IMPROVEMENTS (PAVING, SIGNAGE, PLANTING, SITE FURNISHINGS)	LS	1	\$75,000	\$75,000	(1) gateway
11	HYDROMULCH SEEDING	AC	0.2	\$2,800	\$560	
12	BLOCK SODDING	SY	266	\$5	\$1,330	
13	WILDFLOWER/NATIVE GRASSES	AC	0.25	\$15,000	\$3,750	
	Subtotal				\$341,617	
	Construction Contingency (20%)				\$68,323	
	<b>Subtotal Basic Construction</b>				<b>\$409,940</b>	
	<b>SOFT COSTS &amp; FEES</b>					
14	DESIGN FEE & SURVEY (20%)	LS	1	\$81,988	\$81,988	
15	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$14,348	\$14,348	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b>\$96,336</b>	
	<b>TOTAL TELEPHONE ROAD</b>				<b>\$506,276</b>	

Reveille Rd at Grade Connections						
<b>BASIC CONSTRUCTION</b>						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$28,216	\$28,216	
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT, HCFCD PERMIT & BONDS (1.5%)	LS	1	\$5,290	\$5,290	
3	REINFORCED SEDIMENT CONTROL SILT FENCE	LF	1500	\$2	\$3,000	
4	STABILIZED CONSTRUCTION ENTRANCE (INSTALLATION & REMOVAL)	EA	1	\$6,000	\$6,000	
5	EXCAVATION	CY	622	\$11	\$6,842	
6	REINFORCED CONCRETE TRAIL	SY	1555	\$90	\$139,950	1,400 lf
7	6" LIME STABILIZED SUBGRADE	SY	1866	\$15	\$27,990	
9	PLATE COVERED TRENCH DRAINS	EA	4	\$1,800	\$7,200	
10	GATEWAY IMPROVEMENTS (PAVING, SIGNAGE, PLANTING, SITE FURNISHINGS)	LS	1	\$150,000	\$150,000 (2) gateways	
11	HYDROMULCH SEEDING	AC	0.4	\$2,800	\$1,120	
12	BLOCK SODDING	SY	622	\$5	\$3,110	
13	WILDFLOWER/ NATIVE GRASSES	AC	0.5	\$15,000	\$7,500	
	Subtotal				\$386,218	
	Construction Contingency (20%)				\$77,244	
	<b>Subtotal Basic Construction</b>				<b>\$463,462</b>	
<b>SOFT COSTS &amp; FEES</b>						
14	DESIGN FEE & SURVEY (20%)	LS	1	\$92,692	\$92,692.32	
15	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$16,221	\$16,221.16	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b>\$108,913</b>	
	<b>TOTAL REVELLE ROAD</b>				<b>\$572,375</b>	
	<b>GRAND TOTAL</b>				<b>\$1,078,651</b>	

# PROPOSED PROJECT OPPORTUNITIES

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## LIGHTING BELOW BRIDGES AND FREEWAYS

PROJECT #4

GRAND TOTAL COST \$100,220

FISCAL YEAR: 2020

The Houston Parks Board appreciates the TIRZ's interest in paying for the installation of lighting under the bridges and freeways where the greenway crosses with the Management District paying for the associated electricity costs. Opportunities for lighting exist at I-45, Broadway, Telephone, Bellfort and Mykawa Road.

ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
<b>I-45</b>						
<b>BASIC CONSTRUCTION</b>						
1	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$1,500	\$1,500	
2	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$300	\$300	
3	UNDERPASS LUMINAIRE (WALL/CEILING MOUNT)	EA	8	\$1,000	\$8,000	
4	CONDUIT & CIRCUIT	LF	550	\$13	\$7,150	
5	CONNECTIONS & METER	LS	1	\$3,500	\$3,500	
	Subtotal				\$20,450	
	Construction Contingency (2.0%)				\$4,090	
	<b>Subtotal Basic Construction</b>				<b><u>\$24,540</u></b>	
<b>SOFT COSTS &amp; FEES</b>						
6	DESIGN FEE & SURVEY (2.0%)	LS	1	\$4,908	\$4,908	
7	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$859	\$859	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b><u>\$5,767</u></b>	
	<b>TOTAL I-45</b>				<b><u>\$30,307</u></b>	
Broadway Street						
<b>BASIC CONSTRUCTION</b>						
8	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$900	\$900	
9	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$160	\$160	
10	UNDERPASS LUMINAIRE (WALL/CEILING MOUNT)	EA	2	\$1,000	\$2,000	
11	CONDUIT & CIRCUIT	LF	250	\$13	\$3,250	
12	CONNECTIONS & METER	LS	1	\$3,500	\$3,500	
	Subtotal				\$9,810	
	Construction Contingency (2.0%)				\$1,962	
	<b>Subtotal Basic Construction</b>				<b><u>\$11,772</u></b>	
<b>SOFT COSTS &amp; FEES</b>						
13	DESIGN FEE & SURVEY (2.0%)	LS	1	\$2,354	\$2,354	
14	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$412	\$412	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b><u>\$2,766</u></b>	
	<b>TOTAL BROADWAY STREET</b>				<b><u>\$14,538</u></b>	

Bellfort Bridge						
<b>BASIC CONSTRUCTION</b>						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
15	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$900	\$900	
16	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$60	\$60	
17	UNDERPASS LUMINAIRE (WALL/CEILING MOUNT)	EA	3	\$1,000	\$3,000	
18	CONDUIT & CIRCUIT	LF	350	\$13	\$4,550	
19	CONNECTIONS & METER	LS	1	\$3,500	\$3,500	
	Subtotal				\$12,010	
	Construction Contingency (20%)				\$2,402	
	<b>Subtotal Basic Construction</b>				<b><u>\$14,412</u></b>	
<b>SOFT COSTS &amp; FEES</b>						
20	DESIGN FEE & SURVEY (20%)	LS	1	\$2,882	\$2,882	
21	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$504	\$504	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b><u>\$3,387</u></b>	
	<b>TOTAL BELLFORT BRIDGE</b>				<b><u>\$17,799</u></b>	
Telephone Road						
<b>BASIC CONSTRUCTION</b>						
22	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$1,200	\$1,200	
23	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$225	\$225	
24	UNDERPASS LUMINAIRE (WALL/CEILING MOUNT)	EA	2	\$1,000	\$2,000	
25	CONDUIT & CIRCUIT	LF	500	\$13	\$6,500	
26	CONNECTIONS & METER	LS	1	\$3,500	\$3,500	
	Subtotal				\$13,425	
	Construction Contingency (20%)				\$2,685	
	<b>Subtotal Basic Construction</b>				<b><u>\$16,110</u></b>	
<b>SOFT COSTS &amp; FEES</b>						
27	DESIGN FEE & SURVEY (20%)	LS	1	\$3,222	\$3,222	
28	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$564	\$564	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b><u>\$3,786</u></b>	
	<b>TOTAL TELEPHONE ROAD</b>				<b><u>\$19,896</u></b>	

Mykawa Road						
<b>BASIC CONSTRUCTION</b>						
ITEM	Description	Unit	QTY	UNIT COST	AMOUNT	NOTE
29	MOBILIZATION & MISCELLANEOUS (8%)	LS	1	\$1,030	\$1,030	
30	CASH ALLOWANCE- CITY OF HOUSTON PERMIT & BONDS (1.5%)	LS	1	\$200	\$200	
31	UNDERPASS LUMINAIRE (WALL/CEILING MOUNT)	EA	2	\$1,000	\$2,000	
32	CONDUIT & CIRCUIT	LF	400	\$13	\$5,200	
33	CONNECTIONS & METER	LS	1	\$3,500	\$3,500	
	Subtotal				\$11,930	
	Construction Contingency (20%)				\$2,386	
	<b>Subtotal Basic Construction</b>				<b>\$14,316</b>	
	<b>SOFT COSTS &amp; FEES</b>					
34	DESIGN FEE & SURVEY (20%)	LS	1	\$2,863	\$2,863	
35	CONSTRUCTION MANAGEMENT (3.5%)	LS	1	\$501	\$501	
	<b>Subtotal Soft Costs &amp; Fees</b>				<b>\$3,364</b>	
	<b>TOTAL MYKAWA ROAD</b>				<b>\$17,680</b>	
	<b>GRAND TOTAL</b>				<b>\$100,220</b>	
	* Assumes power drop available from existing power poles along bridges & freeway					



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

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**AGENDA MEMORANDUM**

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

11. Receive Executive Director's Report





## **HOBBY AREA DISTRICT**

### **EXECUTIVE DIRECTOR'S REPORT**

AUGUST 8-OCTOBER 12, 2017

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#### **COMMITTEE CALENDAR**

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##### **Nominations Committee**

The Nominations Committee met on September 21<sup>st</sup>.

##### **Community Development Committee (Formally, "Environmental, Urban Design and Mobility")**

The Community Development Committee met on September 21<sup>st</sup>.

##### **Economic Development Committee (Formally "Business and Environmental Development")**

The Economic Development Committee met on September 21<sup>st</sup>.

##### **Public Safety Committee**

The Public Safety Committee met on September 21<sup>st</sup>.

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#### **COMMITTEE & STAFF ACTIVITY**

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##### **General**

- The December 14<sup>th</sup> board meeting will begin at 6 p.m. at the Houston Club, 910 Louisiana, One Shell Plaza, 49<sup>th</sup> Floor, followed by the Annual Holiday Social. Please bring a guest and RSVP for guest with Gabby.

##### **Nominations Committee**

- Board nominations approved on June 8th were submitted to the City and we await their reply and subsequent scheduling for an upcoming council meeting. The Harvey Disaster has shifted many city council agenda priorities. The process from this point may take a month or two more.
- Long time Board Member, Marjorie Evans sold her last property in the District and subsequently submitted her resignation to the board. The committee met on September 20, 2017 and considered two interested candidates both of whom received letters of recommendations from Council Member Gallegos. After reviewing and deliberating the candidacies of Jesse Levine and Keyur Amin, the committee recommended the board appoint Keyur Amin to fill the vacancy created by Ms. Evans.

### **Benefit Review Committee**

- Chairman Perkins appointed a special committee consisting of board members, Helen Bonsall, Sue De haven, Ann Collum, James Brown, and Danny Perkins, to consider a staff leasing agreement with Paychex and set benefit levels for health and retirement plans previously approved by the board. After reviewing local comparisons, the committee recommends the board authorize a program that pays 100% for employees and 75% for dependent for the health plan and contribute 4% of gross wages to individual 401k plans.

### **Community Development**

- A bus shelter design has been completed and approved by the Board. Site plan for replacement of shelters was presented to a METRO internal review committee on May 25, 2017. METRO commented the original design does not offer enough protection from the weather and suggested that the glass extend to the roof and closer to the ground. In response, a vented panel has been extended up to the roof, the sidewall extended to 6" above the shelter pad. Initial total cost estimate, including Metro's contribution, for the project is \$626,634.80.
- The Belfort Station Special Study Area RFP (Belfort Street at Telephone Road, and Sims Bayou area) has been published and bids are due on October 20.
- In August, the Special Projects Crew picked up 8,550 lbs. of trash along 156.2 miles of right-of-way, removed 265 bandit signs, and mowed 90.2 miles of right-of-way throughout the District. The Landscaping Crew watered newly planted trees, picked up trash, completed mulch installation and weeded the medians on Broadway Street, and picked up trash, mowed and applied herbicide on the south-bound right-of-way along I-45.
- In September, the Special Projects Crew picked up 7,400 lbs. of trash along 181.4 miles of right-of-way, removed 275 bandit signs, and mowed 64 miles of right-of-way throughout the District. The Landscaping Crew watered newly planted trees, picked up trash, completed mulch installation and weeded the medians on Broadway Street, and picked up trash and mowed on the south-bound right-of-way along I-45.

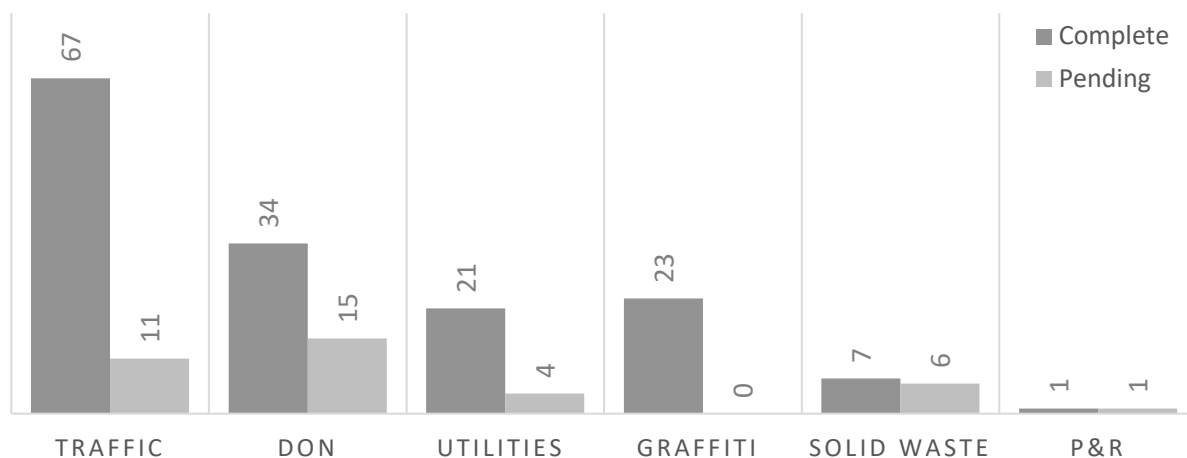
### **Economic Development**

- District staff are coordinating the stakeholder input for the economic development strategic plan for November 2-3. This will include the first meeting of the steering committee, five focus groups (quality of place, talent, entrepreneurship, airport and open house), and one-on-one interviews.
- The Business Ambassador program has verified the existing business list, which includes 1,185 companies within the District. Mario Ramirez has led this effort and is now attributing known contacts to verified businesses. To engage local businesses in the wake of Hurricane Harvey staff will be sending out an electronic survey to determine any lasting effects from the storm. This effort will allow us to clean up our contact list and assist any businesses that respond with needs. In 2017, the District has received 12 requests for assistance—6 are closed and 6 pending.
- 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. In 2017, the District has actively worked on 5 projects (1 retention, 1 expansion and 3 attraction). One of the attraction projects has been successfully closed, but the company does not want to make a public announcement at this time.

**Public Safety**

- Received updates from SEAL Security on patrol activities in the District. Written reports provided to the committee and posted on the District’s website. SEAL Security was asked ahead of the storm to provide additional high visibility to the Hobby area as soon as it was possible – to which they responded by almost double for several weeks. We believe this, in connection to HPD’s overtime response helped keep crime and looting to a minimum.
- 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 7 different communities are currently participating.
- Houston Police Department provided an update to crime stats and their activities. Hurricane Harvey stretched the departments resources but we were pleased to learn very little additional crime transpired in part due to their overtime assignments and the increased SEAL presence.
- For a six-week period, a high visibility security patrol project with SEAL along Gulf Freeway south bound service from Santa Elena to Airport and around several hotels where there are high concentrations of prostitution, human trafficking, drug use, and assorted criminal behaviors commonly associated with these activities was conducted. Partially interrupted by the Harvey disaster, the program reduced activity during the time of operation. There were educational, enforcement, and human traffic rescue aspects of the program. The project will be repeated several times per year and may move from location to location as crime moves - until banished from the District – at least that’s our plan!
- 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. So far in 2017, 190 issues have been reported with 80.53% closed in an average of 23 days. The following is a breakout of each issue category by its status.

**ISSUES BY STATUS**



## Communications

- Regular updates to the District website and distributed e-news and e-blasts for area partner events. Website hits for September were 854 with the average session lasting for one minute and 32 seconds. Top 5 most viewed pages were:
  1. Home Page
  2. 610 Gulf Fwy Construction
  3. HobbyFest
  4. Contact
  5. About
  
- The Hobby Area District's Metro NEXT event will be held on Thursday, October 17<sup>th</sup> 6:00pm to 8:00pm at the Doubletree Hilton Hobby. Gabby is working with The METRO Executive team to coordinate program content, staffing and marketing for the event.
  
- METRO Purple Line marketing material has been printed for the community and stakeholders regarding the opportunity for light rail to be located along Telephone Road extending to William P. Hobby Airport.
  
- The following entities have received letters thus far:
  1. METRO: Tom Lambert (President and CEO) and Carrin Patman (Chairman of the Board)
  2. Houston-Galveston Area Council: Rick Guerrero
  3. Houston First: Dawn Ullrich (President) David Mincberg (Chairman of the Board)
  4. Baker Ripley: Carrie Jones
  5. University of Houston: President-Dr. Renu Khator
  6. Texas Southern University: President-Dr. Austin Lane
  7. San Jacinto College: President-Dr. Brenda Hellyer
  8. Houston Community College: President-Dr. Cesar Maldonado
  9. Scenic Houston-Ann Culver
  10. Councilmember Robert Gallegos' Office
  11. State Representative Garnett Coleman's Office
  12. Greater East End-Ms. Veronica Chapa Gorczynski
  13. Downtown Management District-Mr. Bob Eury
  14. EADO-Mr. Anton Sinkewich
  15. HGAC
  16. Mayor Sylvester Turner
  17. Councilmember Robert Gallegos
  18. Andy Icken-COH Chief Development Officer
  19. Patrick Walsh-COH Director of Planning
  20. Senator Sylvia Garcia's Office
  21. TIRZ 8 Sonny Garza and David Hawes
  22. Council Member Mike Knox-At Large Position 1
  23. Council Member David Robinson-At Large Position 2
  24. Council Member Michael Kubosh-At Large Position 3
  25. Council Member Amanda Edwards-At Large Position 4
  26. Council Member Jack Christie-At Large Position 5



## Hobby Area Management District Litter Abatement and Special Projects Crew

September 2017

Date	Street Cleaned	Milage of ROW Delittered	Milage of ROW Mowed	Bags Filled	Pounds	Bandit Signs Collected	Buisness Fronts Mowed	Special Projects
9/1	Telephone, Monroe Ditches	8.6	0	0	0	0	0	
9/2	Telephone	0	8.6	0	0	0	30	
9/5	Almeda Genoa, Clearwood, Airport	16.6	0	20	1000	30	0	
9/6	Almeda Genoa	0	6.6	0	0	0	25	
9/7	Clearwood, Monroe	0	8	0	0	0	35	
9/8	Telephone, Bellfort, Broadway, Monroe	24.2	0	15	750	40	0	
9/11	Almeda Genoa, Clearwood, Airport, Broadway	19.8	0	15	750	40	0	
9/12	Monroe Ditches	0	0	0	0	0	0	
9/13	Airport	0	8	0	0	0	35	
9/14	Bellfort, Broadway	0	9.6	0	0	0	40	
9/15	Telephone, Bellfort, Broadway, Monroe	24.2	0	18	900	45	0	
9/18	Almeda Genoa, Clearwood, Airport, Broadway, Monroe Ditches	19.8	0	20	1000	30	0	
9/19	Telephone, Almeda Genoa	0	11.9	0	0	0	5	
9/20	Almeda Genoa	0	3.3	0	0	0	0	
9/21	Monroe, Clearwood	0	8	0	0	0	0	
9/22	Telephone, Bellfort, Broadway, Monroe	24.2	0	20	1000	30	0	
9/25	Almeda Genoa, Clearwood, Airport, Broadway	19.8	0	20	1000	30	0	
9/26	Monroe Ditches	0	0	0	0	0	0	
9/27	Monroe Ditches	0	0	0	0	0	0	
9/28	Business fronts mowing	0	0	0	0	0	25	
9/29	Telephone, Bellfort, Broadway, Monroe	24.2	0	20	1000	30	0	
<b>Total</b>	<b>44</b>	<b>181.4</b>	<b>64</b>	<b>148</b>	<b>7400</b>	<b>275</b>	<b>195</b>	<b>0</b>





**Hobby Area Management District**  
**Litter Abatement and Special Projects Crew**  
**January to December 2017**

Month	Streets Cleaned	Milage of ROW Delittered	Milage of ROW Mowed	Bags Filled	Pounds	Bandit Signs Collected	Business Fronts Mowed	Special Projects
January	31	129.2	62.5	32	1,200	175	39	
February	33	145	71.4	51	2,200	275	98	
March	53	143	146.7	61	2,700	345	295	2
April	42	151.9	58.8	62	3,100	318	163	0
May	48	155.2	122.4	54	2,700	249	362	0
June	49	187.2	49.4	64	3,200	279	169	0
July	50	188.2	72.6	145	7,250	284	169	0
August	44	156.2	90.2	171	8,550	265	276	0
September	44	181.4	64	148	7,400	275	195	0
October								
November								
December								
<b>Total</b>	<b>394</b>	<b>1437.3</b>	<b>738</b>	<b>788</b>	<b>38,300</b>	<b>2465</b>	<b>1766</b>	<b>2</b>

**2017 Totals**

**Hobby Management District**  
**Landscaping Maintenance on Broadway St.**  
 September 2017

Date	Task	Yard Clipping Bags Collected	Pounds	Bandit Signs	Alternates
9/1	Maintenance, Remove weeds/Sprinkler system check and repair	0	0	0	
9/2	Sprinkler system check and repair	0	0	0	
9/5	Removed weeds, Applied Round-Up	0	0	0	
9/6	Removed weeds, Applied Round-Up	0	0	0	
9/11	Maintenance	0	0	0	
9/12	Maintenance	0	0	0	
9/15	Removed weeds and leaves, Applied Round-up	0	0	0	
9/18	Removed weeds and leaves, Applied Round-up	8	400	8	
9/19	Removed weeds and leaves, Applied Round-up	3	150	6	
9/20	Removed weeds and leaves, Applied Round-up	4	200	5	
9/25	Removed weeds and leaves	5	250	0	
9/26	Removed leaves	3	150	0	
9/27	Removed weeds	0	0	0	
<b>Total</b>		<b>23</b>	<b>1150</b>	<b>19</b>	<b>0</b>

**Hobby Management District**  
**Landscaping Maintenance on Broadway St.**

2017 Totals

Month	Yard Clippings Collected	Pounds	Bandit Signs	Alternatives
May	94	4450	61	3
June	2	100	2	16
July	14	700	3	1
August	10	500	0	0
September	23	1150	19	0
October				
November				
December				
<b>Total</b>	<b>143</b>	<b>6900</b>	<b>85</b>	<b>20</b>



## Hobby Area District



**INCIDENT REPORT August**

**2017**

TX PSB #C15942

## Prepared for Hobby Area Management District

### About Incident Reports

This Incident Report was prepared by S.E.A.L. Security Solutions, LLC for the Hobby Area Management District. The S.E.A.L. Security Dispatch Center receives calls concerning dangerous or potentially threatening situations or activity, and observations of incidents that occurred in the area. These calls have been recorded to provide Hobby Area Management District information that could impact operations and reputation.

The report is meant to be 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 businesses about problems and concerns, supporting other security companies working inside the district, and checking for suspicious vehicles, people, and activities.

### About S.E.A.L. Security

S.E.A.L. Security is contracted to safeguard your community and be on call during high-risk situations. All S.E.A.L. officers are armed and patrol in marked patrol units. S.E.A.L. Security takes a proactive position on patrolling and securing the Hobby District. S.E.A.L.'s expanded canine (K-9) division includes foot patrol in your community. In addition to patrol services, most K-9s are dual purposed in either narcotics or explosive detection or tracking. S.E.A.L.'s specially-trained Officers and their K-9 partners can be one of the most effective and productive security tools available to dissuade, discourage, and prevent crime. In the interest of safety, we ask that clients and residents do not approach the K-9 or attempt to pet them. We appreciate everyone's support.

### 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 2017

Incident:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Alarm	2	0	0	0	0	1	3	2					8
Animal	0	2	0	0	0	2	0	0					4
Assault	0	0	1	0	2	3	0	1					7
Assistance	3	5	8	0	6	4	13	2					41
Burglary/Habitation	0	0	1	0	0	0	1	2					4
Burglary of Vehicle	5	1	0	1	2	0	0	1					10
Calls to Call Center	30	46	55	62	63	57	89	77					479
CTW	0	7	4	2	3	1	3	0					20
Damage/Defacement	2	3	4	12	1	3	0	4					29
Disturbance/Noise	0	0	3	2	2	2	6	6					21
EMS	0	0	1	0	1	0	1	0					3
Information	N/A	N/A	8	2	8	2	8	2					30
Solicitor	0	6	3	1	11	0	5	0					26
Suspicious Activity	2	3	9	3	8	1	5	1					32
Suspicious Person	14	10	14	21	13	33	13	36					154
Suspicious Vehicle	27	2	24	68	27	94	6	23					271
Theft	4	4	3	2	6	5	5	6					35
Vehicle Collision	0	0	0	0	2	0	3	1					6

### Hobby Area Management Hotline: 713.489.6300

Please call the Hobby Area Mgt. Hotline to report suspicious activity or anything that seems out of place.

#### WEDNESDAY, AUGUST 2

9:27 a.m. The officer was contacted by dispatch to respond to a report of a suspicious white Cadillac circling the parking lot at the Jack in the Box, 8101 Airport Blvd. The officer arrived at the location and spoke with the driver of the vehicle. The operator and passenger stated they had a job interview and weren't sure where they were going. The officer verified their contact information and directed them to their meeting place.

10:28 a.m. The officer was contacted by dispatch to respond to a report of a male causing a disturbance in the parking lot at the Wing Stop, 8327 Broadway. The officer arrived at the location patrolled the area and reported the subject was gone before his arrival.

10:55 a.m. While patrolling the shopping center located at 8201 Broadway, the officer observed a male asleep in the alley of the property. The officer woke the subject and advised him there was no

trespassing on the property. The officer determined the subject was not a threat to himself or others and escorted him off the property without incident.

10:04 p.m. Officer was contacted by dispatch to respond to a report of noise at 8850 Broadway. The caller said that some guests were slamming doors and that he was too scared to speak to them. The officer arrived at the location and told the guests to keep the noise down.

#### **THURSDAY, AUGUST 3**

10:00 p.m. While on patrol at the Robert C Stewart Park, the officer removed one car loitering after closing hours. The officer commented the vehicle left when the driver noticed the S.E.A.L. Security patrol car.

#### **FRIDAY, AUGUST 4**

6:30 a.m. Officer was contacted by dispatch to respond to a request for assistance at 6900 Nelms. The caller said two eighteen-wheelers were blocking the entrance to the facility. The officer arrived at the location and said the trucks were gone before his arrival.

10:51 a.m. The officer was contacted by dispatch to respond to a report that two subjects were loitering at the Travelodge, 8850 Airport. The officer arrived at the location, patrolled the area and said the suspects were gone before his arrival.

12:48 p.m. The officer was contacted by dispatch to respond to a request for assistance at the Travelodge, 8850 Airport. The caller said four guests were refusing to leave rooms. The officer arrived at the location and assisted management with the removal of subjects from rooms 315, 317, and 208. The officer said the subjects were agitated and hostile, but there were no incidents.

4:49 p.m. Officer was contacted by dispatch to respond to a request for assistance at 8800 Airport Blvd. The employee said that a room was occupied by more than one individuals and they were asked to leave. The officer arrived at the location and said the suspects were gone before his arrival.

#### **SATURDAY, AUGUST 5**

4:36 a.m. The officer was contacted by dispatch to respond to a report of a domestic disturbance at the Travelodge, 8850 Airport. The officer arrived at the location and heard a male and female fighting in room 305. The property management requested that they leave. The male left the property, and the woman said she needed to gather her things. She still left shortly after the man.





4:57 a.m. Officer was contacted by dispatch to respond to a report of a threatening guest at the Hobby Motel, 8800 Airport Blvd. The front desk manager called and said the guest in room 221 was making threats toward the front desk clerk and the subject was walking around with a knife saying that someone was coming to kill him. The manager said the individual had been drinking. The officer arrived at the location, patrolled the area and said the subject was gone before his arrival.

9:40 a.m. The officer was contacted by dispatch to respond to a report of a motion sensor alarm at Texas Plumbing Supply, 7586 Morley. The officer arrived at the location, conducted a property check and reported no suspicious activity observed.

3:02 p.m. Officer was contacted by dispatch to respond to a report of a panhandler at Ross Dress for Less, 10003 Alameda Genoa. The manager said the beggar was a female wearing a gray track suit. The officer arrived at the location, patrolled the area and said the individual was gone before his arrival.

7:36 p.m. Officer was contacted by dispatch to respond to a report of an intoxicated male harassing guests at the Travel Lodge, 8850 Airport Blvd. The front desk clerk said the man was wearing a white

brimmed hat and black shirt. The officer arrived at the location, spoke with the man, and could get him to leave the property without incident.

## **TUESDAY, AUGUST 8**

10:26 a.m. The officer made note on the Hobby safety report there was a dump site at 6755 La Paseo St.



7:30 p.m. While on patrol, the officer removed loiterers at 8111 Airport Blvd.

11:00 p.m. While on patrol, the officer removed loiterers at 8111 Airport Blvd. He also deterred loiterers at the Robert C Stuart Park.

## **WEDNESDAY, AUGUST 9**

12:30 a.m. While on patrol, the officer removed two suspicious vehicles parked in the back of 6310 Telephone Rd.

1:00 a.m. While on patrol, the officer removed loiterers at 8101 Airport Blvd.

2:30 a.m. While on patrol, the officer deterred homeless and prostitution activities at properties located at 8902 Airport and 9802 Gulf Fwy.

10:00 p.m. While patrolling Robert C Stewart Park the officer observed one parked vehicle. The officer approached the driver and said it was occupied by two males and a female. The officer told them to leave, and they left without incident.

10:15 p.m. The officer was contacted by dispatch to respond to a report of a male and female soliciting in front of the business at 8318 Broadway. The officer arrived at the location, met with the caller, patrolled the area, and said the subjects were gone before his arrival.

**THURSDAY, AUGUST 10**

4:18 p.m. The officer was contacted by dispatch to respond to a report of a solicitor at the Ross Dress for Less, 10003 Alameda Genoa. The caller described the solicitor as a male wearing a black t-shirt and khaki pants. The officer arrived at the location and made contact with the subject, advised him that soliciting was not allowed on the property and that he would need to leave. The male complied without incident.



9:00 p.m. While patrolling at the Shell gas station the officer removed two individuals loitering on the property.

10:00 p.m. While patrolling 9820 Gulf Fwy, an Imperial Security guard notified the S.E.A.L. Security officer of a suspicious white Ford F250 truck that was parked and idling behind the National Marketplace. The Imperial Security guard said that it had been there since the previous evening. The S.E.A.L. Security officer investigated and observed the door handle had been pried open and asked the S.E.A.L. Security dispatcher to report it to HPD. HPD officers arrived, checked the vehicle, and said the vehicle was reported stolen. The police contacted the vehicle owner and returned.

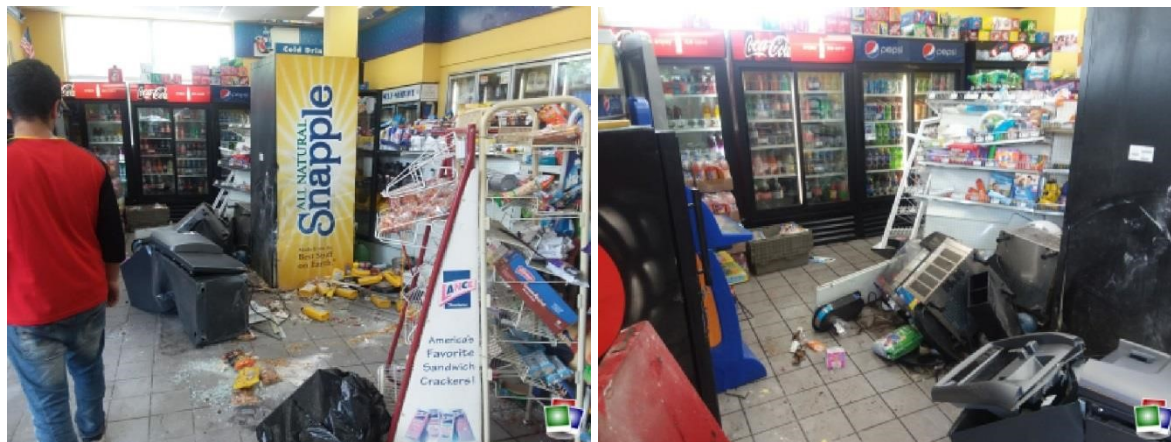


**FRIDAY, AUGUST 11**

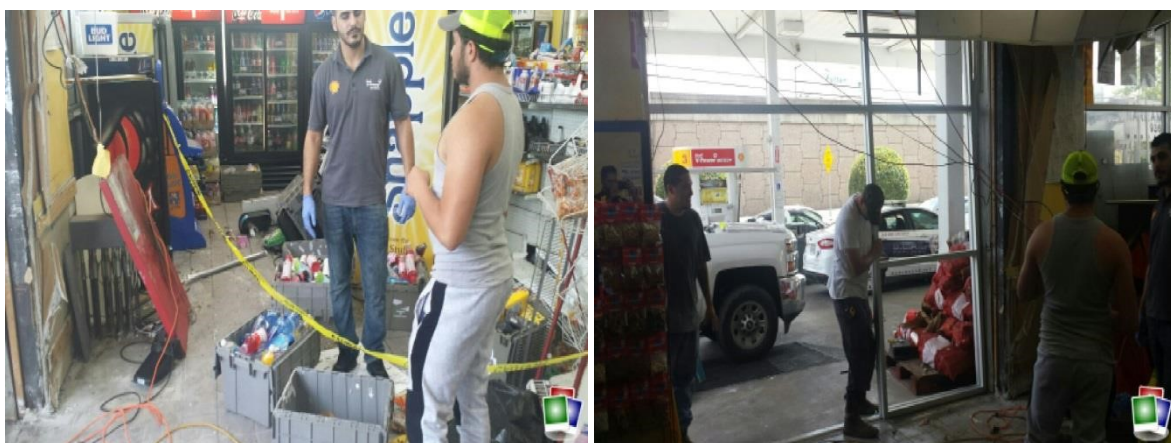
11:02 a.m. While on patrol, the officer observed the glass entry way was missing at the Shell Gas Station, 9802 Gulf Freeway. The officer spoke with store personnel who stated that at approximately 3:48 a.m. an unknown make and model pickup truck breached the front of the store and left a large opening. The employee on duty stated the unknown subject attempted to take the ATM but were unable to lift it. The subjects fled the store without further incident. The store owner recovered \$320.00 from the ATM and stated no money was missing. The store owner went on to state the damage was estimated at \$150,000. The officer gathered the information and documented the incident in his report.







12:01 p.m. The officer performed a safety standby as a crew repaired the open hole in the front of the Shell Station, 9802 Gulf Fwy.



4:31 p.m. The officer was contacted by dispatch to respond to a report of a suspicious vehicle at the Hampton Inn, 8602 Airport. The officer arrived at the location, patrolled the area and said the vehicle was gone before his arrival.

5:39 p.m. The officer was contacted by dispatch to respond to a report of seven vehicles loitering at 8101 Airport. The officer arrived at the location and advised all drivers that they were not allowed to loiter in the parking lot.

6:33 p.m. The officer was contacted by dispatch to respond to a report of a fight in progress in the lobby at the Travelodge, 8850 Airport. The officer arrived at the location and was advised by management that everything had calmed down and no physical altercation took place.

#### **MONDAY, AUGUST 14**

11:16 a.m. The officer was contacted by dispatch to respond to a report of a subject refusing to leave the property at Shan Hu, 7656 Belfort. The officer arrived at the location, patrolled the area and said the subject had left before his arrival.

12:00 p.m. While the officer was patrolling Alameda Crossing he was informed of two females stealing from Walmart and possibly Payless. The officer said he observed individuals getting into a taxi cab at Five Below.



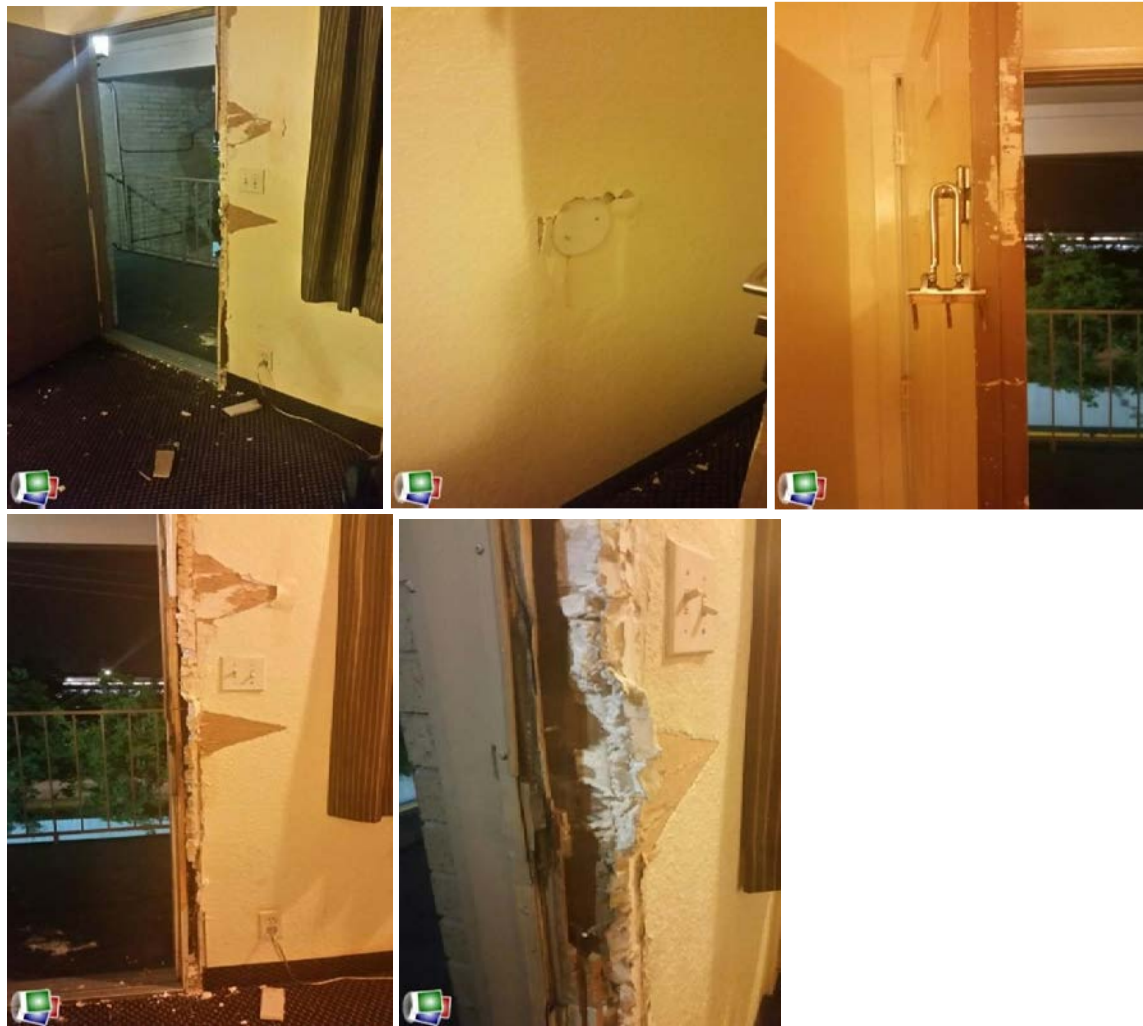
4:48 p.m. The officer was contacted by dispatch to respond to a report of a suspicious person at the Hobby Airport Inn, 8800 Airport. The officer arrived at the location and said the person was gone before his arrival.

#### **TUESDAY, AUGUST 15**

3:20 p.m. Dispatched to Hobby Airport Inn, 8800 Airport regarding a suspicious vehicle. The officer arrived at the location and said the suspects were gone before his arrival.

9:00 p.m. Officer was contacted by dispatch to respond to a report of a disturbance in room 314 at the Hobby Airport Inn, 8800 Airport Blvd. While in route to the location, the officer received a call stating there was a stabbed victim in the room and that the suspect had fled the property. The victim had called

911. S.E.A.L. Security officers arrived at the location, and one of them interviewed the victim's daughter that was in the room during the physical altercation. The victim refused EMS transport to the hospital. HPD officers arrived at the scene at 9:45 p.m. and began investigating the victim. The officer observed and noted in his report that the door frame to the room was broken. No case number was provided to the S.E.A.L. Security officers. HPD and victims left the property at 10:23 p.m.



**WEDNESDAY, AUGUST 16**

2:33 p.m. The officer noted on the Hobby safety report a cave-in type pothole was located in the street at 8450 Mosely Rd.





11:30 p.m. The officer observed and noted in his report a suspicious white Infiniti SUV parked at 9820 Gulf Fwy. The officer said he believed it might be stolen.

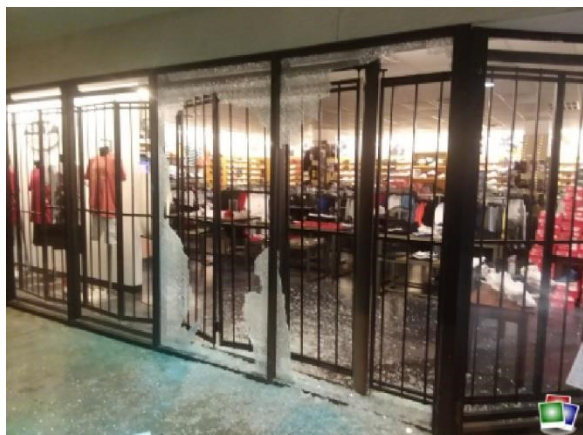


**THURSDAY, AUGUST 17**

10:30 a.m. Officer was contacted by dispatch to respond to a report of vehicles loitering in the parking lot at 8101 Airport. The officer arrived at the location and said he advised four drivers to exit the area.

**FRIDAY, AUGUST 18**

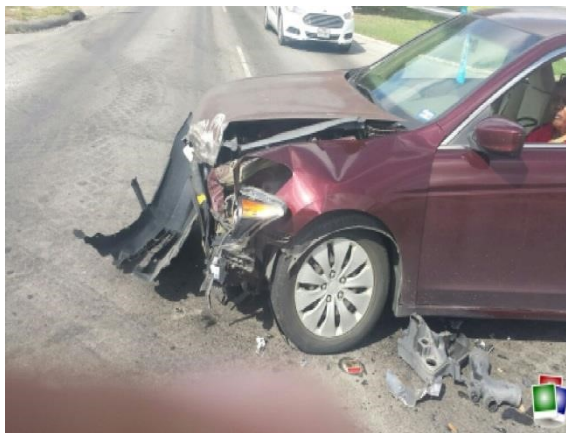
4:06 a.m. Officer was contacted by dispatch to respond to a report of suspects breaking into City Gear, 6310 Telephone Rd. The caller said the suspects had fled and that one of them was wearing a hoodie. No merchandise was stolen. The officer arrived at the location and took a statement from the manager for his report. HPD officers arrived and started searching for the suspects.



10:00 a.m. While on patrol the officer encountered a scene of a rollover accident at the intersection of Waltrip and Belfort. The driver of a white Chevy van (TXLP #XXXXX) that had rolled over was seen by the officer exiting the vehicle as he arrived. He appeared to have minor injuries, but the S.E.A.L. Security officer requested EMS to the scene. The driver of a maroon Honda Accord (TXLP #XXX-XXXX) told the officer that he was looking in one direction and the van came from another direction. The driver of the Honda said she was okay.

Witnesses at the scene told the officer: the white van was traveling eastbound on Belfort when the maroon Honda accord attempted to make a U-turn around the median at the intersection of Waltrip. When it did it struck the white van near the rear driver-side tire which caused the van to skid to the side, and when it hit the curb, it flipped up into a tree and came to a stop on its passenger side.

EMS and HPD arrived at the scene. No case number was provided, and the S.E.A.L. Security officer assisted HPD blocking the accident site so that people would not drive through the area. All individuals were treated on site and released. Once the vehicles were moved, the S.E.A.L. Security officer cleared the location.



5:59 p.m. The officer was contacted by dispatch to respond to a report of a robbery at Walgreens, 8301 Broadway. Upon arrival, the officer spoke with management who said the suspect had fled southbound on Broadway, and that they called HPD who was in route. Management told the officer the suspect had stolen a backpack, filled it with food, and attempted to walk out of the store. When management confronted the suspect to return the bag, the suspect shoved the manager and threw a pecan at him, which struck the manager in the left eye, and then he fled the store. HPD arrived and provided case # 1045666-17 which the officer documented in his report.



11:11 p.m. Officer was contacted by dispatch to respond to a report of an aggressive beggar at Ross Store, 10003 Alameda Genoa Rd. The manager called and said a woman about twenty, wearing Crayola purple hair and a sundress, and possibly drug user, was outside the store aggressively approaching customers and banging on the door to be let back into the store. HPD was contacted but never responded. The officer arrived at the location, but the subject was gone before his arrival.

## **TUESDAY, AUGUST 22**

11:09 a.m. Officer was contacted by dispatch to respond to a report of a suspicious person refusing to leave the Best Western, 8778 Airport. The caller said the male was wearing a gray hoodie and black shorts. The officer arrived at the location and saw the subject coming out of the Best Western, The officer made contact with the man, and he started to become vulgar. The man started walking off the property when he picked up a chain with d-rings on each end of it and began to swing it around and repeating, "you better get away from me." The man eventually exited the property, and the officer cleared the location.

3:19 p.m. Officer was contacted by dispatch to respond to a report of a BMV at 8320 Belfort. The caller described the suspects as male driving a gray Infinity SUV. They stole the luggage of two females that were getting gas at the Shell Gas Station and fled the area northbound at a high rate of speed. HPD officer arrived at the location and took over the investigation. HPD case # was 1062497-17.

5:22 p.m. Officer was contacted by dispatch to respond to a request for assistance removing guests from room 204 at the Travelodge, 8850 Airport. The officer arrived at the location, met with the management and went with them to room 204. The management opened the door, but no one was inside. The officer said he observed drug paraphernalia and schedule one narcotics along with an improvised weapon. The officer rendered the homemade weapon inoperable, confiscated the narcotic drugs and drug paraphernalia and turned it into the police station on Mykawa Road, Narcotics Unit, case # 1066352-17.



10:44 p.m. Officer was contacted by dispatch to respond to a report of suspicious activity behind City Gear, 6310 Telephone Rd. The officer arrived at the location, patrolled the area and reported no suspicious activity was observed.

### **WEDNESDAY, AUGUST 23**

8:56 a.m. Officer was contacted by dispatch to respond to a report of a male stealing at the Comfort Suites, 9120 Airport Blvd. The caller said the male refused to leave the property, engage in theft and was possibly having a mental episode. The officer arrived the location, met with hotel management who said the subject had just left the property. The manager described the male as approximately 5'8 to 5'9, long beard, in his early forties, and wearing a gray and black hoodie sweat shirt and royal blue basketball style shorts. The officer patrolled the area and said the man had gone before his arrival.

9:28 a.m. While on patrol the officer removed an Uber driver loitering in the fire lane of the shopping center located at 8101 Airport.





10:00 a.m. While on patrol the officer observed a male sleeping and trespassing at the Sun Washateria, 8231 Broadway. The officer made contact with the subject and determined he was coherent and not a danger to himself or others. The officer escorted the subject off the property without incident.



11:36 a.m. Officer was contacted by dispatch to respond to a request for assistance removing a suspicious person from the Comfort Suites, 9120 Airport. The officer arrived at the location and removed the suspect from the property without incident.



12:56 p.m. Officer was contacted by dispatch to respond to a request for assistance removing a suspicious person from the Travelodge, 8850 Airport. The person was the same person from earlier calls and identified as Dietrich Webber. The S.E.A.L. Security officer had the HPD psych unit dispatched. Psych unit arrived and advised the subject did not meet enough of the criteria to be transported for an actual evaluation. The officer escorted the subject off the property.

3:46 p.m. Officer was contacted by dispatch to respond to a request for assistance removing a suspicious person from the Travel Lodge, 8850 Airport. The officer arrived at the location, identified the suspect as Dietrich Webber, issued a criminal trespass warning, and escorted him off the property.

8:47 p.m. Officer was contacted by dispatch to respond to a report of two homeless panhandlers at Walgreens. The officer arrived at the location, patrolled the area and said the panhandlers were gone before his arrival.

#### **THURSDAY, AUGUST 24**

8:40 a.m. Officer was contacted by dispatch to respond to a report of a suspicious vehicle at the Best Western, 8778 Airport. The officer arrived at the location, spoke with the driver whose car was broken down on the property and in the process of being towed when the officer arrived. No suspicious activity observed.

#### **FRIDAY, AUGUST 25**

7:00 p.m. While on patrol the officer thought he saw a possible homeless male with two dogs camping inside the Robert C Stuart Park. The officer conducted a sweep of the location but was unable to locate the male.

8:00 p.m. Officer was contacted by dispatch to respond to a report of two males trespassing at Walgreens on Broadway St. The caller said one was wearing a blue shirt with striped pants and the other had a crazy hair style. The officer arrived at the location, patrolled the area and said the suspect was gone before his arrival.

#### **SATURDAY, AUGUST 26**

4:46 a.m. Officer was contacted by dispatch to respond to a report of a motion detector alarm at 7386 Morley, Texas Plumbing Supply. The officer arrived at the location, conducted a property check and reported no sign of tampering or forced entry.

#### **WEDNESDAY, AUGUST 30**

8:24 p.m. While on patrol the officer cleared the park on Bellfort.

9:11 p.m. While patrolling Robert C Stuart Park, the officer removed a vehicle with TX LP XXX-XXXX. The officer said it was a late model Chevy Silverado, maroon, and occupied by a male and female. Officer said the vehicle departed without incident.

9:40 p.m. While on patrol the officer spoke with EMS located at Bellfort and Leonora, near Bellfort Food Mart. EMS was there responding to an adult male that had been sleeping on the sidewalk and walked into traffic. Officer spoke with the suspect and determined he was under the influence. His friends arrived at the location to take him home. Officer advised him to stay out of the street.



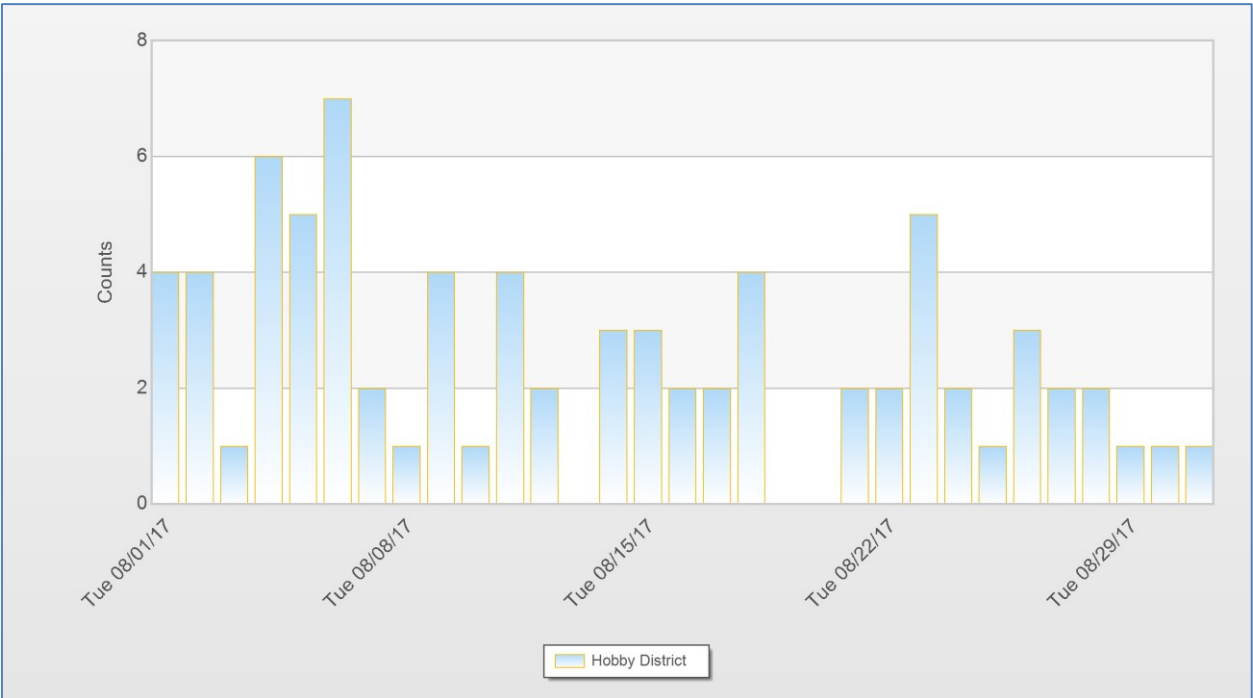
**THURSDAY, AUGUST 31**

1:00 a.m. The officer observed and noted in his report that HPD units were in the area enforcing the city curfew. No unusual activity observed.

8:45 p.m. Officer was contacted by dispatch to respond to a report of suspicious person at 8778 Airport. The caller said that a male was wearing red shorts and possibly intoxicated was roaming the area. The officer arrived at the location and said the male was gone before his arrival.

**Hobby Area Management Hotline: 713.489.6300**

**MONTHLY CALL REPORT**



**CALL CENTER**

Hobby Area Management Hotline received **77** calls from the district with information and tips.



# HOBBY MANAGEMENT DISTRICT

## AUGUST 2016/2017 MONTH COMPARISON

	AUGUST-2016							AUGUST-2017							% Change
	13D20	13D30	13D40	23J50	12D10	Total	13D20	13D30	13D40	23J50	12D10	Total			
<b>Part I Crime</b>						<b>Total</b>						<b>Total</b>			
Murder	0	0	0	0	0	0	2	0	0	0	0	2	-0%		
Sexual Assault	0	0	0	0	1	1	0	0	1	0	0	1	0%		
Robbery	12	0	5	0	8	25	25	0	0	0	12	37	48%		
Aggravated Assault	20	0	4	0	18	42	17	0	1	0	15	33	-21.4%		
<b>Part I Violent Crime</b>	<b>32</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>27</b>	<b>68</b>	<b>44</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>27</b>	<b>73</b>	<b>7.3%</b>		
Burglary Habitation	26	0	2	0	9	37	21	1	3	0	28	53	43.2%		
Burglary Building	7	0	0	0	6	13	28	0	3	0	13	44	238.4%		
BMV	38	1	7	3	37	86	38	1	9	6	42	96	11.6%		
Theft	38	6	16	8	64	132	47	3	8	8	54	120	-9.0%		
Auto Theft	18	0	5	5	46	74	22	3	4	4	48	81	9.4%		
<b>Part I Non-Violent</b>	<b>127</b>	<b>7</b>	<b>30</b>	<b>16</b>	<b>162</b>	<b>342</b>	<b>156</b>	<b>8</b>	<b>27</b>	<b>18</b>	<b>185</b>	<b>394</b>	<b>15.2%</b>		
<b>Part I Crime Total</b>	<b>159</b>	<b>7</b>	<b>39</b>	<b>16</b>	<b>189</b>	<b>410</b>	<b>200</b>	<b>8</b>	<b>29</b>	<b>18</b>	<b>212</b>	<b>467</b>	<b>13.9%</b>		

# HOBBY MANAGEMENT DISTRICT

## Burglary of Building August 2017

IncNo	DATE	TIME	ST#	ST. NAME	PREMISE	BEAT	DAYS
97964917	8/3/17	0300	9880	ALMEDA GENOA	Service or Gas Station	12D10	THURSDAY
99992617	8/7/17	1200	8610	GLENVISTA	Rental Storage Facility	13D20	MONDAY
100381517	8/8/17	1800	9231	LAMBRIGHT	Commercial Building	12D10	TUESDAY
99897217	8/8/17	0425	5620	TELEPHONE	Gym, Recreat, Club House,	13D20	TUESDAY
116557617	8/10/17	0800	8610	GLENVISTA	Rental Storage Facility	13D20	THURSDAY
107567717	8/10/17	1800	8610	GLENVISTA	Rental Storage Facility	13D20	THURSDAY
103180317	8/10/17	1700	8610	GLENVISTA	Rental Storage Facility	13D20	THURSDAY
113114117	8/11/17	0800	8610	GLENVISTA	Rental Storage Facility	13D20	FRIDAY
101776017	8/12/17	1243	8909	HINMAN	Rental Storage Facility	13D20	SATURDAY
102152817	8/12/17	1900	6102	TELEPHONE	Garage or Carport	13D20	SATURDAY
102535717	8/14/17	0500	10092	KLECKLEY	Miscellaneous Business (N	12D10	MONDAY
102442417	8/14/17	0105	7046	BELLFORT	Body Shop	13D20	MONDAY
103093017	8/15/17	1300	7140	DIXIE	Garage or Carport	13D20	TUESDAY
103840917	8/16/17	2326	6901	BELLFORT	Department or Discount St	13D20	WEDNESDAY
104400317	8/17/17	1745	6811	DIXIE	Other Parking Lot	13D20	THURSDAY
104290517	8/18/17	0410	6310	TELEPHONE	Department or Discount St	13D20	FRIDAY
105245517	8/20/17	0720	6332	TELEPHONE	Other, Unknown, or Not Li	13D20	SUNDAY
105263817	8/20/17	0030	7815	BELLFORT	Restaurant or Cafeteria	13D20	SUNDAY
105799117	8/21/17	0200	7658	BELLFORT	Auto Repair	13D20	MONDAY
105624817	8/21/17	0251	7558	BELLFORT	Convenience Store	13D20	MONDAY
105593617	8/21/17	0517	10150	ALMEDA GENOA	Convenience Store	12D10	MONDAY

**BURGLARY OF BUILDING CONT.**

106514917	8/23/17	0130	8550 GULF	Commercial Parking Lot or	13D20	WEDNESDAY
106709517	8/23/17	1523	8610 GLENVISTA	Rental Storage Facility	13D20	WEDNESDAY
107373517	8/25/17	0125	7540 BELLFORT	Restaurant or Cafeteria	13D20	FRIDAY
109701217	8/26/17	2305	8404 MONROE	Service or Gas Station	12D10	SATURDAY
107851517	8/26/17	0400	10024 RADIO	Rental Storage Facility	12D10	SATURDAY
108014617	8/26/17	0413	10024 RADIO	Rental Storage Facility	12D10	SATURDAY
109637317	8/26/17	1730	7701 BELLFORT	Barber And Beauty Shops	13D20	SATURDAY
108937017	8/27/17	1800	6310 TELEPHONE	Clothing Store	13D20	SUNDAY
108965917	8/28/17	2050	8219 BROADWAY	Convenience Store	13D20	MONDAY
108892017	8/28/17	2200	6332 TELEPHONE	Electronics Store, Electr	13D20	MONDAY
108550417	8/28/17	0035	8231 BROADWAY	Department or Discount St	13D20	MONDAY
108571117	8/28/17	0200	8326 BROADWAY	Electronics Store, Electr	13D20	MONDAY
108786717	8/28/17	1300	8219 BROADWAY	Department or Discount St	13D20	MONDAY
108944517	8/29/17	0002	12200 GULF	Mall Common Area	12D10	TUESDAY
109344817	8/29/17	2049	9010 CLEARWOOD	Department or Discount St	12D10	TUESDAY
109108617	8/29/17	1104	9010 CLEARWOOD	Department or Discount St	12D10	TUESDAY
109129917	8/29/17	1146	8219 BROADWAY	Department or Discount St	13D20	TUESDAY
109359217	8/29/17	1424	6225 NORTHDALE	Gym, Recreat, Club House,	13D20	TUESDAY
109589717	8/30/17	0844	10414 GULF	Sporting Goods or Gun Sho	12D10	WEDNESDAY
110150817	8/31/17	0824	5858 WALTRIP	Miscellaneous Business (N	13D20	THURSDAY



## HOBBY MANAGEMENT DISTRICT ROBBERIES AUGUST 2017

IncNo	DATE	TIME	ST#	ST.NAME	PREMISE	BEAT	DAYS
97096617	8/1/17	2006	9598	ROWLETT	Grocery Store or Supermar	12D10	TUESDAY
96787217	8/1/17	0745	6301	NUNN	Road, Street, or Sidewalk	13D20	TUESDAY
96812817	8/1/17	0545	5800	TELEPHONE	Road, Street, or Sidewalk	13D20	TUESDAY
96949817	8/1/17	1415	6200	TELEPHONE	Other Parking Lot	13D20	TUESDAY
96747617	8/1/17	0345	6348	TELEPHONE	Strip Business Center Par	13D20	TUESDAY
97267017	8/2/17	0715	7800	BELFORT	Strip Business Center Par	13D20	WEDNESDAY
97390217	8/2/17	1346	7558	BELFORT	Convenience Store	13D20	WEDNESDAY
97180517	8/2/17	0006	9902	GULF	Apartment Parking Lot	12D10	WEDNESDAY
97775417	8/3/17	1215	8133	BROADWAY	Bank	13D20	THURSDAY
98493317	8/4/17	1900	10698	GULF	Bar or Night Club Parking	12D10	FRIDAY
98060417	8/4/17	0010	8301	BROADWAY	Drug Store or Medical Sup	13D20	FRIDAY
98244017	8/4/17	1221	6900	REED	Road, Street, or Sidewalk	13D20	FRIDAY
98605517	8/5/17	0530	8501	BROADWAY	Apartment Parking Lot	13D20	SATURDAY
98728017	8/5/17	1300	10222	GULF	Miscellaneous Business (N	12D10	SATURDAY
98963917	8/6/17	0017	8100	STONE	Apartment Parking Lot	13D20	SUNDAY
101300317	8/8/17	1500	7901	LEONORA	Apartment Parking Lot	13D20	TUESDAY
100288717	8/9/17	0334	7051	MONROE	Convenience Store	13D20	WEDNESDAY
101038417	8/10/17	0200	9757	WINDWATER	Apartment Parking Lot	12D10	THURSDAY
100933317	8/10/17	1433	8101	LEONORA	Apartment Parking Lot	13D20	THURSDAY

**ROBBERIES CONT.**

103068317	8/15/17	1250	6700	BRACE	Road, Street, or Sidewalk	13D20	TUESDAY
103937117	8/17/17	1120	10910	GULF	Apartment Parking Lot	12D10	THURSDAY
104566617	8/18/17	1700	8301	BROADWAY	Drug Store or Medical Sup	13D20	FRIDAY
104268817	8/18/17	0210	8915	BROADWAY	Apartment Parking Lot	13D20	FRIDAY
104974517	8/19/17	1630	8602	BROADWAY	Specialty Store (Non-Spec	13D20	SATURDAY
105557817	8/21/17	0045	6522	WESTOVER	Road, Street, or Sidewalk	13D20	MONDAY
106153817	8/22/17	1121	8550	BROADWAY	Bank	13D20	TUESDAY
106747417	8/23/17	1652	6790	TELEPHONE	Other Parking Lot	13D20	WEDNESDAY
107219217	8/24/17	1730	8751	BROADWAY	Apartment Parking Lot	13D20	THURSDAY
107378017	8/25/17	0203	8601	BROADWAY	Apartment Parking Lot	13D20	FRIDAY
107604117	8/25/17	1625	6767	BELLFORT	Libraries, Museums	13D20	FRIDAY
108874117	8/27/17	1300	8600	BROADWAY	Other, Unknown, or Not Li	13D20	SUNDAY



**HOBBY MANAGEMENT DISTRICT**

<b>HMD NARCOTICS ARREST BY MONTH</b>	<b>TOTAL</b>
JANUARY	12
FEBRUARY	14
MARCH	12
APRIL	8
MAY	12
JUNE	10
JULY	16
AUGUST	15
SEPTEMBER	
OCTOBER	
NOVEMBER	
DECEMBER	

# Hobby Area Management District



## Graffiti Abatement Reports

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September 2017

## Hobby Area Management District

### Monthly Graffiti Abatement Reports 2017

Abated	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2017 Total
Business Property	19	6	10	6	2	1	2	6	2				54
Public Property	38	43	22	28	50	36	38	37	35				327
Trash Dumpsters	2	0	1	2	0	0	0	1	0				6
<b>Total:</b>	59	49	33	36	52	37	40	44	37				387

Graffiti Abatement Reports Totals 2014-2017					
	2014	2015	2016	2017	Totals
<b>Abated</b>					
Business Property	336	200	250	54	<b>840</b>
Public Property	454	611	520	327	<b>1912</b>
Trash Dumpsters	34	17	11	6	<b>68</b>
<b>Total:</b>	<b>824</b>	<b>828</b>	<b>781</b>	<b>387</b>	<b>2820</b>