



## COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert  
County Judge

October 2, 2015

(281) 341-8608  
Fax (281) 341-8609

Rotem Carmel on behalf of Universal Hospital Services Inc.  
6625 West 78th Street, Suite 300  
Minneapolis, MN 55439

Reference: Account Numbers: 9963-21-206-0004-907, 9963-21-207-0023-907  
9963-21-212-0004-907, 9963-21-212-0005-907  
9963-21-206-0007-901, 9963-21-207-0026-901  
Tax Year 2014, Precincts 1 & 4

Dear Mr. and/or Mrs. Carmel:

The County has received your request to waive penalty and interest fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Lamar Consolidated Independent School District, Fort Bend Independent School District, the City of Richmond and the City of Sugar Land which represents a total amount of \$862.15 for penalties assessed on the referenced accounts for tax year 2014. The Tax Assessor's Office has conducted research on your accounts; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, October 13, 2015 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2<sup>nd</sup> Floor, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011\*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioners, Richard Morrison and James Patterson, prior to October 13, 2015, at telephone 281-344-9400 and 281-980-2235 or by email at richard.morrison@fortbendcountytexas.gov and james.patterson@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

A handwritten signature in blue ink that reads "Robert E. Hebert".

Robert E. Hebert

Enclosure

Copy: Commissioners Richard Morrison and James Patterson, Precinct No. 1 & 4

\*Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



## COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, RTA  
County Tax Assessor/Collector  
1317 Eugene Heimann Circle  
Richmond, TX 77469-3623

(281) 341-3710  
Fax (281) 341-9267  
Email: schulpat@co.fort-bend.tx.us  
www.fortbendcountytexas.gov

DATE: October 1, 2015

TO: County Judge Robert E. Hebert  
Commissioner Richard Morrison  
Commissioner Grady Prestage  
Commissioner Andy Meyers  
Commissioner James Patterson  
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*  
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Universal Hospital Services Inc.: 2014 Tax Year;

Account # 9963-21-206-0004-907, Legal Description: Personal Property Equip leased to Methodist Sugar Land Hospital located @ 16655 Southwest Fwy in Sugar Land. **Precinct 4** ✓

Account # 9963-21-207-0023-907, Legal Description: Personal Property Equip leased to Triumph Houston – Southwest @ 1550 First Colony Blvd in Sugar Land. **Precinct 4** ✓

Account # 9963-21-212-0004-907, Legal Description: Personal Property Equipment leased to St Lukes Sugar Land located @ 1317 Lake Pointe Pkwy in Sugar Land. **Precinct 4** ✓

Account # 9963-21-212-0005-907, Legal Description: Personal Property Equipment leased to Healthsouth located @ 1325 Highway 6 in Sugar Land. **Precinct 4** ✓

Account # 9963-21-206-0007-901, Legal Description: Personal Property Equip leased to Oak Bend Medical Center located @ 1705 Jackson St in Richmond. **Precinct 1** ✓

Account # 9963-21-207-0026-901, Legal Description: Personal Property Equip leased to Memorial Hermann Fort Bend Hospital @ 17500 West Grand Parkway S near Sugar Land. **Precinct 1** ✓

**Precinct's 1 & 4**

Universal Hospital Services Inc. is requesting a waiver of penalty and interest on the six accounts listed above for the 2014 tax year, stating they did not receive statements because they were mailed to the incorrect address.

Tax Office Records Indicate:

- November 10, 2014 – The Original 2014 Tax Statements for all the above accounts were mailed to Grant Thornton LLP, Attn: Property Tax, PO Box 130477, Dallas, TX 75313. **All statements were returned by the Post Office for Return to Sender with Forwarding address 700 Milam St Ste 300, Houston, TX 77002-2848.**
- January 8, 2015 – 2014 Tax Statements for all the above accounts were mailed to Universal Hospital Services, 700 Milam St Ste 300, Houston, TX 77002-2848. **All statements were not returned by the Post Office.**
- February 17, 2015 – 33.11 Notice of Delinquent taxes for all the above accounts were mailed to Universal Hospital Services, 6625 W 78<sup>th</sup> St Ste 300, Minneapolis, MN 55439-2650. **All statements were not returned by the Post Office.**
- The Fort Bend County Tax Office received payment for all accounts on March 5, 2015 in the amount of \$13,178.58 (including February P & I) and the payment was posted on March 11, 2015 with a receipt date of February 28, 2015.
- September 1, 2015 – Letter from Jo Ann Ortega at the Fort Bend Central Appraisal District stating the Agents address for 2014 was changed to PO Box 130477, Dallas, TX 75313 in error and the address should have been changed to 1301 International Pkwy Ste 300, Fort Lauderdale, FL 33323-2874. This error was done by the Fort Bend Central Appraisal District for 2014 and has been corrected to all the above accounts.
- There is evidence of an error by the Fort Bend Central Appraisal District.
- Lamar CISD, Fort Bend ISD, City of Richmond, City of Sugar Land has authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

**Breakdown of Taxes Paid:  
2014 Tax Year**

**Account 9963-21-206-0004-907:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$230.21	\$16.11	\$16.11
City of Sugar Land	\$54.28	\$3.80	\$3.80
FBC	\$85.00	\$5.95	\$5.95
Total	\$369.49	\$25.86	\$25.86

**Total Penalty and Interest: \$25.86** ✓

Pct 4

**Account 9963-21-207-0023-907:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$480.39	\$33.63	\$33.63
City of Sugar Land	\$113.27	\$7.93	\$7.93
FBC	\$177.37	\$12.41	\$12.41
Total	\$771.03	\$53.97	\$53.97

**Total Penalty and Interest: \$53.97 ✓**

Pct 4

**Account 9963-21-212-0004-907:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$268.00	\$18.76	\$18.76
City of Sugar Land	\$63.19	\$4.42	\$7.93
FBC	\$98.95	\$6.93	\$6.93
Total	\$430.14	\$30.11	\$30.11

**Total Penalty and Interest: \$30.11 ✓**

Pct 4

**Account 9963-21-212-0005-907:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$319.86	\$22.39	\$22.39
City of Sugar Land	\$75.42	\$5.28	\$5.28
FBC	\$118.10	\$8.27	\$8.27
Total	\$513.38	\$35.94	\$35.94

**Total Penalty and Interest: \$35.94 ✓**

Pct 4

**Account 9963-21-206-0007-901:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Lamar CISD	\$22.10	\$1.55	\$1.55
City of Richmond	\$12.24	\$0.86	\$0.86
FBC	\$7.87	\$0.55	\$0.55
Total	\$42.21	\$2.96	\$2.96

**Total Penalty and Interest: \$2.96 ✓**

Pct 1

**Account 9963-21-207-0026-901:**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Lamar CISD	\$6,436.35	\$450.54	\$450.54
City of Sugar Land	\$1,462.94	\$102.41	\$102.41
FBC	\$2,290.89	\$160.36	\$160.36
Total	\$10,190.18	\$713.31	\$713.31

Pct 1

**Total Penalty and Interest: \$713.31** ✓

**Grand Total Penalty and Interest for all above accounts: \$862.15**

I do recommend waiver of penalty and interest for 2014. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

Fort Bend County  
County Judge Robert E. Hebert  
301 Jackson, Suite 719  
Richmond, TX 77469

WAIVER OF PENALTIES AND INTEREST

Company – Universal Hospital Services Inc.

Account #'s – P309360, P313033, P330201, P330202, P309366, and P313039

Dear County Judge,

Please accept this letter as a formal request to waive our penalties and interest for Universal Hospital Services Inc., for all the account numbers mentioned above. The Legal Description for all the accounts is "Personal Property located at hospitals throughout the county". The tax year in question is Tax Year 2014. We have made a payment in full for all the accounts, including all penalties & interest. Check #683322, in the amount of \$13,178.58 was paid to the County Tax Assessor, on February 27, 2015.

The reason that these bills were unpaid timely was because the county assessor has failed to update the address appropriately. Upon filing the rendition last April 2014, we indicated the correct mailing address. This was not taken into consideration, and thus the address given to the Tax Collector was wrong. I called the tax assessor on February 24, 2015, and spoke to Lori Jackson. She indicated that the Assessor's Office had an address of PO Box 130477, Dallas TX. This address is wrong, and never was our address. She further told me that on February 24<sup>th</sup> the address was changed to 700 Milam Street, Houston TX. This address is wrong as well. We finally were able to change the address to the correct address which is **6625 West 78<sup>th</sup> Street, Suite 300, Minneapolis, Minnesota 55439**. Alternatively, the county can use 1301 International Pkwy, Suite 300, Ft Lauderdale, FL 33323 as indicated on the rendition in previous years.

Please allow us to abate the penalties and interest for all our accounts in your jurisdiction. Universal Hospital Services has always been timely with payments, and have missed payment in good faith, and hope this doesn't happen in the future.

Please feel free to reach out to me if you have any questions. I can be reached at 281-331-1137, or at [rotem.carmel@us-ht.com](mailto:rotem.carmel@us-ht.com)

Sincerely,



Rotem Carmel, SALT Senior



DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

UNIVERSAL HOSPITAL SERVICES
6625 W 78TH ST
STE 300
MINNEAPOLIS , MN 55439-2650

Legal Description:

PERSONAL PROPERTY EQUIP LEASED TO
METHODIST SUGAR LAND HOSPITAL LOCATED @
16655 SOUTHWEST FWY IN SUGAR LAND

Parcel Address: 16655 SOUTHWEST FWY
Legal Acres: 0.0000

Remit Seq No: 28944608
Receipt Date: 02/28/2015
Deposit Date: 03/11/2015
Print Date: 10/02/2015 02:11 PM
Printed By: LORIMA

Deposit No: J150311AW3

Validation No: 24

Account No: 9963-21-206-0004-907

Operator Code: JONES

Pct 4

Table with 8 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, City Of Sugar Land, Fort Bend Co Drainage, Fort Bend Co Gen Fnd.

> - -

- - <

Check Number(s):
683322

PAYMENT TYPE:

Checks: \$395.35

Exemptions on this property:

Total Applied: \$395.35

Change Paid: \$0.00

PAYER:
UNIVERSAL HOSPITAL SERVICES
CORPORATE OFFICE
6625 WEST 78TH STREET SUITE 300
MINNEAPOLIS , MN 55439

ACCOUNT PAID IN FULL

(281) 341-3710

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

Certified Owner:

UNIVERSAL HOSPITAL SERVICES  
6625 W 78TH ST  
STE 300  
MINNEAPOLIS, MN 55439-2650

Legal Description:

PERSONAL PROPERTY EQUIP LEASED TO  
TRIUMPH HOUSTON - SOUTHWEST @ 1550  
FIRST COLONY BLVD IN SUGAR LAND

Parcel Address: 1550 FIRST COLONY BLVD  
Legal Acres: 0.0000

Remit Seq No: 28944608  
Receipt Date: 02/28/2015  
Deposit Date: 03/11/2015  
Print Date: 10/02/2015 02:15 PM  
Printed By: LORIMA

Deposit No: J150311AW3  
Validation No: 24  
Account No: 9963-21-207-0023-907  
Operator Code: JONES

*Pct 4*

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Fort Bend Isd	TL	35,850	1.340000	480.39	33.63	0.00	514.02
2014	City Of Sugar Land	TL	35,850	0.315950	113.27	7.93	0.00	121.20
2014	Fort Bend Co Drainage	TL	35,850	0.022000	7.89	0.55	0.00	8.44
2014	Fort Bend Co Gen Fnd	TL	35,850	0.472760	169.48	11.86	0.00	181.34
					\$771.03	\$53.97	\$0.00	\$825.00

> - -

- - <

Check Number(s):  
683322

PAYMENT TYPE:

Checks: \$825.00

Exemptions on this property:

Total Applied: \$825.00

Change Paid: \$0.00

PAYER:  
UNIVERSAL HOSPITAL SERVICES  
CORPORATE OFFICE  
6625 WEST 78TH STREET SUITE 300  
MINNEAPOLIS, MN 55439

ACCOUNT PAID IN FULL

(281) 341-3710

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

UNIVERSAL HOSPITAL SERVICES
6625 W 78TH ST
STE 300
MINNEAPOLIS , MN 55439-2650

Legal Description:

PERSONAL PROPERTY EQUIPMENT LEASED TO
ST LUKES SUGAR LAND LOCATED @ 1317 LAKE
POINTE PKWY IN SUGAR LAND

Parcel Address: 1317 LAKE POINTE PKWY
Legal Acres: 0.0000

Remit Seq No: 28944608
Receipt Date: 02/28/2015
Deposit Date: 03/11/2015
Print Date: 10/02/2015 02:15 PM
Printed By: LORIMA

Deposit No: J150311AW3
Validation No: 24
Account No: 9963-21-212-0004-907
Operator Code: JONES

Pct 4

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, City Of Sugar Land, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, and a summary row.

> - -

- - <

Check Number(s):
683322

PAYMENT TYPE:

Checks: \$460.25

Exemptions on this property:

Total Applied: \$460.25

Change Paid: \$0.00

PAYER:
UNIVERSAL HOSPITAL SERVICES
CORPORATE OFFICE
6625 WEST 78TH STREET SUITE 300
MINNEAPOLIS , MN 55439

ACCOUNT PAID IN FULL

(281) 341-3710

# DUPLICATE TAX RECEIPT



**PATSY SCHULTZ, PCC**  
**FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR**  
**1317 EUGENE HEIMANN CIRCLE**  
**RICHMOND, TEXAS 77469-3623**

**Certified Owner:**

**UNIVERSAL HOSPITAL SERVICES**  
**6625 W 78TH ST**  
**STE 300**  
**MINNEAPOLIS , MN 55439-2650**

**Legal Description:**

PERSONAL PROPERTY EQUIPMENT LEASED TO  
 HEALTHSOUTH LOCATED @ 1325 HIGHWAY 6 IN  
 SUGAR LAND

**Parcel Address:** 1325 HIGHWAY 6  
**Legal Acres:** 0.0000

**Remit Seq No:** 28944608  
**Receipt Date:** 02/28/2015  
**Deposit Date:** 03/11/2015  
**Print Date:** 10/02/2015 02:16 PM  
**Printed By:** LORIMA

**Deposit No:** J150311AW3  
**Validation No:** 24  
**Account No:** 9963-21-212-0005-907  
**Operator Code:** JONES

Pct 4

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Fort Bend Isd	TL	23,870	1.340000	319.86	22.39	0.00	342.25
2014	City Of Sugar Land	TL	23,870	0.315950	75.42	5.28	0.00	80.70
2014	Fort Bend Co Drainage	TL	23,870	0.022000	5.25	0.37	0.00	5.62
2014	Fort Bend Co Gen Fnd	TL	23,870	0.472760	112.85	7.90	0.00	120.75
					\$513.38	\$35.94	\$0.00	\$549.32

> - -

- - <

Check Number(s):  
 683322

**PAYMENT TYPE:**

**Checks:** \$549.32

Exemptions on this property:

**Total Applied:** \$549.32

**Change Paid:** \$0.00

**PAYER:**  
**UNIVERSAL HOSPITAL SERVICES**  
**CORPORATE OFFICE**  
**6625 WEST 78TH STREET SUITE 300**  
**MINNEAPOLIS , MN 55439**

**ACCOUNT PAID IN FULL**

(281) 341-3710

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

Certified Owner:

UNIVERSAL HOSPITAL SERVICES  
6625 W 78TH ST  
STE 300  
MINNEAPOLIS , MN 55439-2650

Legal Description:

PERSONAL PROPERTY EQUIP LEASED TO OAK  
BEND MEDICAL CENTER LOCATED @ 1705  
JACKSON ST IN RICHMOND

Parcel Address: 1705 JACKSON ST  
Legal Acres: 0.0000

Remit Seq No: 28944608  
Receipt Date: 02/28/2015  
Deposit Date: 03/11/2015  
Print Date: 10/02/2015 02:16 PM  
Printed By: LORIMA

Deposit No: J150311AW3  
Validation No: 24  
Account No: 9963-21-206-0007-901  
Operator Code: JONES

Pct 1

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Lamar C I S D- Operating Fund	TL	1,590	1.390050	22.10	1.55	0.00	23.65
2014	City Of Richmond	TL	1,590	0.770000	12.24	0.86	0.00	13.10
2014	Fort Bend Co Drainage	TL	1,590	0.022000	0.35	0.02	0.00	0.37
2014	Fort Bend Co Gen Fnd	TL	1,590	0.472760	7.52	0.53	0.00	8.05
					\$42.21	\$2.96	\$0.00	\$45.17

> - -

- - <

Check Number(s):  
683322

PAYMENT TYPE:

Checks: \$45.17

Exemptions on this property:

Total Applied: \$45.17

Change Paid: \$0.00

PAYER:  
UNIVERSAL HOSPITAL SERVICES  
CORPORATE OFFICE  
6625 WEST 78TH STREET SUITE 300  
MINNEAPOLIS , MN 55439

ACCOUNT PAID IN FULL

(281) 341-3710

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

UNIVERSAL HOSPITAL SERVICES
6625 W 78TH ST
STE 300
MINNEAPOLIS, MN 55439-2650

Legal Description:

PERSONAL PROPERTY EQUIP LEASED TO
MEMORIAL HERMANN FORT BEND HOSPITAL @
17500 WEST GRAND PARKWAY S NEAR SUGAR
LAND
Parcel Address: 17500 W GRAND PKWY S
Legal Acres: 0.0000

Remit Seq No: 28944608
Receipt Date: 02/28/2015
Deposit Date: 03/11/2015
Print Date: 10/02/2015 02:17 PM
Printed By: LORIMA

Deposit No: J150311AW3
Validation No: 24
Account No: 9963-21-207-0026-901
Operator Code: JONES

Pct 1

Table with 8 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include City Of Sugar Land, Lamar C I S D- Operating Fund, Fort Bend Co Drainage, Fort Bend Co Gen Fnd.

> - -

- - <

Check Number(s):
683322

PAYMENT TYPE:

Checks: \$10,903.49

Exemptions on this property:

Total Applied: \$10,903.49

Change Paid: \$0.00

PAYER:
UNIVERSAL HOSPITAL SERVICES
CORPORATE OFFICE
6625 WEST 78TH STREET SUITE 300
MINNEAPOLIS , MN 55439

ACCOUNT PAID IN FULL

(281) 341-3710