



Downtown  
Redevelopment  
Authority

**Board of Directors Meeting**  
August 9, 2022

Tax Increment Reinvestment Zone, Number Three  
City of Houston

**Downtown Redevelopment Authority**  
Tax Increment Reinvestment Zone Number Three, City of Houston

**Board of Directors Meeting**  
**August 9, 2022**

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TAB 1

**MINUTES OF REGULAR MEETING  
OF  
DOWNTOWN REDEVELOPMENT AUTHORITY**

June 14, 2022

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, open to the public, in-person inside the Large Conference Room, Lyondell Basell Tower, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 14<sup>th</sup> day of June 2022, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
Michele Sabino	Vice Chair
Barry Mandel	Secretary
Regina Garcia	Director
Keith Hamm	Director
James Harrison	Director
Sherman Lewis	Director
Tiko Reynolds-Hausman	Director

and all of said persons were present except Directors James Harrison, Tiko Reynolds-Hausman, and Sherman Lewis.

Also present were J. Allen Douglas, Executive Director; Kris Larson, President; Jana Gunter, Director of Finance; and Yeneby Angeles ("Authority"); Robert Pieroni of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom, and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Authority); Clark Lord of Bracewell LLP ("Bracewell"); Chad Jacobs and Dietrich Lawrence of the Houston Police Department ("HPD"); Andrew Busker, Briana Garcia and Stephanie Osazuwa of the City of Houston ("COH").

**DETERMINE QUORUM; CALL TO ORDER**

Chair Curtis Flowers conducted a roll call, established quorum, and called the meeting to order at 12:11 PM.

**INTRODUCTION OF GUESTS AND PUBLIC COMMENTS**

Chair Flowers requested all meeting attendees briefly introduce themselves and welcomed all.

**MINUTES OF PREVIOUS MEETINGS**

The Board considered approving the minutes of the May 10, 2022, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the May 10, 2022, joint meeting as presented.

**FINANCIALS & ADMINISTRATION**

**Check Registers – May 2022**

Chair Flowers called on Jana Gunter to present the check registers for the month of May. Questions were asked and answered, no action was required.

**SUPPLEMENTAL FUNDING FOR HPD**

Chair Flowers called on Executive Director Allen Douglas to introduce this item. Executive Director Douglas presented this item explaining this request is to fund supplemental payment of \$980,000 for FY23 Municipal Services, for overtime for the Downtown Patrol Division to patrol the downtown area and implement a series of patrol initiatives. Questions were asked and answered.

Chair Flowers asked for a motion, which was seconded, and the board approved this request for supplemental funding, along with authorizing the execution of agreements as needed,

### **TREBLY PARK MISCELLANEOUS EXPENSES**

Executive Director Douglas next opened discussion for additional funding for the completion of Trebly Park. The Capital Projects Committee reviewed this proposal and recommended the full Board authorize staff and leadership to negotiate and execute miscellaneous agreements to cover estimated unanticipated expenses on Trebly Park and manage up to an additional \$500,000, beyond the miscellaneous amount previously authorized by the Board in February 2021.

Discussion ensued, questions were asked and answered. Upon a motion made and duly seconded, the Board approved this request as presented.

### **RETENTION OF CARR RIGGS FOR DRA AUDIT**

Executive Director Douglas presented an action item to the Board to engage the audit firm Carr, Riggs and Ingram to conduct the FYE22 DRA/TIRZ3# audit, in an amount not to exceed \$17,825. This item also authorized the execution of necessary agreements by officers of the Authority. No questions were asked.

Upon a motion made and seconded, the Board approved engaging Carr, Riggs and Ingram to conduct the FYE22 DRA/TIRZ#3 yearly audit.

### **LETTER OF INTEREST – ADAPTIVE REUSE FEASIBILITY STUDY**

Executive Director Douglas continued with introducing this topic joined by Director Pieroni. The request encompassed authorizing appropriate staff and leadership to identify building owners within the DRA/TIRZ#3 boundaries and invite them to participate in an adaptive reuse feasibility study.

Upon a motion made and seconded, the Board approved this request as presented.

### **URBAN ALCHEMY REPORT**

Lastly, Executive Director Douglas referred to a report in the materials previously provided and briefed the board on his visit and tour with Urban Alchemy. Discussion ensued and questions were asked and answered. No further action was required.

### **OTHER BUSINESS**

#### **Project Status Report**

Executive Director Douglas called on Lonnie Hoogeboom, Director of Planning & Design (HDMD). Mr. Hoogeboom provided updates on Planning and Design projects. Questions were asked and answered. No action was taken.

Executive Director Douglas called on Brett DeBord, Director of Operations & Capital Projects (HDMD), to provide brief updates for Capital Project initiatives. No action was required.

### **NEXT MEETING**

Chair Flowers announced the next Board meeting is scheduled for Tuesday, August 9, 2022, at noon, noting that no Board meeting would be scheduled for July.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 1:26 PM.

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Curtis Flowers, Chair  
Downtown Redevelopment Authority (Authority)

**MINUTES OF REGULAR MEETING  
OF  
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS**

June 14, 2022

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone number Three (the "Zone") convened in regular session, open to the public, in-person inside the Large Conference Room, Lyondell Basell Tower, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 14<sup>th</sup> day of June 2022, and the roll was called of the duly constituted officers and members of the Board, to wit:

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and all of said persons were present except Directors James Harrison, Tiko Reynolds-Hausman, and Sherman Lewis.

Also present were J. Allen Douglas, Executive Director; Kris Larson, President; Jana Gunter, Director of Finance; and Yeneby Angeles ("Zone"); Robert Pieroni of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom, and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Zone); Clark Lord of Bracewell LLP ("Bracewell"); Chad Jacobs and Dietrich Lawrence of the Houston Police Department ("HPD"); Andrew Busker, Briana Garcia and Stephanie Osazuwa of the City of Houston ("COH").

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Curtis Flowers, Chair  
Downtown Redevelopment Zone (Zone)

TAB 2



## DRA/ TIRZ #3 PAID INVOICE DETAIL: JUNE 2022

<b>OPERATING ACCOUNT</b>			
<b>PAYEE</b>	<b>CHECK</b>	<b>MEMO</b>	<b>AMOUNT</b>
Central Houston, Inc	3001-3004	Payroll fees	\$ 63,499.20
Main Lane Industries	3005	Bagby Street Improvement	\$ 35,312.14
Structura	3006	SoDo Park	\$ 287,696.72
Project Surveillance	3007	Trebly Park	\$ 16,816.00
Quiddity Engineering	3008	Bagby Street Improvement	\$ 2,823.04
Alpha Testing, Inc	3009	SoDo park construction	\$ 1,713.00
Bracewell	3010	Legal Counsel	\$ 1,000.00
VOIDED-	3011	VOIDED	
Corner Bakery Café	3012	Catering	\$ 292.36
Buffalo Bayou Partnership	3013	Buffalo Bayou Park	\$ 1,250,322.73
HM Market Square	3014	DLI 2021 payout	\$ 513,626.00
HDT Hotel, LLC	3015	DLI 2021 payout	\$ 16,386.00
SPUS9 HSTN South Tower	3016	DLI 2021 payout	\$ 309,934.00
SPUS9 HSTN North Tower	3017	DLI 2021 payout	\$ 298,867.00
Houston Downtown Mgmt	3018	Reimbursement	\$ 213.58
City of Houston	3019	FY2022 Municipal service charges	\$ 1,994,664.00
W.M. Jones & Company	3020	General liability policy	\$ 3,543.76
Structura	3025	SoDo park	\$ 387,497.61
Renfrow Metalsmiths	3026	Furnish/install	\$ 94,456.90
rp Visual Solutions	3027	Custom swing amount	\$ 764.00
		<b>GRAND TOTAL:</b>	<b>\$ 5,279,428.04</b>

## DRA/ TIRZ #3 PAID INVOICE DETAIL: JULY 2022

<b>OPERATING ACCOUNT</b>			
<b>PAYEE</b>	<b>CHECK</b>	<b>MEMO</b>	<b>AMOUNT</b>
Central Houston, Inc	3021-3024	June 2022 Salaries	\$ 82,269.00
Bartlett Tree Experts	3028	Trebly Park	\$ 1,067.50
Fenris, LLC	3029	Trebly Park	\$ 14,600.00
Bartlett Tree Experts	3030	Trebly Park	\$ 4,500.00
Bega US Inc	3031	SoDo Park	\$ 253.00
Lauren Griffith Associates	3032	Trebly Park	\$ 70,447.25
Project Surveillance, Inc	3033	Trebly Park	\$ 16,405.60
Quiddity Engineering, LLC	3034	Bagby Street Improvement	\$ 1,342.00
Structura, Inc	3035	Trebly Park	\$ 123,386.00
Fairfield Block 334, LP	3036	2021 DLI Payout	\$ 192,923.00
Houston First Corporation	3037	Lynn Wyatt Square (Jones Plaza)	\$ 3,000,000.00
Alpha Testing, Inc	9792186	SoDo park	\$ 2,300.00
Houston Downtown Management	9792188	Reimbursement due for credit card	\$ 27.13
		<b>GRAND TOTAL:</b>	<b>\$ 3,509,520.48</b>

**Downtown Redevelopment Authority**  
**Statement of Net Position**  
**June 30, 2022 and June 30, 2021**

	<b>2022</b>	<b>2021</b>
	<b>YTD Balance</b>	<b>YTD Balance</b>
<b>Assets</b>		
Cash	\$ 236,407	\$ 256,261
Investments - Project Funds	-	-
Investments - Debt Service	8,559,039	4,367,039
Investments - General	22,375,320	8,356,458
Tax Increments Receivable	475,892	20,483,996
Other Receivables & Prepaid Expenses	511,854	447,920
Cost of Issuance	387,747	417,961
<b>Total Assets</b>	<b>\$ 32,546,259</b>	<b>\$ 34,329,635</b>
<b>Liabilities</b>		
Accounts Payable & Accrued Expenses	\$ 3,311,878	\$ 6,556,234
Accrued Interest Payable	686,196	699,891
Notes Payable Due in One Year	-	-
Bonds Payable Due in One Year	2,180,000	2,200,000
Notes Payable Due After One Year	-	-
Bonds Payable Due After One Year	45,033,633	47,436,774
<b>Total Liabilities</b>	<b>51,211,707</b>	<b>56,892,898</b>
<b>Net Position</b>		
Net Position	(18,665,449)	(22,563,263)
<b>Total Liabilities &amp; Net Position</b>	<b>\$ 32,546,259</b>	<b>\$ 34,329,635</b>

**Downtown Redevelopment Authority**  
**Statement of Activities**  
**For the year ended June 30, 2022**

	<b>2022</b> <b>Q4 Actual</b>	<b>2022</b> <b>YTD Actual</b>	<b>2022</b> <b>YTD Budget</b>	<b>Fav (Unfav)</b> <b>Variance</b>
<b>Revenues</b>				
Tax Increments	\$ 3,864,188	\$ 25,110,774	\$ 30,285,708	(5,174,934)
Other Revenues	2,440,588	2,440,588	-	2,440,588
Interest Income	21,339	29,920	36,000	(6,080)
<b>Total Revenues</b>	<b>\$ 6,326,115</b>	<b>\$ 27,581,282</b>	<b>\$ 30,321,708</b>	<b>\$ (2,740,426)</b>
<b>Transfers</b>				
HHFC Payment	-	-	-	-
Administrative Fees	155,627	1,027,039	1,167,911	140,872
HISD Adjustment	156,121	2,130,491	4,468,822	2,338,331
	311,749	3,157,530	5,636,733	2,479,203
<b>Net Revenues</b>	<b>\$ 6,014,366</b>	<b>\$ 24,423,752</b>	<b>\$ 24,684,975</b>	<b>\$ (261,223)</b>
<b>Expenses</b>				
Project Costs	7,464,901	16,252,771	27,214,497	10,961,726
Municipal Services	1,994,664	1,993,206	2,045,000	51,794
Accounting	-	-	2,500	2,500
Auditing	-	17,500	17,500	-
Administrative Contractor	71,269	347,333	325,500	(21,833)
Legal Fees	3,212	11,615	18,000	6,386
Insurance	8,269	10,886	36,500	25,614
Consulting Fees	7,626	15,453	25,000	9,547
Office Expense	1,756	10,014	7,500	(2,514)
Interest Expense - COH	-	-	-	-
Interest Expense - Bonds	455,813	1,836,945	1,836,945	(1)
Cost of Issuance	7,554	30,214	30,214	(0)
<b>Total Expenses</b>	<b>\$ 10,015,063</b>	<b>\$ 20,525,937</b>	<b>\$ 31,559,156</b>	<b>\$ 11,033,218</b>
<b>Change in Net Position</b>	<b>(4,000,697)</b>	<b>3,897,814</b>	<b>(6,874,181)</b>	<b>10,771,995</b>
Net Position Beginning of Year		(22,563,263)	(22,563,263)	-
<b>Net Position End of Period</b>		<b>\$ (18,665,449)</b>	<b>\$ (29,437,444)</b>	<b>\$ 10,771,995</b>

**Downtown Redevelopment Authority**  
**Statement of Activities**  
**For the year ended June 30, 2022 and June 30, 2021**

	<b>2022</b>	<b>2021</b>	<b>Fav (Unfav)</b>
	<b>YTD Actual</b>	<b>YTD Actual</b>	<b>Variance</b>
<b>Revenues</b>			
Tax Increments	\$ 25,110,774	\$ 24,383,135	727,639
Other Revenues	2,440,588	158,160	2,282,428
Interest Income	29,920	34,567	(4,647)
<b>Total Revenues</b>	<b>\$ 27,581,282</b>	<b>\$ 24,575,861</b>	<b>\$ 3,005,421</b>
<b>Transfers</b>			
HHFC Payment	-	747,936	747,936
Administrative Fees	1,027,039	995,175	(31,863)
HISD Adjustment	2,130,491	2,217,606	87,115
	<u>3,157,530</u>	<u>3,960,717</u>	<u>803,187</u>
<b>Net Revenues</b>	<b>\$ 24,423,752</b>	<b>\$ 20,615,144</b>	<b>\$ 3,808,608</b>
<b>Expenses</b>			
Project Costs	16,252,771	22,504,807	6,252,037
Municipal Services	1,993,206	1,743,542	(249,664)
Accounting	-	-	-
Auditing	17,500	20,985	3,485
Administrative Contractor	347,333	301,759	(45,575)
Legal Fees	11,615	8,736	(2,879)
Insurance	10,886	27,330	16,444
Consulting Fees	15,453	23,246	7,793
Office Expense	10,014	4,738	(5,277)
Interest Expense - COH	-	-	-
Interest Expense - Bonds	1,836,945	1,886,932	49,987
Cost of Issuance	30,214	30,214	-
<b>Total Expenses</b>	<b>\$ 20,525,937</b>	<b>\$ 26,552,289</b>	<b>\$ 6,026,351</b>
<b>Change in Net Position</b>	<b>3,897,814</b>	<b>(5,937,145)</b>	<b>9,834,959</b>
Net Position Beginning of Year	(22,563,263)	(16,626,118)	(5,937,145)
<b>Net Position End of Period</b>	<b>\$ (18,665,449)</b>	<b>\$ (22,563,263)</b>	<b>\$ 3,897,814</b>

**Downtown Redevelopment Authority**  
**Project Cost Detail**  
**For the year ended June 30, 2022**

	<b>2022 YTD Actual</b>	<b>2022 YTD Budget</b>	<b>Fav (Unfav) Variance</b>
<b>Project Costs</b>			
<b>Capital Improvement Projects</b>			
Main Street Upgrades	-	-	-
Allen Parkway	174,867	150,000	(24,867)
Shopping District	-	-	-
Southern Downtown Pocket Park	5,824,086	5,456,000	(368,086)
Bagby Street Improvements	3,445,985	6,000,000	2,554,015
NHHIP Civic Opportunities	250,000	250,000	-
Lynn Wyatt Square For The Performing Arts	11,855	6,000,000	5,988,145
<b>Total Capital Improvement Projects</b>	<b>9,706,793</b>	<b>\$ 17,876,000</b>	<b>\$ 8,169,207</b>
Future Project Costs	-	1,000,000	1,000,000
Buffalo Bayou Park	2,521,546	2,599,195	77,649
806 Main/JW Marriott	166,214	316,952	150,738
Hotel Alessandra	-	134,357	134,357
Holiday Inn/Savoy Hotel	16,386	31,172	14,786
723 Main/AC Hotel	54,084	61,800	7,716
Downtown Living Initiative	35,956	-	(35,956)
Economic Development/Retail Program	74,677	60,000	(14,677)
Texaco Building/The Star	393,810	410,755	16,945
SkyHouse Houston	234,751	332,563	97,812
Fairfield Block 334	159,472	163,609	4,137
Hines Market Square	361,393	560,696	199,303
Market Square Tower	632,435	736,110	103,675
SkyHouse Main	235,802	354,468	118,666
Fairfield Residential	-	-	-
Kellum Noble House	-	-	-
Post HTX	-	425,000	425,000
Hike & Bike Trails East of Allens Landing	500,000	1,000,000	500,000
Downtown Launchpad	505,452	497,820	(7,632)
Mass Challenge	404,000	404,000	-
Gener8tor	250,000	250,000	-
Sam Houston Park	-	-	-
Theater District Public Realm	-	-	-
<b>Total Developer/Project Reimbursements</b>	<b>6,545,977</b>	<b>\$ 9,338,497</b>	<b>\$ 2,792,520</b>
<b>Total Project Costs</b>	<b>16,252,771</b>	<b>\$ 27,214,497</b>	<b>\$ 10,961,726</b>

**DOWNTOWN REDEVELOPMENT AUTHORITY  
INVESTMENT REPORT, FOURTH QUARTER FYE 2022  
FOR THE PERIOD APRIL 1, 2022 THROUGH JUNE 30, 2022**

FUND	BEGINNING BAL. BOOK VALUE	BEGINNING BAL. MARKET VALUE	GAIN (LOSS) TO MARKET FILE	INTEREST EARNED / ACCRUED THIS PERIOD	NET DEPOSITS OR (WITHDRAWALS)	ENDING BALANCE BOOK VALUE	ENDING BALANCE MARKET VALUE	ENDING BALANCE % OF PORTFOLIO	SIMPLE INTEREST YIELD	WT AVG MAT. DAYS
<b><u>OPERATING</u></b>										
JP MORGAN CHASE OPERATING	(181,519.11)	(181,519.11)	0.00	0.00	417,925.98	236,406.87	236,406.87	0.76%	N/A	1
JP MORGAN CHASE BOND OPERATING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N/A	1
<b>TOTAL JPM</b>	<u>(181,519.11)</u>	<u>(181,519.11)</u>	<u>0.00</u>	<u>0.00</u>	<u>417,925.98</u>	<u>236,406.87</u>	<u>236,406.87</u>	<u>0.76%</u>		
<b><u>POOLED INVESTMENT FUNDS</u></b>										
LOGIC INCREMENT	10,033,130.96	10,033,130.96	0.00	18,340.85	12,323,848.29	22,375,320.10	22,375,320.10	71.78%	0.8035%	32
LOGIC BOND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
<b>TOTAL POOLED</b>	<u>10,033,130.96</u>	<u>10,033,130.96</u>	<u>0.00</u>	<u>18,340.85</u>	<u>12,323,848.29</u>	<u>22,375,320.10</u>	<u>22,375,320.10</u>	<u>71.78%</u>		
<b><u>REPURCHASE AGREEMENTS</u></b>										
BAYERISCHE LANDESBANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
<b>TOTAL BLB</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>		
<b><u>DEBT SERVICE</u></b>										
MORGAN STANLEY INVESTMENT FUND	5.60	5.60	0.00	0.00	4,193,392.65	4,193,398.25	4,193,398.25	13.45%	0.2060%	1
<b><u>BOND RESERVE</u></b>										
MORGAN STANLEY INVESTMENT FUND	4,365,691.60	4,365,691.60	0.00	2,998.38	(3,289.98)	4,365,400.00	4,365,400.00	14.00%	0.2060%	1
<b><u>PLEGGED FUNDS</u></b>										
BANK OF NEW YORK MELLON	7,538.30	7,538.30	0.00	0.00	(7,297.80)	240.50	240.50	0.00%	N/A	1
<b><u>PROJECT FUNDS</u></b>										
BANK OF NEW YORK MELLON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N/A	1
<b>TOTAL BNY</b>	<u>4,373,235.50</u>	<u>4,373,235.50</u>	<u>0.00</u>	<u>2,998.38</u>	<u>4,182,804.87</u>	<u>8,559,038.75</u>	<u>8,559,038.75</u>	<u>27.45%</u>		
<b>GRAND TOTAL</b>	<u><u>14,224,847.35</u></u>	<u><u>14,224,847.35</u></u>	<u><u>0.00</u></u>	<u><u>21,339.23</u></u>	<u><u>16,924,579.14</u></u>	<u><u>31,170,765.72</u></u>	<u><u>31,170,765.72</u></u>	<u><u>100%</u></u>		

Downtown Redevelopment Authority  
Disadvantaged Business Enterprise Program (DBE) Activity Report

**Reporting Period: 7/1/2021 -6/30/2022**

	<b>2022</b>	<b>2021</b>
	<b><u>DRA TIRZ #3</u></b>	<b><u>DRA TIRZ #3</u></b>
Total Certified DBE	\$ 2,615,836	\$ 4,646,916
Adjusted Total Spending	\$ 20,525,937	\$ 26,552,289
Less Qualified for Exclusion	\$ (10,376,425)	\$ (8,432,652)
Qualifying Total Spending	\$ 10,149,513	\$ 18,119,637
%DBE Certified	25.8%	25.6%
Total Self-Certified MWBE	\$ -	\$ -
% Certified + Self-Certified	25.8%	25.6%



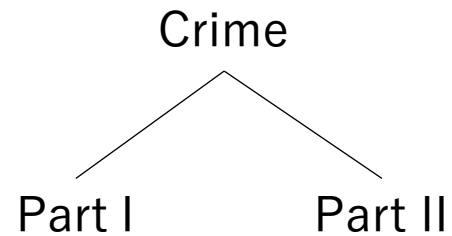
TAB 3

# Crime in Downtown

Trends in Time, Location, and Type

By: Varun Cidambi, Research Manager

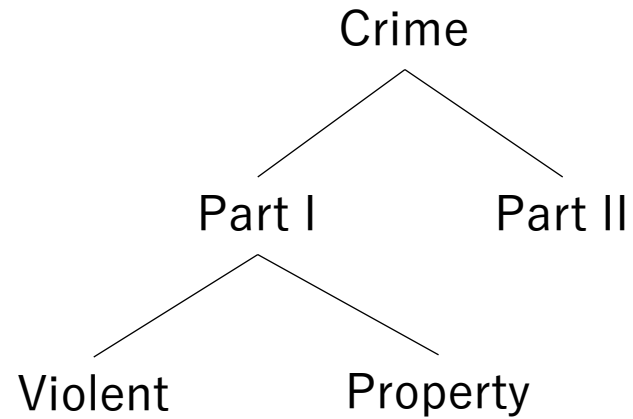
# What We Look At



We focus specifically on Part I crimes:

- Serious in nature
- Occur with regularity nationally
- More likely to be reported to the police

# What We Look At



Part I crimes are split up into:

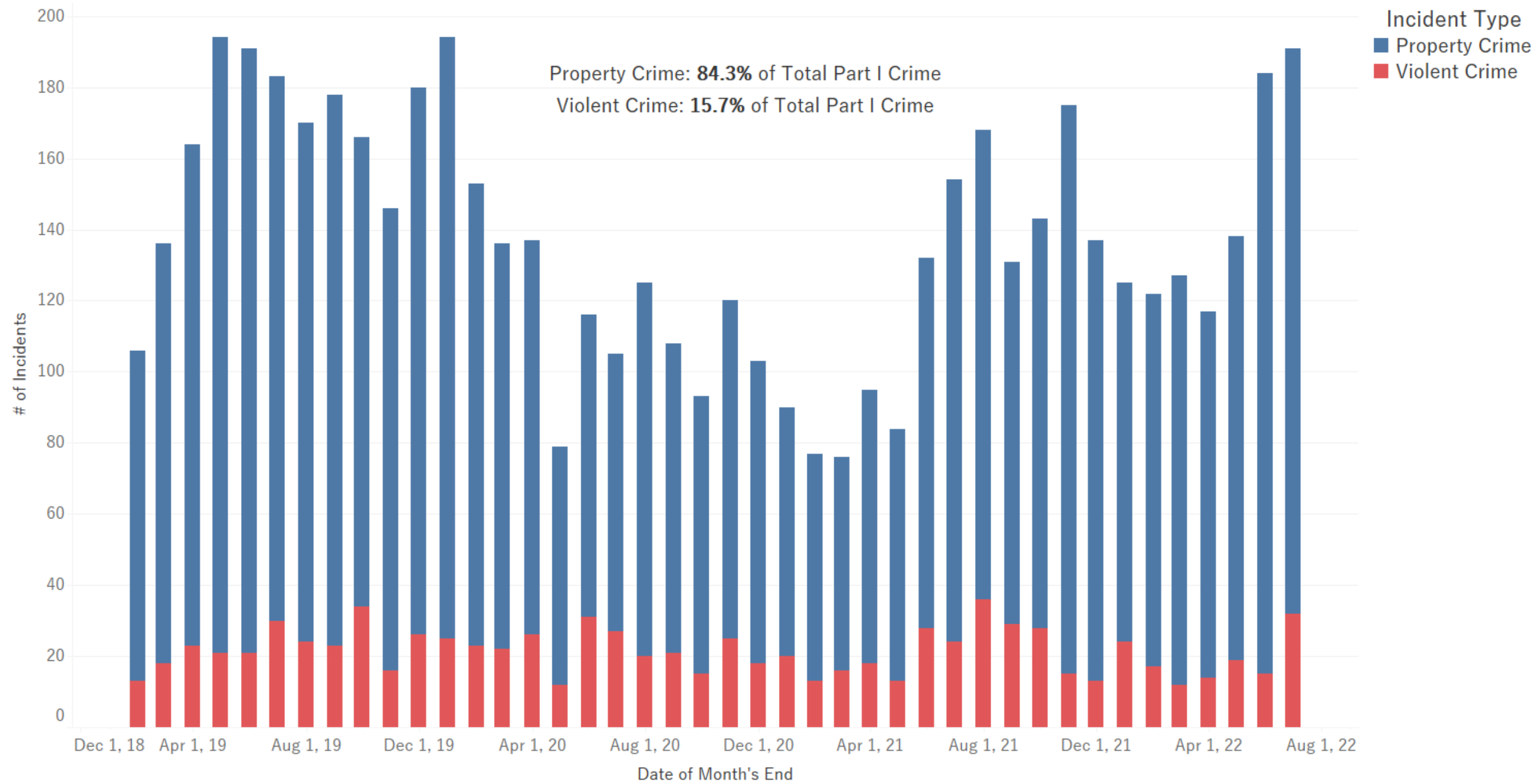
- Violent crimes: characterized by the threat or use of force
- Property crimes: the seizure or destruction of property without the use of force

# Tools/Data We Use

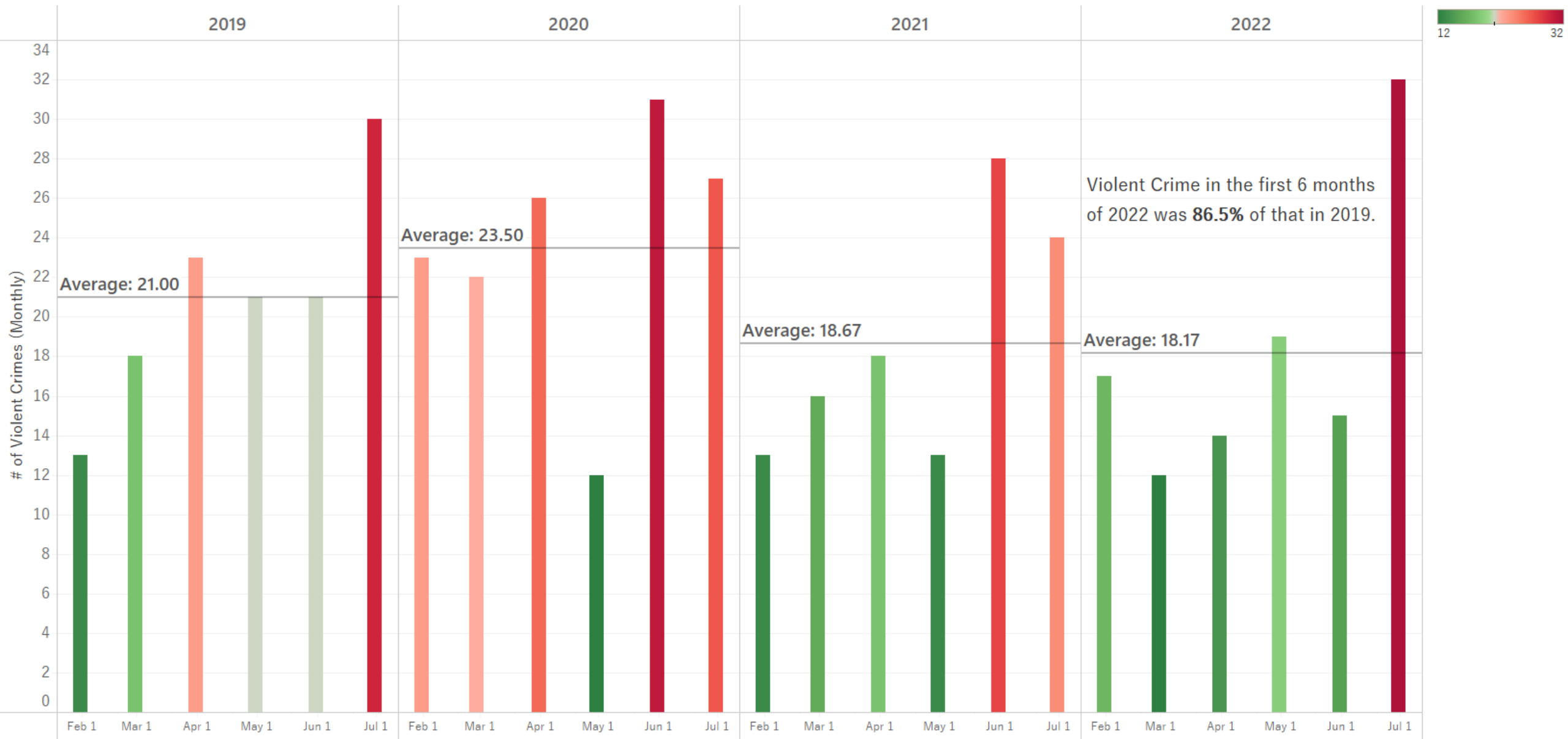
- HPD Data:
  - Utilizing public data
  - Collaboration on a richer data set
- Tableau:
  - Utilized for all data visualization needs
- Placer.ai:
  - Gathers data on clusters of people by pinging phones
  - Utilized to get monthly counts of residents, workers in Downtown



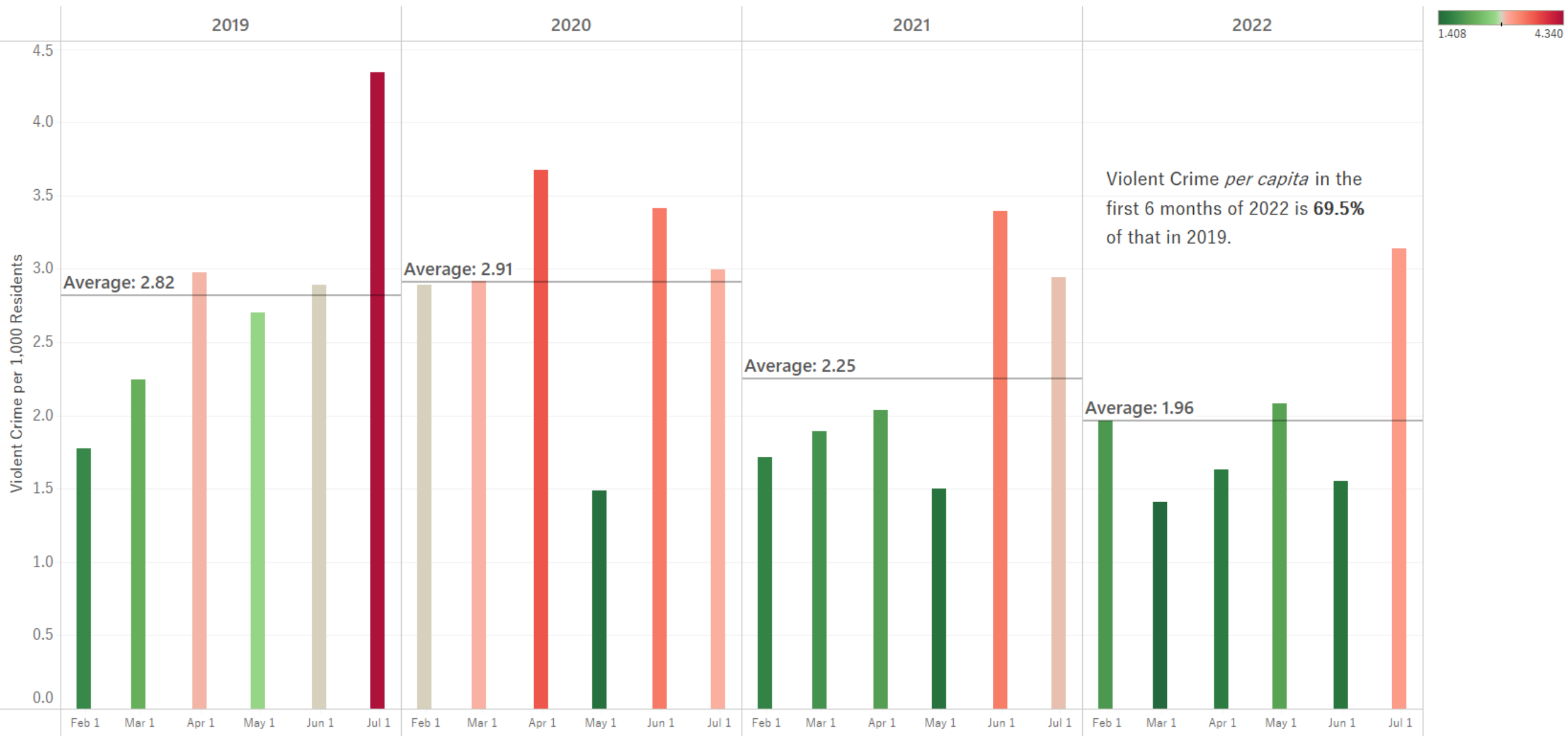
# Property vs. Violent Crime, 1/1/2019 - 6/30/2022



## Violent Crime in the First 6 Months of the Year, 2019-2022

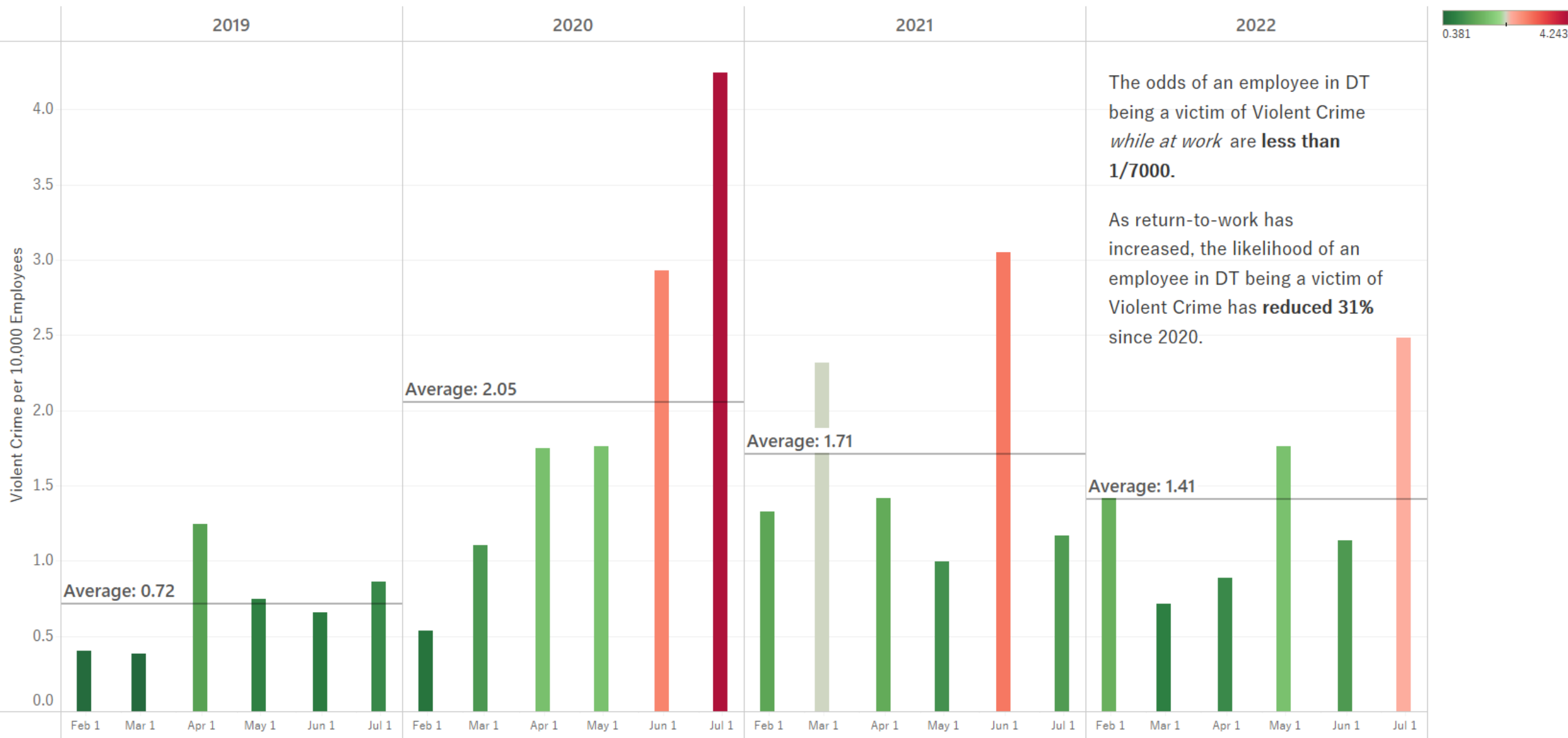


# Violent Crime per 1000 DT Residents in the First 6 Months of the Year, 2019-2022

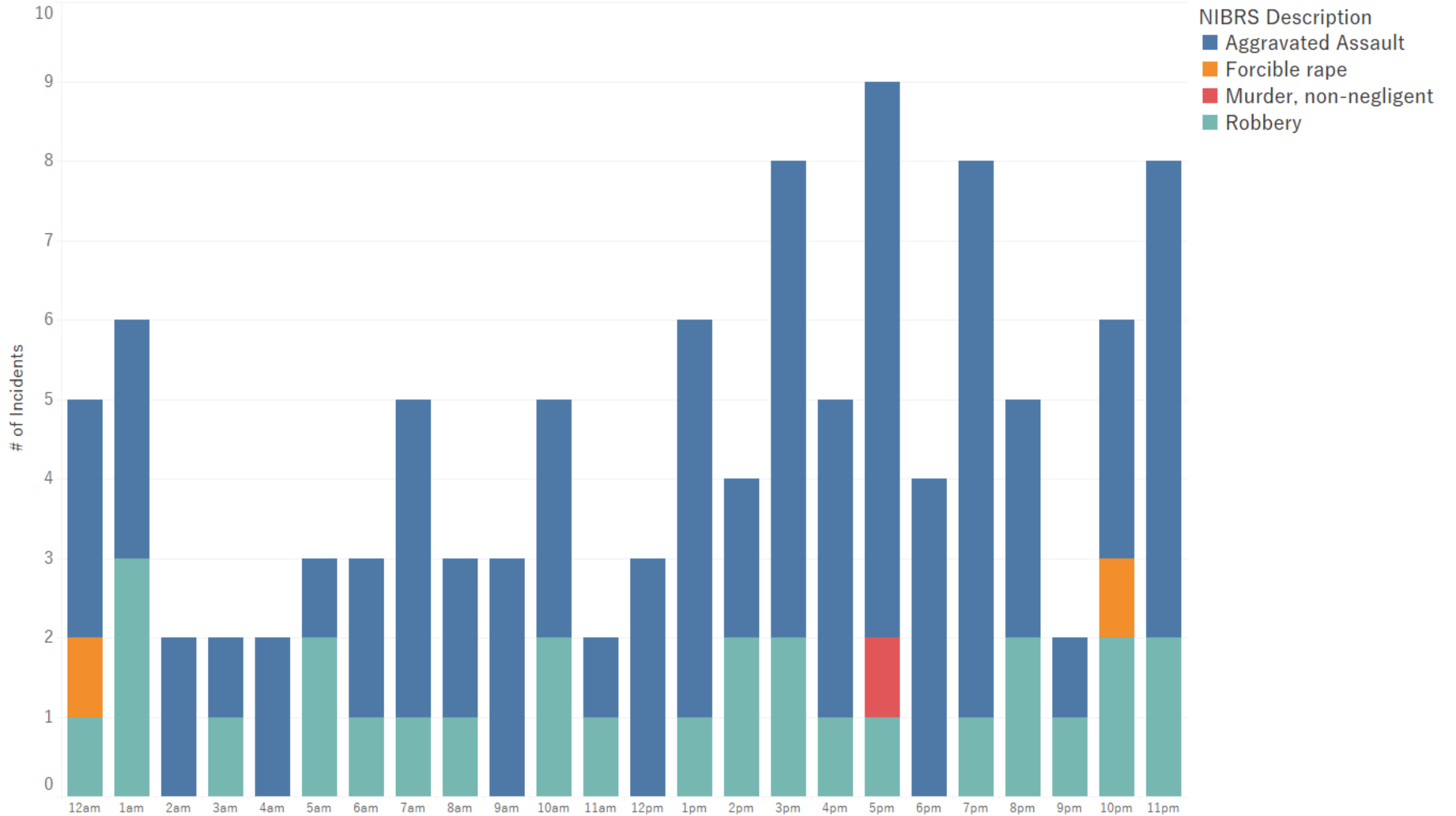




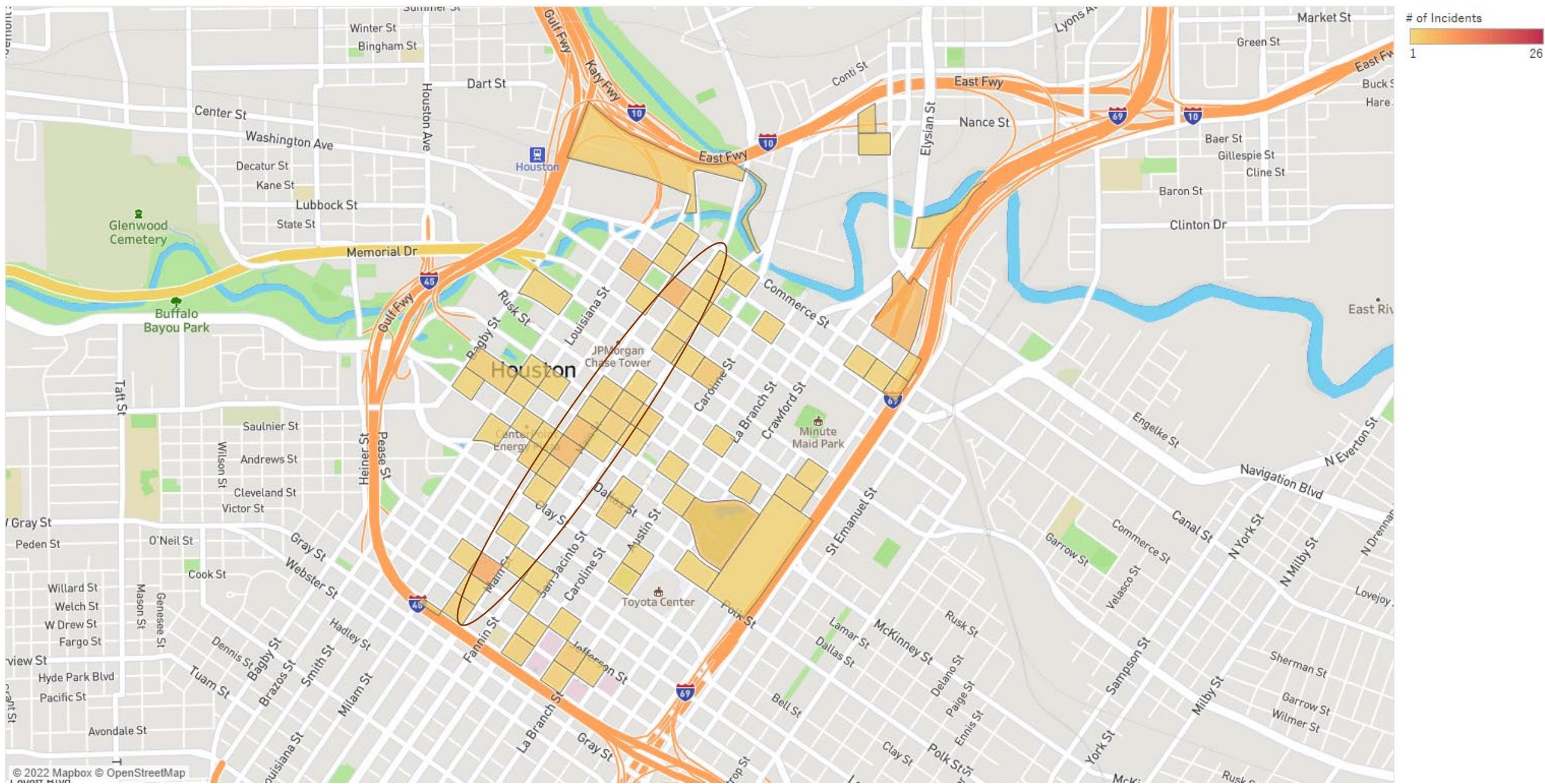
# Violent Crime per 10,000 DT Employees in the First 6 Months of the Year, 2019-2022



# # of Violent Crimes by Hour and Type, 1/1/22 - 6/30/22

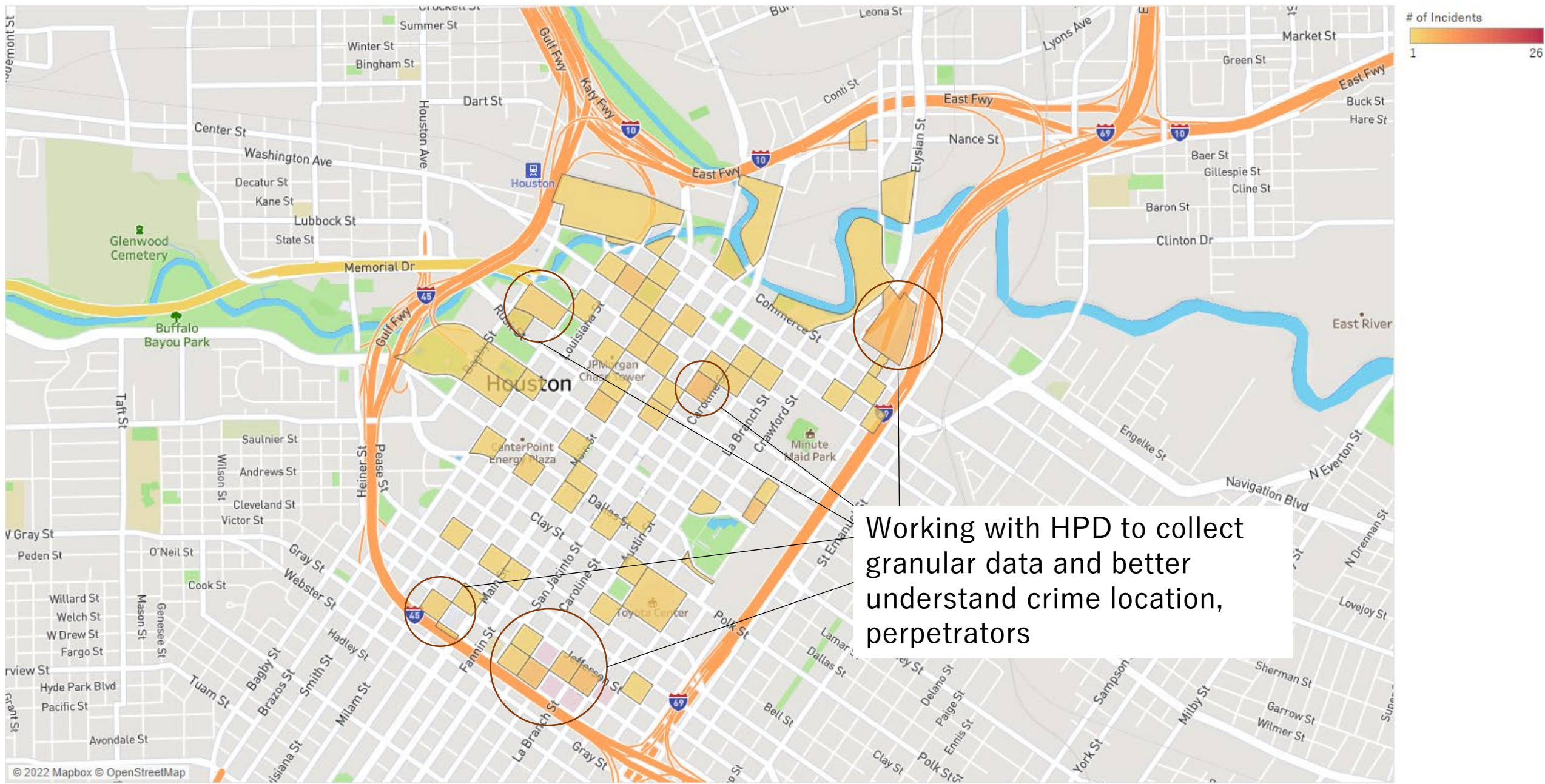


# Incidence of Violent Crime by Block, 1/1/19 - 6/30/19





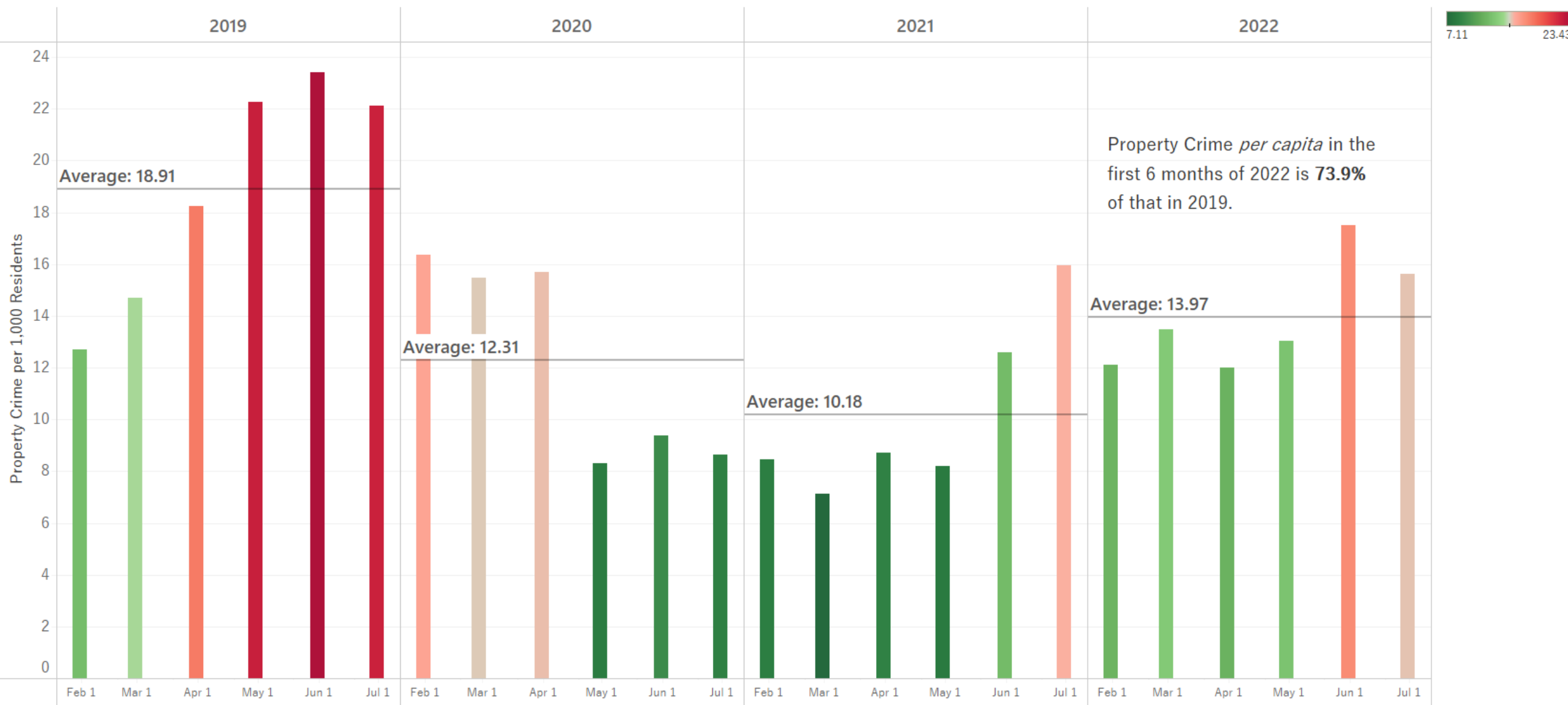
# Incidence of Violent Crime by Block, 1/1/22 - 6/30/22



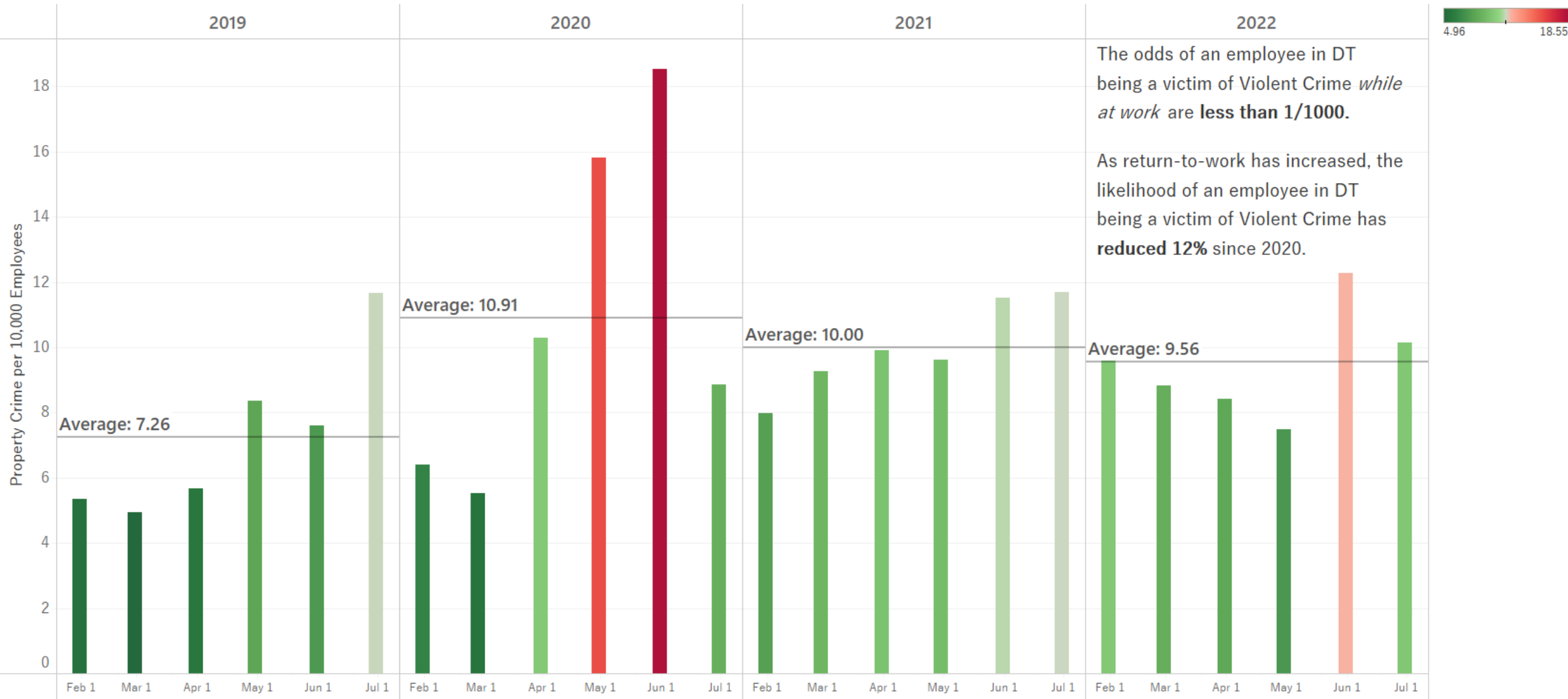
## Property Crime in the First 6 Months of the Year, 2019 - 2022



# Property Crime per 1000 DT Residents in the First 6 Months of the Year, 2019 - 2022



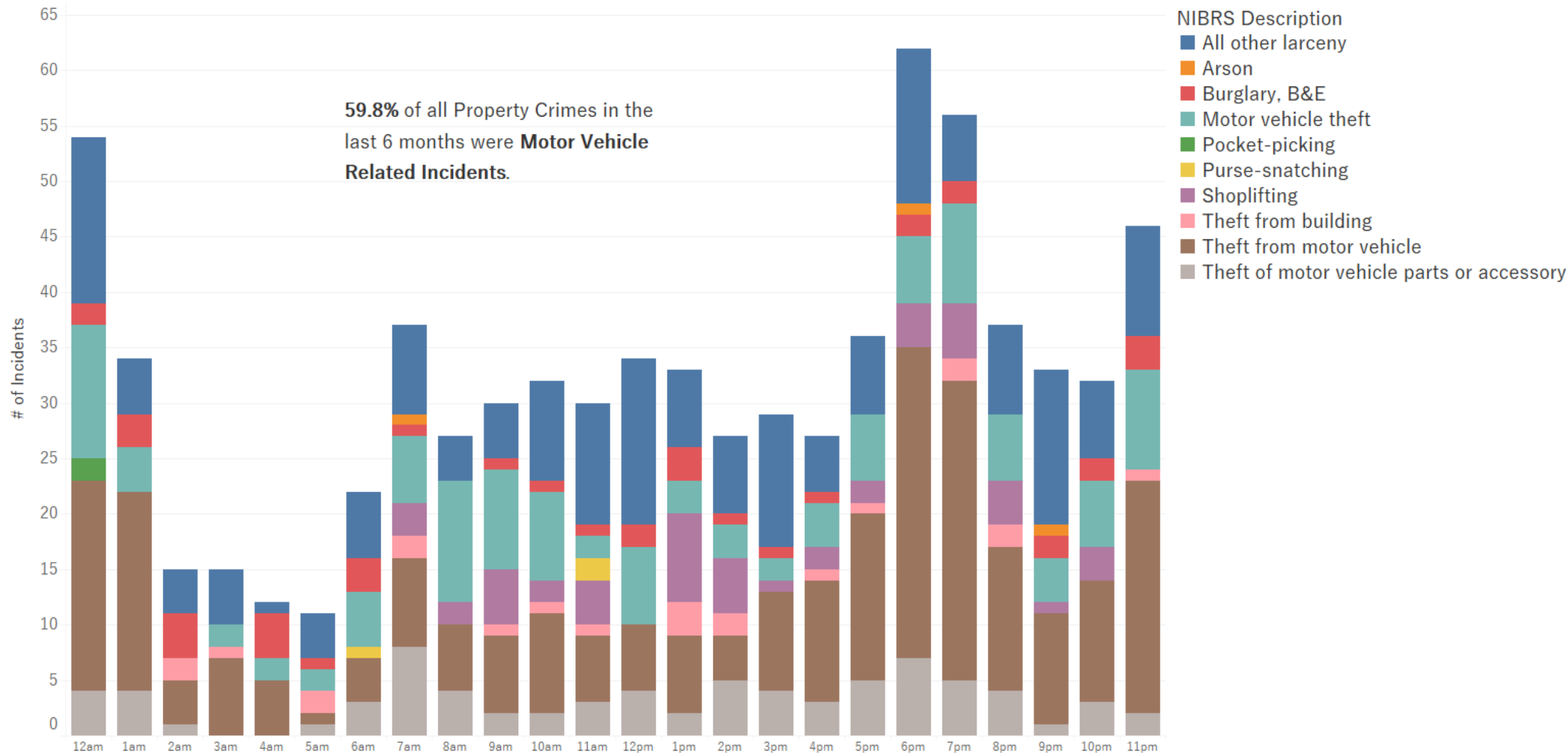
# Property Crime per 10,000 Employees in the First 6 Months of the Year, 2019 - 2022



The odds of an employee in DT being a victim of Violent Crime *while at work* are **less than 1/1000**.

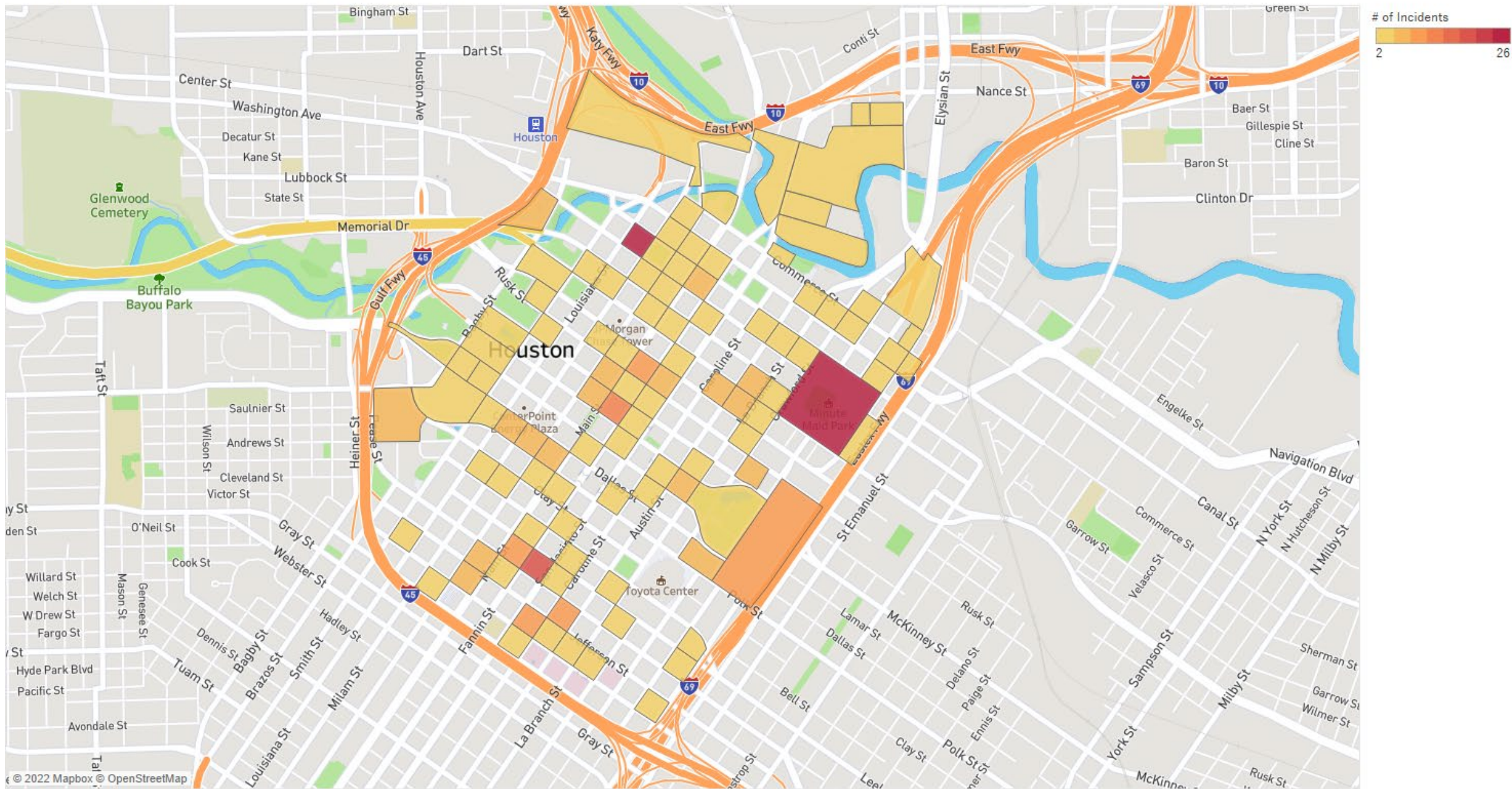
As return-to-work has increased, the likelihood of an employee in DT being a victim of Violent Crime has **reduced 12%** since 2020.

# # of Property Crimes by Hour and Type, 1/1/22 - 6/30/22



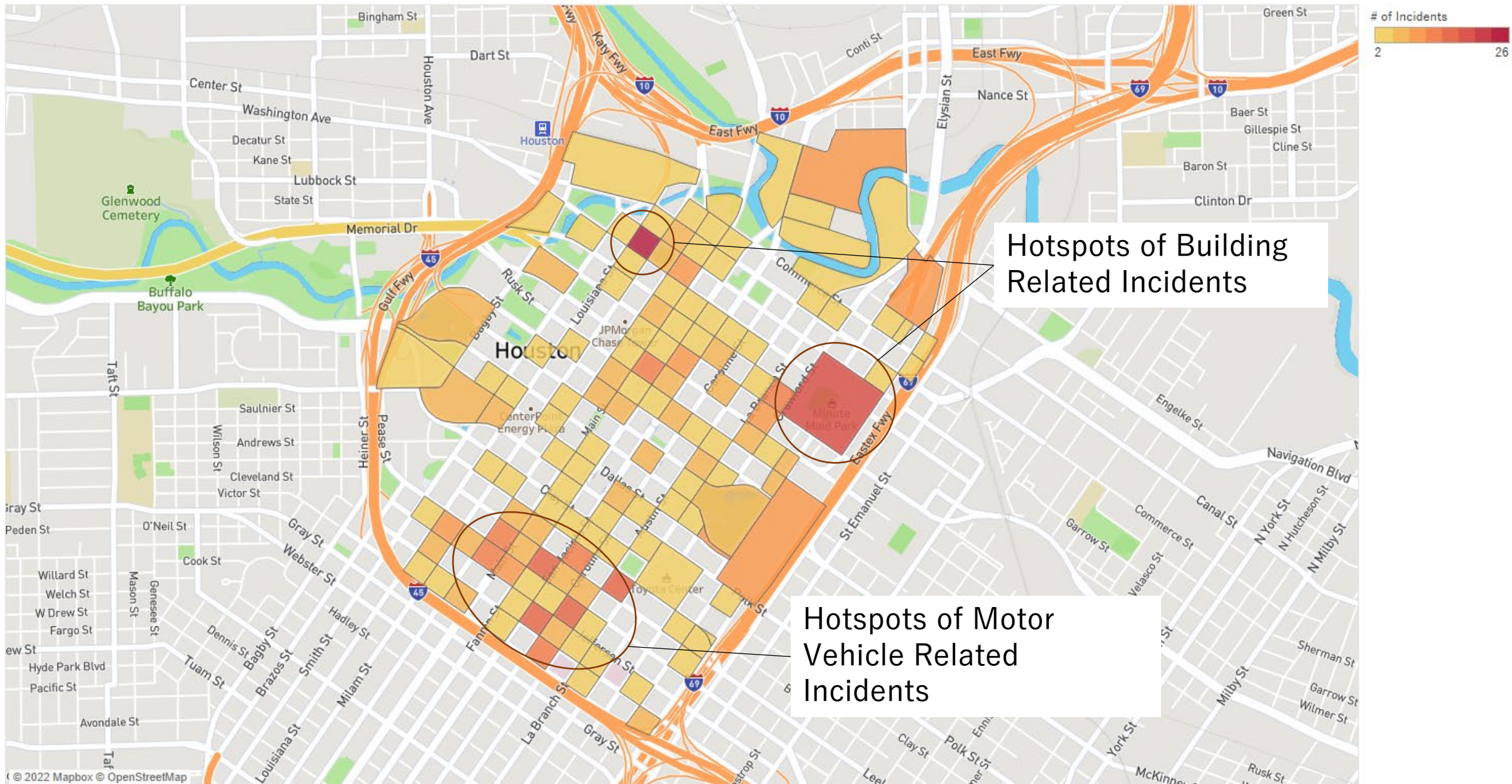


# Property Crime Incidence by Block, 1/1/21 - 6/30/21

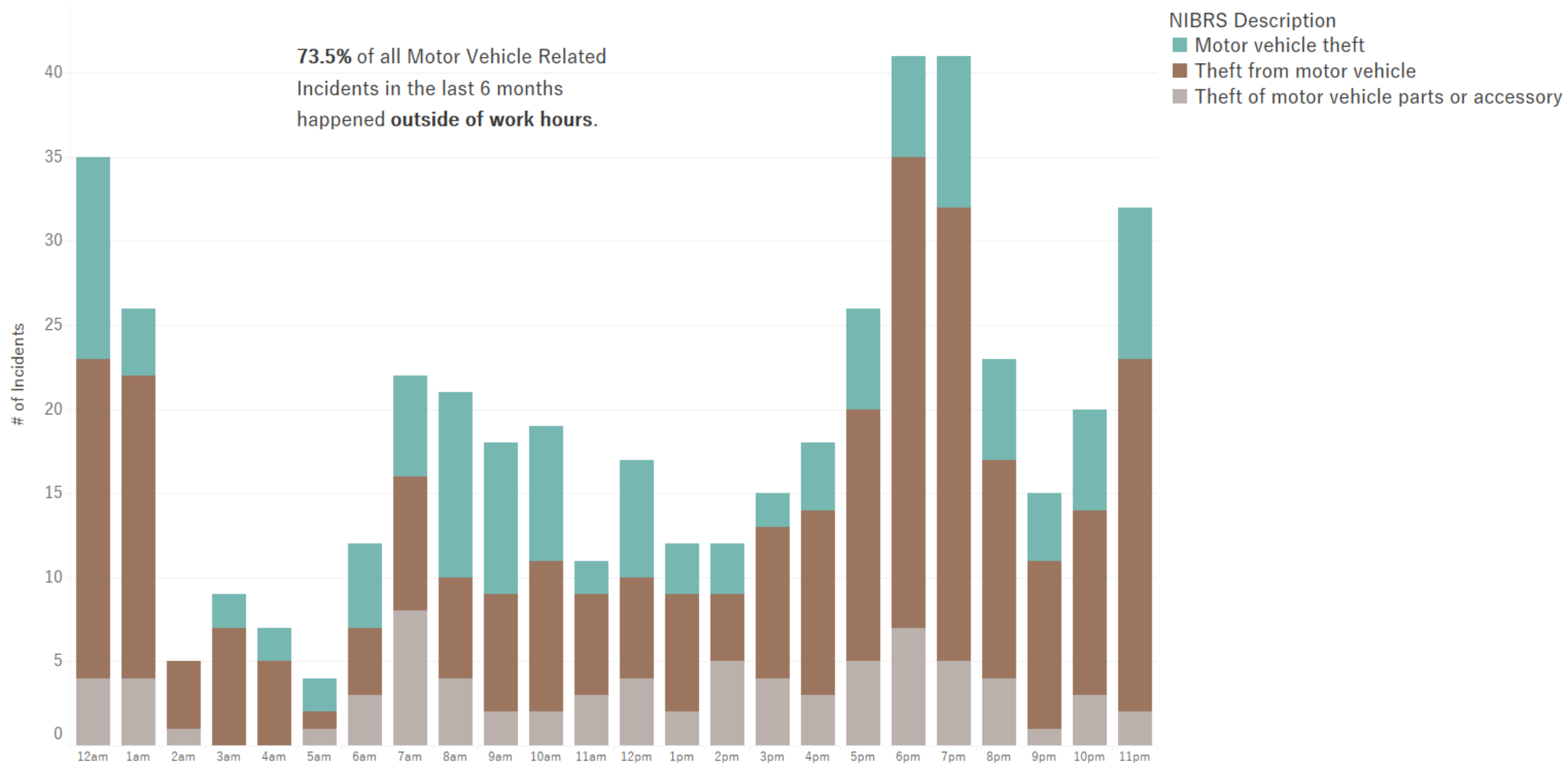




# Property Crime Incidence by Block, 1/1/22 - 6/30/22

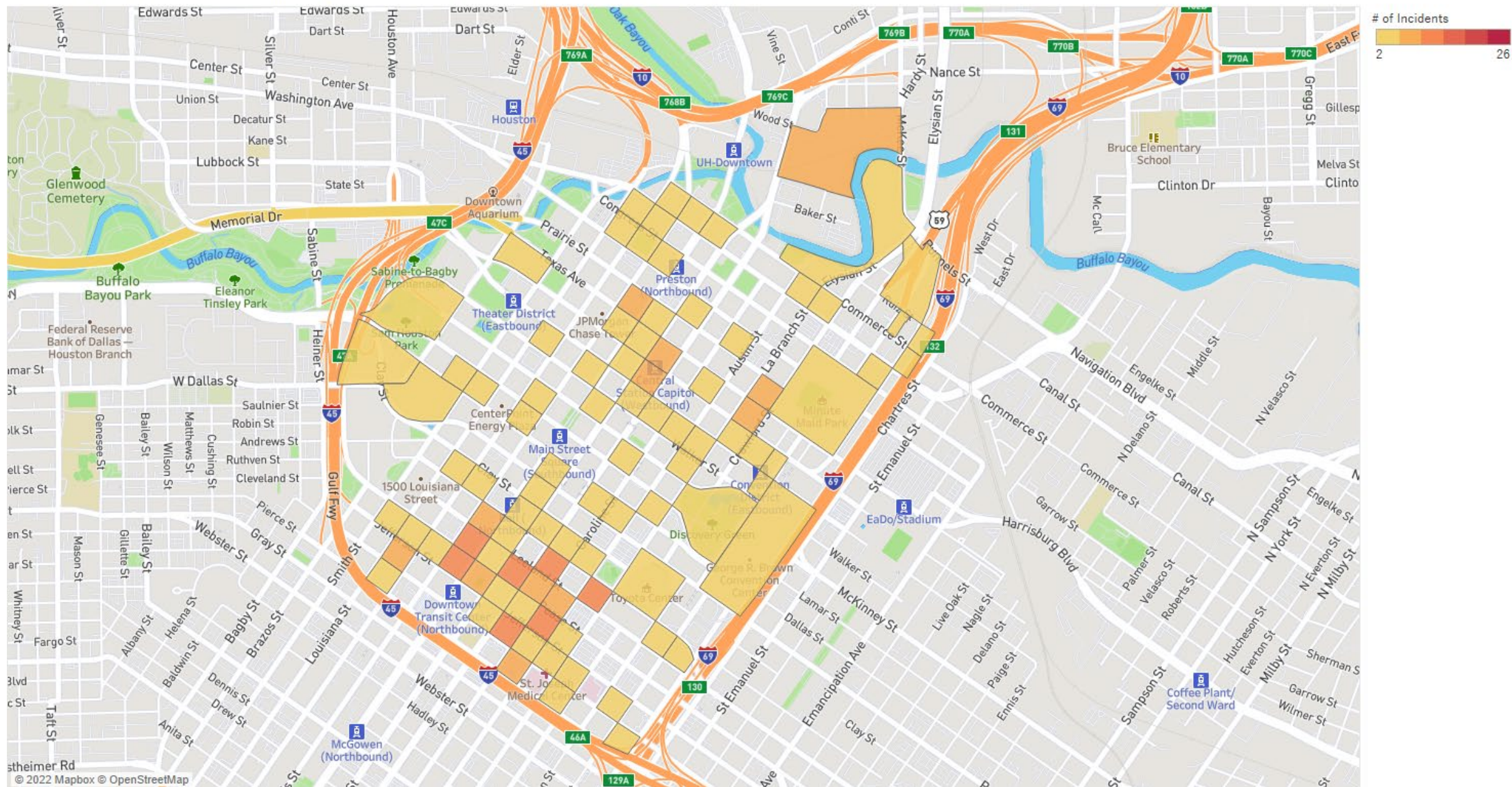


# # of Motor Vehicle Related Incidents by Hour and Type , 1/1/22 - 6/30/22

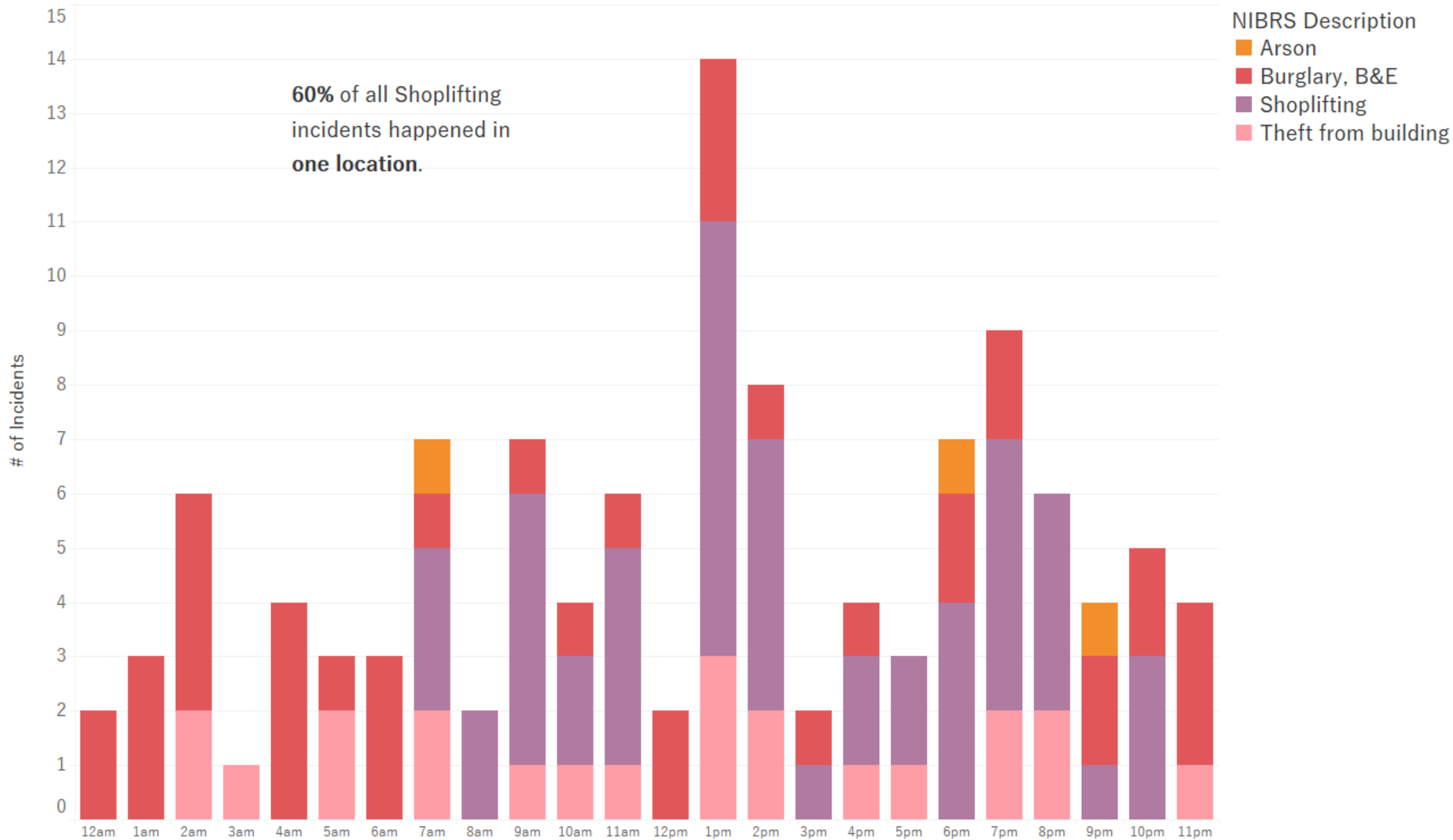




# Vehicle Related Property Crime by Block, 1/1/22 - 6/30/22

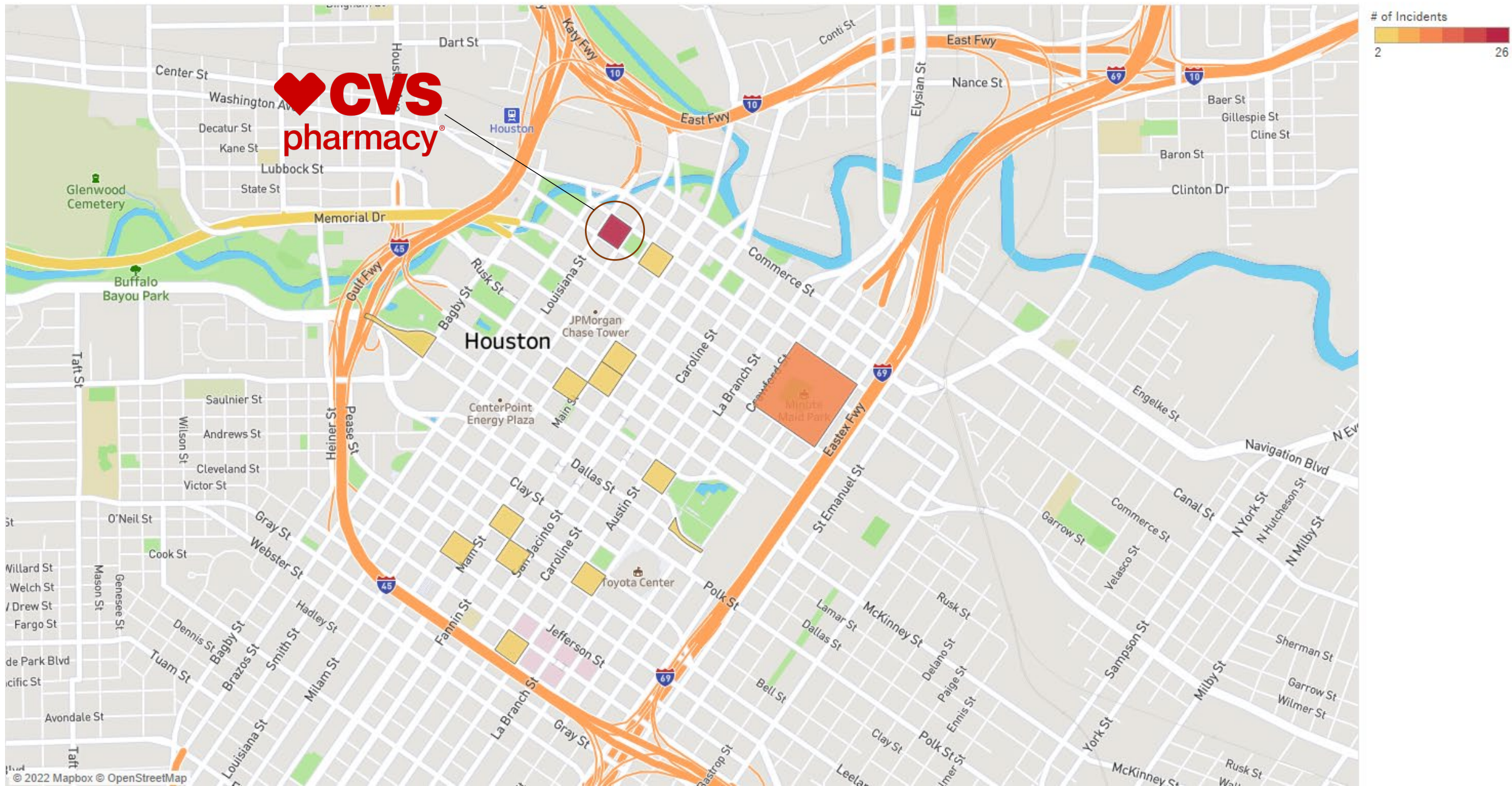


## # of Building Related Incidents by Hour and Type, 1/1/22 - 6/30/22





# Building Related Property Crime by Block, 1/1/22 - 6/30/22



TAB 4



Downtown  
Redevelopment  
Authority



Central Houston



downtown  
district

# *Draft* Strategic Alignment Plan

08.04.2022



# Vision Statement

At the intersection of global commerce and local culture, Downtown is Houston's heart of opportunity, excitement and joy.





# Mission Statement

Champion and enhance Downtown Houston as a connected and thriving place for everyone.

*It's what we do, together.*

# FRAMEWORK GOALS



## GOAL 1: CHAMPION

Champion major projects, initiatives and investments that improve Downtown



## GOAL 2: ENHANCE

Maintain and enhance a comfortable, welcoming and well-managed public realm



## GOAL 3: CONNECT

Drive vibrancy through improved physical connectivity, a commitment to walkability, and inclusive programming strategies



## GOAL 4: THRIVE

Foster a vital and thriving economy through growth in new businesses, residents and reasons to be Downtown



## GOAL 5: EVERYONE

Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders



# GOAL 1: CHAMPION DOWNTOWN




Champion major projects,  
initiatives and investments that  
improve Downtown





# GOAL 1: CHAMPION DOWNTOWN

*Champion major projects, initiatives and investments that will improve Downtown*

OBJECTIVES				
1.1	Build and maintain relationships with area leaders so that CHI can support, facilitate or lead on catalytic opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Continue to advocate for the implementation of TxDOT’s North Houston Highway Improvement Project and the Civic Opportunities that reconnect communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	Guide the vision and implementation of Plan Downtown.	<input type="checkbox"/>		
1.4	Model organizational accountability by establishing a dashboard of metrics to measure outcomes associated with this plan specifically, and the health of Downtown generally.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5	Collaborate with partners such as the City of Houston, Harris County, GHP and Houston First to leverage opportunities for shared strategies to improve Downtown Houston.	<input type="checkbox"/>	<input type="checkbox"/>	



# GOAL 1: CHAMPION DOWNTOWN

*Champion major projects, initiatives and investments that will improve Downtown*

	OBJECTIVES			
1.6	Plan collaboratively for Downtown’s evolving edges, connections, and major attractions.	○	○	○
1.7	Explore opportunities to integrate emergent technologies and resiliency by improving infrastructure to manage and mitigate climate change.	○	○	○
1.8	Partner with METRO, the City of Houston, and others to plan and support a variety of safe and efficient mobility options for people to get to, from, and around Downtown, including a robust transit network and non-motorized transportation.	○	○	
1.9	Explore opportunities and partnerships to reform regulatory processes to expedite timetables and decrease barriers to entry.	○	○	



## GOAL 2: ENHANCE DOWNTOWN




Maintain and enhance a comfortable, welcoming and well-managed public realm





# GOAL 2: ENHANCE DOWNTOWN

*Maintain and enhance a comfortable, welcoming and well-managed public realm*

	OBJECTIVES			
2.1	Maintain and advance the standard of care for Downtown’s cleanliness and well-kept appearance.		<input type="checkbox"/>	<input type="checkbox"/>
2.2	Expand collaboration and explore novel approaches to maintain a low crime rate and make Downtown feel safe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Deploy welcoming ambassador teams within the public realm to improve visitor experiences and augment public safety		<input type="checkbox"/>	
2.4	Broadly address the needs of people experiencing homelessness and the associated impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Utilize data and analytic tools to understand the prevalence of criminal activity and shape programmatic responses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# GOAL 2: ENHANCE DOWNTOWN

*Maintain and enhance a comfortable, welcoming and well-managed public realm*

	OBJECTIVES			
2.6	Pro-actively address perceptions and reporting that affect the image and reputation of Downtown.	○	○	
2.7	Cultivate nature across Downtown, including its urban forest, planters, and other greenspace elements.		○	○
2.8	Quickly and pro-actively respond to blighting influences such as graffiti and building damages.		○	○
2.9	Maintain and enhance wayfinding systems throughout Downtown to help guide visitors and connect them to points of interest.		○	
2.10	Prepare for and respond to emergencies.	○	○	
2.11	Partner with local agencies to provide an exceptional network of parks and greenspaces in Downtown.		○	○



# GOAL 3: CONNECT DOWNTOWN

Drive vibrancy through improved physical connectivity, a commitment to walkability, and inclusive programming strategies










## GOAL 3: CONNECT DOWNTOWN




*Drive vibrancy through improved physical connectivity, a commitment to walkability, and inclusive programming strategies*

OBJECTIVES				
3.1	Plan, design, and construct public infrastructure that supports safety and equity.		<input type="radio"/>	<input type="radio"/>
3.2	Conduct site surveys and other analyses of ground floor conditions to determine key pedestrian corridors and connections between Downtown's activity nodes; prioritize interventions and investments on key corridors.		<input type="radio"/>	
3.3	Partner with public and private property owners to beautify targeted corridors or block faces to improve connectivity.		<input type="radio"/>	
3.4	Facilitate the development of pop-up uses, temporary installations, and other storefront or site activation strategies to help enliven the public realm.		<input type="radio"/>	
3.5	Utilize public art and other place enhancement strategies to improve walkability where built conditions limit storefront activations.		<input type="radio"/>	<input type="radio"/>



## GOAL 3: CONNECT DOWNTOWN

*Drive vibrancy through improved physical connectivity, a commitment to walkability, and inclusive programming strategies*

	OBJECTIVES			
3.6	Leverage Downtown's adjacency to the Buffalo Bayou as an integral part of the Downtown experience.		<input type="checkbox"/>	<input type="checkbox"/>
3.7	Prioritize investments in pedestrian lighting on key walking corridors and near residential buildings.		<input type="checkbox"/>	<input type="checkbox"/>
3.8	Plan and implement an events and programming strategy that appeals to diverse audiences and drives vibrancy in strategic areas.		<input type="checkbox"/>	
3.9	Develop programs and use strategies to connect area employers and residents with Downtown parks.		<input type="checkbox"/>	
3.10	Partner with Houston First in advancing strategies that connect visitors to Downtown places and experiences.		<input type="checkbox"/>	<input type="checkbox"/>
3.11	Explore opportunities to reimagine the tunnel system which prioritizes utilization of sidewalks but preserves the tunnels as a secondary option during bad weather.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# GOAL 4: THRIVE DOWNTOWN

Foster a vital and thriving economy through growth in new businesses, residents and reasons to be Downtown










# GOAL 4: THRIVE DOWNTOWN




*Foster a vital and thriving economy through growth in new businesses, residents and reasons to be Downtown*

OBJECTIVES				
4.1	Promote Downtown as the region’s primary business, entertainment and cultural center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Engage with local partners such as the City of Houston, Houston First and the GHP to improve the national image and reputation of Downtown Houston.	<input type="checkbox"/>	<input type="checkbox"/>	
4.3	Develop a brand positioning for Downtown that embodies its strengths and competitive differentiation.	<input type="checkbox"/>	<input type="checkbox"/>	
4.4	Collaborate with key partners to develop an economic development vision and strategy for Downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Research and develop return-to-office strategies to accelerate the return of employees to Downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# GOAL 4: THRIVE DOWNTOWN

*Foster a vital and thriving economy through growth in new businesses, residents and reasons to be Downtown*

OBJECTIVES				
4.6	Develop tools and supporting materials to attract and retain office tenants among key industries that diversify the composition of Downtown employers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Continue investing in innovation and technology start-ups to support the diversification of the Downtown employment base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8	Foster a thriving storefront economy, prioritizing recruitment efforts, where possible, to fill available properties that have favorable co-tenancy on key corridors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.9	Develop focused marketing materials and incentive programs intended to support storefront recruitment efforts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.10	Assist Downtown businesses in navigating regulatory processes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## GOAL 4: THRIVE DOWNTOWN



*Foster a vital and thriving economy through growth in new businesses, residents and reasons to be Downtown*

OBJECTIVES				
4.11	Facilitate the delivery of more residential development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.12	Support efforts to build a Downtown community that is home to a diverse population.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.13	Encourage, support and promote new attractions that expand what Downtown offers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.14	Be the go-to organization for Downtown market research and intelligence.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.15	Enhance and expand data capabilities and reporting to provide more detailed intelligence to stakeholders and prospects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# GOAL 5: EVERYONE'S DOWNTOWN

Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders





## GOAL 5 – EVERYONE’S DOWNTOWN

*Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders*

OBJECTIVES				
5.1	Develop a representative engagement structure that provides a diverse set of stakeholders the opportunity to inform decision making and advise on the direction of Downtown.	○	○	○
5.2	Leverage partnerships to produce smaller scale, high impact activations and events that appeal to a diverse set of Downtown stakeholders and visitors.		○	
5.3	Expand CHI-produced events and engagement opportunities to offer more inclusive and diverse opportunities for stakeholders to engage with and participate in the Downtown community.	○		
5.4	Provide a resource to support communications with residential and collaborative associations within Downtown and its near neighborhoods.		○	
5.5	Evolve and optimize the CHI Membership model to expand audience and increase stakeholder engagement.	○		



## GOAL 5 – EVERYONE’S DOWNTOWN

*Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders*

OBJECTIVES				
5.6	Improve and expand external communications to increase awareness of CHI, its actions, and general Downtown happenings.	<input type="checkbox"/>	<input type="checkbox"/>	
5.7	Consolidate websites to be more user-friendly, Downtown-focused, and valued as the most critical information clearinghouse about Downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.8	Develop programs and collateral to orient new companies, employees, and residents to Downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.9	Advance efforts to spotlight the initiatives, moments, and entities advancing Downtown as an inclusive community.		<input type="checkbox"/>	
5.10	Explore the potential for simplifying stakeholders’ awareness of CHI and its affiliates by unifying their brand identities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# TAB 5

FROM: Allen Douglas, Executive Director

RE: Downtown Redevelopment Authority/TIRZ #3 Project Status Report

Date: 8/9/2022

CAPITAL PROJECTS	
Allen Parkway Improvements	Ongoing maintenance agreement with Downtown District is being extended for an additional 5 years through May 2027.
Bagby Street Improvements	Construction contract executed with Main Lane Industries, Ltd.; construction began mid-January 2020. Substantial completion achieved November 2021; <b>Contractor correcting punch list items and working towards final completion.</b>
Lynn Wyatt Square for the Performing Arts (Jones Plaza)	Construction contract executed between Houston First and Manhattan Construction; kick-off ceremony occurred on May 14, 2021, with construction started in late May. <b>DRA staff holds bi-weekly progress meetings and at least one site meet per month with Houston First.</b>
Trebley Park	Construction contract executed with Structura; construction began mid- March 2021; <b>estimated completion and park opening in October-November 2022. Current work includes installation of the following: millwork and countertops, outdoor wood ceiling soffit, kitchen equipment, custom park benches, synthetic turf in the dog parks, electrical, fencing, landscaping, and hardscape.</b>
ECONOMIC DEVELOPMENT AGREEMENTS	
Buffalo Bayou Downtown Trail East	Financial contribution approved by Board in March 2019; MOU executed; first grant reimbursement processed November 2019. Western portion of trail under-construction, eastern portion of trail in re-design due to unstable bayou banks.
Post Houston	Primary construction completed with grand opening held on November 13, 2021. EDC reviewed proposed First Amendment to the Agreement on May 6, 2021, DRA Board review May 18, 2021; the First Amendment is fully executed. Staff has initiated ongoing working group meetings with Lovett and Blackwood Farms to structure the success of the farm component of the POST Project.  <b>The Barbara Jordan Plaza Advisory Group – composed of artists, educators, and preservationists – will meet in September with Lovett Commercial and commissioned artists to map out the Plaza as a public space for artists in a manner that honors the former Congressperson’s legacy and dedication to public service and celebrates Houston’s rich arts scene.</b>
Amegy on Main / Downtown Launchpad	Staff is continuing to work closely with the resident tenants/licenses on different community initiatives and continuing the ongoing compliance monitoring of the performance and licensing agreements. <b>Staff meets monthly with leadership of the DLP entities and Amegy Bank leadership to discuss future avenues of collaboration.</b>
gener8tor	Staff is continuing ongoing performance and licensing agreement compliance monitoring; gener8tor’s pre-accelerator program, gBETA, is currently accepting applications for its fall cohort. In addition, gener8tor has been selected to host ten Italian startups participated in the Italian Trade Agency’s Global Startups Program. This is the second year in a row that a Downtown Launchpad resident tenant has been awarded the contract to host this prestigious international program.



MassChallenge	<p>Staff is continuing ongoing performance and licensing agreement compliance monitoring; MassChallenge, has selected their 2022 US Early-Stage program. Many of these startups will join us in Houston during the first week of October for the inaugural Market Access Program.</p> <p>Nearly 70 startups from the cohort have expressed interest in coming to Houston for the Market Access Program. The Market Access Program is a new offering for MassChallenge community members. MassChallenge will organize a series of fixed duration “micro-programs” with the focused goal of helping founders build their network with key stakeholders in MassChallenge’s physical communities around the United States</p> <p>Regarding the MassChallenge Houston Startups in Residence program, they have received a total of 16 startups that have applied to join Downtown Launchpad through the end of October. Two MassChallenge alumni startups will be continuing their spring/summer residency:</p> <p><b>GotSpot:</b> GotSpot is short-term space for business entities. They are a digital marketplace where Main Street space is a resource for entrepreneurs, and entrepreneurs are a revenue source for local businesses.</p> <p>Think Airbnb, but for all kinds of commercial spaces. GotSpot is the place where entrepreneurs who typically don't keep commercial space (kitchens, galleries, studios, warehouses, workshops, bars, restaurants, etc.) can find space to rent from local businesses for hours or days at a time. The entrepreneur gets to capitalize on a new opportunity, while creating a new revenue stream for local businesses. They work to grow the local economy while building community resiliency.</p> <p><b>Steradian Technologies:</b> Steradian Technologies is a biotech company that uses focal-point projection systems to combine state-of-the-art optics with the latest electronic technologies to enhance and protect human lives. Among other efforts, Steradian works to recreate human vision, redefine space exploration and surgery, and diagnose diseases using photonics design.</p>
Impact Hub Houston	<p>Staff is continuing ongoing performance and licensing agreement compliance monitoring. Impact Hub Houston continues to grow it membership within Downtown Launchpad. They continue to provide valuable resources to the community including their recent launch #ImpactSocial, a livestream series, which features Impact Hub Houston members and the impact they are making in our local and global community. In addition, the team is getting ready to host two Houston Hackathons. 1. Code for Houston, a community-led group focused on the intersection of civic tech, open data, and public impact. 2. Climathon Houston, is a more prosperous, equitable, climate-resilient economy, where finance flows to green projects and activities, and where motivated people are empowered with the skills and capacity they need to take action.</p>
The Cannon	<p>Staff is continuing ongoing performance reviews of the Cannon operations and maintenance agreement for The Downtown Launchpad.</p>
Houston Angel Network	<p>Pursuant to the Board’s authorization staff worked with the HAN on finalizing terms. However, due to leadership change the agreement was never finalized. Staff has been in conversation with HAN board members to find resolution.</p>

ECONOMIC DEVELOPMENT INITIATIVES	
2022 Project Plan	Staff has submitted a revised strategic annexation & term extension request to the City Planning Department for Mayoral review later in August. This request will come before the DRA Board in the Fall as a proposed Project Plan and Financial Plan, as has been exercised in the past. The limited annexation holds the promise of assisting the DRA in its mandate to address blight remediation and invigorating Downtown public spaces because the proposed annexation involves a significant redevelopment project that would generate significant incremental tax revenue.
Office Conversion Program	Pursuant to the DRA Board's recommendation, Staff has distributed a letter of request to property owners inside the boundaries of TIRZ3, seeking participation in a feasibility study to go to an RFP later this summer. The study will evaluate approximately five opportunities for conversion of office space into other uses such as residential. The study is intended to inform the development of a financial tool that can be used to more easily facilitate the conversion of obsolete office space.
<b>RESIDENTIAL</b>	
Block 387 – Fairfield Residential	Construction is progressing; the garage is complete, and the framing has topped out. Exterior masonry and windows installation is in progress. MEP rough-ins and interior drywall in progress. The DRA Board approved a requested extension of time to August 31, 2022 for completion of the project.
<b>NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT ("Project")</b>	
<p>Central Houston staff met virtually with the Federal Highway Administration (FHWA) on March 14, 2022 to discuss Central Houston's work and proposals regarding Segment 3 of the Project. FHWA requested cost-estimates for the proposed Civic Opportunities in Segment 3, which Central Houston supplied to FHWA on April 7, 2022. Central Houston continues to discuss and share its work with various stakeholders to the Project.</p> <p>Currently, the Project pause continues but for the Midtown and Third Ward sections, segments 3A &amp; 3B respectively. TxDOT will begin monthly design meetings on segment 3A in the coming weeks and is moving forward on the design components for the signature bridges between Midtown and Third Ward. Central Houston continues to participate in this work.</p> <p>On November 15, 2021, the Harris County Commissioners voted unanimously to request the County Attorney to file a stay of the March federal lawsuit brought by the County against TxDOT, permitting the parties to enter into negotiations regarding the environmental and park land concerns voiced in the lawsuit. That lawsuit remains stayed with status reports from the parties every 30 days.</p> <p>While retention of NHHIP funding in the Texas Transportation Commission's (TTC) annual budget review under the Uniform Transportation Program (UTP) is not a specific consideration this year, as it was in 2021, nevertheless our recent conversations have yielded some concern about the fragility of NHHIP within the UTP process. NHHIP is currently 50% funded through discretionary Category 12 funding approved by the TTC, which is capped by the state as a maximum percentage of their overall project funding. As well, other Texas communities are pressuring the TTC to reallocate NHHIP funding due to the perception of its uncertainty. Although the NHHIP is included in the draft UTP, both GHP and CHI have coordinated on a letter-writing and testimony advocacy strategy to provide a strong showing of local support to the TTC for the project. CHI/DRA staff are planning to be in Austin on August 30 to vocalize their support for the project and Board members were sent a letter from CEO/President Larson requesting a show of support during the public comment period that ended August 8th.</p>	

DOWNTOWN DISTRICT INITIATIVES	
Alignment Efforts	
EaDo Lofts	In response to <a href="#">this article</a> , CHI has facilitated discussions with TxDOT, the City, the Coalition, and a prominent local developer to determine if the 2 buildings that TxDOT acquired that it doesn't need for the Project can be rehabilitated as affordable housing. The conversations are advancing slowly, though the mold in the properties is significant and we will need TxDOT to find a way to pivot on their demolition plans quickly to prevent the problem from becoming insurmountable. TxDOT's property disposition requirements may serve as the primary barrier that would prevent the creative solution, but we are pursuing discussions through the TTC to determine if there is a more expeditious path.
Office Tenant Recruitment / Retention Incentives	In collaboration with GHP, CHI is convening a group of site selectors to discuss the potential for incentives to provide Downtown with a regional advantage for attracting or retaining key office tenants, particularly those that might assist in diversifying the industrial composition of Downtown tenants.
Street Art for Mankind	HDMD is collaborating with Street Art for Mankind (SAM) to bring nine world-class murals to Downtown with the help of local and international artists. The properties are now all confirmed, and the SAM curatorial team is working to assign themes and artists to the individual walls. Our arts-focused "Content Committee" reviewed the artists selected to advance each of the nine themes and their assignments to the walls included in the program. The Content Committee will meet next in Mid-August to review sketches of the mural designs. The program will be implemented, with all murals being painted in concert, between Oct 1-15, with a grand celebration on Oct 15 <sup>th</sup> .
Urban Alchemy	Progress continues in seeking an innovative approach to homeless management around the Beacon. Over the past several months, we have socialized and built strong support for engaging with <a href="#">Urban Alchemy</a> (UA) as a pilot approach locally. We have earned support from the Coalition, the Mayor's office, HDMD, and the Beacon staff leadership on the approach and recently received a program design / cost proposal from UA which is currently being reviewed by staff and the Beacon.