



Board of Directors Meeting
January 12, 2023

**Houston Downtown Management District
Board of Directors Meeting
January 12, 2023**

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**MINUTES OF REGULAR MEETING OF
HOUSTON DOWNTOWN MANAGEMENT DISTRICT**

December 8, 2022

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors of the Houston Downtown Management District (the “District”) met in regular session, open to the public, on December 8, 2022, at 12:00 p.m., in-person in the Large Conference Room of the Houston Downtown Management District’s office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, and the roll was called of the duly appointed members of the Board, to-wit:

BOARD MEMBERS

Crystal Allen	Roland Kennedy
Leslie G. Ashby	Benjamin Llana
Genora Boykins	Nick Massad III
Clay Crawford	Sherea A. McKenzie
Jacques D’Rovencourt	Kenny Meyer
Marcus Davis	John Mooz
Terry Demchak	Cat Nguyen
Irma Galvan	Randy Pryor
Marian Harper	Edna Ramos
Gilbert A. Herrera	Grace Rodriguez
C.C. Huang	Richard Torres
Angus Hughes	Valerie M. Williams
Toni M. Jackson	Ted Zwieng
Robbi Jones	

and all of the above were present, with the exception of Directors Crystal Allen, Irma Galvan, Toni Jackson, Benjamin Llana, John Mooz, Cat Nguyen, Randy Pryor, Richard Torres and Valerie Williams.

Also present were Kris Larson, President/CEO; Allen Douglas, COO & General Counsel; Jana Gunter, Director of Finance; and staff members Jenna Beasley, Kathleen Chisley, Jordan Cutler, Scott Finke, Jacque Gonzalez, Keith Gould, Lonnie Hooeboom, Ellen Johnson and Jamie Perkins, all with the District; Varun Cidambi, Algenita Davis, Robert Pieroni, Kim Scates and Albert Sanchez with Central Houston, Inc.; Clark Lord with Bracewell; Danielle Page from the City of Houston Public Works Department and Sean Carkin, member of the public.

WELCOME

Chair Ashby presided over the meeting and welcomed all directors, consultants, and other meeting attendees.

Quorum was established and the meeting began at approximately 12:17 PM.

PUBLIC COMMENT

Chair Ashby asked if anyone from the public had comments. Sean Carkin, member of the public, was present and stated he had a comment. Mr. Carkin shared his ideas on how the District could expand its homeless outreach program and use this as an opportunity to expand and use affordable housing within the downtown boundary. Chair Ashby thanked Mr. Carkin for his comments and for attending the meeting.

APPROVAL OF MINUTES

The Board considered approving the minutes of the November 10, 2022 meeting of the board of directors. Director Herrera requested a correction to the minutes to show that he refrained from approving the action item to the Coalition of the Homeless related to the short-term strategy to house the unhoused. This correction was noted by the Assistant Secretary. Upon a motion duly made and seconded, the Board approved the minutes as corrected.

ITEMS PERTAINING TO FINANCE AND ADMINISTRATIVE MATTERS

Approval of Financial Statements and Ratification of Expenditures

Chair Ashby called on Robbi Jones, Treasurer of the District, to present the interim financial statements and check registers for the period of November 30, 2022. Treasurer Jones shared highlights of the November statements and check registers. Questions were asked and answered.

A motion was called to accept the November financial statements and check registers. Upon a motion duly made and seconded, the financial statements and check registers for the period of November 30, 2022 were accepted as presented.

Amendment to Information Form

Mr. Douglas presented an updated Amendment to Information Form, which is available on the District's website. He highlighted the changes made to the form, which included the updated 2022 tax rate of \$0.1275 adopted and approved at the November 10 board meeting, and affirmation of the date. Mr. Douglas noted upon approval, the updated Amendment to Information Form will remain on file with Harris County and available for property owners within the District boundaries. Questions were asked and answered.

A motion was made and seconded, and the updated Amendment to Information Form was approved by the Board members present.

Collaborative Committee Preferences

Chair Ashby called on President & CEO Kris Larson to begin the discussion about the cross-organizational collaborative committees. President Larson passed out a form and asked the Directors to complete it by noting their preferences of which committees they are interested in participating in. Questions were asked and answered. He noted the process of building these committees will begin and is targeted to be completed by the next board meeting.

2023 Meeting Dates

Chair Ashby called for questions regarding the proposed dates of the 2023 District Board meetings. No questions were asked. Upon a motion duly made and seconded, the Board approved the 2023 District meeting dates as presented.

PRESENTATION OF FINAL DRAFTS AND APPROVAL OF 2023 OPERATING AND CAPITAL BUDGETS

President Larson presented the proposed 2023 operating and capital budgets for the Board's review. He reviewed the 2022 spending summary, presented a graphic of proposed 2023 spending, and shared a short presentation of the same. Then he noted a public virtual town hall meeting was held on November 30th at Noon to address any stakeholder comments and questions.

Next, he reported the Executive Committee convened prior to this meeting and agreed to gather feedback from the Board over the next few months with regard to an appropriate fund balance level. Findings will be shared at the mid-year budget amendment meeting in June. Director Herrera expressed concern about utilization of the fund balance and inquired about any disclosure requirements. Additional discussion ensued and questions were asked and answered.

Upon a motion duly made and seconded, the Board members present voted 17-1, Herrera dissenting, to adopt the 2023 operating and capital budgets as presented.

CONSENT AGENDA

Chair Ashby presented the consent agenda, which contained the following items for Board consideration and approval:

(i) All American Poly for customized trash bags in an amount not to exceed \$32,000; (ii) LJC Janitorial Services for trash collection management services in an amount not to exceed \$25,000; (iii) authorize agreements and expenditures for deep cleaning pressure washing of sidewalks in an amount not to exceed \$75,000; (iv) Touch & Agree for METRO bus stop pressure washing in an amount not to exceed \$75,000; (v) LVA4 Houston GreenStreet, LP for rent at the Operations Center in the amount not to exceed \$255,000; (vi) AT&T, Mitel and ICS for voice and data service in an amount not to exceed \$23,000; (vii) Raffle Parking for Operations Center parking spaces in an amount not to exceed \$11,000; (viii) the City of Houston for transient and lawn meter water costs in an amount not to exceed \$275,000; (ix) Maintenance To Go for irrigation system repairs and maintenance in an amount not to exceed \$200,000; (x) for tree trimming and maintenance throughout the downtown area in an amount not to exceed \$110,000; (xi) Reliant Energy and TXU Energy for electrical costs at the Operations Center, warehouse and various streetscape amenities in amount not to exceed \$100,000; (xii) the City of Houston for Main Street

Square electrical expenses in an amount not to exceed \$20,000; (xiii) the City of Houston for utility costs related to Market Square Park in an amount not to exceed \$12,000; (xiv) for utility costs related to Trebly Park in an amount not to exceed \$45,000; (xv) Urban Bird Services for bird abatement services in an amount not to exceed \$72,000; (xvi) for the off-duty police program coordinators in an amount not to exceed \$30,000; (xvii) WE 68 for leasing warehouse space in an amount not to exceed \$55,000; (xviii) for servicing public restrooms facilitates in an amount not to exceed \$30,000; (xix) Lone Star Flags & Flagpoles for the 2023 Banner Program in an amount not to exceed \$90,000; (xx) for recycling services to participants in curbside trash program in an amount not to exceed \$25,000; and (xxi) NEC Signage and Architectural Products for pedestrian and vehicular wayfinding maintenance in an amount not to exceed \$55,000.

Chair Ashby asked if any of the items above needed to be pulled for discussion. Hearing none, a motion was duly made and seconded, and the consent agenda was passed, with Director Boykins abstaining from voting on the motion relating to electricity expenditures at the Operations Center through Reliant Energy.

PROGRAM AUTHORIZATIONS

Operations

Scott Finke, Operations Manager, requested Board approval and authorization for agreements and expenditures related to operations for the budget year 2023. Discussion did not take place and no one had questions on any of the items presented.

The first item Mr. Finke presented was to authorize an agreement and expenditures to Block By Block to provide the Street Team and Downtown Public Safety Guide Programs in an amount not to exceed \$5,100,000. Upon a motion duly made and seconded, the Board approved this request as presented.

Mr. Finke presented his second item for Board approval to authorize the execution of an agreement and expenditures with S.E.A.L. Security Services, Inc for private security and security cameras in an amount not to exceed \$920,000. Upon a motion duly made and seconded, the Board approved this request as presented.

Then, Mr. Finke presented his third item for Board approval, to authorize the execution of an agreement and related expenditures with Associated Landscape Services LC to perform landscape services and maintenance in an amount not to exceed \$304,000. A motion was called and seconded, and the Directors unanimously approved this request as presented.

Next, an item was presented to authorize the execution of an agreement and expenditures Color Specialists Landscaping Inc. for floral plantings and maintenance for Market Square Park, Main Street and Dallas Street and planter pots in an amount not to exceed \$665,000. A motion was called and seconded, and the Directors approved this item as presented.

Then, an item authorizing the execution of an agreement and related expenditures was presented for Gulf Coast Pavers, Inc. for paver repair work in an amount not to exceed \$350,000. Upon a motion made and duly seconded, this item was approved as presented.

The final item presented for Board consideration would authorize the execution of an agreement and related expenditures SEARCH & the Harris Center for Mental Health and IDD for Homeless outreach services and assistance, in an amount not to exceed \$440,000. Upon a motion duly made and seconded, the Board approved this item as presented.

Economic Development Program

Mr. Pieroni requested Board authorization and approval for agreements and expenditures related to economic development. The first item he presented was an expenditure for Placer.ai for services related to location analytics in an amount not to exceed \$15,750. Discussion did not take place and no questions were asked. A motion was made, seconded and the Board approved this item as presented.

The second item Mr. Pieroni presented was an expenditure for CoStar for market research and intelligence services in an amount not to exceed \$15,750. Discussion did not take place and no questions were asked. A motion was made, seconded and the Board approved this item as presented.

Administration

Ms. Gunter requested Board approval and authorization for charges and expenditures related to administration. No questions were asked and discussion did not take place for any of the items presented.

The first item presented was an authorization of schedule of Maximum/Minimum Annual Charges and Rates for Central Houston, Inc., as administration contractor and 2023 expenditure in an amount not to exceed \$3,803.483. Upon a motion made and duly seconded, this item was approved as presented.

The second item presented for approval was to authorize the 2023 expenditure with NCTP-CPAs accounting firm for monthly review of financial statements and quarterly sales tax returns in an amount not to exceed \$21,000. Upon a motion made and duly seconded, this item passed as presented.

Next, an authorization to authorize the 2023 expenditure with Texas Municipal League Intergovernmental Risk Pool for renewal of liability and property risk coverage in an amount not to exceed \$54,000. A motion was called and seconded, and the item passed as presented.

The fourth authorization presented for approval was to authorize the 2023 expenditure with Carr, Riggs & Ingram, CPAs for the 2022 year-end audit in an amount not to exceed \$25,500. A motion was called and seconded, and the item passed as presented.

The final item presented for approval was to authorize the 2023 expenditure with Bracewell LLP for general counsel services in an amount not to exceed \$32,000. Upon a motion made and duly seconded, the item passed as presented.

PROGRAM UPDATES

Operations

Mr. Finke provided a brief update on Operations matters. Questions were asked and answered.

Economic Development Program

Mr. Pieroni provided a brief update on economic development matters. Questions were asked and answered.

Planning, Design and Capital Projects

Mr. Hoogeboom provided an update on Planning, Design and Capital Projects. Questions were asked and answered.

Marketing and Communications

Ms. Cutler provided a brief update on the District's Marketing and Communications efforts. Questions were asked and answered.

DIRECTORS' QUESTIONS ON OTHER INITIATIVES

There were no questions or other matters brought forth by the Board.

OTHER BUSINESS

Chair Ashby noted the next Board meeting is scheduled for January 12, 2023 and will be held in person. There being no further business to come before the Board, the meeting was adjourned at 1:24 PM.

Marian Harper, Secretary
Houston Downtown Management District

YTD December 2022 Balance Sheet

Assets

Operating Cash Balance is \$851K

TexPool Investment Funds \$9.7M

2021 Assessments Due: 99% have been collected

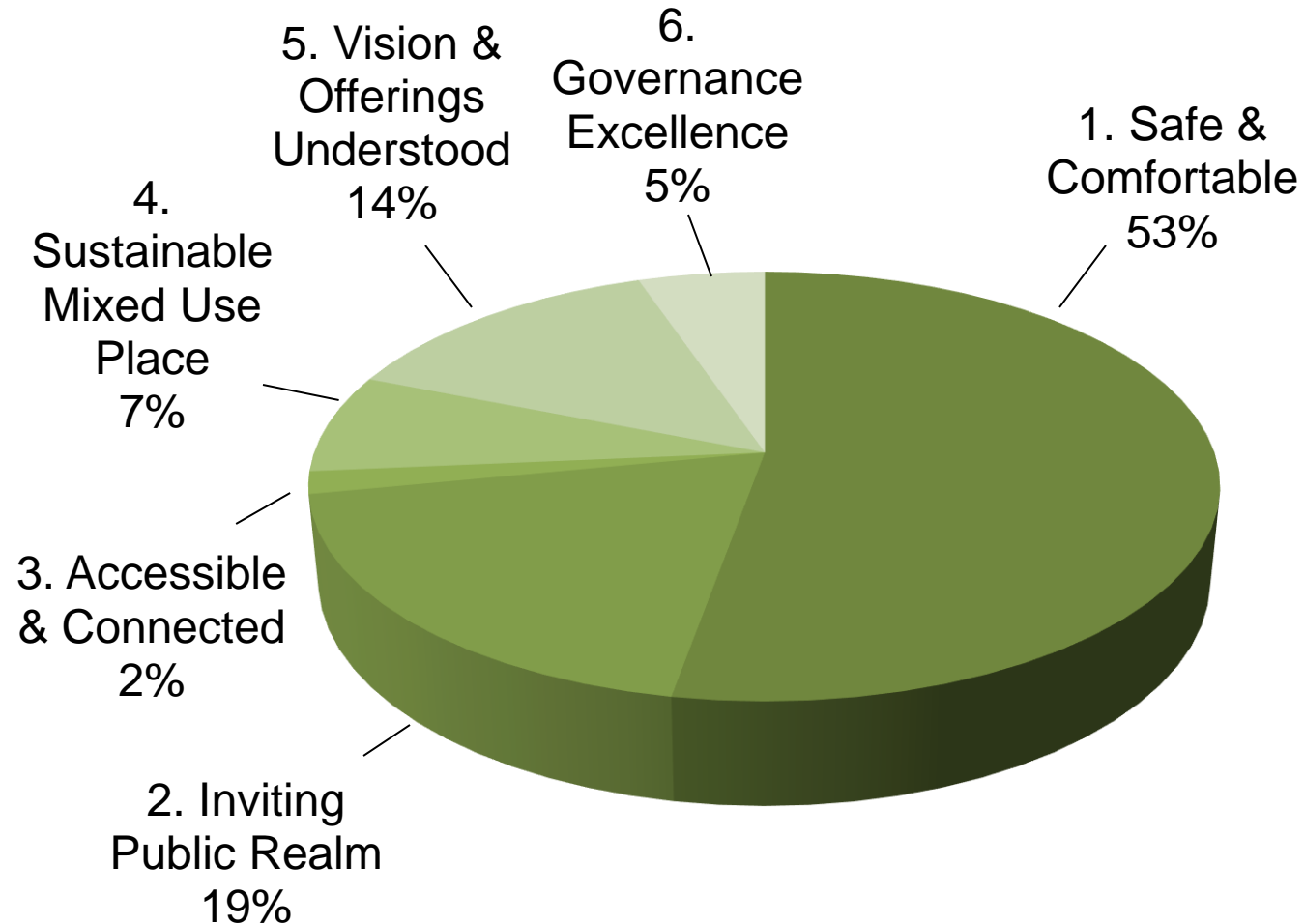
2022 Assessment Receivable of \$17.3M have been invoiced,
\$16.4M in revenue net of reserve.

Liabilities

Reserves for Property Value Protests are \$1.7M reflecting a
projected loss rate of 11.7% for 2022 tax assessments.

Accrued Expenses include \$881K reflecting an estimate of
December Operations invoices not yet received including
Block by Block's invoice at \$465K

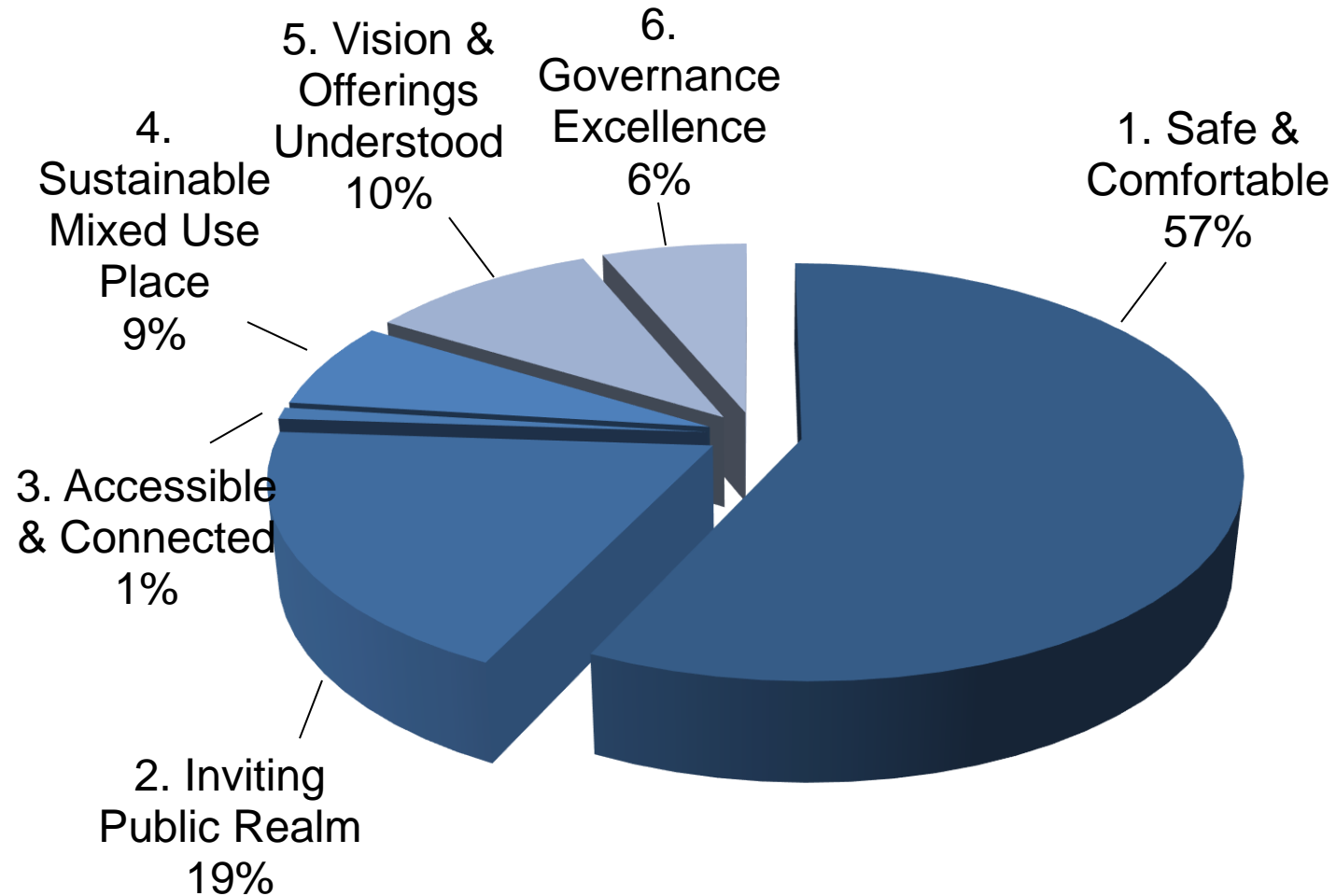
YTD December 2022 Budget



Total: \$20,827,982

Operating: \$18,600,482 Capital: \$2,227,500

YTD December 2022 Spending



Total: \$17,789,816 (\$3M below YTD 2022 Budget)

Operating: \$16,966,804 Capital: \$823,012

December, 2022 Variance from Budget Highlights

- **Safe & Comfortable - \$140K under budget**
 - Safety Guides are under budget by (\$564K) due to Block by Block having difficulty hiring/retaining staff.
 - Homeless outreach programs are under budget (\$155K) due to funding for housing programs has not been accessed.
 - Street Lighting Expense is under budget by (\$90K)
 - Street Teams cleaning is over budget \$534K due to the reduction in Safety Guides.
 - Operations Center is over budget \$86K due to write-off of WIP costs for the generator and amortization of the Right of Use Lease asset for 1313 Main.
- **Public Realm is Charming - \$330K under budget**
 - Holiday logistics and installation are under budget (\$71K) and Retail Support is under budget (\$91K).
 - Art Blocks is over budget \$28K and staffing is over budget \$54K.
 - Maintenance at Trebly Park is under budget (\$164K) due to rescheduling of opening of park to December because of construction/supply chain delays. Event programming is under budget (\$49K) and staffing is under budget (\$27K)

December, 2022 Variance from Budget Highlights

- Accessible to Region - \$160K under budget
 - Funds designated for the Fort Bend County Park and Ride of \$150K have not been accessed because the bus is not providing services to downtown yet.
 - Wayfinding contractor expense and the Above and Below Map are (\$30K) under budget.
- Sustainable Mixed-Use Place – \$235M under budget
 - DLI payouts are under budget (\$177K) due to DLI payouts for 2020-2021 forecasted to be paid out in June, 2022 have not been requested by property owners.
 - Under budget (\$60K) in staffing.
- Vision & Offerings Understood - \$862K under budget
 - Marketing expense is under budget (\$229K) and funds allocated to the traffic study and streetscape design work is under budget (\$552K)
 - Under budget (\$80K) in staffing.
- Capital Improvement - \$1.4MK under budget
 - Public Realm – Banners are under budget (\$163K) due to a hold on the project until time permits and Prairie Street project is under budget (\$265K).
 - Wayfinding & Street Signs are under budget (\$211K), Congress St. Bridge project is under budget (\$270K) and Southeast Sidewalks TxDot project authorized in 2021 is under budget (\$507K).

Check register for December, 2022

- Total checks issued in December 2022 were \$2.8 million.
 - Block by Block - \$885,010
 - Coalition for the Homeless - \$503,525
 - Central Houston, Inc. - \$238,009
 - Color Specialists Landscaping - \$196,981
 - Associated Landscape Services - \$115,340
 - Pfeiffer & Son, LTD - \$81,028

2022 Disadvantaged Business Enterprise Program (DBE) Activity Report (1/1 – 12/31)

	2022			2021		
	Operating	Capital	Total	Operating	Capital	Total
Total Certified MWBE	\$2,359K	\$117K	\$2,476K	\$1,533K	\$212K	\$1,745K
Adj. Total Spending	\$16,950K	\$840K	\$17,790K	\$15,876K	\$858K	\$16,734K
Less: Qualified Exclusions	(\$8,823K)	-	(\$8,823K)	(\$7,711K)	\$(4K)	(\$7,715K)
Qualifying Total Spending	\$8,127K	\$840K	\$8,967K	\$8,165K	\$854K	\$9,019K
% MWBE Certified	29.0%	14.0%	27.6%	18.8%	24.8%	19.3%
Total Self-Certified MWBE	\$487K	-	\$487K	\$1,344K	-	\$1,344K
% Cert. + Self Cert.	35.0%	14.0%	33.0%	35.2%	24.8%	34.2%
GOAL			25.0%			25.0%

To Management
Houston Downtown Management District

Management is responsible for the accompanying financial statements of the Houston Downtown Management District (the District), which comprise the governmental fund balance sheets and statements of net position as of December 31, 2022 and 2021, and the related statements of activities for the months then ended, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America and the required supplementary information that the Government Accounting Standards Board (GASB) requires to be presented to supplement the basic financial statements. If the omitted disclosures, and GASB required supplementary information were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Variance Analysis on page 4 is presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements. The Variance Analysis is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Sincerely,



Houston, Texas
January 6, 2023

**Houston Downtown Management District
Governmental Fund Balance Sheets and
Statement of Net Position
December 31, 2022 and December 31, 2021**

	2022			2021		
	HDMD Operating Year to Date	HDMD Capital Year to Date	Total (Memo Only)	HDMD Operating Year to Date	HDMD Capital Year to Date	Total (Memo Only)
Assets						
Cash	\$ 5,412,582	\$ 5,092,323	\$ 10,504,905	\$ 7,793,767	\$ 4,501,805	\$ 12,295,573
Assessments Due	15,946,801	1,357,629	17,304,430	14,414,868	1,339,043	15,753,910
Accounts Receivable	203,889	-	203,889	135,442	4,800	140,242
Prepaid Expense	26,235	-	26,235	26,235	-	26,235
Inventory	-	-	-	-	-	-
Property & Equipment, Net	587,869	1,120	588,989	712,320	14,250	726,570
Right of Use Lease Asset 1313 Main, Net	2,644,579	-	2,644,579	2,879,653	-	2,879,653
Intercompany Rec/Pay	72,708	(72,708)	-	48,931	(48,931)	-
Total Assets	\$ 24,894,663	\$ 6,378,364	\$ 31,273,028	\$ 26,011,215	\$ 5,810,968	\$ 31,822,183
Liabilities						
Accounts Payable & Accrued Expenses	\$ 1,362,974	\$ 76,000	\$ 1,438,974	\$ 1,522,546	\$ 43,000	\$ 1,565,546
Lease Liability 1313 Main	2,764,198	-	2,764,198	2,941,439	-	\$ 2,941,439
Deferred Revenue & Reserve for Refunds	1,543,968	130,358	1,674,326	1,466,174	112,247	1,578,422
Total Liabilities & Deferred Revenue	5,671,140	206,358	5,877,498	5,930,160	155,247	6,085,407
Fund Balances						
Unreserved, Undesignated	18,423,523		18,423,523	19,281,055		19,281,055
Unreserved, Designated for Catastrophy	800,000		800,000	800,000		800,000
Reserved for Capital Projects		6,172,006	6,172,006		5,655,721	5,655,721
	19,223,523	6,172,006	25,395,529	20,081,055	5,655,721	25,736,776
Total Liabilities, Deferred Revenue & Fund Balances	\$ 24,894,663	\$ 6,378,364	\$ 31,273,028	\$ 26,011,215	\$ 5,810,968	\$ 31,822,183

Houston Downtown Management District
Statement of Activities
For the Year Ended December 31, 2022

	Operating YTD Actual	Capital YTD Actual	Total YTD Actual	YTD Budget	Fav (Unfav) Variance
Revenues					
Assessment Revenue	\$ 15,141,762	\$ 1,288,661	\$ 16,430,423	\$ 15,097,251	\$ 1,333,172
Operations Revenue	605,631	-	605,631	500,500	105,131
Project Revenue	173,672	-	173,672	192,500	(18,828)
Other Income	96,820	-	96,820	50,000	46,820
Interest Income	156,583	85,589	242,172	16,000	226,172
Total Revenues	\$ 16,174,469	\$ 1,374,250	\$ 17,548,719	\$ 15,856,251	\$ 1,692,468
Expenses					
Downtown Feels Safe & Comfortable at All Times					
Collaboration to Maintain Low Crime Rate	\$ 2,662,014	\$ -	\$ 2,662,014	\$ 3,278,655	\$ 616,641
Reduced Presence of Homeless & Street Persons	1,176,661	-	1,176,661	1,310,512	133,851
Downtown Sidewalks are Comfortably Lighted	122,742	-	122,742	211,222	88,480
Downtown Clean & Well-Kept Appearance	5,541,540	-	5,541,540	4,862,931	(678,609)
Remove Signs of Disorder in Downtown	62,162	-	62,162	41,277	(20,885)
Prepare for Emergencies	116,198	-	116,198	116,930	733
	9,681,317	-	9,681,317	9,821,526	140,209
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City					
Key Pedestrian Streets are Inviting	546,900	-	546,900	532,513	(14,387)
Public Spaces Managed, Programmed, & Delightful	1,143,278	-	1,143,278	1,328,657	185,378
Place of Civic Celebration	1,533,910	-	1,533,910	1,693,295	159,385
	3,224,088	-	3,224,088	3,554,465	330,377
Accessible to Region & Easy to Get Around					
Effective Transit Access More Places, More Hours	11,743	-	11,743	161,132	149,389
Convenient Circulation Without Personal Vehicle	-	-	-	-	-
Easy To Find Way Around	111,945	-	111,945	132,306	20,361
Connect Neighbors & Districts Inside/Outside Downtown	12,398	-	12,398	10,500	(1,898)
Convenient, Understandable & Managed Parking	18,093	-	18,093	10,556	(7,537)
	154,180	-	154,180	314,494	160,314
Vibrant, Sustainable Mixed-Use Place					
Best Place to Work in Region	404,717	-	404,717	405,861	1,144
Exciting Neighborhoods to Live In	693,667	-	693,667	896,317	202,650
Competitive Shopping Place	20,939	-	20,939	17,700	(3,239)
Remarkable Destination for Visitors	28,671	-	28,671	62,880	34,209
	1,147,994	-	1,147,994	1,382,758	234,764
Downtown's Vision & Offering Understood By All					
Market to Region	1,084,399	-	1,084,399	1,313,862	229,463
Promote Downtown's Ease of Use	34,516	-	34,516	28,156	(6,361)
Vision/Development Framework Understood By All	458,925	-	458,925	1,067,982	609,057
Tools to Assist Continued Redevelopment	75,846	-	75,846	61,125	(14,721)
Develop & Maintain Information to Support Downtown	39,662	-	39,662	83,971	44,309
	1,693,349	-	1,693,349	2,555,097	861,748
District Governance & Service Known for Excellence					
Engage Stakeholders in Decision Making	957,365	17,021	974,387	902,020	(72,367)
Communications to Owners, Tenants & Others	47,513	-	47,513	34,072	(13,442)
Preservation of Districts' Capital Assets	43,976	-	43,976	36,050	(7,926)
	1,048,854	17,021	1,065,876	972,142	(93,734)
Capital Improvement & Expenditures					
Downtown Feels Safe & Comfortable	-	-	-	-	-
Public Realm is Charming, Inviting, & Beautiful	-	266,145	266,145	707,500	441,355
Accessible to Region & Easy to Get Around	-	191,400	191,400	1,177,000	985,600
Vibrant, Sustainable Mixed-Use Place	-	57,925	57,925	86,000	28,075
Downtown's Vision & Offering Understood By All	-	-	-	-	-
Capital Replacement Expenditure	-	307,542	307,542	257,000	(50,542)
	-	823,012	823,012	2,227,500	1,404,488
Total Expenses	\$ 16,949,783	\$ 840,034	\$ 17,789,816	\$ 20,827,982	\$ 3,038,166
Depreciation Expense	87,019	13,130	100,149	98,153	(1,996)
Excess of Revenue Over Expenses GAAP Basis	\$ (862,332)	\$ 521,086	\$ (341,247)	\$ (5,069,885)	\$ 4,728,638

**Houston Downtown Management District
Statement of Activities
For the Year Ended December 31, 2022 and December 31, 2021**

	Operating YTD Actual	Capital YTD Actual	2022 Total YTD Actual	2021 Total YTD Actual	Fav (Unfav) Variance
Revenues					
Assessment Revenue	\$ 15,141,762	\$ 1,288,661	\$ 16,430,423	\$ 15,097,251	\$ 1,333,172
Operations Revenue	605,631	-	605,631	411,820	193,811
Project Revenue	173,672	-	173,672	282,863	(109,191)
Other Income	96,820	-	96,820	80,229	16,592
Interest Income	156,583	85,589	242,172	14,357	227,815
Total Revenues	\$ 16,174,469	\$ 1,374,250	\$ 17,548,719	\$ 15,886,520	\$ 1,662,199
Expenses					
Downtown Feels Safe & Comfortable at All Times					
Collaboration to Maintain Low Crime Rate	\$ 2,662,014	\$ -	\$ 2,662,014	\$ 2,474,703	\$ (187,311)
Reduced Presence of Homeless & Street Persons	1,176,661	-	1,176,661	1,169,753	(6,908)
Downtown Sidewalks are Comfortably Lighted	122,742	-	122,742	113,226	(9,516)
Downtown Clean & Well-Kept Appearance	5,541,540	-	5,541,540	4,643,633	(897,907)
Remove Signs of Disorder in Downtown	62,162	-	62,162	43,353	(18,809)
Prepare for Emergencies	116,198	-	116,198	121,555	5,357
	9,681,317	-	9,681,317	8,566,223	(1,115,094)
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City					
Key Pedestrian Streets are Inviting	546,900	-	546,900	405,290	(141,610)
Public Spaces Managed, Programmed, & Delightful	1,143,278	-	1,143,278	1,052,710	(90,568)
Place of Civic Celebration	1,533,910	-	1,533,910	1,479,715	(54,195)
	3,224,088	-	3,224,088	2,937,716	(286,373)
Accessible to Region & Easy to Get Around					
Effective Transit Access More Places, More Hours	11,743	-	11,743	164,250	152,507
Convenient Circulation Without Personal Vehicle	-	-	-	37,368	37,368
Easy To Find Way Around	111,945	-	111,945	92,769	(19,177)
Connect Neighbors & Districts Inside/Outside Downtown	12,398	-	12,398	10,830	(1,568)
Convenient, Understandable & Managed Parking	18,093	-	18,093	8,078	(10,015)
	154,180	-	154,180	313,296	159,116
Vibrant, Sustainable Mixed-Use Place					
Best Place to Work in Region	404,717	-	404,717	331,928	(72,789)
Exciting Neighborhoods to Live In	693,667	-	693,667	758,908	65,241
Competitive Shopping Place	20,939	-	20,939	31,598	10,659
Remarkable Destination for Visitors	28,671	-	28,671	53,849	25,177
	1,147,994	-	1,147,994	1,176,283	28,288
Downtown's Vision & Offering Understood By All					
Market to Region	1,084,399	-	1,084,399	1,277,662	193,263
Promote Downtown's Ease of Use	34,516	-	34,516	27,033	(7,484)
Vision/Development Framework Understood By All	458,925	-	458,925	690,872	231,948
Tools to Assist Continued Redevelopment	75,846	-	75,846	96,273	20,427
Develop & Maintain Information to Support Downtown	39,662	-	39,662	35,564	(4,098)
	1,693,349	-	1,693,349	2,127,404	434,055
District Governance & Service Known for Excellence					
Engage Stakeholders in Decision Making	957,365	17,021	974,387	746,789	(227,598)
Communications to Owners, Tenants & Others	47,513	-	47,513	33,399	(14,114)
Preservation of Districts' Capital Assets	43,976	-	43,976	37,049	(6,926)
	1,048,854	17,021	1,065,876	817,238	(248,638)
Capital Improvement & Expenditures					
Downtown Feels Safe & Comfortable	-	-	-	-	-
Public Realm is Charming, Inviting, & Beautiful	-	266,145	266,145	145,000	(121,145)
Accessible to Region & Easy to Get Around	-	191,400	191,400	441,117	249,718
Vibrant, Sustainable Mixed-Use Place	-	57,925	57,925	104,640	46,715
Downtown's Vision & Offering Understood By All	-	-	-	-	-
Capital Replacement Expenditure	-	307,542	307,542	166,875	(140,667)
	-	823,012	823,012	857,633	34,620
Total Expenses	\$ 16,949,783	\$ 840,034	\$ 17,789,816	\$ 16,795,792	\$ (994,024)
Depreciation Expense	87,019	13,130	100,149	111,933	11,784
Excess of Revenue Over Expenses GAAP Basis	\$ (862,332)	\$ 521,086	\$ (341,247)	\$ (1,021,205)	\$ 679,958

Houston Downtown Management District Variance Analysis For the Year Ended December 31, 2022

Operating Budget

Revenue

1) 2022 assessment revenue is \$1.3M higher than projected due to forecast reflecting assessments earned on 2021 property values. Operations revenue is over budget \$65K in Metro bus stop cleaning, \$31K in trash program subscriptions and \$9K in Main Street Fountain Reimbursements. Project revenue is over budget \$13K for Market Square Park, and under budget (\$32K) in DRA project reimbursements for Allen Parkway due to timing. Other Income is over budget \$19K in Bingo proceeds, salary reimbursements \$69K to Central Houston, Inc. and miscellaneous income is under budget (\$41K). Interest income is ahead of budget \$226K due to more favorable rates than projected.

Expenses

- 2) Goal 1a-Collaboration to Maintain Low Crime Rate-Under budget (\$564K) in Downtown Public Safety Guides, (\$9K) in Law Enforcement Support, (\$31K) in PIT Program, Over budget \$7K in Private Security and under budget (\$19K) in staffing.
- 3) Goal 1b-Reduced Presence of Homeless & Street Persons-Under budget (\$155K) in homeless outreach programs. Over budget \$21K in staffing.
- 4) Goal 1c-Downtown Sidewalks are Comfortably Lighted-Under budget (\$90K) in Street Lighting Expense, amenities and maintenance. Over budget \$1K in staffing.
- 5) Goal 1d-Downtown Noted for Cleanliness & Well-Kept Appearance- Over budget \$534K in Street Teams cleaning sidewalks and bus stops, \$93K in Landscaping and tree maintenance, \$19K in Paver repair and maintenance, and \$86K in the Operations center due to write-offs of the work-in-process costs for the generator and amortization of the Right of Use Lease asset for 1313 Main. Under budget (\$44K) in Trash Collection, and (\$11K) in staffing.
- 6) Goal 1e-Remove Signs of Disorder - Over budget \$16K in graffiti abatement and \$5K in staffing.
- 7) Goal 1f-Prepare for Emergencies-Under budget (\$13K) in Emergency Operations Center-monitoring equipment, generator and staffing. Over budget \$12K in staffing.
- 8) Goal 2a-Key Pedestrians Streets are Inviting - Over budget \$7K in floral displays and over budget \$7K in staffing.
- 9) Goal 2b-Key Public Spaces Programmed and Delightful-Under budget (\$164K) in Trebly Park maintenance, (\$49K) in Event programming and (\$27K) in staffing. Over budget \$28K in Main Street Square maintenance and \$27K in Market Square Park maintenance.
- 10) Goal 2c-Place of Civic Celebration-Under budget (\$28K) in seasonal banner program, (\$20K) in banner/pot maintenance, (\$30K) on Allen Parkway Maintenance reimbursed by DRA, (\$71K) in holiday logistics and installation and (\$91K) for Retail Support - Holiday Promotions. Over budget \$28K in Art Blocks programming and \$54K in staffing.
- 11) Goal 3a-Effective Transit Access More Places-Under budget (\$150K) due to the Fort Bend County Park and Ride is not providing services to downtown.
- 12) Goal 3c-Easy to Find Way Around-Under budget (\$30K) for the Above & Below Map. Over budget \$9K in staffing.
- 13) Goal 3e-Convenient, Understandable & Managed Parking-Over budget \$8K in staffing.
- 14) Goal 4b-Exciting Neighborhoods To Live In-Under budget (\$177K) due to DLI payouts for years 2020-2021 forecasted to be paid out in June, 2022 have not been requested by property owners. Under budget (\$26K) in staffing.
- 15) Goal 4d-Remarkable Destination for Visitors-Under budget (\$34K) in staffing.
- 16) Goal 5a-Market to Region-Under budget (\$229K) in marketing expenditures.
- 17) Goal 5b-Promote downtown's ease of use-Over budget \$6K in staffing.
- 18) Goal 5c-Vision/Development - Under budget (\$302K) committed to a traffic study not yet funded, (\$250K) for streetscape design work and under (\$57K) in staffing.
- 19) Goal 5d-Tools to Assist Continued Redevelopment - Over budget \$15K in staffing.
- 20) Goal 5e-Develop & Maintain Information to Support Downtown - Under budget (\$44K) in staffing.
- 21) Goal 6a-Complete engagement by all stakeholders in District - Over budget \$183K in reserves for refunds of assessments due to property value protests, contract services for legal, audit and assessment collection and marketing and communications, \$10K in operations, \$5K in Marketing and Communications, \$12K in planning design & construction, \$3K in economic development and under budget (\$140K) in staffing.
- 22) Goal 6b-Communication to Owners, Tenants & Others - Over budget \$13K in staffing.
- 23) Goal 6c-Preservation of District's Capital Assets - Over budget \$8K in insurance expense due to renewals coming in higher than forecasted.
- #### Capital Budget
- 24) Under budget (\$163K) for banners, (\$14K) for Trebly Park furnishings and (\$265K) for the Prairie Street project.
- 25) Under budget (\$61K) for vehicular and pedestrian wayfinding, (\$150K) for updated street signs, (\$270K) for the Congress St. Bridge project and under budget (\$507K) for southeast sidewalks TxDOT project. Over budget \$2K for bicycle facilities/connections.
- 26) Under budget (\$8K) in Retail Challenge grants and under budget (\$20K) due to DLI payments forecasted to be paid in June, 2022 have not been requested by property owner.
- 27) Over budget \$53K in capital replacement expenditure due to Main Street fountain repairs, under budget (\$3K) in assessment collection fees.

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HOUSTON DOWNTOWN MANAGEMENT DISTRICT

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AP Check Register (Current by Bank)

Check Dates: 12/1/2022 to 12/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: A - OPERATING ACCT-JPMORGAN					101.000
**35225	12/01/22	P	1200	CENTRAL HOUSTON, INC	\$238,009.40
35226	12/01/22	V	12/1/22 1200		
35227	12/01/22	V	12/1/22 1200		
35228	12/01/22	V	12/1/22 1200		
35229	12/01/22	V	12/1/22 1200		
35230	12/01/22	V	12/1/22 1200		
35231	12/01/22	V	12/1/22 1200		
35232	12/01/22	V	12/1/22 1200		
35233	12/01/22	V	12/1/22 1200		
35234	12/01/22	V	12/1/22 1200		
35235	12/01/22	V	12/1/22 1200		
35236	12/01/22	V	12/1/22 1200		
35237	12/01/22	V	12/1/22 1200		
35238	12/01/22	V	12/1/22 1200		
35239	12/01/22	V	12/1/22 1200		
**2591511	12/09/22	M	7400	PFEIFFER & SON, LTD	\$1,672.78
**3070093	12/27/22	M	6077	BARTLETT TREE EXPERTS	\$9,167.50
**3070098	12/27/22	M	4704	JOHNSON CONTROLS SECURITY	\$642.03
**3070107	12/27/22	M	0511	BLOCK BY BLOCK	\$395,174.18
**3070116	12/27/22	M	1597	CLUTCH CONSULTING GROUP LLC	\$900.00
**3070118	12/27/22	M	1735	CORE DESIGN STUDIO	\$400.00
**3070130	12/27/22	M	5701	LONNIE HOOGEBOOM	\$390.75
**3700132	12/27/22	M	7400	PFEIFFER & SON, LTD	\$4,748.44
**3700136	12/27/22	M	8151	SEARCH HOMELESS SERVICES	\$11,547.56
**3700144	12/27/22	M	8591	TREEBEARDS, INC.	\$1,620.00
**307128	12/27/22	M	3993	DEFENDER MEDIA GROUP	\$842.80
**370102	12/27/22	M	5987	MAINTENANCE TO GO	\$21,667.00
**370112	12/27/22	M	0490	ASSOCIATED LANDSCAPE SERVICES	\$5,672.50
**370122	12/27/22	M	8695	DOG WASTE DEPOT	\$359.97
**370124	12/27/22	M	3279	GRAINGER	\$202.58
**370134	12/27/22	M	3400	RAFFLE PARKING COMPANY,LLC	\$900.00
**370140	12/27/22	M	8609	TOUCH & AGREE PROPERTY	\$2,496.00
**370146	12/27/22	M	9081	WESTPARK COMMUNICATIONS, L.P	\$83.38
**4055089	12/02/22	M	6077	BARTLETT TREE EXPERTS	\$2,140.00
**4055097	12/02/22	M	8066	READYREFRESH	\$549.45
**4055111	12/02/22	M	0490	ASSOCIATED LANDSCAPE SERVICES	\$71,079.02
**4055125	12/02/22	M	0511	BLOCK BY BLOCK	\$102,859.72
**4055132	12/02/22	M	5700	LONE STAR FLAGS AND FLAGPOLES	\$29,768.00
**4055138	12/02/22	M	3716	1133 STUDIOS	\$1,872.50
**4055142	12/02/22	M	1191	CENTERPOINT ENERGY	\$25.96
**4055152	12/02/22	M	3849	HOUSTON BRASS QUINTET	\$2,400.00
**4055157	12/02/22	M	4017	HYDROPOINT DATA SYSTEMS, INC	\$2,195.80
**4055164	12/02/22	M	5211	KEITH GOULD	\$40.60
**4055169	12/02/22	M	6012	MALLOW SETO	\$440.00
**4055174	12/02/22	M	5962	MELISSA LOPEZ	\$495.00
**4055178	12/02/22	M	5961	MELISSA TAYLOR	\$1,575.00
**4055182	12/02/22	M	9948	ORKIN PEST CONTROL	\$120.00
**4055185	12/02/22	M	7712	POWER PEST CORP	\$7,820.00
**4055189	12/02/22	M	3400	RAFFLE PARKING COMPANY,LLC	\$900.00
**4055193	12/02/22	M	8119	ROADRUNNER RECYCLING, INC	\$1,797.80
**4055198	12/02/22	M	8353	SPLICE OF LIFE PRODUCTIONS LLC	\$3,936.26
**4055202	12/02/22	M	8511	STEPHANIE IPENA	\$220.00
**4055207	12/02/22	M	8900	VERIZON WIRELESS	\$676.63
**4055503	12/16/22	M	0511	BLOCK BY BLOCK	\$386,975.70
**405145	12/02/22	M	5087	CIRQUE LA VIE	\$3,000.00
**5048721	12/07/22	M	0490	ASSOCIATED LANDSCAPE SERVICES	\$32,337.35

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

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HOUSTON DOWNTOWN MANAGEMENT DISTRICT

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AP Check Register (Current by Bank)

Check Dates: 12/1/2022 to 12/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
**5048730	12/07/22	M	0027	AT&T	\$3,164.62
**5048735	12/07/22	M	0818	BRIGHT STAR PRODUCTIONS, INC	\$2,110.00
**5048737	12/07/22	M	1225	CENTRAL HOUSTON CIVIC IMPROVEM	\$33,726.49
**5048741	12/07/22	M	2117	EDGAR T. STREDIC	\$220.00
**5048747	12/07/22	M	4563	JENNA BEASLEY	\$100.00
**5048755	12/07/22	M	6001	MAIN LANE INDUSTRIES, LTD	\$11,727.55
**5048759	12/07/22	M	5987	MAINTENANCE TO GO	\$19,435.05
**5050806	12/07/22	M	7400	PFEIFFER & SON, LTD	\$6,495.52
**5050809	12/07/22	M	7060	NEON ELECTRIC CORPORATION	\$22,653.00
**5050815	12/07/22	M	7712	POWER PEST CORP	\$7,820.00
**5050817	12/07/22	M	8333	S.L. ANDERSON COMPANY, LTD.	\$350.00
**5050821	12/07/22	M	8403	SPECIAL EVENT HOUSTON	\$7,875.00
**5050823	12/07/22	M	8562	TEXAS WASTE COMPANY	\$1,692.30
**5050825	12/07/22	M	8609	TOUCH & AGREE PROPERTY	\$2,496.00
**5050827	12/07/22	M	9081	WESTPARK COMMUNICATIONS, L.P	\$83.38
5050828	12/01/22	P	0037	1818 HAMILTON LTD	\$300.90
5050829	12/01/22	P	99997	806 MAIN HOTEL LLC	\$15,180.86
5050830	12/01/22	P	2995	ARTHUR S & SUZANNE H FRIEDMAN	\$155.10
5050831	12/01/22	P	0706	BOP HERITAGE LLC	\$10,397.48
5050832	12/01/22	P	99891	BRI 1850 HOUSTON OCC LCC	\$30,637.50
5050833	12/01/22	P	999992	HOUSTON CONVENTION CENTER	\$82,299.79
5050834	12/01/22	P	999938	JOHN H COKINS	\$15.71
5050835	12/01/22	P	5648	LINEBARGER GOGGAN BLAIR	\$7,091.83
5050836	12/01/22	P	8066	READYREFRESH	\$549.45
5050837	12/01/22	P	99915	SUPREME BRIGHT HOUSTON LLC	\$1,450.24
5050838	12/01/22	P	99941	TREND HOSPITALITY LP	\$1,746.57
5050839	12/01/22	P	8793	UTS, LLC	\$4,593.60
5050840	12/01/22	P	2929	FORT BEND BATTERY & GOLF CARTS	\$11,098.54
**5632906	12/09/22	V 12/9/22	7319	PARK FIRST OF TEXAS, LLC	(\$1,400.00)
**511830	12/07/22	M	9113	NCTP-CPAS PLLC	\$1,700.00
**6829997	12/13/22	M	1801	DIRECTV	\$96.98
**6830008	12/13/22	M	0490	ASSOCIATED LANDSCAPE SERVICES	\$5,985.70
**6830015	12/13/22	M	9819	BRYAN K BENNETT	\$1,493.77
**6830023	12/13/22	M	1516	CHABAD LUBAVITCH CENTER	\$3,000.00
**6830038	12/13/22	M	1543	CITY OF HOUSTON	\$755.42
**6830045	12/13/22	M	1650	COALITION FOR THE HOMELESS	\$503,525.00
**6830047	12/13/22	M	1665	COLOR SPECIALISTS LANDSCAPING	\$162,267.30
**6830049	12/13/22	M	3298	GULF COAST PAVERS, INC.	\$2,400.00
**6832025	12/13/22	M	3550	HARDY & HARDY	\$3,550.00
**6832029	12/13/22	M	3850	HOUSTON BRASS BAND	\$750.00
**6832044	12/13/22	M	7995	INCONTROL CONTRUCTION LLC	\$12,546.45
**6832048	12/13/22	M	4441	IT EQUIPMENT FINANCING, LLC	\$304.73
**6832052	12/13/22	M	5211	KEITH GOULD	\$16.83
**6832056	12/13/22	M	5540	LINCOLN COLWELL	\$1,770.00
**6832058	12/13/22	M	5703	MICHAEL LOESSIN	\$500.00
**6832060	12/13/22	M	6321	MINER, LTD	\$265.00
**6835154	12/13/22	M	7525	PARTYPERKS	\$1,549.96
**6835159	12/13/22	M	7319	PARK FIRST OF TEXAS, LLC	\$1,400.00
**6835162	12/13/22	M	9948	ORKIN PEST CONTROL	\$120.00
**6835167	12/13/22	M	7783	PUBLIC CONTENT, LLC	\$8,263.87
**6835173	12/13/22	M	8168	SEAL SECURITY SOLUTIONS, LLC	\$1,700.00
**6835177	12/13/22	M	8353	SPLICE OF LIFE PRODUCTIONS LLC	\$23,591.26
**6835179	12/13/22	M	0598	STREET ART MANKIND CORP	\$25,000.00
**6835184	12/13/22	M	8552	TEXAS OUTHUSE, INC.	\$290.13
**6835191	12/13/22	M	0843	THE BLACK SHEEP AGENCY	\$12,757.50
**6836553	12/13/22	M	9067	WASTE MANAGEMENT OF TEXAS, INC	\$159.92
**6836559	12/13/22	M	0009	THOMAS PRINTWORKS	\$588.41
**6836562	12/13/22	M	3948	THE HARRIS CENTER FOR	\$10,331.67

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

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HOUSTON DOWNTOWN MANAGEMENT DISTRICT

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AP Check Register (Current by Bank)

Check Dates: 12/1/2022 to 12/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
**6836568	12/13/22	M	9220	YOUNG AUDIENCES,INC.	\$625.00
**68320235	12/13/22	M	4021	HOUSTON RECOVERY CENTER,LGC	\$31,250.00
**9515887	12/22/22	M	3288	BRACEWELL	\$1,731.25
**9515895	12/22/22	M	8355	STERLING EXPRESS SERVICES, INC	\$94.25
**9515902	12/22/22	M	0352	ALWAYS IN SEASON DECORATING	\$130,828.18
**9515914	12/22/22	M	1665	COLOR SPECIALISTS LANDSCAPING	\$34,713.80
**9515926	12/22/22	M	7400	PFEIFFER & SON, LTD	\$68,111.53
**9515932	12/22/22	M	0490	ASSOCIATED LANDSCAPE SERVICES	\$265.00
**9515939	12/22/22	M	0334	CARR, RIGGS & INGRAM, LLC	\$1,050.00
**9515942	12/22/22	M	1596	CLAY'S GLASS SERVICE	\$1,250.00
**9515944	12/22/22	M	3548	HAMILTON PLUMBING SERVICE	\$454.10
**9515946	12/22/22	M	5211	KEITH GOULD	\$16.23
**9515948	12/22/22	M	5710	LVA 4 HOUSTON GREENSTREET LP	\$19,996.30
**9515950	12/22/22	M	7060	NEON ELECTRIC CORPORATION	\$504.00
**9515953	12/22/22	M	7086	NORTHERN TOOL & EQUIPMENT	\$1,766.94
**9515960	12/22/22	M	8168	SEAL SECURITY SOLUTIONS, LLC	\$62,164.00
**9515962	12/22/22	M	8403	SPECIAL EVENT HOUSTON	\$4,100.00
**9515966	12/22/22	M	0596	STRIKE MARKETING	\$30,000.00
**9515970	12/22/22	M	0843	THE BLACK SHEEP AGENCY	\$7,560.00
**9515973	12/22/22	M	3948	THE HARRIS CENTER FOR	\$10,331.67
**9515978	12/22/22	M	0009	THOMAS PRINTWORKS	\$372.12
**9515985	12/22/22	M	9089	WE 68 LLC	\$3,972.50
**9515990	12/22/22	M	9045	WESTERN FIRST AID & SAFETY	\$204.65
**9516115	12/22/22	M	8325	SOUTHERN CHINESE DAILY NEWS	\$600.00
**9519290	12/22/22	M	9113	NCTP-CPAS PLLC	\$1,700.00

BANK A REGISTER TOTAL: **\$2,834,129.56**

BANK ID: B - CAPITAL ACCT-JPMORGAN

102.000

5052522	12/07/22	M	7060	NEON ELECTRIC CORPORATION	\$1,382.00
**5052529	12/07/22	M	4001	HUITT-ZOLLARS, INC	\$2,500.00
**6837191	12/13/22	M	5290	KING GRAPHICS & SIGNS, LLC	\$3,155.00
**9514203	12/22/22	M	8903	VICTOR STANLEY, INC	\$4,487.00

BANK B REGISTER TOTAL: **\$11,524.00**GRAND TOTAL : **\$2,845,653.56**

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

**HOUSTON DOWNTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT, AUTHORIZATION AND REVIEW
FOR THE PERIOD OCTOBER 1, 2022 THROUGH DECEMBER 31, 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	AVG DAILY YIELD	AVG WAM
<u>HDMD</u>										
<u>OPERATING ACCOUNTS JP MORGAN CHASE</u>										
OPERATING	278,079.93	278,079.93	0.00	0.00	458,661.98	736,741.91	736,741.91	7.01%	N/A	1.00
CAPITAL	214,857.15	214,857.15	0.00	0.00	(100,703.99)	114,153.16	114,153.16	1.09%	N/A	1.00
TOTAL	492,937.08	492,937.08	0.00	0.00	357,957.99	850,895.07	850,895.07	8.10%		1.00
<u>POOLED FUNDS - TEXPOOL</u>										
OPERATING	9,610,146.05	9,610,146.05	0.00	65,694.12	(5,000,000.00)	4,675,840.17	4,675,840.17	44.51%	3.6488%	20.00
CAPITAL	4,930,757.65	4,930,757.65	0.00	47,412.18	0.00	4,978,169.83	4,978,169.83	47.39%	3.7966%	14.00
TOTAL	14,540,903.70	14,540,903.70	0.00	113,106.30	(5,000,000.00)	9,654,010.00	9,654,010.00	91.90%		
TOTAL HDMD	15,033,840.78	15,033,840.78	0.00	113,106.30	(4,642,042.01)	10,504,905.07	10,504,905.07	100.00%		

**COMPLIANCE
STATEMENT
REVIEW**

**** THE INVESTMENTS (REPORTED ON ABOVE) FOR THE PERIOD ARE, TO THE BEST OF OUR KNOWLEDGE, IN COMPLIANCE WITH THE INVESTMENT STRATEGY EXPRESSED IN THE DISTRICT'S INVESTMENT POLICY AND THE PUBLIC FUNDS INVESTMENT ACT.

**** THIS REPORT AND THE DISTRICT'S INVESTMENT POLICY ARE SUBMITTED TO THE BOARD FOR ITS REVIEW AND TO MAKE ANY CHANGES THERETO AS DETERMINED BY THE BOARD TO BE NECESSARY AND PRUDENT FOR THE MANAGEMENT OF THE DISTRICT FUNDS.

SIGNATURE

ROBBIE JONES
TREASURER

TED ZWIEG
VICE PRESIDENT

LESLIE ASHBY
CHAIRMAN

KRIS LARSON
PRESIDENT - CEO

Houston Downtown Management District
Disadvantaged Business Enterprise Program (DBE) Activity Report

Reporting Period: 1/1/2022 - 12/31/2022

	2022			2021		
	<u>Operating</u>	<u>Capital</u>	<u>Total</u>	<u>Operating</u>	<u>Capital</u>	<u>Total</u>
Total Certified MWBE	\$ 2,359,134	\$ 117,289	\$ 2,476,423	\$ 1,532,934	\$ 211,880	\$ 1,744,815
Adjusted Total Spending	\$ 16,949,783	\$ 840,034	\$ 17,789,817	\$ 15,876,373	\$ 857,633	\$ 16,734,006
Less Qualified for Exclusion	\$ (8,822,818)	\$ -	\$ (8,822,818)	\$ (7,711,600)	\$ (3,646)	\$ (7,715,246)
Qualifying Total Spending	\$ 8,126,965	\$ 840,034	\$ 8,966,999	\$ 8,164,773	\$ 853,987	\$ 9,018,760
%MWBE Certified	29.0%	14.0%	27.6%	18.8%	24.8%	19.3%
Total Self-Certified MWBE	\$ 487,060	\$ -	\$ 487,060	\$ 1,343,914	\$ -	\$ 1,343,914
% Certified + Self-Certified	35.0%	14.0%	33.0%	35.2%	24.8%	34.2%

COLLABORATIVE COMMITTEES UPDATES

January 2023



Downtown
Redevelopment
Authority

Timeline



Board of Directors'
Collaborative
Committee Survey

Enhance Downtown Committee

GOAL 2

Enhance and maintain a comfortable, welcoming, and well-managed public realm

- Dougal A. Cameron - CHI
- Terry Demchak - HDMD
- Regina Garcia - DRA
- Marian Harper - HDMD
- Gilbert A. Herrera - HDMD
- Roland Kennedy - HDMD
- Barry Mandel - DRA
- Kenny Meyer - HDMD
- Ted Zwiieg - HDMD

Connect Downtown Committee

GOAL 3

Drive vibrancy through improved street-level connectivity, a commitment to walkability, and inclusive programming strategies

- Loren Blanchard - CHI
- Clay Crawford - HDMD
- Curtis V. Flowers - DRA
- Bradley R. Freels - CHI
- James Harrison - DRA
- Wendy Heger - CHI
- Benjamin Llana - HDMD
- Theola Petteway - CHI
- David Ruiz - CHI
- Cody Schneider - CHI

Thrive Downtown Committee

GOAL 4

Enhance and maintain a comfortable, welcoming, and well-managed public realm

- Crystal Allen - HDMD
- Genora K. Boykins - HDMD
- James Casey - CHI
- Keith Hamm - DRA
- CC Huang - HDMD
- Toni M. Jackson - HDMD
- Robbi Jones - HDMD
- Jessica O'Neill - CHI
- Travis Overall - CHI
- Edna Ramos - HDMD
- Grace Rodriguez - HDMD
- Michele Sabino - DRA
- William Taylor - DRA

Stakeholder Engagement Committee

GOAL 5

Enhance and maintain a comfortable, welcoming, and well-managed public realm

- Leslie G. Ashby - HDMD
- Stephanie Burritt - CHI
- Jacques D’Rovencourt - HDMD
- Hillary J. Hart - CHI
- Tiko Hausman - DRA
- Sherea A. McKenzie - HDMD
- Kathy Payton - CHI

Timeline



Board of Directors'
Collaborative
Committee Survey

**WORK IN
PROGRESS**

Invite Partners &
Residents to Join
Committees

January 2023

Scheduling of
Meetings

February 2023

Launch
Committees

A mural of a young boy on a bicycle is the central focus, set against a brick building with many windows. The boy is wearing a blue shirt and is looking towards the camera. On the left side of the image, there are several overlapping, semi-transparent geometric shapes in various colors: a blue triangle, a yellow triangle, a brown triangle, a red triangle, and a purple triangle. The overall scene is set in an urban environment with trees and buildings visible in the background.

***CHAMPION AND ENHANCE DOWNTOWN HOUSTON AS A
CONNECTED AND THRIVING PLACE FOR EVERYONE.***

AUTHORIZATIONS – OPERATIONS PROGRAM

- Authorize agreements and expenditures for programming and hosting downtown events
- Authorize agreements and expenditures for irrigation monitoring and landscaping inventory systems
- Reauthorize expenditures for Allen Parkway maintenance
- Reauthorize expenditures for security officers for outreach teams
- Reauthorize expenditures for maintenance and repairs of fountains

ACTION ITEM	Authorize 2023 agreements and related expenditures for programming events.			
SERVICE PLAN	2021-2025			
Budget Year	2023			
Account Code	835.300	837.300	838.300	839.300
Budget Amount	\$80,000	\$125,000	\$130,000	\$100,000
REQUEST	Not to exceed \$435,000			
DESCRIPTION	These expenditures are for contracting with vendors to provide programming Around Downtown, Main Street Square, Market Square Park, Trebly Park, and other collaborative events.			
DISCUSSION	We are collaborating with different communities, partners, artists, and businesses to better engage Downtown goers through programming. We will end the winter season with the Trebly Grand Opening, Jan. 27. Each park will have a series of weekly events, with flexible, consistent schedules, creating more opportunities for anyone to attend. Two exciting new partnerships are the YMCA for Trebly fitness classes, and Braeswood Farmers, for our weekly, rotating farmers market. A few events we're looking forward to this Spring season; St. Patrick's Day Parade, Earth Day featuring the Local Lunch kick off, Puppies for Breakfast and Art Car Parade Kick Off at Market Square Park.			
M/WBE Participation	Vendors TBD, though efforts will be made to support DBEs			

ACTION ITEM	Authorize agreements and 2023 related expenditures for an irrigation monitoring system and tree inventory software.
SERVICE PLAN	2021-2025
Budget Year	2023
Account Code	594.800
Budget Amount	\$375,000
REQUEST	Not to exceed \$375,000
DESCRIPTION	<p>This expenditure allows for the purchase of an irrigation monitoring software that will notify the Operations staff of unusual water fluctuations and can pinpoint the problem area.</p> <p>This authorization will also purchase a tree inventory system that will assess and document all the trees the District is responsible for maintaining.</p>
DISCUSSION	<p>The irrigation monitoring application will reduce the amount of water that will be lost due to irrigation leaks and breaks that occur under the sidewalks and streets. It will also save time and money by alerting staff to where the leak or issue has occurred, thus improving response times and maintenance service.</p> <p>The tree inventory software replaces our database we currently have. The current condition of all trees will be inventoried and assessed by an arborist and loaded into a database that will provide scheduling and tracking of tree care treatments such as fertilizations and pest and soil treatments.</p>
DBE Participation	Maintenance To Go, Inc. will install the monitoring system to our current irrigation system. Maintenance to Go is our current irrigation repair contractor and is a certified DBE company.

ACTION ITEM	Reauthorize expenditures for the maintenance of Allen Parkway.
SERVICE PLAN	2021-2025
Budget Year	2023
Account Code	834.202
Budget Amount	\$150,000
REQUEST	An amount not to exceed \$150,000 to perform annual maintenance for the eastern segment of Allen Parkway as per the agreement with City of Houston's Parks and Recreation Department. (Prior Authorization 2209.04)
DESCRIPTION	This action enables the District to continue contracting with vendors to perform landscaping and maintenance work along Allen Parkway from I-45 to Montrose.
DISCUSSION	Several vendor work tasks are related to this authorization including, but not limited to, the following maintenance items along the eastern segment of Allen Parkway: street light replacement and repairs including attic stock for future replacement; irrigation and landscaping maintenance and repairs; tree replacements, median bollards, pavement markings, traffic signage and solar-powered speed feedback signs.
DBE Participation	Maintenance-to-Go, the District's current irrigation contractor is a City-certified DBE vendor.

ACTION ITEM	Reauthorize expenditure with Harris County for support services for outreach teams from January 2023 – September 2023.
SERVICE PLAN	2021-2025
Budget Year	2023
Account Code	851.200
Budget Amount	\$900,000
REQUEST	Not to exceed \$85,000 (Prior Authorization 2209.05)
DESCRIPTION	The Harris County Sheriff's Office will continue to provide support services in partnership with the Harris Center's Care Coordinator. Partnering together they will provide support services and long-term housing to homeless individuals suffering with mental illness or intellectual disability within our district. The contract term is from October 1, 2022 to September 30, 2023.
DISCUSSION	<p>The Harris County Sheriff's Office will continue to work in partnership with the District's program with the Harris Center for Mental Health & IDD to further the Chronic Consumer Assistance Program (CCAP) that engages individuals identified by the District as being chronically homeless and suffering from serious mental illness.</p> <p>The Sheriff's Office will provide a full-time Deputy to partner with the Harris Center Care Coordinator to act as liaisons between the homeless population and area housing, medical, and mental health providers. The Deputy will provide a law enforcement presence and offer more options in dealing with a very tough population, such as being able to issue emergency detention orders (EDO) for individuals that pose a danger to themselves and others.</p> <p>The County changed their fiscal year and rates for services starting in October 2022. We will authorize a new agreement if we continue the service past September 2023.</p>
DBE Participation	Harris Center for Mental Health and IDD is the state designated local Mental Health Authority for Harris County.

ACTION ITEM Reauthorize expenditures for the maintenance of the Main Street Square Fountain and the Cotswold fountains.

SERVICE PLAN	2021-2025			
Budget Year	2023			
Account Code	835.202	835.200	443.210	443.220
Budget Amount	\$120,000	\$60,000	\$100,000	\$75,000

REQUEST Not to exceed \$355,000 (Prior Authorization 2210.03)

DESCRIPTION Expenditures will cover the cost for inCon-Trol Water Systems to perform daily maintenance on the Main Street Square Fountain and the Cotswold fountains. The scope of work will include five days a week of cleaning the fountain, chemical treatments, inspection of fountain equipment, daily inspection logs, water screen cleaning, and jump/pop jet adjustment and timing.

DISCUSSION The District recently completed a RFP for the maintenance of Main Street Square Fountain in which five prospective contractors responded to the proposal. Upon review of the bids, Staff's recommendation to award the contract to inCon-Trol Water Systems was brought before the Maintenance Operations Committee on August 16, 2022. The Maintenance Operations Committee vetted and approved the recommendation to award the contract to inCon-Trol Water Systems.

This action allows the fountain to be inspected and maintained by qualified technicians that specialize in fountain maintenance. The District shares the fountain maintenance expenses with the adjacent properties, 1000 Main and 1021 Main, where a portion of the yearly expenditures are billed back to the properties on a quarterly basis.

Additionally, there was an alternate in the RFP to provide costs to maintain the eleven (11) Cotswold fountains located on Prairie, Preston and Congress. An agreement was formalized and executed with Houston First for the District to provide and oversee the maintenance to the Cotswold fountains. The maintenance and repair costs for the Cotswold fountains will be fully reimbursed by Houston First.

The initial agreement with in-Con-trol will expire on December 31, 2023. There are two possible annual renewals if both parties agree to extend the agreement after the initial term.

DBE Participation inCon-Trol Water Systems does not qualify as a DBE but plans to utilize DBE suppliers and potential sub-contractors when needed.

AUTHORIZATIONS – PLANNING, DESIGN & CAPITAL PROJECTS

- Reauthorize expenditures for Trebly Park Miscellaneous Furnishings
- Reauthorize expenditures for Southeast Sidewalks Design-Engineering Consultant
- Reauthorize expenditures for Southeast Sidewalks Advance Funding Agreement with TxDOT
- Reauthorize expenditures for Wayfinding Capital Improvements

ACTION ITEM	Reauthorize expenditures previously approved by the Board for the acquisition of miscellaneous site and building furnishings and equipment at Trebly Park.
SERVICE PLAN	2021-2025
Account Code	588.600
Budget Year	2023
Budget Amount	\$13,511
REQUEST	For the remaining amount previously authorized, this District authorization will allow for the purchase of furnishings and equipment to be installed in the storage areas and café of the building at Trebly Park.
DESCRIPTION	To support the park's event programming and daily maintenance, two interior rooms and the janitor's closet in the café building have been initially outfitted with miscellaneous furnishings and equipment. Additional furnishings and small equipment are anticipated during the current start-up phase and through the first year of operations, for which these budgeted funds from 2022 are carried forward into 2023.
DISCUSSION	In addition to the furnishings and equipment purchased and installed in 2022, staff has identified other elements such as ladders, a low-roof to mid-roof stair structure, and an interior support frame in the café as operational requirements. The prior action item was processed by the District Board on December 8, 2021 as authorization number 2112.32 – to be superseded by this pending authorization as a 2023 budgeted item.
DBE PARTICIPATION	Not applicable.

ACTION ITEM	Reauthorize expenditures with Huitt-Zollars per current agreement for surveying and engineering services associated with the Southeast Sidewalks Project.
SERVICE PLAN	2021-2025
Account Code	592.600
Budget Year	2023
Budget Amount	\$125,356
REQUEST	For an amount not to exceed \$125,356, this District reauthorization continues the consultant's previous engineering work per TxDOT's recently revised scope and deliverable requirements.
DESCRIPTION	This reauthorization allocates as a 2023 budgeted item the continuation of consultant services for the project, expected to progress into the letting phase by TxDOT in June 2023. The Huitt-Zollars contract is valued at \$555,212; after December invoicing \$55,568 remains on balance. The original authorization of \$625,000 results in a \$69,788 differential and is available as needed to address expenses for contract administration services during construction or related additional services.
DISCUSSION	As a long-term capital project, the sidewalk improvements for southeast downtown remain a priority with public benefit now extending to a number of recently completed projects since the 2006 Cotswold Projects design inception and the subsequent H-GAC grant award in 2016. Additional local surveying and engineering plus substantial document revisions have been produced by the consultants per letting documentation requirements of TxDOT. The 95% submittal has been transmitted to TxDOT for internal review from January-April. Upon receipt of TxDOT comments, staff and consultants will process any document revisions for the final 100% submittal, expected by mid-May. TxDOT will be the responsible agency to implement this project in 2023-2024. The prior action item was processed by the District Board on June 17, 2021 as authorization number 2106.03 – to be superseded by this pending authorization as a 2023 budgeted item.
DBE PARTICIPATION	Huitt-Zollars is not eligible for MWDBE status and is not registered with the City of Houston.

ACTION ITEM	Reauthorize expenditures for the Southeast Sidewalks project per the terms of the Advance Funding Agreement (AFA) with TxDOT as executed between the parties on January 19, 2022.
SERVICE PLAN	2021-2025
Account Code	592.600
Budget Year	2023
Budget Amount	\$621,960
REQUEST	For an amount not to exceed \$621,960 and as prerequisites for the H-GAC 2019-2022 Transportation Improvement Program (TIP) grant application and for TxDOT to issue the AFA for execution.
DESCRIPTION	This reauthorization allocates as a 2023 budgeted item the continuation of funding to process the District's obligations as the local sponsor for the project's federal grant.
DISCUSSION	Based on the 2016 grant application by the District to the HGAC Transportation Improvement Program, the District is the responsible party for the local match funding on the project. Per the original grant, \$2,247,200 is provided by federal funds and \$561,800 by the District's local match, with \$632,000 previously budgeted and authorized for an inflationary contingency and/ or for use with consultants to provide project-related services as required of TxDOT. TxDOT serves as the public agency to receive the full federal funding through HGAC. This reauthorization extends the District's local funding commitment. Based on the current project status with 95% submittal documents under review by TxDOT through April, the project is expected to let in the June 2023 cycle, at which time the funds will be forwarded to TxDOT based on the receipt of final bids and contractor selection of the award for construction. The prior funding commitment was authorized by the District Board on February 14, 2019 (Authorization 1902.04) and subsequently amended on October 8, 2020 (Authorization 2010.07).
DBE PARTICIPATION	TxDOT is the responsible agency to implement M/W/DBE participation, a record of which will be provided to the District upon project completion.

ACTION ITEM Reauthorize expenditures with NEC Signage + Architectural Products for fabrication and installation of new wayfinding signage.

SERVICE PLAN	2021-2025	
Account Code	595.800	596.800
Budget Year	2023	
Budget Amount	\$94,749	

REQUEST For an amount not to exceed \$94,749, this District reauthorization will allow staff to order additional pedestrian wayfinding signage for installation and attic stock.

DESCRIPTION To install signage graphics for recently renamed or new downtown venues, destination messaging will be applied to the vehicular wayfinding panels and to pedestrian wayfinding kiosks.

DISCUSSION During first quarter 2022 and based on name changes of several venues (PNC Stadium, Post Houston, Highlight at Houston Center, Lynn Wyatt Square and Trebly Park), new vinyl messaging was applied to both vehicular and pedestrian wayfinding signage. Additionally, NEC fabricated and installed new pedestrian wayfinding kiosks at Trebly Park. Those prior modifications were delivered in a cost-effective manner by the contractor, resulting in an authorization surplus for which staff requests the funds carry forward for 2023 capital improvements to the wayfinding system, primarily with the production of new pedestrian wayfinding kiosks for installation and attic stock which is nearly depleted. The prior action item was processed by the District Board on December 9, 2021 as authorization number 2112.31 – to be superseded by this pending authorization as a 2023 budgeted item.

DBE PARTICIPATION NEC Signage + Architectural Products is not eligible for MWDBE status and is not registered with the City of Houston.

AUTHORIZATIONS – MARKETING & COMMUNICATIONS PROGRAM

- Authorize the execution of agreements and related expenditures for general creative services and associated production costs
- Authorize expenditures for public relations and content development services
- Authorize the execution of agreements and expenditures for photography to support marketing programs.
- Authorize the expenditures for an updated Above & Below Map
- Authorize expenditures for marketing/theater district personnel

ACTION ITEM	Authorize the execution of agreements and related expenditures for general creative services and associated production costs
SERVICE PLAN	2021-2025
Account Code	643.366
Budget Amount	\$350,000 2023
REQUEST	\$75,000
DESCRIPTION	<p>Funding for this item is to support interim small-scale, recurring and regular marketing programs such as:</p> <ul style="list-style-type: none"> - Website maintenance - Communications services - Digital & social advertising - Print collateral - Graphic design
DISCUSSION	<p>These are regular, ongoing expenses associated with maintaining stakeholder communications, promoting messaging across the metro region, supporting and celebrating new businesses, plus collateral development and experiential marketing. The organization uses a variety of different vendors for many of these assorted services.</p>
DBE PROGRAM	Vendors TBD, though efforts will be made to support DBEs.

ACTION ITEM	Authorize the execution of an agreement and related expenditures for public relations services.
SERVICE PLAN	2021-2025
Account Code	641.358
Budget Amount	\$ 90,000 2023
REQUEST	\$ 90,000
DESCRIPTION	Earned media is a powerful tool in the communications arsenal that provides strong third-party endorsement. A proactive and consistent PR campaign will build “buzz” for Downtown, inform the public of events, activities and developments Downtown, support Downtown’s strengths and dispel any misperceptions of the area. CHI recently issued a RFP for public relations services to assist in communicating the organization's and Downtown's progress. This service will amplify the outward-facing voice of CHI while honoring its affiliates’ legacies and purposes. Moreover, it will simplify the public’s understanding of the organization as it transitions to operating under its new shared vision and mission statements. Proposals were due Jan 9, 2023.
DISCUSSION	<p>Scope includes:</p> <ul style="list-style-type: none"> • Promoting new projects and initiatives of the organization • Relationship building and in-person meetings with media, executive speaking opportunities and thought-leadership positioning • Developing and maintaining a targeted media list • Cultivating and maintaining relationships with reporters, editors, social media influencers, and bookers at key media publications, outlets, programs, etc. • Proactively pursuing stories and responding to inquiries – targeting all forms of media: broadcast, digital, podcasts, print, as appropriate for each opportunity. • Developing media kits, as needed. • Promoting special events and new development and business activities on behalf of the organization occurring within Downtown Houston. • Developing strategies to put Downtown Houston plus HDMD’s and its activities and investments in the best light • As needed, developing crisis communications strategies and other expedient messages in response to community challenges • Managing media requests about opportunities, issues, and events that occur within the district, orchestrating FAM tours in coordination with Houston First and others and • Drafting press releases, messaging documents, talking points, media Q&As, etc.
DBE PROGRAM	Vendor TBD.

ACTION ITEM	Authorize the execution of agreements and expenditures for photography to support marketing programs.
SERVICE PLAN	2021-2025
Account Code	643.365
Budget & Year	\$ 20,000 2023
REQUEST	\$ 20,000
DESCRIPTION	This expenditure would support four photoshoots conducted throughout 2023 to update our photo library with contemporary images of our city and skyline to support the investments in the new website, upcoming economic development marketing programs, quarterly market reports, and much more.
DISCUSSION	Most of the organization's photography efforts were put on pause after the onset of the pandemic, and as such, requires an update to reflect our recovering Downtown.
DBE PROGRAM	Vendors TBD, though efforts will be made to support DBEs.

ACTION ITEM	Authorize the expenditures for an updated Above & Below Map
SERVICE PLAN	2021-2025
Account Code	844.334
Budget Amount	\$30,000 2023
REQUEST	\$30,000
DESCRIPTION	Our most popular resource, maps are distributed to businesses, hotels, office buildings, visitors centers, residential properties and more. Our last update was in summer 2020.
DISCUSSION	Updates to this version could be significant given the amount of change that has occurred within the Downtown environment. Cover and back cover designs will be new.
DBE PROGRAM	Some vendors are DBE certified/self-certified

ACTION ITEM	Authorize expenditures for marketing / theater district personnel	
SERVICE PLAN	2021-2025	
Account Code	643.378	
Budget & Year	\$ 90,000	2023
REQUEST	\$ 90,000	
DESCRIPTION	This expense will support the direct personnel costs associated with hiring an employee dedicated to placemaking and marketing programs to support the implementation of Theater District Houston's new strategic plan. The position will report to the Director of Marketing and Communications.	
DISCUSSION	The personnel expense for this investment will be fully reimbursed by Theater District Houston, meaning that it will have no bottom-line impact on the HDMD budget.	
DBE PROGRAM	N/A	



CENTRAL HOUSTON, INC.

STRATEGIC ALIGNMENT PLAN UPDATES

JANUARY, 2023

GOAL 1

Champion major projects, initiatives and investments that improve Downtown

1.2: Continue to advocate for the implementation of TxDOT's North Houston Highway Improvement Project and the Civic Opportunities that reconnect communities.

Highlight: In late December 2022, Houston Mayor Sylvester Turner signed an amended MOU with TxDOT on the North Houston Highway Improvement Project (NHHIP). The press conference and signing ceremony were held at the Central Library in Downtown. Days later, the Harris County Commissioners Court met on Thursday, Dec 22, and voted 4-0 to approve their version of the MOU and to drop the lawsuit against TxDOT. The findings and resolution from the FHWA Title VI investigation now become the critical path item for project to move forward.

Participating Agencies:



1.4: Guide the implementation of Plan Downtown, the HDMD Service & Improvement (S&I) Plan, and TIRZ project plan.

Highlight 1: In preparation for Houston hosting the NCAA Men's Final Four March 31-April 3, CHI will be convening a meeting on Tuesday, January 31 @ 11:30 AM at 1221 McKinney St. The meeting is for Downtown stakeholders to learn about preparations for and activities associated with the culmination of March Madness. CHI management is serving as the chair of NCAA committee which convenes district and municipal leaders to help Houston make a great impression on gameday. This effort is consistent with HDMD S&I Plan Goal 2: *Excel in hosting 2023 Men's Final Four*

Highlight 2: In November the DRA Board passed a resolution authorizing the submission to City of Houston City Council of the Part I Project Plan and Financial Plan expanding the boundaries of the TIRZ along Allen Parkway. The DRA's Executive Director discussed the Project Plan separately with the directly affected Council Members Kamin and Gallegos and further testified before City Council on December 14, 2022 in support of the Plan and Annexation prior to its unanimous passage by City Council. The capture of incremental tax revenues from development of the annexed area will assist the DRA in shaping projects aimed at alleviating blight and increasing vibrancy Downtown as well as supporting the DRA's recurring commitment to fund the operation and maintenance of the Buffalo Bayou Park between Shepherd and Sabine.

Participating Agencies:



GOAL 2

Enhance and maintain a comfortable, welcoming, and well-managed public realm

2.3: Partner with local agencies to provide an exceptional network of parks and green spaces in Downtown.

Highlight: Downtown's newest park, Trebly Park, made its debut on Block 333 bounded by Bell, Fannin, Leland and San Jacinto Streets on December 2. Trebly Park was designed to support an inclusive community space for the huge influx of housing units developed in southern half Downtown over the last decade. With the addition of Trebly, every Downtown Houston resident will live within the Trust for Public Land's gold standard for having a park within a ten-minute walk from their home. The DRA funded the construction of the park, while the HDMD will provide maintenance and management.

Participating Agencies:



2.10: Broadly address the needs of people experiencing homelessness and the associated impacts.

Highlight: In November, the HDMD Board approved \$500,000 in pilot funding for a new initiative designed to accelerate the housing of 100 persons experiencing homelessness in Downtown in the next 100 days. The program, developed in partnership with the Coalition for the Homeless, expands CHI's multi-dimensional role in addressing homelessness in Downtown.

In Action: CHI/HDMD's pilot initiative provides interim rent subsidy during the 90-day waiting period so that unhoused residents can wait for their home, inside their home.

Participating Agency:



GOAL 3

Drive vibrancy through improved street-level connectivity, a commitment to walkability, and inclusive programming strategies

- **3.1:** Plan, design, and construct public infrastructure that supports safety and equity.

Highlight: In December, CHI released an RFP for planning and design services to imagine the next phase of transitioning a six-block stretch of Main Street into a better street for non-motorized transportation. This initiative will result in a more coherent, unified, and legible circulation route for safe and accessible pedestrian movement along Main Street. It will design strategic improvements that convert the roadway and promote sidewalk utilization in ways that benefit pedestrian access while maximizing the area for outdoor dining. Proposals due Feb 2, 2023

Participating Agencies:



- **3.7:** Utilize public art and other place enhancement strategies to help enliven the public realm.

Highlight: Friday, December 9th marked the arrival of two more spectacular murals across Downtown’s cityscape as part of Big Art. Bigger Change. This brought the total number of murals delivered in 2022 to ten. The ambition is for the project to deliver one mural for each of the 17 Sustainable Development Goals adopted by the United Nations General Assembly by the end of 2023.

The themes of the two new murals are:

- "Quality Education For All" painted by renowned Spanish artist Belin, located at The Franklin Garage, 805 Franklin St., and
- "Life Under Water" painted by artist Ricky Lee Gordon and is located at the Hyatt Regency, 1200 Louisiana St.

Participating Agency:



GOAL 4

Foster a vital and thriving economy through business growth, residential expansion, and enhanced reasons to be in Downtown

- **4.11:** Foster a thriving storefront economy, prioritizing recruitment efforts, where possible, to fill available properties that have favorable con-tenancy on key corridors.

Highlight: After a statewide recruitment effort, CHI recently hired a new staff member, David Gwin, to advance the aspirations of 4.11. David will serve as CHI's Economic Development Manager, and his work involves drafting, implementing and administering the new retail program and associated efforts.

David brings more than three decades of experience in urban planning and economic and community development with five Texas cities ranging in size from 35,000 to 350,000 in population. He is nationally certified under the APA's "AICP" professional credential and has earned the "Certified Economic Developer" (CEcD) designation from the IEDC.

Participating Agencies:



- **4.15:** Be the go-to organization for Downtown market research and intelligence.

Highlight: Within the month of December, CHI was approached by a local developer to help inform an investment & development group from NYC regarding the potential acquisition and conversion of a major Downtown Houston asset which has sat vacant for years.

CHI's research lead and executive team spent approximately 20 hours responding to their research requests, including items such as the residential pipeline, historical population trends, and projected tax liabilities, and forecasts for potential development support tools. CHI management understands that the group closed on the property on Dec 31 and intends to advance the project.

Participating Agencies:



GOAL 5

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

- **5.4:** Explore the potential for simplifying stakeholders' awareness of CHI and its affiliates by unifying their brand identities.

Highlight: CHI recently issued a RFP for marketing and design agencies to assist in developing unified organizational branding for CHI and its affiliates. This project will produce a refreshed, unified, and cohesive brand umbrella for the existing entities. It will help simplify stakeholders' understanding of the organization(s), improve communications efficacy, and provide clarified investment attribution. Proposals are due Jan 20, 2023.

Participating Agencies:



- **5.6:** Improve and expand external communications to increase awareness of CHI, its actions, and general Downtown happenings.

Highlight: CHI recently issued a RFP for public relations services to assist in communicating the organization's and Downtown's progress. This service will amplify the outward-facing voice of CHI while honoring its affiliates' legacies and purposes. Moreover, it will simplify the public's understanding of the organization as it transitions to operating under its new shared vision and mission statements. Proposals are due Jan 9, 2023.

Participating Agencies:

