



Downtown
Redevelopment
Authority

Board of Directors Meeting
May 14, 2024

Tax Increment Reinvestment Zone, Number Three
City of Houston

Board of Directors Meeting
May 14, 2024

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

April 9, 2024

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Authority's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on April 9, 2024, 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
Keith Hamm	Treasurer
Regina Garcia	Director
James Harrison	Director
Kirby Liu	Director
Tiko Reynolds-Hausman	Director
William Taylor	Director

and all of said persons were present except for Chair Flowers, Secretary Mandel, Directors Garcia and Hamm. Also attending were Allen Douglas, Executive Director ("ED") of the Authority; Kris Larson, President of the Authority; Jana Gunter, Director of Finance; and staff members Brett DeBord, Jacque Gonzalez, Cassie Hoerich, Luis Nunez, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams, all with the Authority; Algenita Davis, consultant to the Authority; and Clark Lord with Bracewell, outside counsel to the Authority.

In addition, guests attending from the public included Leroy Wilson, Executive Director of TIRZ #25; Russel Etherton, Chief of Staff for Houston City Council Member Mario Castillo; and Catherine Sdao, contractor for special projects at Central Houston, Inc.

DETERMINE QUORUM; CALL TO ORDER

Vice Chair Sabino conducted a roll call and quorum was established. The meeting was called to order at 12:05 PM.

INTRODUCTIONS AND PUBLIC COMMENTS

Vice Chair Sabino asked if anyone attending from the public wished to make a comment. There were no comments from the public.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the March 12, 2024 regular joint board meeting. Vice Chair Sabino asked the Board for questions or revisions.

Hearing none, Vice Chair Sabino called for a motion, moved by Director Harrison; seconded by Director Liu; and the minutes of the March 12, 2024 regular joint board meeting were approved as presented.

FINANCE MATTERS

March 2024 Check Register

Vice Chair Sabino asked Jana Gunter to provide updates on behalf of the finance and administration team. Ms. Gunter shared highlights from the check register for the month ending March 31,

2024. No questions were raised. A motion to accept the March check register was entertained by Vice Chair Sabino; moved by Director Liu; and seconded by Director Harrison; and the March Check Register was accepted as presented.

Third Quarter Financial Statements

Ms. Gunter continued and reviewed a summary of the Third Quarter Financial Statements with the Board. She called for questions and discussion. Hearing none, Vice Chair Sabino called for a motion; moved by Director Taylor; and seconded by Director Harrison; and the Third Quarter Financial Statements were accepted as presented.

Third Quarter Investment Report

Finally, Ms. Gunter concluded the finance updates with a review of the Third Quarter Investment Report. No questions were raised. Vice Chair Sabino called for a motion; moved by Director Harrison; and seconded by Director Renyolds-Hausman; and the Third Quarter Investment Report was accepted as presented.

MORE SPACE MAIN STREET 2.0

Vice Chair Sabino invited Cassie Hoeprich, Director of Planning & Economic Development, to share a presentation, recommendation, and request on the More Space Main Street 2.0 project. Ms. Hoeprich provided a summary of activities from the March 13th RFQ Committee interviews. She noted of the three firms invited to interview with the RFQ Committee, the Committee recommended partnering with Walter P. Moore on this project.

She then shared a presentation that illustrated Walter P. Moore's work on prior projects and an overview of the More Space Main Street 2.0 project timeline. Ms. Hoeprich concluded with a request for the Authority Board to authorize a \$2.3 million dollar expenditure and for the Authority to enter into an agreement with Walter P. Moore to advance the design and engineering of the More Space Main Street 2.0 project. Questions were asked and answered, and discussion ensued.

Vice Chair Sabino called for a motion; moved by Director Harrison; and seconded by Director Liu; and the \$2.3 million dollar expenditure and authorization for the Authority to enter into an agreement with Walter P. Moore to advance the More Space Main Street 2.0 project was approved by the Board as presented.

PEDESTRIAN LIGHTING PILOT PROJECTS

Vice Chair Sabino asked Ms. Hoeprich to continue by opening discussion about the Pedestrian Lighting Pilot projects. Ms. Hoeprich shared a visual rendering of the targeted areas and underpasses proposed to have lighting installed, a recap of the ARUP study, and preliminary phases of the pilot project. She noted funding for this project is accounted for in the current budget and meetings with TxDot are scheduled to discuss details on how to move forward. Discussion ensued, and questions were asked and answered. No further action was required at this time.

PRELIMINARY DISCUSSION OF 2025 BUDGET

ED Douglas opened discussion on the preliminary 2025 budget. He began by reminding the Board of the budget review and submittal timeline, a final draft of which will be presented to City Council for review and approval in June.

Next, ED Douglas asked Directors to consider what the priorities should be for 2025 and invited them to participate in an interactive activity. All Directors who were present participated, discussion ensued, and questions were asked and answered. From the discussion, four proposed areas were identified: (i) advancing residential opportunities; (ii) creating and improving public spaces; (iii) connecting communities; and (iv) placemaking enhancements. ED Douglas concluded by thanking the Directors for their valuable input. No further action was needed at this time.

DRA HOUSING FINANCE WORKSHOP

Vice Chair Sabino asked President Larson to open discussion about the DRA Housing Finance Workshop. President Larson provided additional detail about the upcoming workshop, discussed topics that will appear on the agenda, and noted several esteemed experts in the field will be there to present and answer questions. Discussion ensued and questions were asked and answered. He closed by inviting the Board to attend the workshop scheduled for Wednesday, April 24th. No further action was taken.

UPDATE ON ORGANIZATIONAL METRICS

Albert Sanchez, Director of Strategic Planning, shared updates and an interactive activity to gauge the Board's opinion over the Authority's organizational metrics. Discussion ensued, and questions were asked and answered. No further action was needed.

STRATEGIC ALIGNMENT UPDATES

President Larson was invited to share the latest updates on the cross-organizational Strategic Alignment goals. Questions were asked and answered. No further action was taken.

NEXT MEETINGS

Vice Chair Sabino announced dates for upcoming Board and Collaborative Committee meetings as follows:

- Enhance DT Committee – Monday, **April 15th at 12:00 PM**
- Connect DT Committee – Tuesday, **April 16th at 9:00 AM**
- Engage DT Committee – Thursday, **April 18th at 12:00 PM**
- Thrive DT Committee –Tuesday, **April 23rd at 12:00 PM**
- Board of Directors – Tuesday, **May 14th at 12:00 PM**

OTHER BUSINESS & ADJOURN

Vice Chair Sabino asked if there was any further business to be discussed. No further business was brought forth to the Board. She then called for a motion to adjourn, moved by Director Harrison; seconded by Director Taylor; and the meeting was adjourned at 1:35 PM.

Barry Mandel, Secretary
Downtown Redevelopment Authority
("Authority")

**MINUTES OF THE REGULAR MEETING
OF THE
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE**

April 9, 2024

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Zone's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on April 9, 2024, 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
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and all of said persons were present except for Chair Flowers, Secretary Mandel, Directors Garcia and Hamm. Also attending were Allen Douglas, Executive Director ("ED") of the Zone; Kris Larson, President of the Zone; Jana Gunter, Director of Finance; and staff members Brett DeBord, Jacque Gonzalez, Cassie Hoeprich, Luis Nunez, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams, all with the Zone; Algenita Davis, consultant to the Zone; and Clark Lord with Bracewell, outside counsel to the Zone.

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Barry Mandel, Secretary
Tax Increment Reinvestment Zone Number
Three ("Zone")

Check register for April 2024



- Total checks issued in April 2024 were \$222K
 - Structura, Inc.
 - Retainage balance on Trebly Park - \$207,141
 - Ryan M. Levasseur
 - Consultant, Downtown Launchpad - \$10,000


Company name: Main Street Market Square Redevelopment Authority

Report name: Check register

Created on: 5/8/2024

Location: DRA--Main Street Market Sq Redevelopment Auth

Bank	Date	Payee	Document n	Amount Cleared
DRA 0879 - JP Mor Account no: 515270879				
	4/17/2024	VEN-00021--Bracewell		1,250.00 In Transit
	4/17/2024	VEN-00186--Philadelphia Insurance Companies		3,300.12 In Transit
	4/17/2024	VEN-00214--Ryan M. Levasseur		10,000.00 In Transit
	4/15/2024	VEN-00242--Structura, Inc.		207,141.14 In Transit
Total for DRA 0879				221,691.26

An aerial photograph of downtown Chicago, featuring a large stadium with a white roof and green structural elements in the foreground. The stadium is surrounded by parking lots and streets. In the background, a dense urban skyline with various skyscrapers is visible under a cloudy sky. A white curved graphic element is on the left side of the image, containing the text.

Downtown
Division
TIRZ Initiatives
FY23-24 Q3

Downtown Division 6 Key Initiatives





Crime Suppression Initiative

- In 2023, Downtown CST worked a large organized auto theft crew that culminated with over 23 arrests. The ringleader was sentenced to 15 years TDC this January. We have seen a decrease in Auto Thefts in the Downtown area since this crew was dismantled.
- Downtown CST continues to work collaboratively with Auto Theft Division and Narcotics Division to conduct street level enforcement operations. In the last week Downtown CST has filed 4 warrants on aggravated robbery suspects and has also identified a new auto theft crew beginning to operate downtown during large events.



Civility Enforcement Initiative

- Civility enforcement involves identifying hotspots and enforcing city civility ordinances.
- The Beacon remains a safe, clean environment.
- Major focus now on 500 Fannin area including coordinated efforts with the Episcopal Health Foundation through the formation of the Front Porch Committee. Talks have re-opened concerning the removal of the awning.

Bike Patrol & Theater District Initiative

- Bike patrols continue along Main Street, the Theater District and the area surrounding Discovery Green during the early evening hours.
- Segways will likely be deployed along the Metro red line route to increase visibility as a deterrence to criminal activity.
- Ideally, increased presence in areas of high pedestrian traffic will help deter aggressive panhandling and other related behavior.



Traffic Enforcement Initiative

- Officers conduct proactive traffic enforcement downtown to decrease vehicular crashes, road rage incidents and otherwise dangerous driving.
- During the month of April, officers issued a total of 131 citations and 69 warnings. Two adult suspects were arrested for felony warrants.



Scooter / Street Racer Initiative

- Scooter vendors consistently violate city ordinances downtown by blocking sidewalks and renting from public property. They are cited and admonished to leave the area. During the month of April, 20 citations were issued.
- Patrol officers coordinate with the Traffic Crimes Task Force to combat street-takeovers and street racer activities downtown.



Downtown Nightlife Initiative

- The Nightlife Initiative increases visibility patrols along Main Street and other areas within downtown with clusters of bars or clubs.
- The hours for the program are 11pm-3am and officers continuously monitor the bar/club areas and address any calls for service.



Financial Update as of 5/6/2024



Beginning TIRZ budget: \$780,000



Remaining TIRZ budget as of 5/6/2024 = \$96,025



Total spending on OT programs from Jan-April = \$172,139



January = \$60,851.31 February = \$42,006.14 March = \$35,067.49 April = \$34,215



Approximately 2,646 hours worked



Downtown Division will be receiving additional One Safe Houston funds that will allow an increase in shifts and coverage for TIRZ funded OT programs.

Information Sharing



During our monthly meetings, and additionally as requested, Downtown Division will provide activity reports and financial snapshots for all TIRZ initiatives.



The Downtown Division management team will continuously assess each initiative to ensure the deployment of resources is effective in addressing the identified issues.

Questions?



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

MAY 2024

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 mid-April, Downtown Houston+ executive leadership held a productive planning meeting with the Mayor's NHHIP team to help place the City in a position to recognize and realize the opportunities for community connectivity resulting from the highway project, to address potential funding and partnerships, and to address communication strategies during construction. Downtown Houston+ shared ongoing planning and design efforts on the EaDo cap vision, federal grant application efforts, potential stakeholder funding for the NHHIP caps, and a communication toolkit strategy for managing stakeholder expectations.

Participating Agencies:



1.8 Model organizational accountability by establishing a dashboard of metrics to measure outcomes associated with this plan specifically, and the health of Downtown generally.

Highlight: DTH+ is developing an organizational metrics dashboard to represent the alignment of investments across our three organizations, aiming to enhance the vitality of Downtown. The goal is to refine a set of metrics down to a concise set. In April 2024, we engaged the HDMD and DRA Boards through an interactive exercise to pinpoint the most valuable metrics. We anticipate further collaboration with the CHI Board in May 2024. The insights gained from these discussions will guide the final development of our dashboard. This tool will ultimately help us gauge the effectiveness of our strategies in building a thriving downtown.

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 greenspaces in Downtown.

Highlight: In April, the HDMD Board approved staff to draw upon an agreement with Discovery Green Conservancy to provide security personnel at Discovery Green Park for the remaining months of 2024. SEAL Security Officers and Downtown Public Safety Guides will be assigned to patrol the park to enhance public safety and provide hospitality assistance. All personnel costs will be fully reimbursed by the Discovery Green Conservancy.

Participating Agency:



2.10 To prepare for and respond to emergencies.

Highlight: The 2024 Downtown Emergency Preparedness/Hurricane Briefing will take place on Wednesday, May 15, from 10:00 AM to 11:00 AM at the LyondellBasell Building (1221 McKinney) in the Exchange Conference Center. This informational session will give stakeholders an overview of efforts to prepare for the coming hurricane season, with presentations and discussions provided by DTH+, Houston Police Department, Houston Fire Department, METRO Transit Authority, and the National Weather Service.

Participating Agency:





GOAL 3

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

3.4 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.

Highlight: On April 12th, HDMD released a Request for Proposals (RFP) for a Downtown Houston Placemaking & Connectivity Action Plan. The Action Plan aims to optimize Downtown's street level experience and improve connectivity. Stakeholder and public input shape the set of actions in the plan, alongside existing Downtown studies and analyses of potential funding and partnerships. The ultimate goal is to provide a strategic roadmap for enhancing Downtown's vibrancy and connections through phased actions—near-term, mid-term, and long-term. This will establish a clear sense of place and strengthen corridor connections across the district. The Action Plan will analyze placemaking and connectivity opportunities between key activity areas, offering actionable recommendations for public realm improvements, programming initiatives, and coordinated investment strategies. Proposals are due May 13th, with work expected to commence with the chosen consultant in July.

Participating Agency:



3.8 Prioritize investments in pedestrian lighting on key walking corridors and near residential buildings.

Highlight: Published in February 2024, the Downtown Houston Pedestrian Lighting Study and Master Plan identified unique and impactful lighting treatments for implementation across the Downtown area. In March 2024, DTH+ staff analyzed these proposed treatments to determine a phased implementation plan for the pedestrian lighting projects. This analysis yielded a set of priority pilot projects that will be planned and implemented throughout 2024 due to: (1) the demonstrated need for the improvements and (2) the time sensitivity of identified sites for lighting interventions. These pilot projects include: (1) lighting enhancements to the street-level entrances of Buffalo Bayou Park, (2) the installation of dynamic, colorful lighting at popular pedestrian underpasses to reinforce the connection between Downtown and EaDo (i.e., Texas and Polk Streets), and (3) illuminating murals in the northern part of Downtown, where the greatest concentration of Big Art. Bigger Change. murals are located. These pilot projects and the next steps for their implementation were shared with the Downtown Redevelopment Authority board and the Connect Collaborative Committee in April for review and feedback. All projects are expected to commence in late spring and early summer, with anticipated installation of lighting projects beginning in late 2024 and continuing throughout 2025.

Participating Agencies:



GOAL 4



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

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.

Highlight: DTH+ partnered with the Greater Houston Partnership to host a week-long Site Familiarization tour. This event brought national site selection consultants to Houston, showcasing the city, the region, and the compelling factors that attract companies to Downtown and Houston in general. Following the tour, the consultants provided valuable feedback, highlighting that Houston's vibrant urban core sets it apart from its competitors. They were particularly impressed by the city's diverse population, the significant investments made in the center of the city, and the overall quality of life Houston offers. This includes the expanding residential options, diverse entertainment destinations, abundant green spaces, and a remarkably low per-capita rate of homelessness compared to other major U.S. cities. DTH+ remains committed to collaborating with the Greater Houston Partnership to effectively communicate the crucial role the urban core plays in attracting businesses and talent to Houston. This message resonates with both prospective companies and employees seeking a dynamic and well-rounded city experience.

Participating Agencies:



4.8 Enhance and expand data capabilities and reporting to provide more detailed intelligence to stakeholders and prospects.

Highlight: DTH+ has again published the current quarterly market report within a month of the quarter's close. The newly released Q1 2024 report covers everything from real estate performance to Downtown's ongoing recovery, and are available free on our website under the "Research and Reports" section.

Recognizing the trends of stabilization and growth occurring around Downtown, the Q1 2024 report's theme is "On Solid Ground." These reports provide credible insights into the growth, stability, and recovery of Downtown's real estate market and overall economy, which can guide future business decisions and strategies. Good, reliable data supports informed, confident decisions.

Participating Agencies:



GOAL 5

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

5.2 Evolve and optimize the CHI Membership model to expand audience and increase stakeholder engagement.

Highlight: We continue to prioritize delivering value to our CHI Members by ensuring they receive quality benefits. In recent months, we conducted interactive sessions with CHI Board members to capture their perspectives on the membership's value. This fruitful exchange provided significant insights, which were then analyzed by the CHI Development Committee. Key themes emerged around networking opportunities, strategic involvement, staying informed, enhancing employee experiences, fostering community, and enabling advocacy and influence. Based on these findings, the Development Committee has crafted a CHI value proposition statement, which will be presented at the May 2024 CHI Board Meeting

Participating Agencies:



5.4 Improve and expand external communications to increase awareness of CHI, its actions, and general Downtown happenings.

Highlight: HDMD provides funding for focused, cost-effective advertising campaigns with three main goals: 1) Supporting residential properties by promoting the Downtown lifestyle, 2) Boosting event attendance, and 3) Reaching key business leaders. When paired with earned media (PR), paid media increases impact. DTH+ reaches commercial real estate owners, developers, brokers and lenders with Realty News Report. Popular podcast City Cast Houston and its Hey Houston newsletter capture an educated audience actively engaged with this city. Houston Public Radio reaches affluent, influential listeners. Paid promotions on social media platforms build attendance at events like the Farmer's Market and fitness and movie nights in our parks.

Participating Agency:

