

**DOWNTOWN
HOUSTON+**



Board of Directors Meeting
April 11, 2024

TABLE OF CONTENTS

	PAGE
Minutes of the March 7, 2024 meeting of the board of directors.....	3
 Finance & Administrative Matters	
March Financial Summary	7
Unaudited financial statements for February 29, 2024.....	15
Unaudited financial statements for March 31, 2024.....	20
Check Registers for March 31, 2024	25
First Quarter Investment Report	28
Committee Appointments	29
 Project Spotlight: Special Events Strategy Development	 No Material / Presentation
 Update on Organizational Metrics	 No Material / Presentation
 Program Authorizations	
<i><u>Operations & Maintenance</u></i>	
Reauthorize expenditures for Southeast Sidewalks Project	33
Reauthorize expenditures for Irrigation & Landscape Smart System	34
Authorize execution of agreement and reimbursement for park security costs	35
Authorize execution of an amendment to the clean/safe program agreement	36
Authorize execution of an amendment to the private security agreement	37
Authorize execution of an amendment to the irrigation repair agreement	38
Authorize expenditure for off-duty HPD police program coordinator.....	39
 Strategic Alignment Updates.....	 40
Goal 1: Champion Downtown.....	41
Goal 2: Enhance Downtown	42
Goal 3: Connect Downtown.....	43
Goal 4: Thrive Downtown	44
Goal 5: Stakeholder Engagement	45
Ops Dashboard	46

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

March 7, 2024

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors of the Houston Downtown Management District (the “District”) convened in person on March 7, 2024 at 12:00 PM for a regular meeting session, open to the public, in the H-Town Conference Room located inside the District’s office 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 | Toni Jackson |
| Sean Alley | Lacee Jacobs |
| Leslie Ashby | Robbi Jones |
| Kinder Baumgartner | Roland Kennedy |
| Genora Boykins | Sean Liu |
| Clay Crawford | Ben Llana |
| Marcus Davis | Nick Massad |
| Terry Demchak | Sherea McKenzie |
| Jacques D’Rovencourt | Kenny Meyer |
| Kelly Foreman | Randy Pryor |
| Irma Galvan | Edna Ramos |
| Marian Harper | Frem Reggie |
| Gilbert Herrera | Grace Rodriguez |
| C.C. Huang | John Schafer |
| Angus Hughes | Richard Torres |

and all of the above were present, with the exception of Directors Allen, Alley, Harper, Hughes, Jackson, Jacobs, Kennedy, Massad, Meyer, Pryor, and Schafer.

Also present were Kris Larson, President/CEO; Allen Douglas, COO & General Counsel; Jana Gunter, Director of Finance; all with the District; and staff members Algenita Davis, Brett DeBord, Luis Nunez, Jamie Perkins, Albert Sanchez, Catherine Taraviras, Ann Taylor and Candace Williams; all with the District; and Clark Lord with Bracewell.

In addition, Dilip Choudhuri, Board Chair for Central Houston, Inc. attended as a guest and presenter; Eugene Lee was present from the public; and Tina Ortiz with the City of Houston joined.

WELCOME

Chair Ashby presided over the meeting and welcomed all directors and meeting attendees. Jamie Perkins served as Assistant Secretary.

Quorum was established and the meeting began at approximately 12:07 PM.

PUBLIC COMMENT

Chair Ashby asked if there were any comments from the public. There were no comments from the public.

APPROVAL OF MINUTES

The Board considered approving the minutes of the February 8, 2024 meeting of the board of directors. Director Ramos noted corrections were needed in the Engagement Authorization section, located on page 4 of the minutes.

Specifically, Director Schafer was listed as both the Director who made the motion and seconded the authorizations requested in paragraphs two and four. These corrections were noted and names of the Directors who did move and second both of these motions will be added.

Not hearing any further questions or corrections, Chair Ashby called for a motion, moved by Director Ramos, and seconded by Director Crawford, and the minutes were approved as corrected.

ITEMS PERTAINING TO FINANCE AND ADMINISTRATIVE MATTERS

Ratification of Expenditures and Check Registers for February 29, 2024

Chair Ashby called on Richard Torres, Treasurer of the District, to provide an update on the prior month’s activities. Treasurer Torres shared a summary of the expenditures and check registers for month ending February 29, 2024.

President Larson noted that due to the March Board meeting occurring a week earlier than usual, it was too early in the month for February Financial Statements to be produced; therefore, February Financials will be presented at the April 11th Board meeting. Questions were asked and answered.

A motion was called to accept the February expenditures and check registers; moved by Director Galvan and seconded by Director Ramos, and the expenditures and check registers for the month ending February 29, 2024 were accepted as presented.

PROGRAM AUTHORIZATIONS

Operations & Maintenance

Brett DeBord was invited to present an item for Board consideration that would authorize the President/CEO to enter into an agreement with Color Specialists and related expenditures to plant ground cover in the tree wells along Main Street, in an amount not to exceed \$50,000. Questions were asked and answered. Chair Ashby called for a motion, moved by Director Ramos; seconded by Director Reggie; and the Board approved this request as presented.

Engagement

Chair Ashby asked Ann Taylor to present an item on behalf of the Engagement Team for Board consideration. Ms. Taylor briefed the Board on an authorization that would allow the President/CEO to execute an agreement with Central City Co-Op and related expenditures for the 2024 spring and fall Farmers Market in Market Square Park, in an amount not to exceed \$150,000. She noted vendor selection was made through the issuance of an RFP process. Questions were asked and answered. Chair Ashby called for a motion, moved by Director Demchak; seconded by Director Liu; and the Board approved this item as presented.

EXECUTIVE SESSION

Chair Ashby announced the Board would enter into an executive session in order to consult with outside legal counsel. She excused all non-board members from the meeting, then called for a motion requesting for the District’s General Counsel, Allen Douglas, and Central Houston’s Board Chair, Dilip Choudhuri, to remain in Executive Session. This motion was moved by Director Ramos; and seconded by Director Demchak; and the Executive Session was called to order at 12:23 PM.

RECONVENE OPEN MEETING SESSION

Executive Session adjourned at 12:47 PM, and Chair Ashby announced the meeting was opened back up to the public.

DISCUSSION ON ADMINISTRATIVE CONTRACTOR EVALUATION/PROCESS

Chair Ashby invited Dilip Choudhuri to share a presentation with the Board, which outlined the Administrative Contractor evaluation and process. Discussion ensued and questions were asked and answered. Once this process was reviewed, no further action was reviewed.

REVIEW OF REVISED ADMINISTRATIVE POLICES & PROCEDURES MANUAL AND ACTION THEREON

Chair Ashby called on Allen Douglas to begin discussion and review with the Board a draft of the revised Administrative Policies & Procedures Manual. Mr. Douglas provided a recap of the changes and clarifications requested by the Board after a first draft of the Policy was presented in

February, and noted these edits were included in the current draft of the Policy, in redline form, with the materials previously provided. Next, he mentioned this revised draft included a new Section 3, which addressed and clarified Governance matters previously discussed.

Mr. Douglas acknowledged that a formal process on how the District Board provides input for the CEO’s annual review was not included in this revised draft of the Policy, noting such process is currently being developed, and will be brought to the Board for review in June.

Chair Ashby called for a motion, moved by Director Crawford; and seconded by Director Liu; and the revised draft of the Administrative Policies & Procedures Manual was adopted and approved as presented.

OTHER BUSINESS & ADJOURNMENT

Chair Ashby announced the next Board meeting will take place on April 11, 2024 at the District’s Office. Hearing no other business to come forth to the Board, the meeting was adjourned at 1:20 PM.

Jamie Perkins, Assistant Secretary
Houston Downtown Management District

YTD March 2024 Balance Sheet

Assets

Operating Cash Balance is \$900K

TexPool Investments \$20.6M

2023 Assessments Due: 97% have been collected

2023 Assessments Receivable \$1.0M

Liabilities

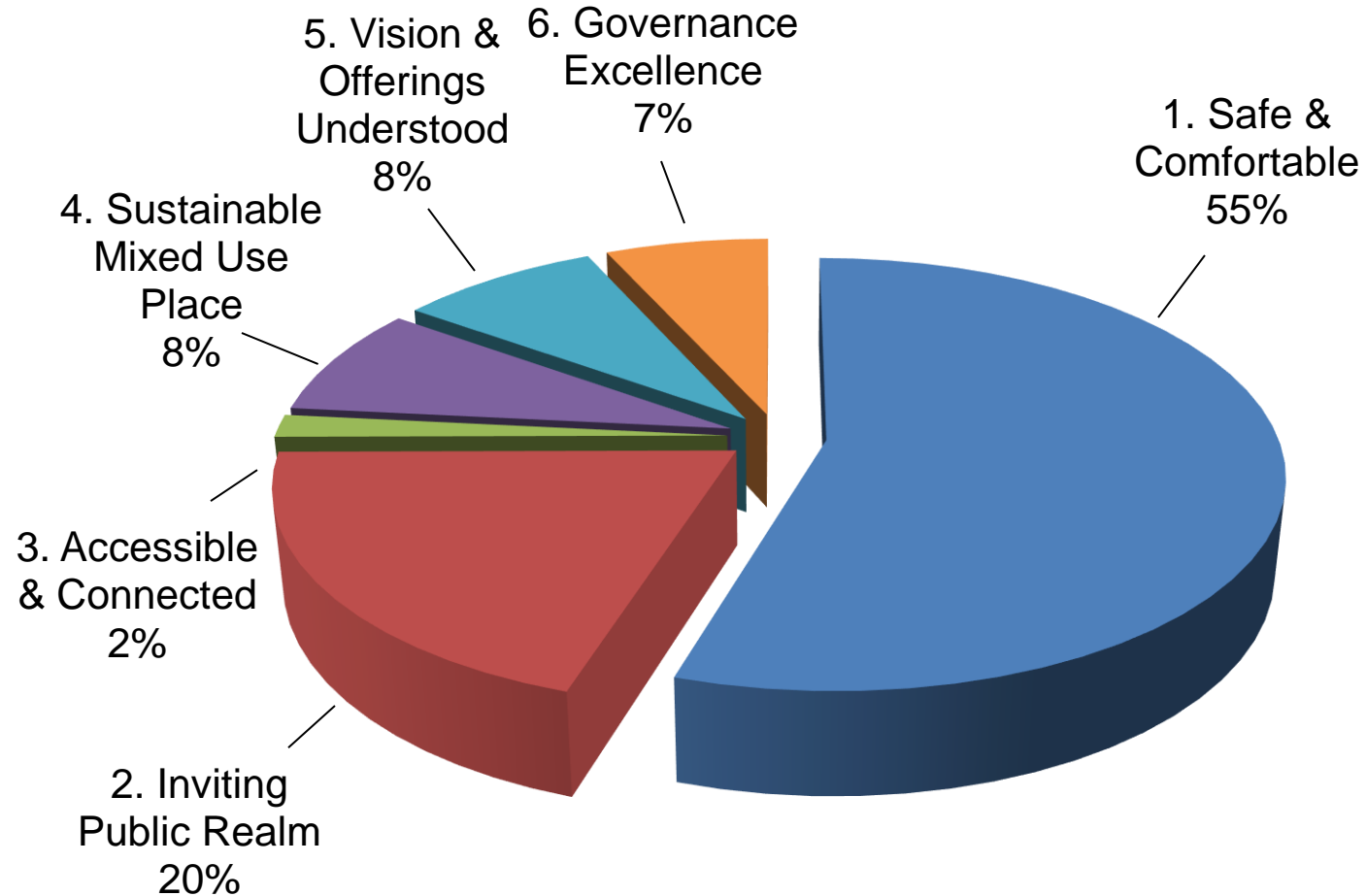
Reserves for Property Value Protests are \$2.1M

\$292M in Excess Reserves using the 5 yr. loss rate of 12.2%

Fund Balance

Unrestricted Fund Balance is \$15.4M, \$10.6M in excess of
2023 Minimum Fund Balance Target of \$4.8M at October 31, 2023

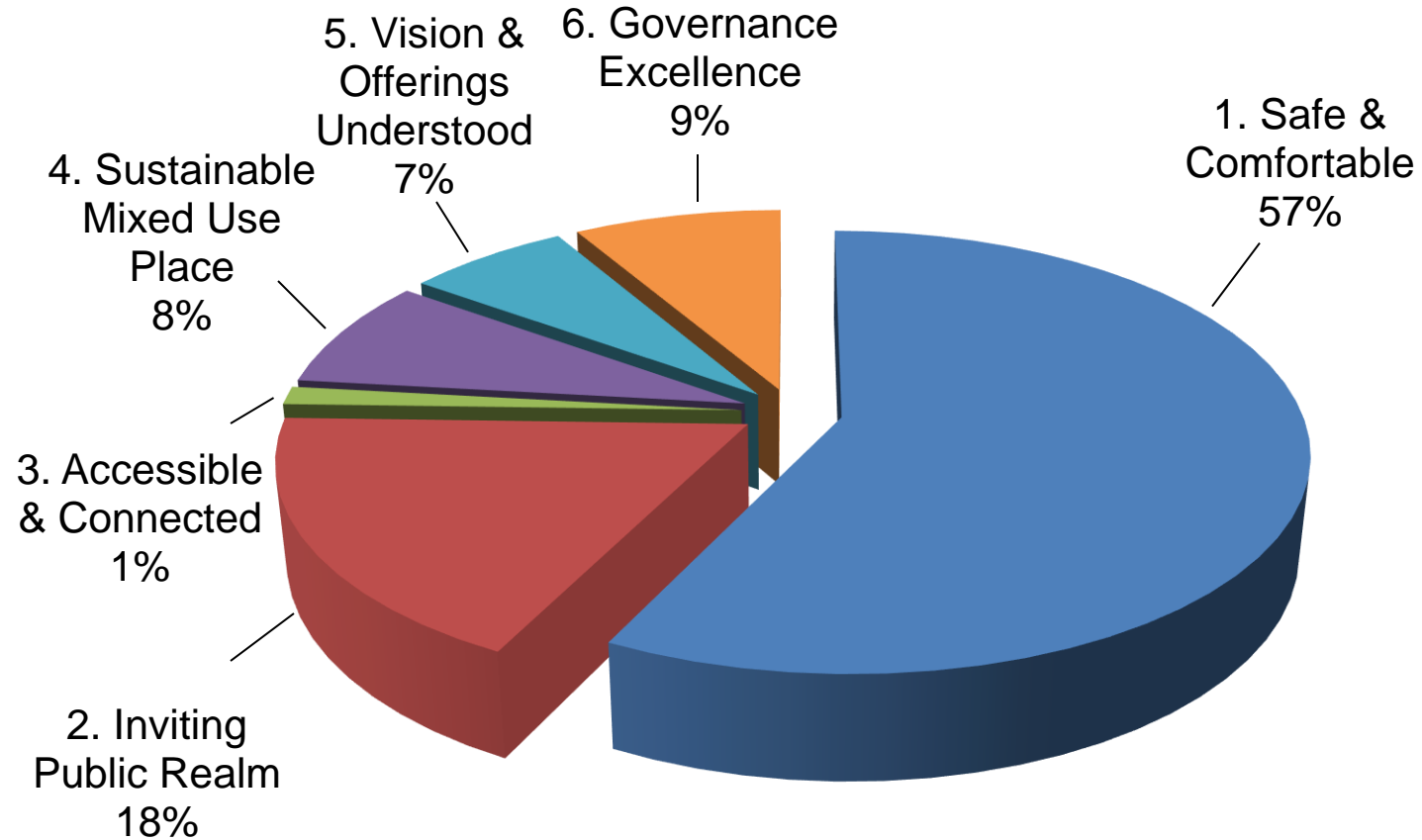
2024 Annual Budget



Total: \$22,918,133

Operating: \$20,132,219 Capital: \$2,785,914

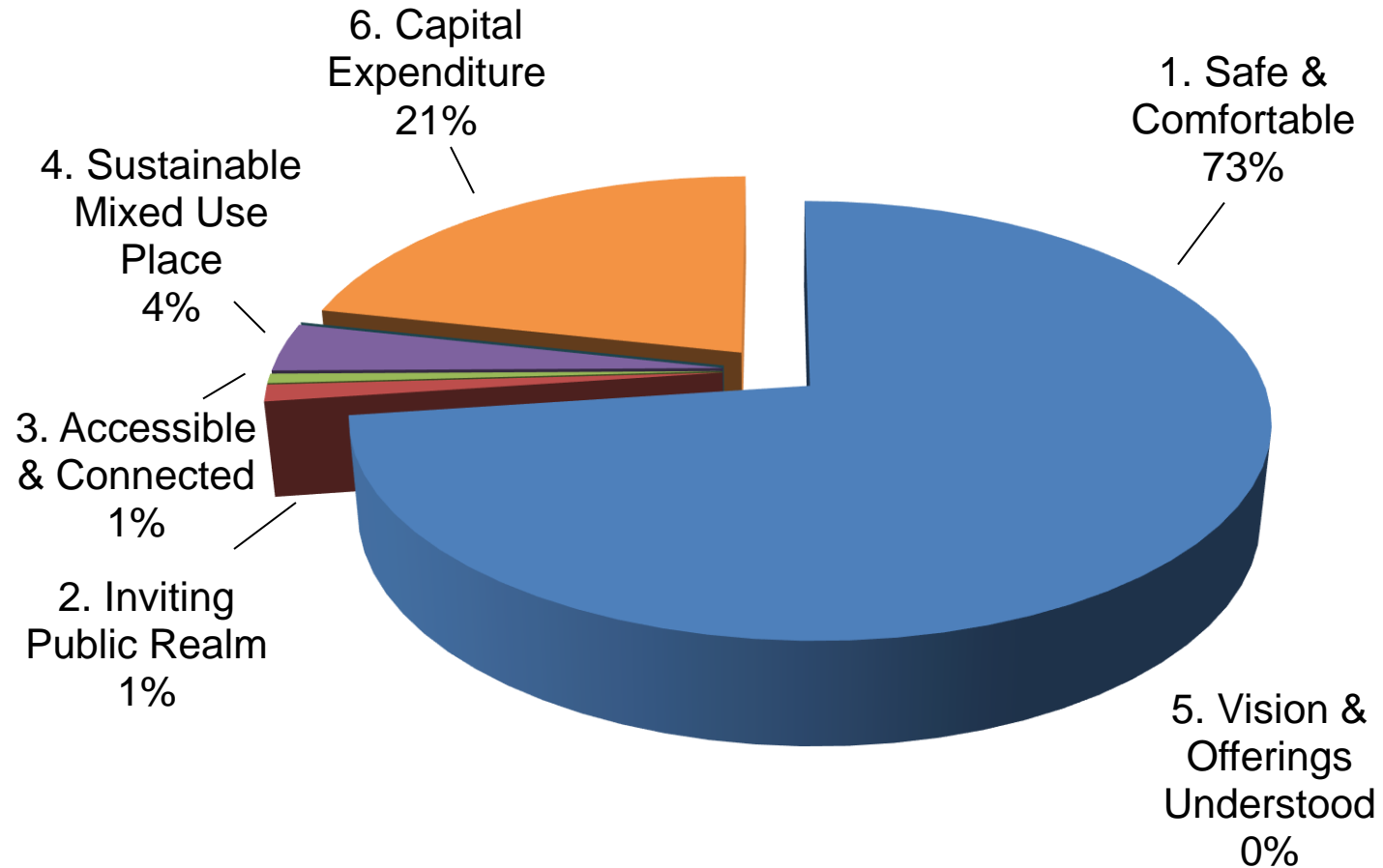
March 2024 Operating Spending



Total: \$2,844,327

Variance from budget (\$966,954) or (25%) under budget

March 2024 Capital Spending



Total: \$220,646

Variance from budget (\$927,554) or (81%) under budget

March 2024 Variances greater than 10% from Budget

Operating – (\$2.8M) under budget or (25%)

- **Safe & Comfortable for All (\$648K) or 28% under budget**
 - Block by Block invoice for March 2024 has not been received resulting in
 - Safety Guides under budget \$91K
 - Street Teams under budget \$152K
 - Off Duty Officers under budget \$31K
 - Homeless Outreach Programs are \$221K under budget
 - Trash Collections, Paver Repair and Maintenance, Irrigation and Operations overhead are collectively under budget \$116K.
- **Vibrant, Sustainable Mixed-Use Place (\$105K) or 31% under budget**
 - Economic Development under budget \$39K
 - DLI under budget \$81K and Residential \$7K
 - Admin contractor allocation is \$23K over budget
- **Vision & Offering Understood by All (\$170K) or 47% under budget**
 - Marketing expenditures under budget \$119K
 - Planning and Consulting expenses under budget \$48K
- **Governance (\$34K) or 13% under budget**
 - Includes annual insurance, legal and assessment services

March 2024 Variances greater than 10% from Budget

Capital Improvement – (\$928K) or (81%) under budget

- Safe & Comfortable (\$41K) or 13% under budget
 - Irrigation refurbishment under budget \$40K
- Inviting Public Realm (\$307K) or 99% under budget
 - Banners under budget \$160K
 - Urban Canopy under budget \$50K
 - Lighting Plan and Storefront/Streetscape Activation under budget \$50K
 - Market Square Park improvements under budget \$49K
- Accessible to Region (\$573K) or 100% under budget
 - Southeast Sidewalks TxDOT under budget \$573K
- Capital Replacement (\$14K) or 23% under budget due to repairs being less than forecasted.

Check register for March 2024

- Total checks issued in March 2024 were \$2.3 million
 - Block by Block
 - Safety Guides/Street Teams Contract Services for January 2024- \$361,445
 - Safety Guides/Street Teams Contract Services for February 2024 - \$403,701
 - DPR Downtown Houston LLC
 - DLI payment - \$292,378
 - Central Houston, Inc.
 - Admin Contractor Payroll- \$266,515
 - DPR Eighteen25 LLC
 - DLI payment - \$233,685
 - Flock Safety, Inc.
 - Security Cameras - \$155,700
 - Seal Security Solutions, LLC
 - Contract Services - \$75,773
 - Associated Landscape
 - Contract Services - \$66,184
 - InControl Construction LLC
 - Fountain Maintenance - \$61,100

2024 Investment Report

1Q – 1/1/2024 thru 3/31/2024

	1/1/2024			Net Changes	3/31/2024		
	Operating	Capital	Total		Operating	Capital	Total
JPMorgan Chase	\$2,265K	\$1,272K	\$3,537K	(\$1,901K)	\$900K	\$736K	\$1,636K
TexPool Prime*	\$1,545K	\$3,957K	\$5,502K	\$15,101K	\$16,592K	\$4,011K	\$20,603K
Total Cash	\$3,810K	\$5,229K	\$9,039K	\$13,200K	\$17,492K	\$4,747K	\$22,239K

*Avg. Daily Yield: 5.51%



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 February 29, 2024 and February 28, 2023, 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,

A handwritten signature in blue ink that reads 'nctp cpas, pllc' in a cursive, lowercase style.

Houston, Texas
March 22, 2024

**Houston Downtown Management District
Governmental Fund Balance Sheets and
Statement of Net Position
February 29, 2024 and February 28, 2023**

	2024			2023		
	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	\$ 18,811,875	\$ 4,925,740	\$ 23,737,614	\$ 21,549,845	\$ 5,013,614	\$ 26,563,459
Assessments Due	1,262,512	104,167	1,366,679	413,367	35,635	449,001
Accounts Receivable	753,859	-	753,859	522,396	4,800	527,196
Prepaid Expense	26,235	-	26,235	26,235	-	26,235
Property & Equipment, Net	582,216	0	582,216	573,181	933	574,114
Right of Use Lease Assets, Net	2,460,109	-	2,460,109	2,669,523	-	2,669,523
Intercompany Rec/Pay	(1,293,322)	1,293,322	-	(1,229,969)	1,229,969	-
Total Assets	\$ 22,603,483	\$ 6,323,228	\$ 28,926,712	\$ 24,524,577	\$ 6,284,952	\$ 30,809,528
Liabilities						
Accounts Payable & Accrued Expenses	\$ 1,012,843	\$ 366	\$ 1,013,209	\$ 1,026,564	\$ 36,595	\$ 1,063,159
Lease Liabilities	2,637,019	-	2,637,019	2,799,053	-	\$ 2,799,053
Deferred Revenue	-	-	-	-	-	-
Reserve for Refunds due to Property Protests	1,959,686	143,578	2,103,264	1,346,512	111,968	1,458,480
Total Liabilities & Deferred Revenue	5,609,547	143,944	5,753,491	5,172,129	148,563	5,320,692
Fund Balances						
Unreserved, Undesignated	16,193,936		16,193,936	18,552,447		18,552,447
Unreserved, Designated for Catastrophy	800,000		800,000	800,000		800,000
Reserved for Capital Projects		6,179,284	6,179,284		6,136,389	6,136,389
	16,993,936	6,179,284	23,173,220	19,352,447	6,136,389	25,488,836
Total Liabilities, Deferred Revenue & Fund Balances	\$ 22,603,483	\$ 6,323,228	\$ 28,926,712	\$ 24,524,577	\$ 6,284,952	\$ 30,809,528

**Houston Downtown Management District
Statement of Activities
For the Two Months Ended February 29, 2024**

	Operating YTD Actual	Capital YTD Actual	Total YTD Actual	YTD Budget	Fav (Unfav) Variance	% Var
Revenues						
Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operations Revenue	126,982	-	126,982	128,250	(1,268)	-1%
Project Revenue	3,293	-	3,293	-	3,293	N/A
Other Income	594	-	594	-	594	N/A
Interest Income	112,009	38,346	150,355	196,600	(46,245)	-24%
Total Revenues	\$ 242,878	\$ 38,346	\$ 281,224	\$ 324,850	\$ (43,626)	-13%
Expenses						
Downtown Feels Safe & Comfortable at All Times						
Collaboration to Maintain Low Crime Rate	\$ 149,683	\$ -	\$ 149,683	\$ 371,795	\$ 222,111	60%
Reduced Presence of Homeless & Street Persons	72,169	-	72,169	263,483	191,315	73%
Downtown Sidewalks are Comfortably Lighted	8,064	-	8,064	29,956	21,892	73%
Downtown Clean & Well-Kept Appearance	275,851	-	275,851	661,669	385,818	58%
Remove Signs of Disorder in Downtown	6,848	-	6,848	9,207	2,359	26%
Prepare for Emergencies	17,294	-	17,294	18,304	1,010	6%
	529,910	-	529,910	1,354,414	824,504	61%
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City						
Key Pedestrian Streets are Inviting	23,478	-	23,478	17,160	(6,318)	-37%
Public Spaces Managed, Programmed, & Delightful	122,033	-	122,033	224,200	102,167	46%
Place of Civic Celebration	73,349	-	73,349	78,369	5,020	6%
	218,860	-	218,860	319,729	100,869	32%
Accessible to Region & Easy to Get Around						
Effective Transit Access More Places, More Hours	3,210	-	3,210	3,358	148	4%
Convenient Circulation Without Personal Vehicle	-	-	-	-	-	N/A
Easy To Find Way Around	5,977	-	5,977	7,833	1,856	24%
Connect Neighbors & Districts Inside/Outside Downtown	10,707	-	10,707	10,613	(94)	-1%
Convenient, Understandable & Managed Parking	2,102	-	2,102	2,130	28	1%
	21,996	-	21,996	23,934	1,939	8%
Vibrant, Sustainable Mixed-Use Place						
Best Place to Work in Region	48,777	-	48,777	97,642	48,865	50%
Exciting Neighborhoods to Live In	3,752	-	3,752	101,536	97,783	96%
Competitive Shopping Place	3,054	-	3,054	3,200	147	5%
Remarkable Destination for Visitors	2,742	-	2,742	2,886	144	5%
	58,325	-	58,325	205,264	146,939	72%
Downtown's Vision & Offering Understood By All						
Market to Region	74,599	-	74,599	159,887	85,288	53%
Promote Downtown's Ease of Use	20,219	-	20,219	20,639	420	2%
Vision/Development Framework Understood By All	16,304	-	16,304	49,961	33,657	67%
Tools to Assist Continued Redevelopment	3,863	-	3,863	4,743	880	19%
Develop & Maintain Information to Support Downtown	3,815	-	3,815	3,906	91	2%
	118,801	-	118,801	239,136	120,335	50%
District Governance & Service Known for Excellence						
Engage Stakeholders in Decision Making	119,910	-	119,910	140,700	20,790	15%
Communications to Owners, Tenants & Others	11,631	-	11,631	11,887	256	2%
Preservation of Districts' Capital Assets	46,972	-	46,972	46,900	(72)	0%
	178,514	-	178,514	199,487	20,973	11%
Capital Improvement & Expenditures						
Downtown Feels Safe & Comfortable	-	5,043	5,043	186,700	181,657	97%
Public Realm is Charming, Inviting, & Beautiful	-	661	661	85,000	84,339	99%
Accessible to Region & Easy to Get Around	-	1,575	1,575	20,000	18,425	92%
Vibrant, Sustainable Mixed-Use Place	-	-	-	-	-	N/A
Downtown's Vision & Offering Understood By All	-	-	-	-	-	N/A
Capital Replacement Expenditure	-	8,354	8,354	41,000	32,646	80%
	-	15,633	15,633	332,700	317,067	95%
Total Expenses	\$ 1,126,405	\$ 15,633	\$ 1,142,039	\$ 2,674,665	\$ 1,532,626	57%
Depreciation Expense	14,567	-	14,567	24,974	10,407	
Excess of Revenue Over Expenses GAAP Basis	\$ (898,095)	\$ 22,712	\$ (875,382)	\$ (2,374,789)	\$ 1,499,406	

Houston Downtown Management District
Statement of Activities
For the Two Months Ended February 29, 2024 and February 28, 2023

	Operating YTD Actual	Capital YTD Actual	2024 Total YTD Actual	2023 Total YTD Actual	Fav (Unfav) Variance	% Var
Revenues						
Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operations Revenue	126,982	-	126,982	36,531	90,452	248%
Project Revenue	3,293	-	3,293	7,466	(4,173)	-56%
Other Income	594	-	594	230	364	158%
Interest Income	112,009	38,346	150,355	92,995	57,360	62%
Total Revenues	\$ 242,878	\$ 38,346	\$ 281,224	\$ 137,221	\$ 144,003	105%
Expenses						
Downtown Feels Safe & Comfortable at All Times						
Collaboration to Maintain Low Crime Rate	\$ 149,683	\$ -	\$ 149,683	\$ 248,030	\$ 98,347	40%
Reduced Presence of Homeless & Street Persons	72,169	-	72,169	50,412	(21,757)	-43%
Downtown Sidewalks are Comfortably Lighted	8,064	-	8,064	12,924	4,860	38%
Downtown Clean & Well-Kept Appearance	275,851	-	275,851	502,104	226,253	45%
Remove Signs of Disorder in Downtown	6,848	-	6,848	15,877	9,029	57%
Prepare for Emergencies	17,294	-	17,294	18,995	1,701	9%
	529,910	-	529,910	848,342	318,433	38%
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City						
Key Pedestrian Streets are Inviting	23,478	-	23,478	15,798	(7,680)	-49%
Public Spaces Managed, Programmed, & Delightful	122,033	-	122,033	209,724	87,691	42%
Place of Civic Celebration	73,349	-	73,349	75,514	2,165	3%
	218,860	-	218,860	301,036	82,176	27%
Accessible to Region & Easy to Get Around						
Effective Transit Access More Places, More Hours	3,210	-	3,210	3,650	440	12%
Convenient Circulation Without Personal Vehicle	-	-	-	-	-	N/A
Easy To Find Way Around	5,977	-	5,977	4,884	(1,093)	-22%
Connect Neighbors & Districts Inside/Outside Downtown	10,707	-	10,707	12,989	2,281	18%
Convenient, Understandable & Managed Parking	2,102	-	2,102	751	(1,350)	N/A
	21,996	-	21,996	22,273	278	
Vibrant, Sustainable Mixed-Use Place						
Best Place to Work in Region	48,777	-	48,777	38,111	(10,666)	-28%
Exciting Neighborhoods to Live In	3,752	-	3,752	96,139	92,387	96%
Competitive Shopping Place	3,054	-	3,054	3,335	281	8%
Remarkable Destination for Visitors	2,742	-	2,742	2,706	(36)	-1%
	58,325	-	58,325	140,292	81,967	58%
Downtown's Vision & Offering Understood By All						
Market to Region	74,599	-	74,599	45,721	(28,878)	-63%
Promote Downtown's Ease of Use	20,219	-	20,219	15,396	(4,823)	-31%
Vision/Development Framework Understood By All	16,304	-	16,304	26,131	9,827	38%
Tools to Assist Continued Redevelopment	3,863	-	3,863	4,382	519	12%
Develop & Maintain Information to Support Downtown	3,815	-	3,815	3,546	(269)	-8%
	118,801	-	118,801	95,177	(23,624)	-25%
District Governance & Service Known for Excellence						
Engage Stakeholders in Decision Making	119,910	-	119,910	116,738	(3,172)	-3%
Communications to Owners, Tenants & Others	11,631	-	11,631	7,728	(3,903)	-51%
Preservation of Districts' Capital Assets	46,972	-	46,972	44,561	(2,412)	-5%
	178,514	-	178,514	169,027	(9,487)	-6%
Capital Improvement & Expenditures						
Downtown Feels Safe & Comfortable	-	5,043	5,043	-	(5,043)	N/A
Public Realm is Charming, Inviting, & Beautiful	-	661	661	4,404	3,743	N/A
Accessible to Region & Easy to Get Around	-	1,575	1,575	35,795	34,220	N/A
Vibrant, Sustainable Mixed-Use Place	-	-	-	8,607	8,607	100%
Downtown's Vision & Offering Understood By All	-	-	-	-	-	N/A
Capital Replacement Expenditure	-	8,354	8,354	9,342	988	11%
	-	15,633	15,633	58,147	42,514	73%
Total Expenses	\$ 1,126,405	\$ 15,633	\$ 1,142,039	\$ 1,634,295	\$ 492,256	30%
Depreciation Expense	14,567	-	14,567	14,874	307	
Excess of Revenue Over Expenses GAAP Basis	\$ (898,095)	\$ 22,712	\$ (875,382)	\$ (1,511,948)	\$ 636,566	

Houston Downtown Management District

Variance Analysis to the 2024 Budget

For the Two Months Ended February 29, 2024

Revenue

1) Interest income is (\$46K) under budget due to lower assessment receipts than forecasted for the first two months of 2024.

Operating Budget

Expenses

- 2) Goal 1a-Collaboration to Maintain Low Crime Rate- Under budget (\$199K) in Safety Guides because Block By Block has not invoiced for the first two months of the year, and (\$22K) in staffing Off Duty Officers.
- 3) Goal 1b-Reduced Presence of Homeless & Street Persons-Under budget (\$194K) in homeless outreach programs and \$3K over in rental for 421 San Jacinto due to timing of payments.
- 4) Goal 1c-Downtown Sidewalks are Comfortably Lighted-Under budget \$22K in Street Lighting Expense, amenities and maintenance.
- 5) Goal 1d-Downtown Noted for Cleanliness & Well-Kept Appearance- Under budget (\$229K) in Street Teams cleaning sidewalks and bus stops due to delay in receipt of Block by Block billing, (\$52K) in Trash Collection personnel and bags, (\$45K) in Paver repair and maintenance, (\$15K) in Landscaping, (\$28K) in Operations overhead, and (\$15K) in Irrigation.
- 6) Goal 1e-Remove Signs of Disorder in Downtown-Under budget \$2K in Graffiti Abatement.
- 7) Goal 2a-Key Pedestrian Streets are Inviting-Over budget \$6K in accent plants.
- 8) Goal 2b-Key Public Spaces Programmed and Delightful-Under budget (\$31K) in Main Street Square maintenance, and (\$23K) in Market Square Park maintenance, (\$19K) in Trebly Park maintenance and (\$11K) in Cotswold Fountain maintenance. Over budget \$7K in Market Square programming. Under budget (\$17K) in Trebly Park programming, (\$4K) in Event sponsorships and (\$3K) in Collaborative programming.
- 9) Goal 3c-Easy to Find Way Around - Under budget \$2K in Wayfinding.
- 10) Goal 4a-Best Place to Work in the Region-Under budget (\$49K) in Economic Development.
- 11) Goal 4b-Exciting Neighborhoods To Live In-Under budget (\$93K) in DLI Grants and (\$5K) in Residential Programming.
- 12) Goal 5a-Market to Region-Under budget (\$85K) in marketing expenditures.
- 13) Goal 5c-Planning Consultants & Expenses are under budget (\$34K).
- 14) Goal 6a-Complete engagement by all stakeholders in District - Under budget (\$1K) in Operations, Under budget (\$1K) in Engagement, (\$1K) in Economic Development, (\$4K) in Planning Design & Construction, and (\$13K) in Admin.

Capital Budget

- 15) Under budget (\$157K) in Flock Cameras and (\$25K) in Landscape Amenities-Irrigation.
- 16) Under budget (\$49K) in Market Square Park improvements and (\$35K) in Banners.
- 17) Under budget (\$18K) for Southeast Sidewalks TxDOT.
- 18) Under budget (\$32K) for Capital Replacement expenditures.



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 March 31, 2024 and 2023, 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,

nctp cpas, pllc

Houston, Texas
April 8, 2024

**Houston Downtown Management District
Governmental Fund Balance Sheets and
Statement of Net Position
March 31, 2024 and March 31, 2023**

	2024			2023		
	HDMD Operating 3/31/2024	HDMD Capital 3/31/2024	Total (Memo Only)	HDMD Operating 3/31/2023	HDMD Capital 3/31/2023	Total (Memo Only)
Assets						
Cash	\$ 17,491,445	\$ 4,747,346	\$ 22,238,790	\$ 18,061,497	\$ 5,026,788	\$ 23,088,285
Assessments Due	969,345	80,235	1,049,579	667,455	57,259	724,714
Accounts Receivable	332,697	-	332,697	530,524	4,800	535,325
Prepaid Expense	26,235	-	26,235	26,235	-	26,235
Property & Equipment, Net	589,096	0	589,096	565,837	840	566,677
Right of Use Lease Assets, Net	2,434,052	-	2,434,052	2,649,933	-	2,649,933
Intercompany Rec/Pay	(1,309,117)	1,309,117	-	(1,196,648)	1,196,648	-
Total Assets	\$ 20,533,753	\$ 6,136,697	\$ 26,670,450	\$ 21,304,833	\$ 6,286,336	\$ 27,591,169
Liabilities						
Accounts Payable & Accrued Expenses	\$ 575,781	\$ 366	\$ 576,147	\$ 833,938	\$ 36,595	\$ 870,533
Lease Liabilities	2,614,539	-	2,614,539	2,783,935	-	\$ 2,783,935
Deferred Revenue	-	-	-	-	-	-
Reserve for Refunds due to Property Protests	1,958,130	143,446	2,101,575	1,304,554	100,272	1,404,825
Total Liabilities & Deferred Revenue	5,148,450	143,812	5,292,261	4,922,427	136,867	5,059,294
Fund Balances						
Unreserved, Undesignated	14,585,303		14,585,303	15,582,406		15,582,406
Unreserved, Designated for Catastrophy	800,000		800,000	800,000		800,000
Reserved for Capital Projects		5,992,885	5,992,885		6,149,469	6,149,469
	15,385,303	5,992,885	21,378,189	16,382,406	6,149,469	22,531,876
Total Liabilities, Deferred Revenue & Fund Balances	\$ 20,533,753	\$ 6,136,697	\$ 26,670,450	\$ 21,304,833	\$ 6,286,336	\$ 27,591,169

**Houston Downtown Management District
Statement of Activities
For the Three Months Ended March 31, 2024**

	Operating YTD Actual	Capital YTD Actual	Total YTD Actual	YTD Budget	Fav (Unfav) Variance	% Var
Revenues						
Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operations Revenue	162,749	-	162,749	192,375	(29,626)	-15%
Project Revenue	3,293	-	3,293	-	3,293	N/A
Other Income	594	-	594	-	594	N/A
Interest Income	193,220	56,959	250,179	291,400	(41,221)	-14%
Total Revenues	\$ 359,856	\$ 56,959	\$ 416,815	\$ 483,775	\$ (66,960)	-14%
Expenses						
Downtown Feels Safe & Comfortable at All Times						
Collaboration to Maintain Low Crime Rate	\$ 564,566	\$ -	\$ 564,566	\$ 693,661	\$ 129,095	19%
Reduced Presence of Homeless & Street Persons	161,464	-	161,464	382,725	221,261	58%
Downtown Sidewalks are Comfortably Lighted	14,762	-	14,762	44,934	30,171	67%
Downtown Clean & Well-Kept Appearance	848,863	-	848,863	1,116,318	267,455	24%
Remove Signs of Disorder in Downtown	16,053	-	16,053	15,060	(993)	-7%
Prepare for Emergencies	26,253	-	26,253	27,456	1,203	4%
	1,631,963	-	1,631,963	2,280,155	648,192	28%
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City						
Key Pedestrian Streets are Inviting	32,031	-	32,031	25,740	(6,292)	-24%
Public Spaces Managed, Programmed, & Delightful	376,473	-	376,473	378,551	2,077	1%
Place of Civic Celebration	105,801	-	105,801	121,554	15,753	13%
	514,306	-	514,306	525,844	11,539	2%
Accessible to Region & Easy to Get Around						
Effective Transit Access More Places, More Hours	4,956	-	4,956	5,036	80	2%
Convenient Circulation Without Personal Vehicle	-	-	-	-	-	N/A
Easy To Find Way Around	13,431	-	13,431	11,750	(1,680)	-14%
Connect Neighbors & Districts Inside/Outside Downtown	16,042	-	16,042	15,920	(122)	-1%
Convenient, Understandable & Managed Parking	3,152	-	3,152	3,195	43	1%
	37,581	-	37,581	35,901	(1,680)	-5%
Vibrant, Sustainable Mixed-Use Place						
Best Place to Work in Region	117,612	-	117,612	133,964	16,351	12%
Exciting Neighborhoods to Live In	103,654	-	103,654	191,803	88,149	46%
Competitive Shopping Place	4,723	-	4,723	4,800	78	2%
Remarkable Destination for Visitors	4,255	-	4,255	4,329	74	2%
	230,245	-	230,245	334,896	104,652	31%
Downtown's Vision & Offering Understood By All						
Market to Region	120,375	-	120,375	239,831	119,455	50%
Promote Downtown's Ease of Use	30,391	-	30,391	30,958	567	2%
Vision/Development Framework Understood By All	26,255	-	26,255	74,942	48,687	65%
Tools to Assist Continued Redevelopment	6,258	-	6,258	7,114	856	12%
Develop & Maintain Information to Support Downtown	5,723	-	5,723	5,859	137	2%
	189,003	-	189,003	358,704	169,702	47%
District Governance & Service Known for Excellence						
Engage Stakeholders in Decision Making	176,701	-	176,701	211,050	34,349	16%
Communications to Owners, Tenants & Others	17,557	-	17,557	17,830	273	2%
Preservation of Districts' Capital Assets	46,972	-	46,972	46,900	(72)	0%
	241,231	-	241,231	275,781	34,550	13%
Capital Improvement & Expenditures						
Downtown Feels Safe & Comfortable	-	160,743	160,743	201,700	40,957	20%
Public Realm is Charming, Inviting, & Beautiful	-	2,761	2,761	310,000	307,239	99%
Accessible to Region & Easy to Get Around	-	1,575	1,575	575,000	573,425	100%
Vibrant, Sustainable Mixed-Use Place	-	8,005	8,005	-	(8,005)	N/A
Downtown's Vision & Offering Understood By All	-	-	-	-	-	N/A
Capital Replacement Expenditure	-	47,561	47,561	61,500	13,939	23%
	-	220,646	220,646	1,148,200	927,554	81%
Total Expenses	\$ 2,844,328	\$ 220,646	\$ 3,064,973	\$ 4,959,481	\$ 1,894,508	38%
Depreciation Expense	22,256	-	22,256	37,461	15,205	
Excess of Revenue Over Expenses GAAP Basis	\$ (2,506,727)	\$ (163,687)	\$ (2,670,414)	\$ (4,513,167)	\$ 1,842,753	

Houston Downtown Management District
Statement of Activities
For the Three Months Ended March 31, 2024 and March 31, 2023

	Operating YTD Actual	Capital YTD Actual	2024 Total YTD Actual	2023 Total YTD Actual	Fav (Unfav) Variance	% Var
Revenues						
Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operations Revenue	162,749	-	162,749	65,540	97,209	148%
Project Revenue	3,293	-	3,293	10,731	(7,438)	-69%
Other Income	594	-	594	687	(94)	-14%
Interest Income	193,220	56,959	250,179	185,536	64,644	35%
Total Revenues	\$ 359,856	\$ 56,959	\$ 416,815	\$ 262,494	\$ 154,321	59%
Expenses						
Downtown Feels Safe & Comfortable at All Times						
Collaboration to Maintain Low Crime Rate	\$ 564,566	\$ -	\$ 564,566	\$ 486,335	\$ (78,232)	-16%
Reduced Presence of Homeless & Street Persons	161,464	-	161,464	130,568	(30,896)	-24%
Downtown Sidewalks are Comfortably Lighted	14,762	-	14,762	25,397	10,634	42%
Downtown Clean & Well-Kept Appearance	848,863	-	848,863	894,180	45,316	5%
Remove Signs of Disorder in Downtown	16,053	-	16,053	23,048	6,995	30%
Prepare for Emergencies	26,253	-	26,253	28,591	2,338	8%
	1,631,963	-	1,631,963	1,588,118	(43,844)	-3%
Public Realm is Charming, Inviting, Beautiful & Celebrates the Life of the City						
Key Pedestrian Streets are Inviting	32,031	-	32,031	111,289	79,258	71%
Public Spaces Managed, Programmed, & Delightful	376,473	-	376,473	355,742	(20,732)	-6%
Place of Civic Celebration	105,801	-	105,801	151,890	46,089	30%
	514,306	-	514,306	618,921	104,615	17%
Accessible to Region & Easy to Get Around						
Effective Transit Access More Places, More Hours	4,956	-	4,956	5,475	518	9%
Convenient Circulation Without Personal Vehicle	-	-	-	-	-	N/A
Easy To Find Way Around	13,431	-	13,431	7,551	(5,880)	-78%
Connect Neighbors & Districts Inside/Outside Downtown	16,042	-	16,042	19,483	3,441	18%
Convenient, Understandable & Managed Parking	3,152	-	3,152	1,503	(1,650)	N/A
	37,581	-	37,581	34,011	(3,570)	
Vibrant, Sustainable Mixed-Use Place						
Best Place to Work in Region	117,612	-	117,612	136,123	18,510	14%
Exciting Neighborhoods to Live In	103,654	-	103,654	97,801	(5,854)	-6%
Competitive Shopping Place	4,723	-	4,723	5,003	280	6%
Remarkable Destination for Visitors	4,255	-	4,255	4,059	(196)	-5%
	230,245	-	230,245	242,985	12,740	5%
Downtown's Vision & Offering Understood By All						
Market to Region	120,375	-	120,375	80,225	(40,150)	-50%
Promote Downtown's Ease of Use	30,391	-	30,391	23,094	(7,297)	-32%
Vision/Development Framework Understood By All	26,255	-	26,255	39,197	12,942	33%
Tools to Assist Continued Redevelopment	6,258	-	6,258	6,573	315	5%
Develop & Maintain Information to Support Downtown	5,723	-	5,723	5,319	(404)	-8%
	189,003	-	189,003	154,408	(34,595)	-22%
District Governance & Service Known for Excellence						
Engage Stakeholders in Decision Making	176,701	-	176,701	168,789	(7,912)	-5%
Communications to Owners, Tenants & Others	17,557	-	17,557	11,962	(5,595)	-47%
Preservation of Districts' Capital Assets	46,972	-	46,972	44,561	(2,412)	-5%
	241,231	-	241,231	225,312	(15,919)	-7%
Capital Improvement & Expenditures						
Downtown Feels Safe & Comfortable	-	160,743	160,743	-	(160,743)	N/A
Public Realm is Charming, Inviting, & Beautiful	-	2,761	2,761	4,404	1,643	37%
Accessible to Region & Easy to Get Around	-	1,575	1,575	38,248	36,673	96%
Vibrant, Sustainable Mixed-Use Place	-	8,005	8,005	8,607	602	7%
Downtown's Vision & Offering Understood By All	-	-	-	-	-	N/A
Capital Replacement Expenditure	-	47,561	47,561	13,550	(34,012)	-251%
	-	220,646	220,646	64,809	(155,837)	-240%
Total Expenses	\$ 2,844,328	\$ 220,646	\$ 3,064,973	\$ 2,928,564	\$ (136,409)	-5%
Depreciation Expense	22,256	-	22,256	22,312	56	
Excess of Revenue Over Expenses GAAP Basis	\$ (2,506,727)	\$ (163,687)	\$ (2,670,414)	\$ (2,688,382)	\$ 17,968	

Houston Downtown Management District

Variance Analysis to the 2024 Budget

For the Three Months Ended March 31, 2024

Revenue

1) Operations revenue is (\$30K) under budget due to \$69K of income earned for METRO Bus Stop Cleaning has not been received offset by \$38K in excess reimbursements for the Cotswold Fountains. Interest income is (\$41K) under budget due to less than forecasted assessment receipts invested for the first three months of 2024.

Operating Budget

Expenses

- 2) Goal 1a-Collaboration to Maintain Low Crime Rate- Under budget (\$91K) in Safety Guides and Equipment, (\$6K) in ODO program and Law Enforcement support and (\$31K) in staffing Off Duty Officers.
- 3) Goal 1b-Reduced Presence of Homeless & Street Persons-Under budget (\$221K) in homeless outreach programs.
- 4) Goal 1c-Downtown Sidewalks are Comfortably Lighted-Under budget (\$30K) in Street Lighting Expense, amenities and maintenance.
- 5) Goal 1d-Downtown Noted for Cleanliness & Well-Kept Appearance- Under budget (\$152K) in Street Teams cleaning sidewalks and bus stops due to delay in receipt of Block by Block billing, (\$24K) in Trash Collection personnel and bags, (\$56K) in Paver repair and maintenance, (\$23K) in Operations overhead, and (\$13K) in Irrigation. Over budget \$2K in Landscaping.
- 6) Goal 1e-Remove Signs of Disorder in Downtown-Over budget \$1K in Graffiti Abatement.
- 7) Goal 2a-Key Pedestrian Streets are Inviting-Over budget \$6K in accent plants.
- 8) Goal 2b-Key Public Spaces Programmed and Delightful-Under budget (\$19K) in Main Street Square maintenance, and (\$5K) in Trebly Park maintenance. Over budget \$33K in Cotswold Fountain maintenance reimbursed by Houston First, and \$6K in Market Square Park maintenance. Over budget \$12K in Market Square programming. Under budget (\$10K) in Trebly Park programming, (\$6K) in Event sponsorships and (\$11K) in Collaborative programming.
- 9) Goal 2c-Place of Civic Celebration - Under budget (\$17K) in Art and Holiday Programming. Over budget \$2K in staffing.
- 10) Goal 3c-Easy to Find Way Around - Over budget \$2K in Wayfinding contract expense.
- 11) Goal 4a-Best Place to Work in the Region-Under budget (\$39K) in Economic Development and over budget \$23K in staffing.
- 12) Goal 4b-Exciting Neighborhoods To Live In-Under budget (\$81K) in DLI Grants and (\$7K) in Residential Programming.
- 13) Goal 5a-Market to Region-Under budget (\$119K) in marketing expenditures.
- 14) Goal 5c-Vision/Development Framework Understood by all - Under budget (\$48K) in Planning Consultants & Expenses.
- 15) Goal 6a-Engage Stakeholders in Decision Making - Under budget (\$34K) in Administration costs, Training, and Depreciation.

Capital Budget

- 16) Safe and Comfortable - Under budget (\$40K) in Landscape Amenities-Irrigation.
- 17) Public Realm Is Charming - Under budget (\$160K) in Banners, (\$25K) in Lighting Plan Implementation, (\$25K) in Storefront/Streetscape Activation and Improved Pedestrian Connect, (\$50K) in Urban Canopy and (\$49K) in Market Square Park improvements. Over budget \$2K for More Space Main Street 2.0.
- 18) Accessible to Entire Region - Under budget (\$573K) for Southeast Sidewalks TxDOT.
- 19) Vibrant Sustainable Mixed-Use Place Under budget - (\$8K) for DLI grants.
- 20) District Governance - Under budget (\$13K) for Capital Replacement expenditures and (\$1K) in Assessment Fees.

HOUSTON DOWNTOWN MANAGEMENT DISTRICT

25

AP Check Register (Current by Bank)

Check Dates: 3/1/2024 to 3/31/2024

Check No.	Date	Vendor ID	Payee Name	Amount
BANK ID: A - OPERATING ACCT-JPMORGAN				101.000
35651	03/05/24	99932	DPR DOWNTOWN HOUSTON LLC	\$292,378.00
35652	03/05/24	99936	DPR EIGHTEEN25 LLC	\$233,685.00
35653	03/05/24	1200	CENTRAL HOUSTON, INC	\$266,514.80
35674	03/01/24	998923	AUSTIN K GRAVELLE	\$58.78
35675	03/01/24	998924	BRIAN JOSEPH CRIMMINS	\$28.37
35676	03/01/24	998925	CHELSEA, SON OR KIM NGUYEN	\$26.26
35677	03/01/24	998926	FREDERICK OR BARBARA SMITH	\$247.15
35678	03/01/24	998927	GARY SEXTON	\$212.00
35679	03/01/24	999966	JACK EZON TRUSTEE	\$139.24
35680	03/01/24	998928	JASMENE HOSEA	\$25.76
35681	03/01/24	998930	JHORDAN PLASENCIA	\$65.72
35682	03/01/24	998929	JOEL OR ASHLEY FOOTE	\$78.81
35683	03/01/24	998931	KATHLEEN A JOHNSON	\$548.81
35684	03/01/24	998932	KELVINS OR TRINA NOLEN	\$57.75
35685	03/01/24	5648	LINEBARGER GOGGAN BLAIR	\$2,718.16
35686	03/01/24	998933	MELISSA ANN CROWDER	\$54.24
35687	03/01/24	998934	PHILIP CHAMPION	\$43.63
35688	03/01/24	998935	RAHUL OR MEGHNA SOOD	\$51.37
35689	03/01/24	998936	TIMOTHY HOLLEY	\$50.65
35690	03/21/24	1559	CITY OF HOUSTON	\$418.14
* 397433	03/29/24	8763	UNIVERSAL PLUMBING SUPPLY CO.	\$22.70
* 397439	03/29/24	1801	DIRECTV	\$104.98
* 397449	03/29/24	0594	STREETSENSE	\$15,000.00
* 397456	03/29/24	5987	MAINTENANCE TO GO	\$21,277.05
* 397465	03/29/24	7995	INCONTROL CONTRUCTION LLC	\$42,825.00
* 397470	03/29/24	0450	AVALON MUSIC	\$3,975.00
* 397475	03/29/24	0490	ASSOCIATED LANDSCAPE SERVICES	\$35,574.69
* 397480	03/29/24	9081	WESTPARK COMMUNICATIONS, L.P	\$95.90
* 397484	03/29/24	8900	VERIZON WIRELESS	\$1,355.02
* 397487	03/29/24	0839	THE BRANDSOUP AGENCY LLC	\$1,250.00
* 397491	03/29/24	8552	TEXAS OUTHOUSE, INC.	\$593.60
* 397493	03/29/24	7526	PARA INTEGRATION, LLC	\$575.00
* 397495	03/29/24	9948	ORKIN PEST CONTROL	\$144.99
* 397497	03/29/24	6299	BIG BLISSING	\$1,500.00
* 397499	03/29/24	7995	INCONTROL CONTRUCTION LLC	\$690.00
* 397501	03/29/24	3548	HAMILTON PLUMBING SERVICE	\$527.13
* 397503	03/29/24	3298	GULF COAST PAVERS, INC.	\$8,400.00
* 397505	03/29/24	3380	LEAMON GREEN	\$4,000.00
* 397507	03/29/24	2046	DUSTY McCARTNEY	\$62.51
* 397509	03/29/24	0824	BUFFALO BAYOU PARTNERSHIP	\$6,775.50
* 397511	03/29/24	0027	AT&T	\$1,504.58
* 432405	03/29/24	4756	CKP COMMUNICATIONS,LLC	\$7,500.00
* 5245384	03/05/24	4756	CKP COMMUNICATIONS,LLC	\$15,000.00
* 5245387	03/05/24	0490	ASSOCIATED LANDSCAPE SERVICES	\$27,809.28
* 5245393	03/05/24	2746	FIRETRON, INC	\$776.00
* 5245397	03/05/24	0034	ABC HOME & COMMERCIAL SERVICES	\$145.00
* 5245399	03/05/24	2550	SCOTT FINKE	\$57.93
* 5245401	03/05/24	8552	TEXAS OUTHOUSE, INC.	\$527.50
* 5245403	03/05/24	8027	RAE SECURITY SOUTHWEST, LLC	\$1,449.90
* 5245847	03/05/24	3298	GULF COAST PAVERS, INC.	\$9,600.00
* 5247291	03/05/24	8609	TOUCH & AGREE PROPERTY	\$2,547.20
* 5445256	03/05/24	8325	SOUTHERN CHINESE DAILY NEWS	\$600.00
* 5445383	03/05/24	8315	SWANK MOTION PICTURES, INC	\$4,375.00
* 5445614	03/08/24	8315	SWANK MOTION PICTURES, INC	\$4,570.00
* 6664786	03/08/24	1801	DIRECTV	\$104.98
* 6664789	03/08/24	8355	STERLING EXPRESS SERVICES, INC	\$74.40
* 6664793	03/08/24	6321	MINER, LTD	\$13,260.50
* 6664795	03/08/24	0089	EGIDIO NARVAEZ PHOTOGRAHER	\$4,120.00
* 6664798	03/08/24	7995	INCONTROL CONTRUCTION LLC	\$17,584.56
* 6664801	03/08/24	7060	NEON ELECTRIC CORPORATION	\$435.00
* 6664804	03/08/24	3948	THE HARRIS CENTER FOR	\$43,726.84

HOUSTON DOWNTOWN MANAGEMENT DISTRICT

AP Check Register (Current by Bank)

Check Dates: 3/1/2024 to 3/31/2024

Check No.	Date	Vendor ID	Payee Name	Amount
BANK ID: A - OPERATING ACCT-JPMORGAN				101.000
* 6664807	03/08/24	3548	HAMILTON PLUMBING SERVICE	\$1,661.85
* 6664811	03/08/24	8655	TRIPLE R BROTHERS, LTD	\$121.93
* 6664813	03/08/24	0450	AVALON MUSIC	\$2,550.00
* 6664816	03/08/24	3630	HOME DEPOT CREDIT SERVICES	\$280.37
* 6664819	03/08/24	0027	AT&T	\$2,053.04
* 6664821	03/08/24	8106	CHRIS TRIPOLI	\$9,250.00
* 6664823	03/08/24	5996	MJB CONSULTING	\$29,936.23
* 6664829	03/08/24	8168	SEAL SECURITY SOLUTIONS, LLC	\$74,072.96
* 6664833	03/08/24	1601	COOPWOOD'S AIR CONDITIONING	\$2,550.63
* 6664835	03/08/24	5540	LINCOLN COLWELL	\$1,770.00
* 6664837	03/08/24	5961	MELISSA TAYLOR	\$1,300.00
* 6664839	03/08/24	1520	CHIAGOZI NEBE	\$4,300.00
* 6664841	03/08/24	1543	CITY OF HOUSTON	\$61.68
* 6664843	03/08/24	3550	HARDY & HARDY	\$3,550.00
* 6664845	03/08/24	9045	WESTERN FIRST AID & SAFETY	\$204.63
* 6664847	03/08/24	3573	HARRIS COUNTY TREASURER	\$9,700.00
* 6664849	03/08/24	8351	SHOOT EDIT SLEEP, LLC	\$1,871.99
* 6664851	03/08/24	8793	UTS, LLC	\$6,500.00
* 6664853	03/08/24	8607	TXU ENERGY RETAIL COMPANY, LLC	\$6,572.42
* 7645735	03/13/24	3288	BRACEWELL	\$3,131.50
* 7645738	03/13/24	1692	COSTAR GROUP, INC.	\$1,614.60
* 7645745	03/13/24	6249	MOONSTAR CINEMA SERVICES	\$8,629.20
* 7645749	03/13/24	0511	BLOCK BY BLOCK	\$361,445.34
* 7645755	03/13/24	7712	POWER PEST CORP	\$1,820.00
* 7645757	03/13/24	8168	SEAL SECURITY SOLUTIONS, LLC	\$1,700.00
* 7645759	03/13/24	1860	THE DAVEY TREE EXPERT COMPANY	\$2,300.00
* 7645761	03/13/24	8903	VICTOR STANLEY, INC	\$4,686.00
* 7645763	03/15/24	0070	AARON HERNANDEZ	\$16.02
* 7645765	03/13/24	1665	COLOR SPECIALISTS LANDSCAPING	\$12,070.30
* 7645767	03/13/24	5211	KEITH GOULD	\$60.70
* 7645769	03/13/24	0450	AVALON MUSIC	\$1,550.00
* 7645771	03/13/24	9819	BRYAN K BENNETT	\$1,528.10
* 7645773	03/20/24	5703	MICHAEL LOESSIN	\$500.00
* 7989202	03/13/24	8609	TOUCH & AGREE PROPERTY	\$2,547.20
* 8033367	03/13/24	1726	JACQUE GONZALEZ-GARCIA	\$310.68
* 8033375	03/13/24	3879	BRENDAN HARRISON	\$20.24
* 9528800	03/21/24	6321	MINER, LTD	\$790.25
* 9528813	03/21/24	7060	NEON ELECTRIC CORPORATION	\$4,138.50
* 9528823	03/21/24	3313	GB TECH, INC	\$14,568.46
* 9528829	03/21/24	0511	BLOCK BY BLOCK	\$403,701.30
* 9528840	03/21/24	8404	ANN WERME GROUP	\$9,325.00
* 9528845	03/21/24	9089	WE 68 LLC	\$4,512.51
* 9528851	03/21/24	3400	RAFFLE PARKING COMPANY,LLC	\$900.00
* 9528856	03/21/24	5710	LVA 4 HOUSTON GREENSTREET LP	\$21,007.05
* 9528860	03/21/24	6298	JORDAN CUTLER	\$68.13
* 9528863	03/21/24	4704	JOHNSON CONTROLS SECURITY	\$647.50
* 9528867	03/21/24	4437	INTERNATIONAL STONWORKS, INC	\$137.02
* 9528871	03/21/24	4430	INTERNATIONAL DOWNTOWN ASSOC.	\$2,750.00
* 9528876	03/21/24	8695	DOG WASTE DEPOT	\$519.88
* 9528881	03/21/24	1735	CORE DESIGN STUDIO	\$1,400.00
* 9528895	03/21/24	1191	CENTERPOINT ENERGY	\$304.14
* 9528901	03/21/24	0450	AVALON MUSIC	\$1,900.00
* 9528906	03/21/24	0027	AT&T	\$808.03
* 9528912	03/21/24	0490	ASSOCIATED LANDSCAPE SERVICES	\$2,800.00
* 9528921	03/21/24	0070	AARON HERNANDEZ	\$17.92
* 9678600	03/21/24	3548	HAMILTON PLUMBING SERVICE	\$1,383.00

BANK A REGISTER TOTAL: \$2,137,836.68

HOUSTON DOWNTOWN MANAGEMENT DISTRICT

AP Check Register (Current by Bank)

Check Dates: 3/1/2024 to 3/31/2024

Check No.	Date	Vendor ID	Payee Name	Amount
-----------	------	-----------	------------	--------

BANK ID: A - OPERATING ACCT-JPMORGAN				101.000
---	--	--	--	----------------

BANK ID: B - CAPITAL ACCT-JPMORGAN				102.000
---	--	--	--	----------------

397351	03/29/24	1513	CHAD TRAHAN	\$9,207.40
* 5245667	03/05/24	1751	DESIGN WORKSHOP, INC	\$2,100.00
* 6664755	03/08/24	2786	FLOCK SAFETY, INC	\$155,700.00
* 9528888	03/21/24	1513	CHAD TRAHAN	\$30,000.00

BANK B REGISTER TOTAL:	\$197,007.40
-------------------------------	---------------------

GRAND TOTAL :	<u>\$2,334,844.08</u>
----------------------	------------------------------

**HOUSTON DOWNTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT, AUTHORIZATION AND REVIEW
FOR THE PERIOD JANUARY 1, 2024 THROUGH MARCH 31, 2024**

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
HDMD										
OPERATING ACCOUNTS JP MORGAN CHASE										
OPERATING	2,264,921.23	2,264,921.23	0.00	0.00	(1,365,147.53)	899,773.70	899,773.70	4.05%	N/A	1.00
CAPITAL	1,271,889.58	1,271,889.58	0.00	0.00	(535,711.22)	736,178.36	736,178.36	3.31%	N/A	1.00
TOTAL	3,536,810.81	3,536,810.81	0.00	0.00	(1,900,858.75)	1,635,952.06	1,635,952.06	7.36%		1.00
POOLED FUNDS - TEXPOOL										
OPERATING	1,545,146.99	1,545,146.99	0.00	146,523.95	14,900,000.00	16,591,670.94	16,591,670.94	74.61%	5.51%	39.00
CAPITAL	3,956,527.73	3,956,527.73	0.00	54,639.45	0.00	4,011,167.18	4,011,167.18	18.04%	5.51%	39.00
TOTAL	5,501,674.72	5,501,674.72	0.00	201,163.40	14,900,000.00	20,602,838.12	20,602,838.12	92.64%		
TOTAL HDMD	9,038,485.53	9,038,485.53	0.00	201,163.40	12,999,141.25	22,238,790.18	22,238,790.18	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

RICHARD TORRES
TREASURER

ROBBIE JONES
VICE CHAIR

LESLIE ASHBY
CHAIRMAN

KRIS LARSON
PRESIDENT - CEO

COLLABORATIVE COMMITTEE COMPOSITION - HDMD BOARD

March 28, 2024

Committee	Member	Board	Company Affiliation
Enhance DT - Goal 2	Gilbert A. Herrera	HDMD	Herrera Partners
Enhance DT - Goal 2	Kenny Meyer	HDMD	MC Management and Development
Enhance DT - Goal 2	Marian Harper	HDMD	Houston Astros
Enhance DT - Goal 2	Richard Torres	HDMD	CHRISTUS Foundation
Enhance DT - Goal 2	Roland Kennedy	HDMD	Chevron
Enhance DT - Goal 2	Terry Demchak	HDMD	Hermann Lofts
Connect DT - Goal 3	Benjamin Llana	HDMD	Skanska USA
Connect DT - Goal 3	C.C. Huang	HDMD	The Abercrombie Company
Connect DT - Goal 3	Clay Crawford	HDMD	Sears Crawford L.L.P.
Thrive DT - Goal 4	Angus Hughes	HDMD	Cushman Wakefield
Thrive DT - Goal 4	Crystal Allen	HDMD	Transwestern Retail
Thrive DT - Goal 4	Edna Ramos	HDMD	
Thrive DT - Goal 4	Frem Reggie	HDMD	Hines
Thrive DT - Goal 4	Genora K. Boykins	HDMD	NRG Energy
Thrive DT - Goal 4	Grace Rodriguez	HDMD	Impact Hub Houston
Thrive DT - Goal 4	Lacey Jacobs	HDMD	Midway
Thrive DT - Goal 4	Robbi Jones	HDMD	Kipling Jones & Co.
Thrive DT - Goal 4	Sean Liu	HDMD	Lionstone Investments
Thrive DT - Goal 4	Toni M. Jackson	HDMD	The Banks Law Firm
Engage - Goal 5	Jacques D'Rovencourt	HDMD	Hilton Americas - Houston
Engage - Goal 5	Leslie G. Ashby	HDMD	Ashby, LLP
Engage - Goal 5	Sherea A. McKenzie	HDMD	Harris County, TX

Non Participants (Board Members who are **not** on a Collab. Cmte.)

Sean Alley
 Kinder Baumgardner
 Marcus Davis
 Kelly Foreman
 Irma Galvan
 Nick Massad
 Randy Pryor
 John Schafer

HDMD BOARD 3/28/24

Participates on a Collab. Cmte.

Allen, Crystal
 Alley, Sean
 Baumgardner, Kinder
 Boykins, Genora
 Crawford, Clay
 Davis, Marcus
 Demchak, Terry
 Foreman, Kelly
 Galvan, Irma
 Herrera, Gilbert
 Huang, C.C.
 Jackson, Toni
 Jacobs, Lacey
 Kennedy, Roland
 Liu, Sean
 Llana, Ben
 Massad III, Nick
 McKenzie, Sherea
 Pryor, Randy
 Reggie, Frem
 Rodriguez, Grace
 Schafer, John

EXCOM

Ashby, Leslie
 D'Rovencourt, Jacques
 Harper, Marian
 Hughes, Angus
 Jones, Robbi
 Meyer, Kenny
 Ramos, Edna
 Torres, Richard

Houston Downtown Management District Standing Committees of the Board - April 2024

Executive Committee	Nominating	Finance & Investment	Audit
Leslie Ashby, Chair	Robbi Jones, Chair	Richard Torres, Chair	_____, Chair
Robbi Jones, Vice Chair	Leslie Ashby	Gilbert Herrera	Gilbert Herrera
Marian Harper, Secretary	_____	_____	Robbi Jones
Richard Torres, Treasurer	_____	_____	Richard Torres
	_____	_____	_____

+ _____, Immediate Past Chair

+ _____, Past Chair

+ all HDMD Standing
Committee Chairs:

Nom: Robbi Jones
Finance: Richard Torres
Audit: _____

Presentation: Special Events Strategy Development

(presentation to be shared at meeting)

Update on Organizational Metrics

(Mentimeter to be used at meeting)

ACTION ITEM	Reauthorize expenditures for the Southeast Sidewalks project per the terms of the Advance Funding Agreement (AFA) with TxDOT and with Huitt-Zollars for engineering services.	
SERVICE PLAN	2021-2025	
Budget Year	2024	
Account Code	592.600	592.610
Budget Amount	\$400,000	\$150,000
REQUEST	\$550,000	
DESCRIPTION	This reauthorization allows for the continuation of funding to process the District’s obligations as the local sponsor for the project’s federal grant and also continues the consultant’s engineering work per TxDOT’s deliverable requirements.	
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 funding match including all project related change orders and for 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 commitments. The prior funding commitments were authorized by the District Board on February 14, 2019 (Authorization 1902.04), October 8, 2020 (Authorization 2010.07), June 17, 2021 (Authorization 2106.03), January 12, 2023 (Authorization 2301.08), and subsequently amended on June 15, 2023 (Authorization 2306.04).	
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.	
	Huitt-Zollars is not eligible for MWDBE status and is not registered with the City of Houston.	

ACTION ITEM	Reauthorize expenditures for Irrigation & Landscape Smart System.
SERVICE PLAN	2021-2025
Budget Year	2024
Account Code	594.800
Budget Amount	\$75,000
REQUEST	\$75,000
DESCRIPTION	This reauthorization allows for the continued installation of the Smart Irrigation System to better monitor the water usage and overall irrigation coverage throughout the District. (Prior Authorization 2301.02)
DISCUSSION	As per the Maintenance Agreement with the City of Houston, the District is obligated to maintain the irrigation systems that were installed as part of the Metro's Transit Street Projects, District's Cotswold Projects, and other projects implemented by the Downtown Redevelopment Authority such as the Bagby Street Improvements Project and Trebly Park. This new system allows us to pause irrigating based on events happening throughout the year, monitor the usage and apply water conservation, along with rapid alerts that notify the district of any irrigation breaks or leaks.
DBE Participation	Maintenance To Go, Inc. is a certified DBE company.

ACTION ITEM	Authorize staff to draw upon an agreement with Discovery Green Conservancy to provide fully reimbursed security personnel at Discovery Green for the remaining months of 2024.
SERVICE PLAN	2021-2025
Account Code	506.002 (new code)
Budget Year	2024
Budget Amount	\$ 400,000 (Revenue)
REQUEST	N/A
DESCRIPTION	The Discovery Green Conservancy has asked the District to provide Seal Security and Downtown Public Safety Guides to add a different type of security personnel inside the parameters of the park. The Discovery Green Conservancy will fully reimburse the District for personnel costs for SEAL Security and Downtown Public Safety Guides coverage.
DISCUSSION	The Discovery Green Conservancy is hoping for a more effective way to enforce certain park rules including but not limited to scooters, bikes and illegal vendors. The District will provide the personnel 7 days a week to enhance the security measures in the park. The District will invoice Discovery Green on a monthly basis.
DBE Participation	N/A

ACTION ITEM	Authorize additional 2024 expenditures to Block By Block to manage the Clean Team and Downtown Public Safety Guide Programs.
SERVICE PLAN	2021-2025
Account Codes	821.800, 822.800, 823.800, 824.800, 828.800, 859.800, 836.800 837.800, 818.800, 817.800, 839.800, 851.200, 818.900 (<i>new code</i>)
Budget & Year	Total of \$6,036,550 2024
REVISED REQUEST	Not to exceed \$6,107,550 (\$71,000 increase from prior authorization)
DESCRIPTION	This additional amount is to cover the costs of additional Public Safety Guides that will be deployed and stationed within Discovery Green Park. These costs are fully reimbursed by the Discovery Green Conservancy.
DISCUSSION	Pending the approval of the agreement between the District and Discovery Green Conservancy, BBB will hire and train additional guides to provide security and enforce park rules at Discovery Green.
DBE Participation	Block By Block is not a DBE, however they are the District's labor contractor and have committed to achieve a 20% DBE goal through sub-contractors and vendors.

ACTION ITEM	Authorize additional 2024 expenditures with S.E.A.L. Security Services, Inc for private security.
SERVICE PLAN	2021 - 2025
Account Code	816.222, 818.900 (<i>new code</i>)
Budget & Year	\$965,000 2024
REVISED REQUEST	Not to exceed \$1,294,000 (\$329,000 increase from prior authorization)
DESCRIPTION	This action will provide SEAL Security coverage at Discovery Green Park seven days a week, 24 hours per pay. These costs are fully reimbursed by the Discovery Green Conservancy.
DISCUSSION	The staff at Discovery Green reached out to the District to see if the District could deploy SEAL Security at the Park to enforce the park rules and address nuisance issues. Pending the approval of the agreement between the District and Discovery Green, there will be 4 shifts of Seal Security personnel providing a security presence that will be able to respond to any incidents within the Park.
DBE Participation	S.E.A.L. Security Services is not a DBE.

ACTION ITEM	Authorize an amendment to the irrigation repair agreement for 2024.
SERVICE PLAN	2021-2025
Account Code	833.201
Budget & Year	\$200,000 2024
REQUEST	N/A
DESCRIPTION	This action allows for the irrigation maintenance and repair of the systems throughout the District to be performed by Today's Landscape.
DISCUSSION	The previous action named Maintenance To Go as the contractor but a partner of the company has passed away. The new company, Today's Landscape has been formed and has a new tax id. All aspects and terms of the original agreement will not change.
DBE Participation	Today's Landscape qualifies as a DBE and will be self-certified until the certification is approved.

ACTION ITEM	Authorize 2024 expenditures to Jennifer Kennedy to be the Program Coordinator for the Off Duty Police Program.
SERVICE PLAN	2021-2025
Account Code	816.200
Budget & Year	\$30,000 2024
REQUEST	Not to exceed \$20,000
DESCRIPTION	The expenditure will pay Jennifer Kennedy to be the new coordinator for the Off Duty Police Program.
DISCUSSION	The Off Duty Police Program was created to add uniformed police presence to the streets. The coordinator schedules the officers to fulfill the shifts the District has created. The amount paid to the coordinator is 10% of the total labor hours the officers in the program work. Bryan Bennett and Mike Loessin, our current coordinators, are retiring from HPD.
M/WBE Participation	N/A



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

APRIL 2024

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 March, the new Mayoral administration reached out to Downtown Houston+ to request assistance in compiling a list of stakeholders and potential funders for all of the highway cap projects associated with NHHIP. In response to this request, management produced a clear but exhaustive digest of the caps and each’s adjacent management districts, TRIZs, community focused organizations, non-profits, philanthropic partners and more. This critical task was meant to support the new administration’s understanding of the sprawling NHHIP and help establish DTH+’s role as a longstanding project steward and value-provider to its partners in local government.

Participating Agencies:



1.5 Collaborate with partners such as the City of Houston, Harris County, Greater Houston Partnership and Houston First to leverage opportunities for shared strategies to improve Downtown Houston.

Highlight: Big Art. Bigger Change. Phase 3

Eight more murals blossomed in March, in the collaboration of local and international artists initiated by Harris County Precinct 1. Joining two murals installed in January, now 44 fine art murals brighten and beautify Downtown, while spotlighting United Nations Sustainable Development Goals. Since completing Phase 2 of the mural program last May, DTH+ shifted from co-funding to ongoing optimization of the outdoor art gallery with lighting. Illuminated murals not only will extend public enjoyment into the night, but also can enhance pedestrian comfort and sense of safety along the murals’ path.

Participating Agencies:



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

2.7 Expand collaboration and explore novel approaches to maintain a low crime rate and make Downtown feel safe.

Highlight: Starting in early April, the first of 48 Flock cameras will be installed in Downtown. The cameras feature license plate reading technology to help law enforcement solve, deter and reduce crime. Flock's vehicle fingerprint technology turns footage into actionable evidence, pinpointing vehicles by make, color, type, and unique characteristics like decals, bumper stickers, and accessories. The system cuts down investigative time, eliminates gaps in evidence gathering, and assists in solving and eliminating crime in the community. The Flock camera network will be an instant asset to the Houston Police Department as it provides precise coordinates if a stolen vehicle or a vehicle involved in felony-level crime or higher is spotted in Downtown.

Participating Agency:



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

Highlight: On March 1st, the District launched the newest evolution of its clean & safe programs by introducing its new *Quality of Life Response Team*. The QOL Team will provide professional, humane, and safe engagement to people experiencing homelessness and help connect them with outreach organizations and health resources. The 6-member QOL Team will support HPD, property owners and residents in overall crime prevention efforts and reduction in Downtown quality of life issues. QOL ambassadors patrol on bikes seven days a week, helping to deter a multitude of quality-of-life issues and enhancing a sense of safety.

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: On March 5th, the Downtown Redevelopment Authority received four submittals for the More Space: Main Street 2.0 RFQ for design and engineering services. A seven-member evaluation panel, comprised of four staff members and three DRA board members, carried out evaluation of the proposals to identify three short-listed consultants for interview. Interviews and final deliberation to identify the Highest Ranked Consultant were conducted on March 13th. The selected Consultant was notified and engaged in agreement negotiations per the standard RFQ process. The selected Consultant will be brought forth for DRA Board consideration at the April 9th Board meeting.

Participating Agency:



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: To advance the Top 20 goal, “Plan for and enhance connections among Downtown destinations,” the March Connect Collaborative Committee participated in a placemaking and connectivity workshop on March 19. The workshop provided Committee members the opportunity to (1) understand key findings from 2023 public realm studies (i.e., Block Face Analysis, Pedestrian Lighting Master Plan) and the latest pedestrian activity trends in Downtown (e.g., Placer, concentration of housing and hotel units), which allowed them to (2) provide strategic guidance for the DTH+ Planning Team as they develop a Placemaking & Connectivity Action Plan RFP.

A key takeaway from the workshop that will certainly shape this RFP was provided by a Committee Member: Downtown is big. To focus our work, we should examine the ¼-mile radius around nodes of activity (e.g., retail, stadiums, active parks) and where their radii intersect. Within those points of overlap, DTH+ can utilize wayfinding and other placemaking urban design solutions to bridge the areas of activity.

Participating Agencies:



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: On March 19, DTH+ leadership partnered with JLL President Dan Bellow to provide a detailed update to the Greater Houston Partnership’s Executive Committee on the state of the Downtown office market & the feasibility for office conversions. The presentation was meant to be grounding regarding the limited feasibility for conversions and the essential need for broader participation by other units of local government to help stem the erosion of tax dollars to provide essential services to the community.

In a related activity, DTH+ leadership conducted an in-depth interview with the *Houston Business Journal* to highlight the need to be proactive in facilitating office conversions. That article is liked here: <https://www.bizjournals.com/houston/news/2024/03/29/houston-downtown-office-conversions.html>

Participating Agencies:



4.8 Develop tools and supporting materials to attract, retain and grow office tenants among key industries that diversify the composition of Downtown employers.

Highlight: The March Thrive Collaborative Committee focused on a 2024 goal: Advance a strategy with Greater Houston Partnership (GHP) to position Downtown Houston and the greater region as the premier destination for energy transition companies. In late 2022, DTH+ prompted GHP to develop a comprehensive inventory of energy transition to support this strategy. At the Committee meeting, Craig Rhodes (GHP’s VP, Regional Economic Development) and Gabe Roel Martinez (GHP’s Director of Research) shared an update on the research, including an overview of the 500+ companies in Houston that had been identified and which of those are in Downtown. A conversation with Tim Latimer (CEO of Fervo, a geothermal company based in Downtown) followed the update. Latimer provided real-time feedback on the research, the opportunity to position Downtown as the “Silicon Valley of Energy Transition,” and walked the Committee through his site selection process—and why Downtown Houston was the only place he wanted to office.

Next steps include a convening between DTH+ and the full Houston Energy Transition Initiative (HETI) team at GHP to determine a path forward for the database and positioning strategy.

Participating Agencies:



GOAL 5

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

- 5.2 Expand CHI-produced events and engagement opportunities to offer broader opportunities for stakeholders to engage with and participate in the Downtown community.**

Highlight: *Picnic in the Park*

On March 23, CHI hosted a picnic in Trebly Park for key leaders to experience spring programming in full swing with a yoga class, live band, boxed lunch, caricature artist and photo booth, and an all-you-can-eat ice cream cart. Partnering with The Art Colony Association, Inc. (501) c3, which has presented the Bayou City Art Festival for over 50 years, CHI offered attendees complimentary admissions to the weekend-long festival. Also on hand, Downtown’s free (tips only) shuttle, Joyride, offered trips to the art festival and to the finish line celebration for Buffalo Bayou Partnership’s Regatta at Allen’s Landing.

Participating Agencies:



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

Highlight: *Powered by Downtown District*

As a shiny new garbage truck rumbles around our neighborhood, its ambassadors not only maintain Downtown Houston as the nation’s cleanest big downtown, now they also pilot a brand-building billboard on wheels. With the new Downtown Houston+ logo and tagline: “Powered by the Downtown District” emblazoned on it, the trash truck and other service vehicles are helping stakeholders see and appreciate their support for one of HDMD’s most popular programs.

Participating Agency:



Engagements

34,261

Total

Homeless Count

256

Average

Sidewalk Cleaning

4.27

Average

Garbage Disposed (Tons)

414

Total

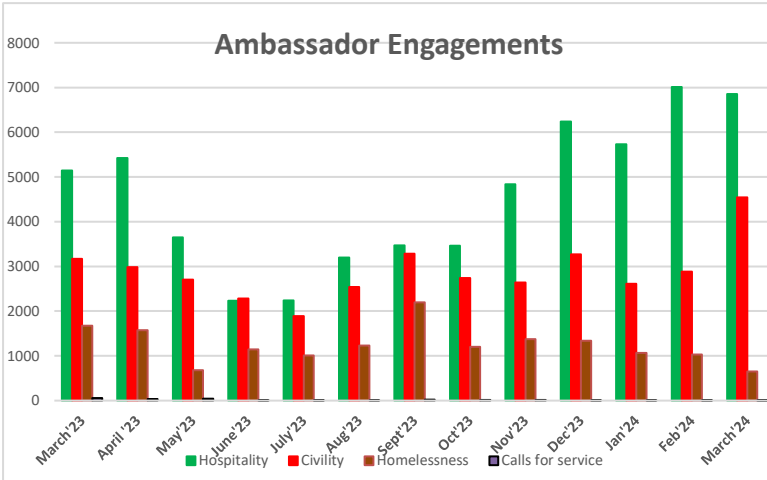
Reliability

90%

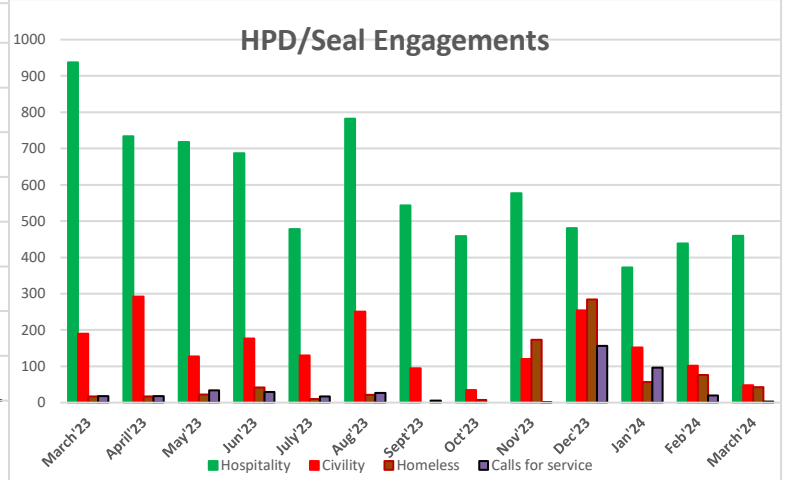
Average

Safety & Quality Control

Ambassador Engagements



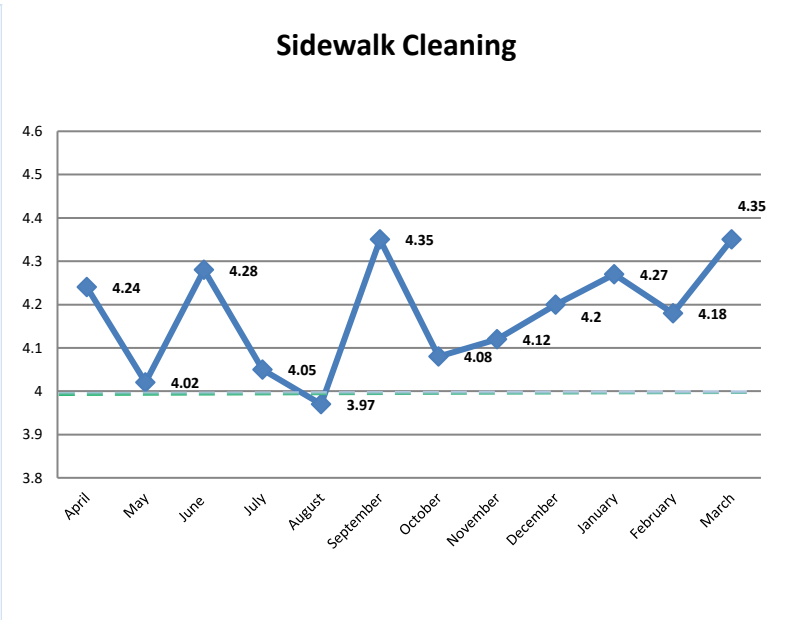
HPD/Seal Engagements



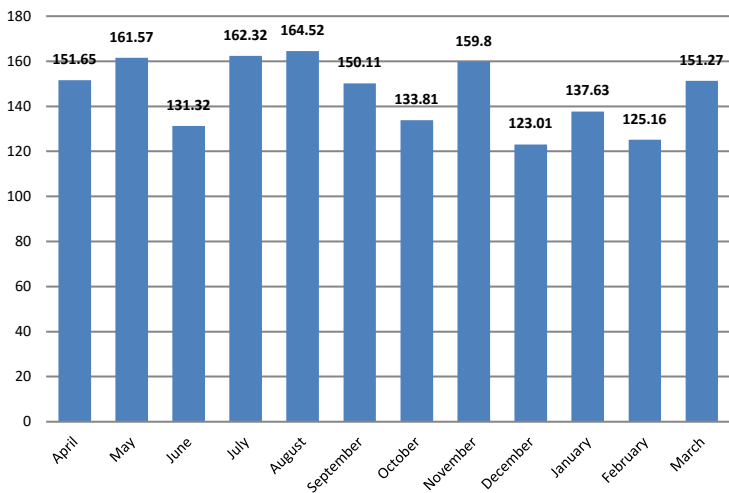
Homeless Count



Sidewalk Cleaning



Garbage Disposed (Tons)



Reliability

