



Downtown
Redevelopment
Authority

Board of Directors Meeting

June 9, 2026

Tax Increment Reinvestment Zone, Number Three
City of Houston

**DOWNTOWN
HOUSTON+**

Board of Directors Meeting
June 9, 2026

TABLE OF CONTENTS

	<u>Page</u>
Minutes of Previous Meetings	
• Downtown Redevelopment Authority – May 12, 2026	3
• Tax Increment Reinvestment Zone Number Three – May 12, 2026	6
 Finance Matters	
• June Finance Summary	9
• Check Register – May 2026	10
 Review DRA/TIRZ #3 FY27 Draft Budget with Recommendation from Budget & Finance Committee + Action Item	
• Authorization Item	11
• Draft FY27 Budget	12
 Authorize Interlocal Agreement for Continued County Participation in TIRZ #3	
• Authorization Item	33
• Executive Summary	34
• Flow Chart	37
 Authorize expenditure for Central Houston Civic Improvement – Civic Opportunities for the NHHIP	38
 Presentation of Recommended Spring 2026 Façade Grant Awards + Action Item	
• Authorization Item	39
• Executive Summary	40
 Strategic Alignment Updates	
• Goal 1 – Champion Downtown	55
• Goal 2 – Enhance Downtown	56
• Goal 3 – Connect Downtown	57
• Goal 4 – Thrive Downtown	58
• Goal 5 – Stakeholder Engagement	59

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

May 12, 2026

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 May 12, 2026, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
OPEN	Vice Chair
Barry Mandel	Secretary
Keith Hamm	Treasurer
Michael Ereti	Director
James Harrison	Director
Kirby Liu	Director
Tiko Reynolds-Hausman	Director
OPEN	Director

and all of said persons were present except for Secretary Mandel, and Director Reynolds-Hausman. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; Kim Mickelson, Director of Law; and staff members Brett DeBord, Allie Fraser, Jacque Gonzalez-Garcia, Alyssa Mason, Jamie Perkins, Albert Sanchez, Ann Taylor, all with the Authority.

Additional attendees included Clark Lord with Greenberg Traurig, LLP, outside counsel to the Authority; and Ed Pettit with Friends of Columbia Tap, who attended on behalf of the public.

INTRODUCTIONS & QUORUM

Curtis Flowers chaired the meeting. Introductions and roll call for the Board occurred at 12:14 PM. A quorum was not established at that time. The Board anticipated the arrival of two more Board members, in which their presence would establish quorum. The Board proceeded with non-voting items.

STRATEGIC ALIGNMENT UPDATES

Chair Flowers called on Kris Larson to provide an overview of Strategic Alignment Updates across all five organizational goals. President Larson presented the updates. Questions were asked and discussion ensued. No action was required.

QUORUM ESTABLISHED / MEETING CALLED TO ORDER

Treasurer Hamm arrived at 12:31 PM, at which time a quorum of four members was established. Chair Flowers called the meeting to order for voting business and proceeded with the remaining agenda items. Director Ereti arrived later in the meeting.

PUBLIC COMMENT

Chair Flowers called for public comment at 12:32 PM. At that time, no members of the public were present and there were no public comments.

Ed Pettit, Urban Planner and President with Friends of Columbia Tap, arrived at 12:39 PM, after the initial call for public comment had been announced. Upon arrival, Mr. Pettit requested to address the Board at the end of the meeting. Chair Flowers agreed.

EXECUTIVE SESSION

Chair Flowers announced that the Board would convene in Executive Session, closed to the public, pursuant to Texas Government Codes §551.071 and §551.074, to deliberate regarding a contracting matter. A motion to enter closed session was called at 12:48 PM, moved by Director Harrison and seconded by Director Liu. All non-board members exited the room.

Board members present in closed session were Curtis Flowers, Keith Hamm, Kirby Liu, and James Harrison, along with Allen Douglas, Kris Larson, and Jamie Perkins. Discussion ensued, then the Board reconvened in open session at 12:56 PM. A motion to reconvene was moved by Director Harrison and seconded by Director Liu.

VISIT CLOSED SESSION TOPIC + ACTION ITEM

Chair Flowers called on Allen Douglas to present the action item arising from closed session. ED Douglas advised that outside counsel Clark Lord has departed Bracewell and joined the firm Greenberg Traurig, LLP. Given Mr. Lord's niche expertise with Management Districts and TIRZs, staff recommended following Mr. Lord to his new firm.

No discussion occurred. Chair Flowers called for a motion to authorize the Executive Director to negotiate, execute, and deliver an engagement agreement with Greenberg Traurig, LLP on terms acceptable to the Authority. The motion was moved by Director Harrison, seconded by Treasurer Hamm, and passed without opposition.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the regular March 3, 2026 meeting. Chair Flowers called for comments or changes. Hearing none, he then called for a motion, moved by Director Liu and seconded by Director Harrison, and the minutes of the March 3, 2026 regular meeting was approved as presented.

FINANCE MATTERS

Check Registers – March & April 2026

Chair Flowers invited Jana Gunter to present the Finance Summary and Check Registers for the months of March and April 2026. Ms. Gunter reviewed the March and April 2026 check registers. No questions were raised, and no discussion occurred.

A motion was called to accept the March and April 2026 check registers as presented. It was moved by Director Harrison and seconded by Treasurer Hamm, and the Board accepted the March and April 2026 check registers as presented.

THIRD QUARTER FINANCIAL STATEMENTS

Ms. Gunter continued and presented the Third Quarter Financial Statements. Questions were asked and answered, and discussion ensued. Chair Flowers called for a motion to accept the Third Quarter Financial Statements as presented. The motion was moved by Director Liu and seconded by Director Harrison, and the Board accepted the Third Quarter Financial Statements as presented.

THIRD QUARTER INVESTMENT REPORT

Ms. Gunter concluded the finance updates by presenting the Third Quarter Investment Report. Questions were raised and answered. Chair Flowers called for a motion to accept the Third Quarter Investment Report as presented. The motion was moved by Director Liu and seconded by Director Harrison, and the Board accepted the Third Quarter Investment Report as presented.

RETENTION OF AUDITOR FIRM FOR FY26 AUDIT

This item was pulled from the agenda as it was included in error. The Authority is currently under contract with Carr Riggs & Ingram for the FY26 audit. No action was required.

FY27 BUDGET CONVERSATION

Chair Flowers invited Allen Douglas to lead a conversation regarding the FY27 Budget. ED Douglas presented an overview of the proposed budget. Questions were asked and discussion ensued. No action was required at this time.

Next steps include drafting the FY27 budget, vetting the draft budget through the Budget & Finance Committee, then bringing the final draft to the June Board of Directors meeting for approval and transmittal to the City of Houston.

PUBLIC COMMENT – CONTINUED

Pursuant to the Texas Open Meetings Act, Chair Flowers recited the required statement regarding public comments, then invited Mr. Pettit to address the Board.

Mr. Pettit expressed thanks to the Authority and commented on James Butte Park and the Warehouse District. He requested that staff update the field guide to show Butte Park on the map, including the pedestrian crossing route around Bayou Bend and the McKee Street bridge. Mr. Pettit also noted that the Super Neighborhood in the Warehouse District was approved on May 18th and requested that the Warehouse District Area Plan Study be made available online.

The Board thanked Mr. Pettit for his comments.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS + UPCOMING EVENTS

Chair Flowers announced the following upcoming meetings and events:

- Budget & Finance Committee – To be scheduled the week of **May 18th**
- Main Street Promenade Ribbon Cutting – Saturday, **May 30th at 11:00 AM**
- Board of Directors – Tuesday, **June 9th at 12:00 PM**

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn. The motion was moved by Director Liu and seconded by Director Hamm, and the Board adjourned at 1:28 PM.

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

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

May 12, 2026

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 May 12, 2026, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
OPEN	Vice Chair
Barry Mandel	Secretary
Keith Hamm	Treasurer
Michael Ereti	Director
James Harrison	Director
Kirby Liu	Director
Tiko Reynolds-Hausman	Director
OPEN	Director

and all of said persons were present except for Secretary Mandel, and Director Reynolds-Hausman. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; Kim Mickelson, Director of Law; and staff members Brett DeBord, Allie Fraser, Jacque Gonzalez-Garcia, Alyssa Mason, Jamie Perkins, Albert Sanchez, Ann Taylor, all with the Zone.

Additional attendees included Clark Lord with Greenberg Traurig, LLP, outside counsel to the Zone; and Ed Pettit with Friends of Columbia Tap, who attended on behalf of the public.

INTRODUCTIONS & QUORUM

Curtis Flowers chaired the meeting. Introductions and roll call for the Board occurred at 12:14 PM. A quorum was not established at that time. The Board anticipated the arrival of two more Board members, in which their presence would establish quorum. The Board proceeded with non-voting items.

STRATEGIC ALIGNMENT UPDATES

Chair Flowers called on Kris Larson to provide an overview of Strategic Alignment Updates across all five organizational goals. President Larson presented the updates. Questions were asked and discussion ensued. No action was required.

QUORUM ESTABLISHED / MEETING CALLED TO ORDER

Treasurer Hamm arrived at 12:31 PM, at which time a quorum of four members was established. Chair Flowers called the meeting to order for voting business and proceeded with the remaining agenda items. Director Ereti arrived later in the meeting.

PUBLIC COMMENT

Chair Flowers called for public comment at 12:32 PM. At that time, no members of the public were present and there were no public comments.

Ed Pettit, Urban Planner and President with Friends of Columbia Tap, arrived at 12:39 PM, after the initial call for public comment had been announced. Upon arrival, Mr. Pettit requested to address the Board at the end of the meeting. Chair Flowers agreed.

EXECUTIVE SESSION

Chair Flowers announced that the Board would convene in Executive Session, closed to the public, pursuant to Texas Government Codes §551.071 and §551.074, to deliberate regarding a contracting matter. A motion to enter closed session was called at 12:48 PM, moved by Director Harrison and seconded by Director Liu. All non-board members exited the room.

Board members present in closed session were Curtis Flowers, Keith Hamm, Kirby Liu, and James Harrison, along with Allen Douglas, Kris Larson, and Jamie Perkins. Discussion ensued, then the Board reconvened in open session at 12:56 PM. A motion to reconvene was moved by Director Harrison and seconded by Director Liu.

VISIT CLOSED SESSION TOPIC + ACTION ITEM

Chair Flowers called on Allen Douglas to present the action item arising from closed session. ED Douglas advised that outside counsel Clark Lord has departed Bracewell and joined the firm Greenberg Traurig, LLP. Given Mr. Lord's niche expertise with Management Districts and TIRZs, staff recommended following Mr. Lord to his new firm.

No discussion occurred. Chair Flowers called for a motion to authorize the Executive Director to negotiate, execute, and deliver an engagement agreement with Greenberg Traurig, LLP on terms acceptable to the Zone. The motion was moved by Director Harrison, seconded by Treasurer Hamm, and passed without opposition.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the regular March 3, 2026 meeting. Chair Flowers called for comments or changes. Hearing none, he then called for a motion, moved by Director Liu and seconded by Director Harrison, and the minutes of the March 3, 2026 regular meeting was approved as presented.

FINANCE MATTERS

Check Registers – March & April 2026

Chair Flowers invited Jana Gunter to present the Finance Summary and Check Registers for the months of March and April 2026. Ms. Gunter reviewed the March and April 2026 check registers. No questions were raised, and no discussion occurred.

A motion was called to accept the March and April 2026 check registers as presented. It was moved by Director Harrison and seconded by Treasurer Hamm, and the Board accepted the March and April 2026 check registers as presented.

THIRD QUARTER FINANCIAL STATEMENTS

Ms. Gunter continued and presented the Third Quarter Financial Statements. Questions were asked and answered, and discussion ensued. Chair Flowers called for a motion to accept the Third Quarter Financial Statements as presented. The motion was moved by Director Liu and seconded by Director Harrison, and the Board accepted the Third Quarter Financial Statements as presented.

THIRD QUARTER INVESTMENT REPORT

Ms. Gunter concluded the finance updates by presenting the Third Quarter Investment Report. Questions were raised and answered. Chair Flowers called for a motion to accept the Third Quarter Investment Report as presented. The motion was moved by Director Liu and seconded by Director Harrison, and the Board accepted the Third Quarter Investment Report as presented.

RETENTION OF AUDITOR FIRM FOR FY26 AUDIT

This item was pulled from the agenda as it was included in error. The Zone is currently under contract with Carr Riggs & Ingram for the FY26 audit. No action was required.

FY27 BUDGET CONVERSATION

Chair Flowers invited Allen Douglas to lead a conversation regarding the FY27 Budget. ED Douglas presented an overview of the proposed budget. Questions were asked and discussion ensued. No action was required at this time.

Next steps include drafting the FY27 budget, vetting the draft budget through the Budget & Finance Committee, then bringing the final draft to the June Board of Directors meeting for approval and transmittal to the City of Houston.

PUBLIC COMMENT – CONTINUED

Pursuant to the Texas Open Meetings Act, Chair Flowers recited the required statement regarding public comments, then invited Mr. Pettit to address the Board.

Mr. Pettit expressed thanks to the Zone and commented on James Butte Park and the Warehouse District. He requested that staff update the field guide to show Butte Park on the map, including the pedestrian crossing route around Bayou Bend and the McKee Street bridge. Mr. Pettit also noted that the Super Neighborhood in the Warehouse District was approved on May 18th and requested that the Warehouse District Area Plan Study be made available online.

The Board thanked Mr. Pettit for his comments.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS + UPCOMING EVENTS

Chair Flowers announced the following upcoming meetings and events:

- Budget & Finance Committee – To be scheduled the week of **May 18th**
- Main Street Promenade Ribbon Cutting – Saturday, **May 30th** at **11:00 AM**
- Board of Directors – Tuesday, **June 9th** at **12:00 PM**

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn. The motion was moved by Director Liu and seconded by Director Hamm, and the Board adjourned at 1:28 PM.

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

CHECK REGISTER

May 2026

- Total checks issued were \$1.3M
 - Jerdon Enterprise, LP - \$366K – Cool Corridors
 - Jerdon Enterprise, LP - \$156K – Tranquillity Park
 - Root Lab LLC - \$145K – Cool Corridors Shade Structures
 - Central Houston, Inc. - \$136K – Admin Contractor
 - Hardy & Hardy - \$69K – Tranquillity Park
 - Gulf Coast Pavers, Inc. - \$65K – Tranquillity Park
 - Talon Construction LLC - \$47K – Market Square Park Kiosk

Company name: Central Houston
Report name: Check register
Created on: 6/4/2026
Location: DRA--Main Street Market Sq Redevelopment Auth

Bank	Date	Vendor	Document no.	Amount
DRA 0879 - JP Morgan Chase, N.A. Account no: 515270879				
	5/1/2026	VEN-00082--Hardy & Hardy		56,823.75
	5/6/2026	VEN-00386--Blumenthal		3,525.00
	5/13/2026	VEN-00323--Gulf Coast Pavers, Inc	81071993	75,281.50
	5/13/2026	VEN-00808--Hibrid Engineering, LLC		3,110.50
	5/13/2026	VEN-00172--NCTP-CPAS PPLC*	81069992	289.00
	5/13/2026	VEN-00185--Pfeiffer & Son, LTD.		7,676.81
	5/13/2026	VEN-00785--Talon Construction LLC		24,082.50
	5/13/2026	VEN-00751--The Goodman Corporation		18,259.46
	5/13/2026	VEN-00504--Today's Landscape	81071594	2,856.74
	5/13/2026	VEN-00303--Wholesale Electric Supply	81070118	1,919.54
	5/14/2026	VEN-00195--Project Surveillance, Inc		22,862.50
	5/20/2026	VEN-00082--Hardy & Hardy		3,750.00
	5/20/2026	VEN-00917--HVJ Associates, Inc	81095257	29,711.75
	5/20/2026	VEN-00115--Jerdon Enterprise, LP	81096303	156,285.00
	5/20/2026	VEN-00185--Pfeiffer & Son, LTD.		9,176.37
	5/20/2026	VEN-00785--Talon Construction LLC		23,367.74
	5/20/2026	VEN-00797--UES Professional Solutions 44, LLC	81095283	1,734.00
	5/20/2026	VEN-00285--Up Art Studio		27,250.00
	5/21/2026	VEN-00185--Pfeiffer & Son, LTD.		7,520.81
	5/22/2026	VEN-00032--Central Houston, Inc	1062	135,893.61
	5/27/2026	VEN-00562--GENSLER		200.00
	5/27/2026	VEN-00082--Hardy & Hardy		8,000.00
	5/27/2026	VEN-00808--Hibrid Engineering, LLC		7,600.00
	5/27/2026	VEN-00115--Jerdon Enterprise, LP		365,590.55
	5/27/2026	VEN-00972--Root Lab LLC		144,550.33
	5/27/2026	VEN-01041--Taylor Waterproofing, Inc	81118963	11,687.00
	5/27/2026	VEN-01041--Taylor Waterproofing, Inc		-11,687.00
	5/27/2026	VEN-01041--Taylor Waterproofing, Inc		11,687.00
	5/27/2026	VEN-00303--Wholesale Electric Supply		608.89
Total for DRA 0879				1,149,613.35

AGENDA ITEM:	Authorization of FY27 Operation & CIP Budget
REQUEST:	Board approval of the final draft of the FY27 Operation & CIP Budget in substantial form and release to the City of Houston for review and City Council approval.
ITEM HISTORY:	The Budget & Finance Committee (Directors: Flowers, Hamm, Reynolds-Hausman, Liu) met on May 28, 2026 to review the DRA/TIRZ #3 Operation & CIP Budget for FY27 line by line. The Committee moved to recommend approval to the full Board.
ACTION ITEM:	Approve the final draft of the FY27 Operation & CIP Budget in substantial form as recommended by the Budget & Finance Committee, with any further changes accepted by the full Board, and authorize release to the City of Houston for review and City Council approval.
CONTACTS:	Allen Douglas, COO & Executive Director Jana Gunter, Director of Finance

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET PROFILE**

Fund Summary
Fund Name: **Main Street/Market Square Redevelopment Authority**
TIRZ: **03**
Fund Number: **7551/50**

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Projects	\$ 15,592,555	\$ 26,474,943	23,134,576
RESTRICTED Funds - Bond Proceeds	\$ -	\$ -	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,937,810	\$ 2,965,591	2,965,591
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181	\$ 8,639,181	8,639,181
Beginning Balance	\$ 27,169,546	\$ 38,079,715	\$ 34,739,348
City tax revenue	\$ 22,077,192	\$ 19,887,418	\$ 22,361,512
County tax revenue	\$ 307,913	\$ 307,913	\$ 307,913
ISD tax revenue	\$ 4,702,270	\$ 4,302,270	\$ -
ISD tax revenue - Pass Through	\$ 3,509,884	\$ 3,509,884	\$ -
Incremental property tax revenue	\$ 30,597,259	\$ 28,007,485	\$ 22,669,425
Parking Revenue (Blocks 6 & 7)	\$ -	\$ -	\$ -
Bagby Reimbursements	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest			\$ -
Interest Income	\$ 1,000,000	\$ 1,250,000	\$ 1,000,000
Other Interest Income	\$ 1,000,000	\$ 1,250,000	\$ 1,000,000
Central Houston Civic Improvement, Inc.	\$ -	\$ 500,000	\$ -
City of Houston Public Works - Dallas Street Improvements	\$ -	\$ -	\$ -
Sundance Theater Revenue Sharing	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ 500,000	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Series	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 58,766,805	67,837,200	58,408,773

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL**

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
EXPENDITURES			
Accounting	\$ -	\$ -	\$ -
Administration Salaries & Benefits	\$ 580,000	\$ 596,581	\$ 550,000
Auditor	\$ 25,000	\$ 24,439	\$ 25,000
Bond Services/Trustee/Financial Advisor	\$ 10,000	\$ 9,900	\$ 10,000
Insurance	\$ 7,500	\$ 7,500	\$ 7,500
Office Administration	\$ 20,000	\$ 20,000	\$ 20,000
TIRZ Administration and Overhead	\$ 642,500	\$ 658,420	\$ 612,500
Engineering Consultants	\$ -	\$ -	\$ -
Legal	\$ 32,000	\$ 70,000	\$ 32,000
Construction Audit	\$ -	\$ -	\$ -
Planning Consultants	\$ -	\$ -	\$ -
Project/Planning Management	\$ -	\$ -	\$ -
Program and Project Consultants	\$ 32,000	\$ 70,000	\$ 32,000
Management consulting services	\$ 674,500	\$ 728,420	\$ 644,500
Capital Expenditures (See CIP Schedule)	\$ 21,316,423	8,920,643	10,853,450
TIRZ Capital Expenditures	\$ 21,316,423	\$ 8,920,643	\$ 10,853,450
Developer / Project Reimbursements			
Real Property Improvements			
Post Office Project	\$ 380,716	\$ 378,203	\$ 389,549
Historic Preservation Improvements			
806 Main Street	\$ 355,580	\$ 362,822	\$ 270,512
Façade Improvements	\$ 1,000,000	\$ -	\$ 1,000,000
Future Projects	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Parks, Plaza and Recreational Facilities Improvements			
Market Square Park		\$ -	\$ 201,100
Trebley Park (Lease, Taxes, Maintenance)		\$ -	\$ 682,147
Allen Parkway		\$ 150,000	\$ 150,000
Main Street Promenade		\$ -	\$ 227,400
Parks Collaborative	\$ 1,000,000	\$ 1,000,000	\$ 500,000
Houston Parks Board Hike and Bike Trails	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Retail/Economic Development			
Buffalo Bayou Park - Shepherd to Sabine	\$ 2,965,591	\$ 2,965,591	\$ 3,010,075
Hotel Alessandra/Laura	\$ 79,413	\$ 88,262	\$ 90,910
Holiday Inn - 1616 Main	\$ 28,660	\$ -	\$ -
Provident - The Star 1111 Rusk	\$ 423,552	\$ 237,222	\$ 244,339
Skyhouse I - Houston	\$ 246,967	\$ 248,428	\$ 255,881
Skyhouse II - Main	\$ 250,610	\$ 254,059	\$ 261,681
Alliance Block 334	\$ 138,983	\$ 129,263	\$ 133,141
Market Square Tower	\$ 670,297	\$ 551,551	\$ 568,098
Aris Market Square	\$ 390,107	\$ 400,197	\$ 412,203
AC Hotel - 723 Main	\$ 45,436	\$ 54,154	\$ 55,779
Fairfield Residential	\$ 294,788	\$ 200,537	\$ 206,553
Downtown Launch Pad 2.0	\$ 550,000	\$ 497,820	\$ 497,820
Preserve Affordable Housing	\$ 1,000,000	\$ 1,000,000	\$ -
Retail/Economic Development Initiative	\$ 500,000	\$ 214,424	\$ 1,135,000
Developer / Project Reimbursements	\$ 12,320,700	\$ 10,732,533	\$ 12,292,186

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
Fund Name: **Main Street/Market Square Redevelopmer**
TIRZ: **03**
Fund Number: **7551/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
New Bond Sale (Series 2015)			
Principal	\$ 2,635,000	\$ 2,635,000	\$ 2,770,000
Interest	\$ 1,685,282	\$ 1,685,282	\$ 1,553,436
Cost of Issuance	\$ 82,632	\$ 82,632	\$ 82,632
System debt service	\$ 4,402,914	\$ 4,402,913	\$ 4,406,068
TOTAL PROJECT COSTS	\$ 38,714,537	24,784,510	28,196,205
Payment/transfer to ISD - educational facilities	\$ 1,229,493	\$ 1,229,493	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ 3,509,884	\$ 3,509,884	\$ -
Administration Fees:			
City	\$ 1,103,860	\$ 994,371	\$ 1,118,076
County	\$ 15,396	\$ 15,396	\$ 15,396
ISD	\$ 25,000	\$ 25,000	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 1,559,198	\$ 1,559,198	\$ 1,559,198
Municipal Services - Supplemental	\$ 980,000	\$ 980,000	\$ 980,000
Total Transfers	\$ 8,422,831	\$ 8,313,342	\$ 3,672,670
Total Budget	\$ 47,137,368	\$ 33,097,852	31,868,875
RESTRICTED Funds - Projects	\$ 24,665	23,134,576	14,935,127
RESTRICTED Funds - Bond Proceeds	\$ -	-	-
RESTRICTED Funds - Buffalo Bayou Park	\$ 2,965,591	2,965,591	2,965,591
RESTRICTED Funds - Bond Debt Service	\$ 8,639,181	8,639,181	8,639,181
Ending Fund Balance	\$ 11,629,437	34,739,348	26,539,899
Total Budget & Ending Fund Balance	\$ 58,766,805	\$ 67,837,200	\$ 58,408,773

2027 - 2031 CAPITAL IMPROVEMENT PLAN
TIRZ No. 3 Main Street/ Market Square Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	
I	T-0302	Market Square Park	\$ -	876,458	-	-	-	-	-	-	876,458
I	T-0307	Trebley Park (Southern Downtown Pocket Park)	\$ 4,894,832	540,658	-	-	-	-	-	-	5,435,490
I	T-0320	Main Street Promenade	\$ 157,864	1,887,667	-	-	-	-	-	-	2,045,531
C, H, I	T-0326	NHHIP Planning	\$ 1,301,694	343,803	377,100	-	-	-	-	377,100	2,022,597
H	T-0328	Warehouse District Infrastructure Improvements	\$ -	-	245,000	-	-	-	-	245,000	245,000
I	T-0335	Downtown Overlay Project	\$ -	647,962	-	-	-	-	-	-	647,962
I	T-0336	Cap Park SEQUESTERED	\$ 6,500,000	-	-	-	-	-	-	-	6,500,000
C, H	T-0337	Montrose Bridge at Allen Parkway	\$ 362,493	1,256,642	-	-	-	-	-	-	1,619,135
I	T-0338	Tranquillity Park Revitalization	\$ -	1,157,450	4,246,550	-	-	-	-	4,246,550	5,404,000
H, I	T-0340	Office Conversion Incentive Program SEQUESTERED	\$ 2,356,465	-	-	-	-	-	-	-	2,356,465
H, I	T-0341	DLI 2.0 SEQUESTERED	\$ 3,000,000	-	-	-	-	-	-	-	3,000,000
H, I	T-0342	Pedestrian Lighting & Connectivity	\$ 98,214	2,164,497	1,761,500	-	-	-	-	1,761,500	4,024,211
H	T-0343	Precinct 2 Match - Bayou Frontage	\$ -	45,506	2,051,100	-	-	-	-	2,051,100	2,096,606
H	T-0344	Congress Street Bridge	\$ -	-	2,152,200	4,156,766	4,161,469	-	-	10,470,435	10,470,435
C, H, I	T-0399	Concrete Panel or Sidewalk Replacement Program	\$ -	-	20,000	-	-	-	-	20,000	20,000
Totals			\$ 94,318,190	8,920,643	\$ 10,853,450	\$ 4,156,766	\$ 4,161,469	\$ -	\$ -	\$ 19,171,685	\$ 122,410,518

* NOTE:

** NOTE:

*** NOTE:

2027 - 2031 CAPITAL IMPROVEMENT PLAN
TIRZ No. 3 Main Street/Market Square Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
TIRZ Funds	94,318,190	8,920,643	10,853,450	4,156,766	4,161,469	-	-	19,171,685	122,410,518
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	500,000	-	-	-	-	-	-	500,000
Other	-	-	-	-	-	-	-	-	-
Project Total	94,318,190	9,420,643	10,853,450	4,156,766	4,161,469	-	-	19,171,685	122,910,518

Project: Market Square Park				City Council District		Key Map:		493		WBS.:		T-0302														
				Location: I		Geo. Ref.:																				
				Served: I		Neighborhood:		61																		
Description: Renovation of Market Square Park kiosk to accommodate incoming vendor following Niko Niko's exist in 2023 along with necessary restaurant equipment under the terms of the Agreement.		Operating and Maintenance Costs: (\$ Thousands)																								
															2027		2028		2029		2030		2031		Total	
													Personnel													
													Supplies													
													Svcs. & Chgs.													
Justification: Updating and renovating the kiosk in MSP to support and extend the vibrancy of the City's signature park downtown; community interest is strong with employees and residents anticipating the advent of the new vendor in the park.		Capital Outlay																								
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -												
		FTEs																								
		Fiscal Year Planned Expenses																								
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)															
Phase																										
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -															
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -															
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -															
4	Construction	-	500,000	781,775	-	-	-	-	-	\$ -	\$ 781,775															
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -															
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -															
7	Other	-	80,301	94,683	-	-	-	-	-	\$ -	\$ 94,683															
		-	-	-	-	-	-	-	-	\$ -	\$ -															
		-	-	-	-	-	-	-	-	\$ -	\$ -															
		-	-	-	-	-	-	-	-	\$ -	\$ -															
		-	-	-	-	-	-	-	-	\$ -	\$ -															
Other Sub-Total:		-	80,301	94,683	-	-	-	-	-	\$ -	\$ 94,683															
Total Allocations		\$ -	\$ 580,301	\$ 876,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 876,458															
Source of Funds																										
TIRZ Funds		-	580,301	876,458	-	-	-	-	-	\$ -	\$ 876,458															
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -															
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -															
Other		-	-	-	-	-	-	-	-	\$ -	\$ -															
Total Funds		\$ -	\$ 580,301	\$ 876,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 876,458															

Project: Trebly Park (Southern Downtown Pocket Park)				City Council District		Key Map:		494		WBS.:		T-0307														
				Location: I		Geo. Ref.:																				
				Served: I		Neighborhood:		61																		
Description: Construction was completed in 2023. TIRZ is responsible for rent, taxes, insurance and related administrative costs. A 10% contingency of total capital expenditures is estimated each year for capital replacement. Further plans for the current budget cycle include designing & installing shade structures.		Operating and Maintenance Costs: (\$ Thousands)																								
															2027		2028		2029		2030		2031		Total	
													Personnel		-		-		-		-		-		\$ -	
													Supplies		-		-		-		-		-		\$ -	
													Svcs. & Chgs.		-		-		-		-		-		\$ -	
													Capital Outlay		-		-		-		-		-		\$ -	
													Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
													FTEs													
Justification: Due to the growing residential population, a green public space is needed to serve the residents and stimulate economic growth. Shade enhancements will ensure year round use of the park.																										
		Fiscal Year Planned Expenses																								
		Project Allocation		Projected Expenses thru 6/30/25		2026 Budget		2026 Estimate		2027		2028		2029		2030		2031		FY27 - FY31 Total		Cumulative Total (To Date)				
		Phase																								
		1 Planning		90,419		-		-		-		-		-		-		-		\$ -		\$ 90,419				
		2 Acquisition		1,060,133		-		-		-		-		-		-		-		\$ -		\$ 1,060,133				
		3 Design		932,213		-		-		-		-		-		-		-		\$ -		\$ 932,213				
		4 Construction		1,608,640		450,000		504,201		-		-		-		-		-		\$ -		\$ 2,112,841				
5 Equipment (Restaurant)		35,000		-		-		-		-		-		-		-		\$ -		\$ 35,000						
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -						
7 Other		984,995		665,837		36,457		-		-		-		-		-		\$ -		\$ 1,021,452						
		Legal		21,916		-		-		-		-		-		-		\$ -		\$ 21,916						
		Environmental		161,516		-		-		-		-		-		-		\$ -		\$ 161,516						
		-		-		-		-		-		-		-		-		\$ -		\$ -						
		-		-		-		-		-		-		-		-		\$ -		\$ -						
Other Sub-Total:		1,168,427		665,837		36,457		-		-		-		-		-		-		-		1,204,884				
Total Allocations		\$ 4,894,832		\$ 1,115,837		\$ 540,658		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 5,435,490				
Source of Funds																										
TIRZ Funds		4,894,832		1,115,837		540,658		-		-		-		-		-		-		\$ -		\$ 5,435,490				
City of Houston		-		-		-		-		-		-		-		-		-		\$ -		\$ -				
Grants		-		-		-		-		-		-		-		-		-		\$ -		\$ -				
Other		-		-		-		-		-		-		-		-		-		\$ -		\$ -				
Total Funds		\$ 4,894,832		\$ 1,115,837		\$ 540,658		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 5,435,490				

Project: Main Street Promenade		City Council District			Key Map:			WBS.:	T-0320		
		Location: I			Geo. Ref.:						
		Served: ALL			Neighborhood:						
Description:	The Project will deploy design, engineer, construct and engage placemaking solutions along the Main Street corridor from Lamar to the Buffalo Bayou to enhance pedestrian and multi-modal use and invigorate commercial activity as authorized by the Board.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	-	-	-	-	-	\$ -	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	Public safety and security for walkable public spaces, reducing retail vacancy and spurring economic development along a signature downtown thoroughfare that already serves public transit.			Svcs. & Chgs.	-	-	-
Capital Outlay	-	-	-					-	-	\$ -	
Total	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -	
FTEs											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	157,864	-	-	-	-	-	-	-	\$ -	\$ 157,864
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-		1,569,069	-	-	-	-	-	\$ -	\$ 1,569,069
4	Construction	-	2,500,000	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other-3 Year Maint	-	268,280	318,598	-	-	-	-	-	\$ -	\$ 318,598
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	268,280	318,598	-	-	-	-	-	\$ -	\$ 318,598
Total Allocations		\$ 157,864	\$ 2,768,280	\$ 1,887,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,045,531
Source of Funds											
TIRZ Funds		157,864	2,768,280	1,887,667	-	-	-	-	-	\$ -	\$ 2,045,531
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 157,864	\$ 2,768,280	\$ 1,887,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,045,531

Project: NHHIP Planning				City Council District		Key Map:		WBS.:		T-0326	
				Location: C, H, I		Geo. Ref.:					
				Served: ALL		Neighborhood:					
Description:	TxDOT has accelerated its work on the realignment of I-45/I-10/I-59/69 around downtown. The TIRZ & HDMD have leading roles in planning for the highway improvements including bridges, cap parks, trail connections, communications, and city street connections, this will include active application of federal grants.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	127	-	-	-	-	\$ 127	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Traffic flow and ease of transportation connections as well as community connectivity are critical to support the residential, workforce and economic activity of Downtown.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	250	-	-	-	-	\$ 250	
				Total	\$ 377	\$ -	\$ -	\$ -	\$ -	\$ 377	
				FTEs	2	2	2	2	2	10	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	1,250,000	400,000	250,000	250,000	-	-	-	-	\$ 250,000	\$ 1,750,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	51,694	77,173	93,803	127,100	-	-	-	-	\$ 127,100	\$ 272,597
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		51,694	77,173	93,803	127,100	-	-	-	-	\$ 127,100	\$ 272,597
Total Allocations		\$ 1,301,694	\$ 477,173	\$ 343,803	\$ 377,100	\$ -	\$ -	\$ -	\$ -	\$ 377,100	\$ 2,022,597
Source of Funds											
TIRZ Funds		1,301,694	477,173	343,803	377,100	-	-	-	-	\$ 377,100	\$ 2,022,597
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 1,301,694	\$ 477,173	\$ 343,803	\$ 377,100	\$ -	\$ -	\$ -	\$ -	\$ 377,100	\$ 2,022,597

Project: Warehouse District Infrastructure Improvements				City Council District		Key Map:			WBS.:		T-0328	
				Location: H		Geo. Ref.:						
				Served: H		Neighborhood:						
Description:	TIRZ #3 anticipates the application of select infrastructure and conversion improvement opportunities in the Warehouse District as a means of enhancing and incentivizing further private and institutional development in this northern doorway into Downtown.			Operating and Maintenance Costs: (\$ Thousands)								
					2027	2028	2029	2030	2031	Total		
				Personnel	-	-	-	-	-	\$ -		
				Supplies	-	-	-	-	-	\$ -		
Justification:	Select infrastructure and residential conversion improvements will serve to foster economic development and benefit the Warehouse District itself as well as serve to attract Houstonians from abutting and proximate communities to the economic and cultural offerings in the TIRZ.			Svcs. & Chgs.	-	-	-	-	-	\$ -		
				Capital Outlay	245	-	-	-	-	\$ 245		
				Total	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ 245		
				FTEs						-		
				Fiscal Year Planned Expenses								
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	-	-	245,000	-	-	-	-	\$ 245,000	\$ 245,000	
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -	
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations												
		\$ -	\$ -	\$ -	\$ 245,000	\$ -	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	
Source of Funds												
TIRZ Funds		-	-	-	245,000	-	-	-	-	\$ 245,000	\$ 245,000	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ -	\$ -	\$ -	\$ 245,000	\$ -	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000	

*NOTE:

Project: Downtown Overlay Project				City Council District		Key Map:		WBS.:		T-0335	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description: Roadway mill & overlay on 120 block faces in Downtown with DRA assuming funds coverage for inspection and design costs.		Operating and Maintenance Costs: (\$ Thousands)									
			2027	2028	2029	2030	2031	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification: Roadway maintenance in downtown to address deferred maintenance, roadway demise, resiliency management, and wear and tear on public and private transport.		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs									
		Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	647,962	-	-	-	-	-	\$ -	\$ 647,962
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ 647,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647,962
Source of Funds											
TIRZ Funds		-	-	647,962	-	-	-	-	-	\$ -	\$ 647,962
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 647,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647,962

*NOTE:

Project: Cap Park SEQUESTERED				City Council District		Key Map:		WBS.:		T-0336			
				Location:		I						Geo. Ref.:	
				Served:		ALL						Neighborhood:	
Description:		Construction of a cap park over the depressed portion of the freeway on the east side of downtown reflective of community needs. Amenities include green space, landscaping, hike & bike trails, public art, potential structures and development sites.		Operating and Maintenance Costs: (\$ Thousands)									
					2027	2028	2029	2030	2031	Total			
				Personnel	51	-	-	-	-	\$ 51			
				Supplies	-	-	-	-	-	\$ -			
Justification:		Community gathering space for large scale events such as Super Bowl, Final Four, World Cup events. Will foster economic development downtown and on the east side of downtown and provide safe trail connections on the east side.		Svcs. & Chgs.		-	-	-	-	-	\$ -		
				Capital Outlay		1,000	-	-	-	-	\$ 1,000		
				Total		\$ 1,051	\$ -	\$ -	\$ -	\$ -	\$ 1,051		
				FTEs		1	1	1	1	1	5		
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	6,500,000	3,750,000							\$ -	\$ 6,500,000		
4	Construction	-	-							\$ -	\$ -		
5	Equipment	-	-							\$ -	\$ -		
6	Close-Out	-	-							\$ -	\$ -		
7	Other	-	102,996							\$ -	\$ -		
		-	-							\$ -	\$ -		
		-	-							\$ -	\$ -		
		-	-							\$ -	\$ -		
		-	-							\$ -	\$ -		
Other Sub-Total:		-	102,996	-	-	-	-	-	-	\$ -	\$ -		
Total Allocations		\$ 6,500,000	\$ 3,852,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000		
Source of Funds													
TIRZ Funds		6,500,000	6,500,000	-	-	-	-	-	-	\$ -	\$ 6,500,000		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 6,500,000	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000		

*NOTE:

Project: Montrose Bridge at Allen Parkway				City Council District		Key Map:		WBS.:		T-0337	
				Location: C, H		Geo. Ref.:					
				Served: C, H		Neighborhood:					
Description: Widen existing Montrose Bridge over Allen Parkway to create more comfortable pedestrian crossing.		Operating and Maintenance Costs: (\$ Thousands)									
			2027	2028	2029	2030	2031	Total			
		Personnel	-	-	-	-	-	\$ -			
		Supplies	-	-	-	-	-	\$ -			
Justification: Safety and Buffalo Bayou Park increased access from new development on south side of Allen Parkway.		Svcs. & Chgs.	-	-	-	-	-	\$ -			
		Capital Outlay	-	-	-	-	-	\$ -			
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		FTEs						-			
		Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	267,500	-	-	-	-	-	-	-	\$ -	\$ 267,500
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	1,200,000	1,208,705						\$ -	\$ 1,208,705
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	94,993	34,574	47,937						\$ -	\$ 142,930
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		94,993	34,574	47,937	-	-	-	-	-	\$ -	\$ 1,619,135
Total Allocations		\$ 362,493	\$ 1,234,574	\$ 1,256,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,095,340
Source of Funds											
TIRZ Funds		362,493	1,234,574	1,256,642	-	-	-	-	-	\$ -	\$ 1,619,135
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 362,493	\$ 1,234,574	\$ 1,256,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,619,135

*NOTE:

Project: Tranquillity Park Revitalization				City Council District		Key Map:		WBS.:		T-0338	
				Location: I		Geo. Ref.:					
				Served: I		Neighborhood:					
Description:	Design and Construction to revitalize long-neglected two block historically themed park in Downtown bordering civic and cultural nodes.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	269	-	-	-	-	\$ 269	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Tranquillity's location, central to the theater district and City Hall, compels a refresh and reconstruction of function and aesthetic as part of the Downtown parks collaborative initiative to draw residents, employees and visitors.			Svcs. & Chgs.	135	-	-	-	-	-	\$ 135
				Capital Outlay	3,843	-	-	-	-	-	\$ 3,843
				Total	\$ 4,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,247
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	732,450	-	-	-	-	-	\$ -	\$ 732,450
4	Construction	-	-	425,000	3,842,550	-	-	-	-	\$ 3,842,550	\$ 4,267,550
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	404,000	-	-	-	-	\$ 404,000	\$ 404,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	404,000	-	-	-	-	\$ 404,000	\$ 404,000
Total Allocations		\$ -	\$ -	\$ 1,157,450	\$ 4,246,550	\$ -	\$ -	\$ -	\$ -	\$ 4,246,550	\$ 5,404,000
Source of Funds											
TIRZ Funds		-	-	1,157,450	4,246,550	-	-	-	-	\$ 4,246,550	\$ 5,404,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ 1,157,450	\$ 4,246,550	\$ -	\$ -	\$ -	\$ -	\$ 4,246,550	\$ 5,404,000

*NOTE:

Project: Office Conversion Incentive Program SEQUESTERED				City Council District		Key Map:		WBS.:		T-0340				
				Location:	H, I	Geo. Ref.:								
				Served:	H, I	Neighborhood:								
Description:	Funds for targeting opportunities following completion of the feasibility study to implement an office conversion incentive program for underperforming office towers within the boundaries of the TIRZ.			Operating and Maintenance Costs: (\$ Thousands)										
					2027	2028	2029	2030	2031	Total				
Justification:	Further a core goal of alleviating blight and promoting economic development in the core of the central city.			Personnel	60	-	-	-	-	\$	60			
				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	500	-	-	-	-	\$	500			
				Total	\$	560	\$	-	\$	-	\$	-	\$	560
				FTEs									-	
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)			
Phase														
1	Planning	184,933	2,000,000	-	-	-	-	-	-	\$ -	\$ 184,933			
2	Acquisition	2,000,000		-	-	-	-	-	-	\$ -	\$ 2,000,000			
3	Design	-		-	-	-	-	-	-	\$ -	\$ -			
4	Construction	-		-	-	-	-	-	-	\$ -	\$ -			
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -			
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -			
7	Other	171,532	34,541	-	-	-	-	-	-	\$ -	\$ 171,532			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		171,532	34,541	-	-	-	-	-	-	\$ -	\$ 171,532			
Total Allocations		\$ 2,356,465	\$ 2,034,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,356,465			
Source of Funds														
TIRZ Funds		2,356,465	2,034,541	-	-	-	-	-	-	\$ -	\$ 2,356,465			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 2,356,465	\$ 2,034,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,356,465			

*NOTE:

Project: DLI 2.0 SEQUESTERED Downtown Living Initiative 2.0				City Council District		Key Map:			WBS.:	T-0341	
				Location: H, I		Geo. Ref.:					
				Served: H, I		Neighborhood:					
Description:	Funding for opportunities to partner on planning, design, construction of attainable residential housing within the boundaries of the TIRZ downtown.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel						\$ -	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Assisting in the delivery of attainable residential housing to enhance a thriving downtown.			Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	3,000	-	-	-	-	\$ 3,000	
				Total	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	3,000,000	3,000,000	-	-	-	-	-	-	\$ -	\$ 3,000,000
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	75,905	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	75,905	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 3,000,000	\$ 3,075,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
Source of Funds											
TIRZ Funds		3,000,000	3,075,905	-	-	-	-	-	-	\$ -	\$ 3,000,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 3,000,000	\$ 3,075,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000

Project: Pedestrian Lighting & Connectivity				City Council District		Key Map:		WBS.:		T-0342			
				Location:		H, I						Geo. Ref.:	
				Served:		H, I						Neighborhood:	
Description:	A project to create inviting, shaded, and active pedestrian experiences on McKinney, Texas, and Preston streets with strategic public realm improvements included enhanced planting, tree canopy, pedestrian lighting, and shade structures.			Operating and Maintenance Costs: (\$ Thousands)									
					2027	2028	2029	2030	2031	Total			
				Personnel	262	-	-	-	-	\$ 262			
				Supplies	-	-	-	-	-	\$ -			
Justification:	TIRZ#3 has identified through their Public Realm Action Plan the strategy of introducing strategic investments to prioritize human comfort and experience, connecting Downtown's key destinations and enhancing vibrancy.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -		
				Capital Outlay	1,500	-	-	-	-	-	\$ 1,500		
				Total	\$ 1,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,762		
				FTEs									
				Fiscal Year Planned Expenses									
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -		
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -		
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -		
4	Construction	-	2,250,000	-	-	-	-	-	-	\$ -	\$ -		
5	Equipment	-	1,500,000	1,984,108	1,500,000	-	-	-	-	\$ 1,500,000	\$ 3,484,108		
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -		
7	Other	98,214	158,076	180,389	261,500	-	-	-	-	\$ 261,500	\$ 540,103		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
		-	-	-	-	-	-	-	-	\$ -	\$ -		
Other Sub-Total:		98,214	158,076	180,389	261,500	-	-	-	-	\$ 261,500	\$ 540,103		
Total Allocations		\$ 98,214	\$ 3,908,076	\$ 2,164,497	\$ 1,761,500	\$ -	\$ -	\$ -	\$ -	\$ 1,761,500	\$ 4,024,211		
Source of Funds													
TIRZ Funds		98,214	3,908,076	2,164,497	1,761,500	-	-	-	-	\$ 1,761,500	\$ 4,024,211		
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -		
Grants		-	-	500,000	-	-	-	-	-	\$ -	\$ 500,000		
Other		-	-	-	-	-	-	-	-	\$ -	\$ -		
Total Funds		\$ 98,214	\$ 3,908,076	\$ 2,664,497	\$ 1,761,500	\$ -	\$ -	\$ -	\$ -	\$ 1,761,500	\$ 4,524,211		

Project: Precinct 2 Match - Bayou Frontage				City Council District		Key Map:		WBS.:		T-0343	
				Location: H		Geo. Ref.:					
				Served: H		Neighborhood:					
Description:	A partnership project with Precinct 2 focused on supporting safe and clearly announced access to Downtown's bayou network through enhanced wayfinding, pedestrian lighting improvements, and underpass lighting enhancements.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	51	-	-	-	-	\$ 51	
				Supplies	-	-	-	-	-	\$ -	
				Justification:	TIRZ#3 has identified Buffalo Bayou Trail Access Lighting Project as a critical safety project to address pedestrian lighting deficiencies at multiple access points along Buffalo Bayou, Sabine Street and Austin Street.			Svcs. & Chgs.	-	-	-
Capital Outlay	2,000	-	-	-				-	\$ 2,000		
Total	\$ 2,051	\$ -	\$ -	\$ -				\$ -	\$ 2,051		
FTEs											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	688,800	-	666,666	-	-	-	-	\$ 666,666	\$ 666,666
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	688,800	-	666,667	-	-	-	-	\$ 666,667	\$ 666,667
4	Construction	-	688,800	-	666,667	-	-	-	-	\$ 666,667	\$ 666,667
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	32,341	45,506	51,100	-	-	-	-	\$ 51,100	\$ 96,606
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	32,341	45,506	51,100	-	-	-	-	\$ 51,100	\$ 96,606
Total Allocations		\$ -	\$ 2,098,741	\$ 45,506	\$ 2,051,100	\$ -	\$ -	\$ -	\$ -	\$ 2,051,100	\$ 2,096,606
Source of Funds											
TIRZ Funds		-	2,098,741	45,506	2,051,100	-	-	-	-	\$ 2,051,100	\$ 2,096,606
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 2,098,741	\$ 45,506	\$ 2,051,100	\$ -	\$ -	\$ -	\$ -	\$ 2,051,100	\$ 2,096,606

Project: Congress Street Bridge				City Council District		Key Map:		WBS.:		T-0344	
				Location:		Geo. Ref.:					
				Served:		Neighborhood:					
Description:	Redesign the Congress Street Bridge to accommodate and encourage pedestrian throughput with sensitivity to the vehicular connectivity necessary for roadway use.			Operating and Maintenance Costs: (\$ Thousands)							
					2027	2028	2029	2030	2031	Total	
				Personnel	152,200	-	-	-	-	\$ 152,200	
				Supplies	-	-	-	-	-	\$ -	
Justification:	Material assets between Downtown and the warehouse district, especially centered around the Post Houston complex compel the need for a reimagined safe and convenient pedestrian connectivity.			Svcs. & Chgs.	-	-	-	-	-	-	\$ -
				Capital Outlay	2,000,000	-	-	-	-	\$ 2,000,000	
				Total	\$ 2,152,200	\$ -	\$ -	\$ -	\$ -	\$ 2,152,200	
				FTEs						-	
				Fiscal Year Planned Expenses							
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	2,000,000	-	-	-	-	\$ 2,000,000	\$ 2,000,000
4	Construction	-	-	-	-	4,000,000	4,000,000	-	-	\$ 8,000,000	\$ 8,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	152,200	156,766	161,469	-	-	\$ 470,435	\$ 470,435
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	152,200	156,766	161,469	-	-	\$ 470,435	\$ 470,435
Total Allocations		\$ -	\$ -	\$ -	\$ 2,152,200	\$ 4,156,766	\$ 4,161,469	\$ -	\$ -	\$ 10,470,435	\$ 10,470,435
Source of Funds											
TIRZ Funds		-	-	-	2,152,200	4,156,766	4,161,469	-	-	\$ 10,470,435	\$ 10,470,435
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 2,152,200	\$ 4,156,766	\$ 4,161,469	\$ -	\$ -	\$ 10,470,435	\$ 10,470,435

Project: Concrete Panel or Sidewalk Replacement Program				City Council District		Key Map:		493		WBS.:		T-0399			
				Location:		C, H, I		Geo. Ref.:							
				Served:		C, H, I		Neighborhood:						61	
Description:		Street maintenance program.			Operating and Maintenance Costs: (\$ Thousands)										
						2027	2028	2029	2030	2031	Total				
					Personnel	-	-	-	-	-	\$ -				
					Supplies	-	-	-	-	-	\$ -				
Justification:		Mobility improvements to extend life of roads.			Svcs. & Chgs.		-	-	-	-	-	\$ -			
					Capital Outlay		20	-	-	-	-	\$ 20			
					Total		\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 20			
					FTEs							-			
					Fiscal Year Planned Expenses										
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)				
Phase															
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -				
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -				
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -				
4	Construction	-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000				
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -				
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -				
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Allocations		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000				
Source of Funds															
TIRZ Funds		-	20,000	-	20,000	-	-	-	-	\$ 20,000	\$ 20,000				
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -				
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -				
Other		-	-	-	-	-	-	-	-	\$ -	\$ -				
Total Funds		\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000				

AGENDA ITEM	Amend Increment Participation ILA and adopt Interlocal Project Agreement between the TIRZ/Authority, the City, and the County
REQUEST	Authorize the TIRZ and Authority to enter into a <i>Second Amended and Restated Participation Agreement</i> with Harris County and the City, and an <i>Interlocal Project Development Agreement</i> with the County and the City, to permit the County's participation in the TIRZ for implementing Projects identified by Precinct 1 in Downtown, thereby amplifying the effective implementation of certain aspects of the Project Plan.
ITEM HISTORY	The City created TIRZ #3 ("the Zone") in 1995 to promote economic development and infrastructure improvements in downtown Houston. In 1999, the City Council approved the creation of the Downtown Redevelopment Authority ("DRA") to aid in the administration of the Zone and the implementation of the Project Plan and Reinvestment Zone Financing Plan for the Zone (as amended from time to time, the "Project Plan"). The Zone has had nine iterative Project Plans since its inception. In 2001, the County entered into an interlocal agreement (ILA) with the City, the DRA and the Zone to participate in the Zone. The ILA was subsequently amended in 2005 (such interlocal agreement, as amended, is referenced in the ILA under consideration as the "Prior County Participation Agreement"). The Prior County Participation Agreement will expired on December 31, 2025. In late 2024 DRA staff leadership initiated conversations with the County to gauge its appetite to continue its participation in the Zone beyond the term of the Prior County Participation Agreement. In 2025 the parties entered into a First Amended and Restated Interlocal Agreement that established renewed participation from Harris County into TIRZ 3. The parties now desire to amend that agreement to provide for a more efficient and accountable method for tracking and financing County projects. The Second Amended and Restated Participation Agreement between the parties retains the funding structure of the 2025 agreement while providing for the introduction of a bonding mechanism. The accompanying Interlocal Project Agreement Relating to County Projects Agreement between the parties serves to track and account for the progress and funding of the Projects chosen by Precinct 1 sufficient to meet the Authorities audit requirements.

ACTION ITEM – Authorize Amended Interlocal Agreement and Interlocal Project Agreement for County Participation in TIRZ #3 and proceedings to submit County Projects bond application to the City

DESCRIPTION	Continued full participation by Precinct 1 in County TIRZ increment (just the County entity, not Flood Control, Hospital District or Port) within TIRZ 3 enables Precinct 1 to continue to direct (and now amplify) dollars into downtown and immediately adjacent locations, dollars that would otherwise go into the County's general fund. This hyperlocal focus on the expenditure of TIRZ 3 county increment dollars will redound to the benefit of property holders in TIRZ 3, comports with the TIRZ 3 Project Plan and, upon authorization by the Authority will be placed before both the Commissioner's Court and City Council for approval of all parties. The County increment dollars raised in TIRZ 3 are specifically earmarked homelessness programs, parks and infrastructure maintenance, and other specific projects to enhance and enliven TIRZ 3 and Houston's urban core.
ACTION ITEM	Motion: To approve the two Agreements and empower staff leadership to take all necessary actions including finalizing negotiations and submitting a request to the City to size the Authority's bond authorization in light of Precinct 1's tax increment participation.
CONTACTS	DRA: Allen Douglas Greenberg: Clark Stockton Lord

ACTION ITEM – Authorize Amended Interlocal Agreement and Interlocal Project Agreement for County Participation in TIRZ #3 and proceedings to submit County Projects bond application to the City

First Amended and Restated Interlocal Agreement by and between the City of Houston, Texas (the “City”), Harris County, Texas (the “County”), the Downtown Redevelopment Authority (“DRA”) and Reinvestment Zone Number Three, City of Houston, Texas (the “Zone”)

EXECUTIVE SUMMARY

Background

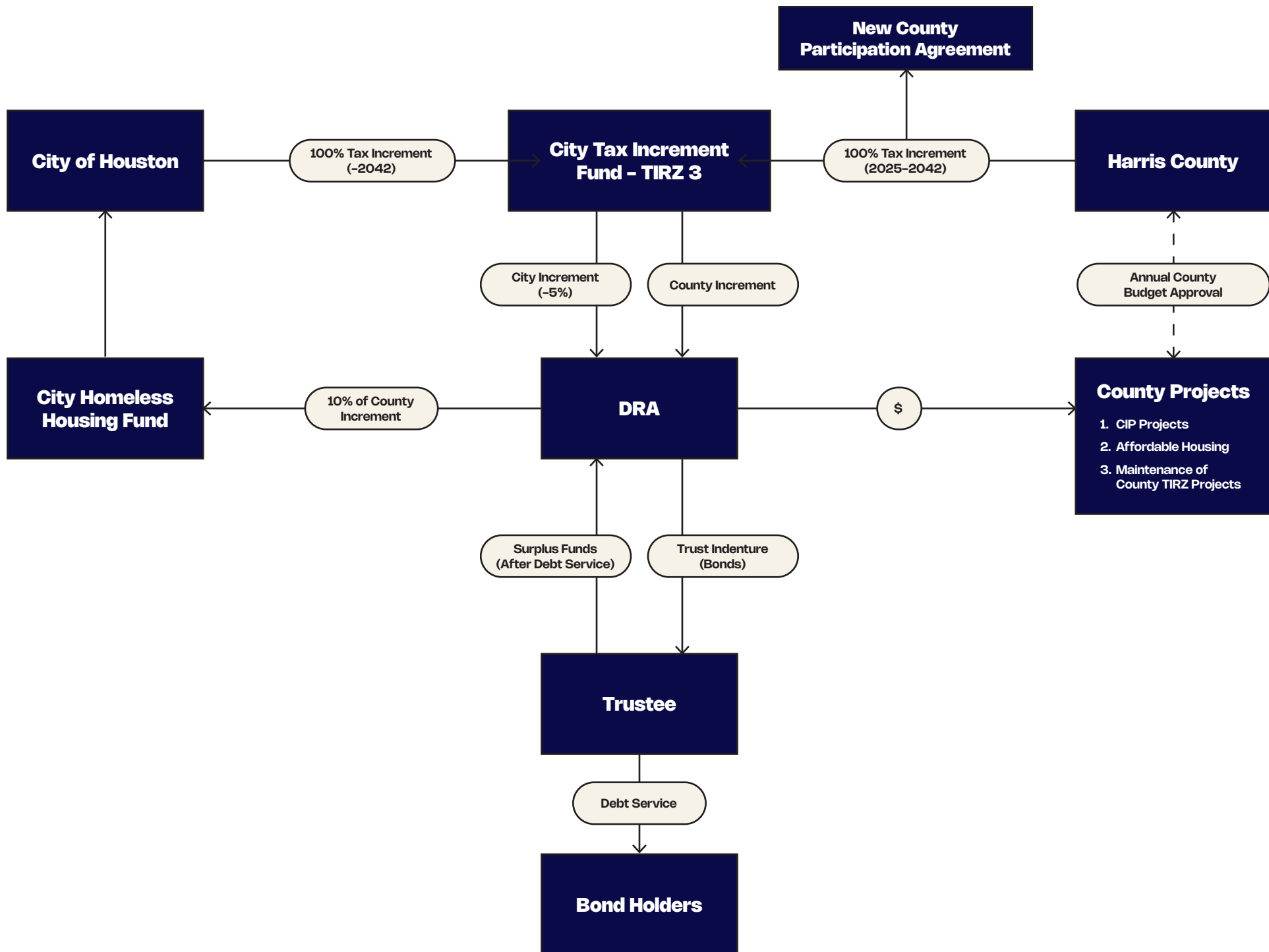
- The City created TIRZ #3 (“the Zone”) in 1995 to promote economic development and infrastructure improvements in downtown Houston. In 1999, the City Council approved the creation of the Downtown Redevelopment Authority (“DRA”) to aid in the administration of the Zone and the implementation of the Project Plan and Reinvestment Zone Financing Plan for the Zone (as amended from time to time, the “Project Plan”). The Zone has had eight iterative Project Plans since its inception.
- In 2001, the County entered into an interlocal agreement (ILA) with the City, the DRA and the Zone to participate in the Zone. The ILA was subsequently amended in 2005 (such interlocal agreement, as amended, is referenced in the ILA under consideration as the “Prior County Participation Agreement”). The Prior County Participation Agreement will expire on the earlier of (i) December 31, 2025, or (ii) the date when an aggregate of \$17,000,000 has been paid into the Zone’s tax increment fund by the County and certain other taxing units participating in the Zone for whom the County levies taxes.
- In late 2024 DRA staff leadership initiated conversations with the County to gauge its appetite to continue its participation in the Zone beyond the term of the Prior County Participation Agreement. Through these negotiations, the City and the County now seek the DRA’s and the Zone’s authorization to enter into an amended and restated interlocal agreement relating to the County’s participation in the Zone (the “New County Participation Agreement”).

New County Participation Agreement – Key Provisions

- The County will continue participating in the Zone through the current life of the TIRZ (currently tax year 2042).
- The County will maximize its participation by contributing to the Zone’s tax increment fund 100% of the County’s tax increment
 - (less the portion of the County’s tax rate levied for debt service, and not including any taxes levied by the County on behalf of the Harris County Flood Control District, Harris County Hospital District, Port of Houston Authority, or similar entities).
- The County’s current tax increment is pledged to the bondholders. Any future debt issuance by the DRA that relies on future County tax increment must be approved by

authorized representatives of the County precinct in which a majority of the property within the Zone is located (currently, Precinct 1).

- After the County tax increment is transferred from the Zone's tax increment fund to the Zone's revenue fund and applied pursuant to DRA's indenture of trust (covering any current bond obligations):
 - DRA will transfer 10% of the County's remaining increment to the City for funding of homeless housing programs that benefit the Zone.
 - The balance of the County's increment will be transferred into a separate account held by the DRA for the benefit of the County and can only be applied to expenditures authorized by the County under the New County Participation Agreement and the Project Plan.
 - The County will submit draw requests to the DRA for disbursements from this account for
 - (i) the provision of affordable housing
 - (ii) County projects included in the Project Plan, and
 - (iii) maintenance and operation of public parks, infrastructure, improvements, or other facilities related to the Project Plan within the boundaries of Precinct 1.
- The County must approve the use of the County increment in the TIRZ annual budget, and any amendments to the Project Plan or TIRZ boundaries that involve County participation require the County's review and approval.
- The County will continue to appoint a director to Position 7 on the Zone board; that director will serve in the corresponding position on the DRA board.



AGENDA ITEM	Central Houston Civic Improvement, Inc. - Civic Opportunities for the North Houston Highway Improvement Project
REQUEST	Authorize a ninth installment to Central Houston Civic Improvement (CHCI) for continued support, facilitation and advocacy of civic opportunities associated with the NHHIP, in an amount not to exceed \$250,000.
ITEM HISTORY	CHCI is assisting the City of Houston and TxDOT in advancing civic opportunities associated with the NHHIP — including new street connections, parklands, greenways, and civic gathering spaces that connect communities and support adjacent development. CHCI provides planning, programming, design, and facilitation support, coordinating with outside consultants as needed.
DESCRIPTION	The DRA/TIRZ #3 Board has authorized eight prior installments in support of the vision, advocacy, and civic opportunities associated with the NHHIP: Jan 09, 2018 – \$250,000 Sep 11, 2018 – \$250,000 Nov 19, 2019 – \$250,000 Aug 11, 2020 – \$250,000 Apr 12, 2022 – \$250,000 Jun 13, 2023 – \$250,000 Jun 11, 2024 – \$400,000 Jun 10, 2025 – \$400,000
ACTION ITEM	Authorize a ninth installment to CHCI for advocacy of civic opportunities associated with the NHHIP in an amount not to exceed \$250,000, and authorize execution of necessary agreements by the appropriate officer of the Authority.
CONTACTS	CHCI: Kris Larson, President DRA: Allen Douglas, Executive Director

AGENDA ITEM	DRA Façade Improvement Grants – Authorization for Approval
REQUEST	Authorize the execution of agreements that at a future date, in an amount up to \$555,603.72, reimburse property owners for defined qualifying expenses on projects that are awarded the DRA Façade Improvement Grant.
ITEM HISTORY	April 2025: Downtown Houston + received DRA approval to launch the Facade Improvement Grant Program with a budget of \$1.0M. The economic development grant program is intended to restore and revitalize building facades within the defined boundaries of TIRZ #3. June 2025: The grant program was publicly launched. DH+ Staff conducted a period of application development and property outreach to make eligible properties aware of the program. December 2025: DRA Board members approved the recommended Façade Improvement Grant projects received during the Fall 2025 Cycle to on December 9, 2025. May 2026: Applicants submitted final proposals for the Spring 2026 Cycle, culminating in three project recommendations. June 2026: DTH+ Staff is presenting the recommended Façade Improvement Grant projects to DRA Board members on June 9, 2026.
DESCRIPTION	DTH+ Staff is requesting authorization to enter into the project agreements that would reimburse three properties up to \$555,603.72 for DRA Façade Improvement Grants. The grant funding will reimburse property owners for a portion of qualifying improvements such as lighting, windows, and building façade restoration. The Moxy by Marriott's reimbursement is up to \$222,612.05 for lighting and windows, with \$111,306.03 leveraged by the owner(s) for the project. Notsuoh's reimbursement is up to \$82,991.67 for restored signage, with \$41,495.83 leveraged by the owner(s) for the project. The Canopy by Hilton's reimbursement is up to \$250,000 for thermal and moisture protection, tuckpointing, and façade restoration, with \$751,069 leveraged by the owner(s) for the project. All projects were reviewed by DTH+ Staff to ensure alignment with the Façade Grant Program goals as well as feasibility. Each applicant has confirmed due diligence.
ACTION ITEM	Authorize the execution of agreements that at a future date, in an amount up to \$555,603.72, reimburse property owners for defined qualifying expenses on projects that are awarded the DRA Façade Improvement Grant.
CONTACTS	Allen Douglas, Executive Director and General Counsel Maron Connley, Senior Program Administrator

Downtown Redevelopment Authority / TIRZ #3 (DRA/TIRZ #3) Spring 2026 Façade Grant Recommendations

Prepared for the June 9, 2026 DRA Board Meeting

EXECUTIVE SUMMARY

For the Spring 2026 cycle of Façade Grant awards, DTH+ Staff received four applications. Following review and scoring, DTH+ Staff recommends three applications for consideration by DTH+ Leadership and pending Leadership approval, the DRA Board. The remaining application was incomplete, and DTH+ Staff advised the applicant to resubmit during a future grant cycle.

This memo provides an overview of available Façade Grant funds as of Spring 2026, along with a summary of each application recommended for approval.

Each Façade Grant Application overview includes the following information:

- Project budget
- Proposed improvements
- Existing conditions
- Basis of recommendation, including:
 - History of property
 - Condition of property
 - Scope of work

The three recommended applications are presented on the following pages:

#1: Moxy Hotel – Page 3

#2: Notsuoh and Dean's – Page 7

#3: Scanlan Building / Canopy Hotel – Page 12

FUNDING OVERVIEW – ALL FAÇADE GRANT APPLICATIONS

DRA/TIRZ #3 FY2025–2026 Program Allocation: \$1,000,000

Committed to Fall 2025 Grants: \$296,050

Available for Spring 2026 Grants: \$703,950

Façade Grant Program Match Requirement: 1:2 match

DRA/TIRZ #3 Contribution: 2 parts

Property Owner Contribution: 1 part

An overview of eligible improvements through this grant opportunity is available on the Program Overview webpage.

Business	Proposed Scope	Recommended DRA Contribution	Owner Contribution / Private Investment	Total Project Budget
Moxy Hotel	Lighting, Windows	\$222,612.05	\$111,306.03	\$333,918.08
Notsuoh and Dean's	Original sign restoration with LED lighting	\$82,991.67	\$41,495.83	\$124,487.50
Scanlan Building / Canopy Hotel	Tuckpointing; Façade Restoration; Thermal/Moisture Protection	\$250,000.00	\$751,069	\$1,001,069.00

Total Recommended DRA Contribution: \$555,603.72

Pending approval of the recommended Spring 2026 awards, the remaining FY2025–2026 Façade Grant Program balance would be \$148,346.28.

Grant Applicant #1: Moxy Hotel by Marriott

Applicant Name: Nitin Kasan, Highrock Hospitality LLC

BASIS OF RECOMMENDATION

DTH+ Staff reviewed the proposed improvements for the Moxy Hotel by Marriott project and finds that the scope is consistent with the overall intent and eligible uses of the Façade Grant Program. The proposed work includes façade uplighting and window improvements that would enhance the building's visibility, appearance, weather protection, and energy performance.

The Moxy Hotel is located along the Main Street Promenade and occupies a historic structure within the Main Street–Market Square Historic District. The proposed improvements would support the continued reinvestment in and activation of a prominent Downtown property, while improving the building's public-facing condition and visibility from the pedestrian realm.

DRA/TIRZ #3's investment in this project would advance the goals of the Façade Grant Program by supporting physical improvements to a visible Main Street property and encouraging broader economic development activity along the Promenade. In conjunction with the hotel's planned outdoor seating and patio activation, the proposed façade improvements would contribute to a more vibrant, welcoming, and pedestrian-oriented public realm.

Based on the project's eligible exterior scope, historic context, location within TIRZ #3, and alignment with the Public Realm Action Plan and Retail Strategy, DTH+ Staff recommends approval of a grant award in the amount of \$222,612.05.

History of Property

Constructed in 1923, the Moxy Hotel by Marriott occupies a designated historic landmark that was originally developed as the State National Bank Building. The property was designed by Alfred C. Finn, a prominent Texas architect whose work includes several notable civic and commercial buildings. The structure is also identified as a contributing structure within the Main Street–Market Square Historic District. In December 2023, the property reopened as a 118-room hotel in Downtown Houston. The hotel includes ground-floor hospitality uses, a bar and restaurant, guest amenities, and upper-floor spaces with views of the city. The applicant is proposing exterior upgrades intended to improve the

building's appearance, visibility, weatherization, and energy efficiency while maintaining its historic character.

Condition of Property

As a historic landmark and contributing structure, preservation of the building's architectural integrity is an important consideration. The existing windows are outdated and contribute to air infiltration and exterior noise impacts within the building. The applicant has identified the need to improve the building envelope while maintaining the property's historic character and supporting the comfort of hotel guests. Given the property's location along the Main Street Promenade, improvements to the building's exterior condition and visibility would also enhance the public-facing experience of the corridor.

Scope of Work

The applicant proposes façade uplighting to highlight the historic architectural features of the building, and window improvements to enhance energy efficiency, weather protection, and guest comfort. The applicant is working with a Historic Preservation Consultant for the proposed improvements. DTH+ Staff finds that the proposed scope is consistent with the Façade Grant Program's intent to support eligible exterior improvements, preserve and enhance existing buildings, improve visibility and pedestrian experience, and encourage reinvestment within TIRZ #3.

Staff recommends the DRA approve an award in the amount of \$222,612.05.

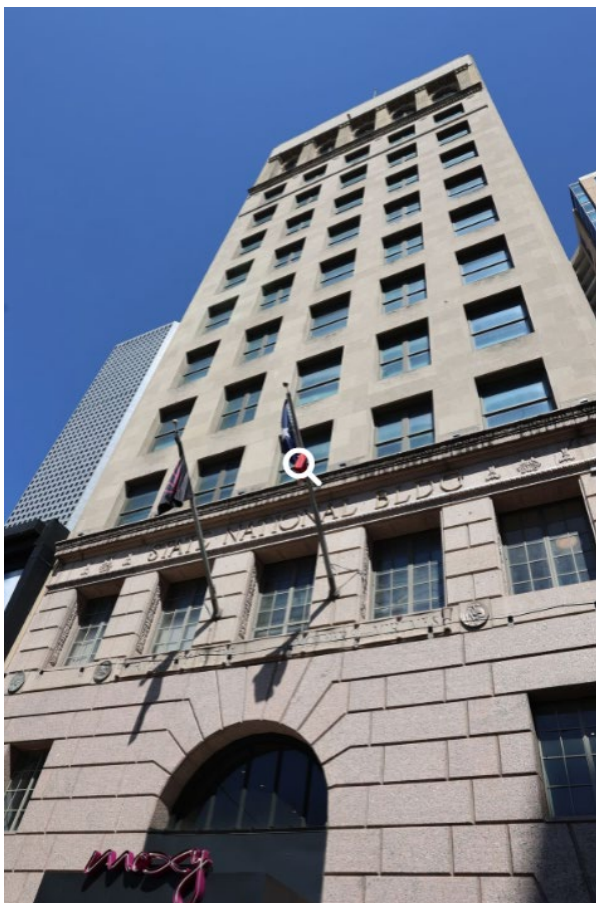
BUDGET

Item	Total
Windows	\$287,500.90
Lights	\$46,417.18
PROJECT TOTAL	\$333,918.08
Proposed DRA Contribution	\$222,612.05
DRA Contribution % of total	66.7%

PROPOSED FINISHED PRODUCT



EXISTING CONDITIONS



Grant Applicant #2: Notsuoh and Dean's

Applicant Name: Jim Pirtle, Notsuoh Bar LLC

BASIS OF RECOMMENDATION

DTH+ Staff reviewed the proposed improvements for the Notsuoh / Dean's project and finds that the scope is consistent with the overall intent and eligible uses of the Façade Grant Program. The proposed work includes restoration of existing exterior signage through updated LED lighting designed to maintain the appearance of traditional neon while improving reliability, longevity, and ease of maintenance.

The property is located along the Main Street Promenade near the 300 block tile mosaic and METRORail stop, making the signage highly visible to pedestrians, transit riders, visitors, and surrounding businesses. Restoring and illuminating the signs would enhance the building's public-facing presence, contribute to evening activity, and support a more vibrant and visually engaging pedestrian environment.

DRA/TIRZ #3's investment in this project would advance the goals of the Façade Grant Program by supporting a visible exterior improvement that strengthens the character and activation of the Main Street Promenade. The project also reflects continued reinvestment in an existing Downtown property with active ground-floor businesses and patio spaces that contribute to the public realm.

Based on the eligible scope of work, the project's location within TIRZ #3, the visibility of the proposed improvements, and the alignment with the program's goals for economic development, physical improvement, and public-realm vibrancy, DTH+ Staff recommends approval of a grant award in the amount of \$82,991.67.

History of Property

Constructed in 1893, the three-story building has historically supported a range of commercial uses, including a clothing store and pawn shop. The current owners purchased the property in 1995 and initially operated Notsuoh as an all-night coffee shop and gathering place for artists, poets, musicians, and chess players. The business later transitioned into a speakeasy-style concept in 2003 and became a fully licensed bar in 2007. Today, the building is home to Notsuoh and Dean's, two established Main Street businesses that contribute to the area's nightlife, pedestrian activity, and ground-floor

activation. The property's location along the Main Street Promenade gives it a prominent role in the corridor's evening environment and overall public-facing character.

Condition of Property

The existing exterior signage is in need of repair and lighting upgrades. The signs are highly recognizable along Main Street and contribute to the visual identity of the building and surrounding block. The owners have also made infrastructure investments to improve the building and bring it closer to current code requirements. The proposed signage improvements would complement these prior investments, enhance the building's exterior appeal, and support the continued activation of the Main Street Promenade.



Figure 1. Past image of facade when neon signage was operational.

Scope of Work

The proposed scope includes restoration of the existing signage through installation of updated LED lighting that maintains a similar appearance to traditional neon. This approach would preserve the recognizable character of the signs while improving lighting reliability, longevity, and maintenance efficiency. DTH+ Staff finds that the proposed scope is consistent with the Façade Grant Program's intent to support eligible exterior improvements, enhance visible building features, encourage reinvestment in existing Downtown properties, and contribute to a more active and vibrant public realm within TIRZ #3.

Staff recommends the DRA approve an award in the amount of \$82,991.67.

BUDGET

Item	Total
Sign – Home of Easy Credit	\$62,785
Sign – Dean's + Blade	\$34,640
Sign - Clarks	\$16,237.50
Prep Work	\$10,825
PROJECT TOTAL	\$124,487.50
Proposed DRA Contribution	\$82,991.67
DRA Contribution % of total	66.7%

PROPOSED FINISHED PRODUCT



EXISTING CONDITIONS



Grant Applicant #3: Scanlan Building / Canopy Hotel

Applicant Name: William Franks, SLTX 405 Main LLC

BASIS OF RECOMMENDATION

DTH+ Staff reviewed the proposed improvements for the Scanlan Building / Canopy Hotel project and finds that the scope is consistent with the overall intent and eligible uses of the Façade Grant Program. The proposed work includes façade restoration, masonry repair, tuckpointing, weatherproofing, window and door glazing improvements, and related exterior repairs that address visible building conditions and support the long-term preservation of a historic structure along the Main Street Promenade.

The Scanlan Building is a significant historic property within Downtown Houston and is located at a critical intersection of the newly repositioned Main Street Promenade. The proposed improvements would address documented exterior deterioration, improve the appearance and integrity of the building façade, and contribute to a more active, inviting, and pedestrian-oriented public realm.

DRA/TIRZ #3's investment in this project directly advances the goals of the Façade Grant Program by supporting physical improvements to a prominent Downtown property while encouraging broader economic development and reinvestment. The contribution will help ensure a mission-aligned transformation of a highly visible historic building, reinforcing the Main Street Promenade as a vibrant destination for residents, workers, visitors, and surrounding businesses.

Based on the scale of the proposed exterior improvements, the building's historic significance, the project's location within TIRZ #3, and the consistency of the scope with the Façade Grant Program's goals, DTH+ Staff recommends approval of a grant award in the amount of \$250,000.

History of Property

The Scanlan Building was constructed between 1906 and 1909. The 11-story structure is located within the Main Street–Market Square Historic District and is identified as a contributing structure. Named for former Houston Mayor Thomas Scanlan, the building was designed by Daniel Burnham, the architect and urban planner associated with the City Beautiful movement. The building was once one of Houston's tallest commercial structures, and the site is also historically significant as the former location of Sam Houston's

residence. The City of Houston designated the Scanlan Building as a protected historic landmark in April 2000. The former office building is currently being redeveloped as a Canopy by Hilton hotel.

Condition of Property

The building façade shows visible deterioration, including cracking, chipping, holes, staining, and areas of material decay. The applicant proposes significant exterior restoration work as part of a broader rehabilitation of the property. Given the building's historic status and prominent location along the Main Street Promenade, the proposed façade improvements would address existing deficiencies, improve the building's public-facing condition, and support continued reinvestment in this highly visible corridor.

Scope of Work

The building exterior includes glazed brick, terra cotta, and stone elements. Proposed improvements include façade restoration, tuckpointing of deteriorated mortar joints, repairs to damaged masonry and exterior materials, thermal and moisture protection, parapet cap installation to reduce water intrusion, window-related flashing and lintel replacement, caulking, and related cladding work. Where feasible, the applicant proposes repair rather than full replacement of deteriorated materials. DTH+ Staff finds that the proposed scope is consistent with the Façade Grant Program's intent to support eligible exterior improvements, preserve and enhance existing buildings, and encourage reinvestment that contributes to the public realm within TIRZ #3.

Staff recommends the DRA approve an award in the amount of \$250,000.

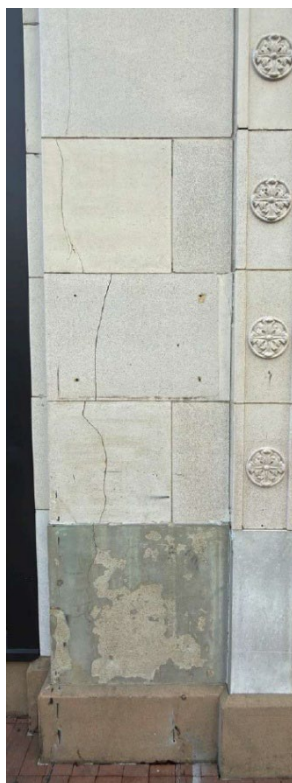
BUDGET

Item	Total
Masonry	\$298,742
Structural	\$15,000
Thermal / Moisture Protection	\$541,227
Window / Door Glazing	\$146,100
PROJECT TOTAL	\$1,001,069
Proposed DRA Contribution	\$250,000
DRA Contribution % of total	19.6%

PROPOSED FINISHED PRODUCT



EXISTING CONDITIONS





DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

June 2026

GOAL 1

Champion major projects, initiatives and investments that improve Downtown.

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: In December 2025, a flawed AI-generated video touting FIFA World Cup host cities sparked a better idea. After Kris Larson flagged the opportunity and Mayor Whitmire agreed, DTH+ united 31 agencies and seven lead planning partners to tell Houston’s story the right way, highlighting the scale of public projects underway and citywide collaboration to improve life for residents and visitors years beyond 2026. The video, “Ready for the World,” earned strong backing of all partners and the Mayor launched it on May 30 during the Main Street Promenade ribbon-cutting celebration.

Participating Agency:



1.7 Partner with METRO, the City of Houston, and others to plan and support a variety of safe and efficient mobility options for people to get to, from, and around Downtown, including a robust transit network and non-motorized transportation

Highlight: Downtown’s 2026 FIFA World Cup mobility plan combines expanded transit service with pedestrian-first street improvements to move fans safely and efficiently between hotels, light rail, POST HTX, the Main Street Promenade and the FIFA Fan Festival in EaDo. Throughout the 39-day tournament, METRO will extend hours, increase rail and bus frequency, expand Park & Ride service seven days a week and maintain affordable fares. Meanwhile, DTH+’s Via Futbol tactical urbanism project will create a “yellow brick road” of clearer, shaded, walkable corridors with expanded walkways, temporary lane closures, streetscape treatments and entertainment, improving both event access and the visitor experience.

Participating Agency:



GOAL 2

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

2.2 Cultivate nature across Downtown, including its urban forest, planters, and other greenspace elements.

Highlight: The Main Street Promenade planting strategy advances a more climate-responsive and people-centered vision for Downtown’s core. Rather than treating planting as a decorative layer, the strategy uses trees, native landscaping, planters and irrigation as essential infrastructure for shade, cooling and long-term resilience. The improved planting palette helps soften the corridor, reduce heat exposure and create a more comfortable setting for walking, dining, gathering and everyday storefront activity. By expanding tree canopy and introducing more durable, place-appropriate plantings, the Promenade now offers a greener and more welcoming experience that supports both daily use and major events, while reinforcing Main Street as one of Downtown’s most important civic corridors.

Participating Agencies:



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

Highlight: The opening of the 419 Emancipation “Super Hub” in mid-May provided an integral step forward in Houston’s strategy to reduce street homelessness downtown by creating a low-barrier facility where people can move from sidewalks and encampments into safety, services and housing pathways. With 24/7 operations, up to 225 beds, onsite health, psychiatric and substance-use support, and capacity for walk-ins, outreach and law-enforcement drop-offs, the facility fills gaps traditional shelters cannot. For Downtown, it offers a coordinated alternative to crisis response, connecting vulnerable residents to stabilization while supporting cleaner, safer public spaces. With 419 Emancipation now in operation, it provides an expanded ability for law enforcement to use the expanded civility ordinance to move people living on the street into a safer, more dignified facility where they can receive care and a pathway toward housing.

Participating Agencies:



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: The May 30 opening of the Main Street Promenade marked a defining milestone in Downtown Houston's transformation ahead of the 2026 FIFA World Cup, converting seven blocks of Main Street into a shaded, pedestrian-first destination for dining, entertainment, public art and daily gathering. Building on the pandemic-era More Space program, the project strengthens downtown connectivity, supports small businesses and positions the historic Main Street corridor as a welcoming front door for residents, workers and global visitors alike. Its opening was celebrated with a large ribbon cutting ceremony and an afternoon-long block party which showcased the Promenade's ability to serve as a primary activation corridor.

Participating Agencies:



3.6 Facilitate the development of pop-up uses, temporary installations, and other storefront or site activation strategies to help enliven the public realm.

Highlight: Downtown Houston+ is advancing Goal 3.6 through the Good Times on Main initiative, using temporary activations and business partnerships to enliven the Main Street Promenade. The Main Street Promenade Grand Opening and Good Times on Main preview event served as a day-long celebration reintroducing Main Street as a walkable pedestrian destination, showcasing a nine-block activation concept with participation from 20 Promenade businesses and 28 local pop-up vendors. Throughout Summer 2026, staff will continue coordinating with businesses and property owners to establish the preferred activation cadence, timing, and programming framework for a recurring monthly Good Times on Main series launching in Fall 2026.

Participating Agency:



GOAL 4

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

4.5 Work with local government build partnerships to reform regulatory processes to expedite timetables and decrease barriers to entry.

Highlight: Following the adoption of the ordinances delegating licensing authority to the District, we worked closely with business along Main Street to put in place interim agreements for outdoor dining spaces and improvements. By the date of the ribbon cutting, 35 businesses had started or completed the process and installed outdoor areas. This coordination with businesses and the City is ongoing to evaluate and continue to streamline the processes.

Participating Agencies:



4.14 Encourage, support and promote new attractions that expand what Downtown offers.

Highlight: With construction complete, the Main Street Promenade is moving from capital project to destination asset. Downtown Houston+ is using Datafy, a destination intelligence and advertising platform, to better understand visitor behavior, identify target audiences, and measure marketing impact. This work will support data-informed promotion of the Promenade as a welcoming, walkable experience for residents, workers, visitors, and World Cup guests. By pairing real-world visitation insights with targeted digital marketing, we can tell a stronger story, drive awareness, and track how marketing efforts translate into actual visits to Main Street and Downtown Houston.

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: The Main Street Promenade Reception, presented by CenTrio Energy, welcomed 174 attendees, including CHI members, board members, business leaders, community partners, project stakeholders, and elected officials. The event marked the completion of a major public realm project and gave Downtown stakeholders a chance to gather, connect, and celebrate the work behind it. Remarks were provided by Mayor John Whitmire, Council Member Mario Castillo, Council Member Joaquin Martinez, and CenTrio Energy CEO Eric Miller. The program also featured the premiere of Houston: Ready for the World, highlighting major projects completed across the region ahead of the World Cup.

Participating Agency:



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

Highlight: In May, Main Street Promenade opening and DTH+'s work to transform Downtown with lasting investments in trees, landscaping, shade, and lighting, garnered widespread, positive media coverage. Strategic messages about walkability, pedestrian comfort, vibrancy, and connections to key destinations featured in 59 articles. Media ranged from local ABC, CBS, CW, Fox, NBC, and Telemundo broadcast outlets to the Houston Chronicle, Houston Business Journal, Axios, Bisnow, CultureMap, community newspapers, MSN and Yahoo. Popular social media influencers (ex: Claudy Morales: 62K followers, Explore with Omar: 22.2K followers) generated tens of thousands of additional positive impressions.

Participating Agencies:

