



Downtown
Redevelopment
Authority

Board of Directors Meeting

April 9, 2024

Tax Increment Reinvestment Zone, Number Three
City of Houston

Board of Directors Meeting
April 9, 2024

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

March 12, 2024

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Authority's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on March 12, 2024, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
Michele Sabino	Vice Chair
Barry Mandel	Secretary
Keith Hamm	Treasurer
Regina Garcia	Director
James Harrison	Director
Kirby Liu	Director
Tiko Reynolds-Hausman	Director
William Taylor	Director

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

In addition, guests attending from the public included Grace Rodriguez and Rita Hicks with Impact Hub; Andrew Busker with the City of Houston's Office of Economic Development; and residents Robert Hall and George Gordon.

DETERMINE QUORUM; CALL TO ORDER

Chair Flowers conducted a roll call and quorum was established. The meeting was called to order at 12:08 p.m.

INTRODUCTIONS AND PUBLIC COMMENTS

Chair Flowers invited meeting attendees to introduce themselves and welcomed all. Next, he asked if anyone from the public had comments. Grace Rodriguez stated she did, prompting Chair Flowers to read aloud the statement pertaining to public comments and the Texas Open Meetings Act. He then invited Ms. Rodriguez to share her comments.

Ms. Rodriguez spoke about the Authority's recent decision to terminate an agreement related to Impact Hub's use of space inside the Downtown Launchpad. She stated a letter from Impact Hub's Board will be sent to the Authority's Board regarding the matter. The Board thanked Ms. Rodriguez for sharing. There were no further comments from the public.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the February 13, 2024 regular joint board meeting. Chair Flowers asked the Board for questions or revisions.

Hearing none, Chair Flowers called for a motion, moved by Director Harrison; seconded by Secretary Mandel; and the minutes of the February 13, 2024 regular joint board meeting were approved as presented.

FINANCE MATTERS

Check Register – February 2024

Chair Flowers invited Jana Gunter to provide an update on finance matters. Ms. Gunter shared highlights from the February check register, then called for questions. There were no questions and discussion did not occur.

Then, Chair Flowers called for a motion to accept the February 2024 check register; moved by Director Harrison, seconded by Secretary Mandel; and the Board accepted the February 2024 check register as presented.

CONTINUATION OF CHI TOP 20 FOR 2024

ED Douglas began with a brief overview of the 2024 Strategic Actions Agenda and noted goals covered at the March Board meeting, as well as the goals remaining to be presented. He continued by speaking on the actions pertaining to Office Conversions, DLI 2.0, and the Montrose Bridge project.

Next, Ann Taylor was invited to talk about the topics of utilizing a third party event hosting program for events held in Downtown Houston+ parks, developing a special events and programming strategy, being intentional and strategic with 2024 holiday décor, and re-envisioning and deploying new street pole banners.

Then, Brett DeBord was called on to speak about goals specific to the Operations team. He began by providing detail about the Flock Camera Network pilot program and concluded with the goal of fostering a new homeless engagement-focused unit within the Downtown District's safety program.

Cassie Hoprich concluded by describing a goal headed up by the Economic Development Team to produce a store-front recruitment strategy and support program. Questions asked and answered, and discussion ensued. No further action was required.

EADO CAP UPDATE – RAISE GRANT

Luis Nunez, Director of Urban Strategy & Design, was invited to update the Board on the NHHIP EaDo Cap project. Mr. Nunez shared a summary about the RAISE grant opportunity, discussed project phases and the potential use of funds if the grant were to be awarded. He noted that over 30 letters of support were received in favor of the EaDo Cap project and included bipartisan support from local congress members, state representatives, Mayor Whitmire, other TIRZ and Management Districts adjacent to the project and to downtown, and numerous key stakeholders within downtown. The letters of support were included with the grant application submittal on February 28th. Questions were asked and answered. Mr. Nunez closed stating a decision on whether the grant will be awarded will be made by June 27th. No further action was required.

REPORT OUT ON RFQ PROCESS FOR MORE SPACE MAIN STREET

Chair Flowers invited Cassie Hoeprich, Director of Planning & Economic Development to brief the Board on the More Space Main Street project. Ms. Hoeprich reported an RFQ for the design and engineering portion of the project was issued on January 31st. A total of four proposals were received and reviewed by the RFQ Committee. The RFQ Committee invited three firms to interview and discuss the project in person. These meetings are scheduled to take place on March 13th, at which time the Committee will determine which design and engineering firm best fits for the project. Ms. Hoeprich stated a firm recommendation will be brought to the Board in April, with a goal for work to begin in May. Questions were asked and answered, and discussion occurred. No further action was required.

UPDATES ON THE DOWNTOWN LAUNCH PAD

Chair Flowers asked ED Douglas to provide updates with regard to the Downtown Launch Pad. ED Douglas summarized the history of the Launch Pad and explained that in January 2019, the Authority entered into an Economic Development Grant Agreement with MassChallenge, for the purposes of aiding start-up companies and small businesses, which in turn could boost economic development in downtown. Next, he noted that the Launch Pad was built to accommodate MassChallenge with a smaller portion of the space being available for two smaller entities, Gener8tor and Impact Hub, focused on incubating start-ups.

The COVID-19 pandemic altered the effective use of the Launch Pad space. In 2022, as the world began to recover and emerge from the pandemic, discussions between the Authority and MassChallenge began over post-pandemic plans and their utilization of the space inside the Launch Pad. MassChallenge's decision to permanently shift to a remote business model resulted in forfeiture of their 2019 Economic Development Agreement.

Ongoing efforts to effectively utilize the entire space inside the Launch Pad led to the decision to transition the space for use by a single entity that will effectively use the entire Launch Pad space in the service of Downtown's economic development. ED Douglas noted that both gener8tor and Impact Hub received notice on March 1, 2024 announcing the termination of the license agreements between the Authority and both companies effective July 1, 2024. Questions were asked and answered. No further action was required.

DISCUSS UPCOMING WORKSHOP – AFFORDABILITY FOR CONVERSIONS

Chair Flowers asked President Larson to talk about the upcoming Affordable Housing Finance Workshop. President Larson explained the purpose of the day long workshop, discussed topics that will appear on the agenda, and noted several esteemed experts in the field will be there to present and answer questions. Questions were asked and answered. He closed by inviting the Board to attend the workshop scheduled for Wednesday, April 24th. No further action was taken.

STRATEGIC ALIGNMENT UPDATES

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

NEXT MEETINGS

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

- Enhance DT Committee – Monday, **March 18th at 12:00 PM**
- Connect DT Committee – Tuesday, **March 19th at 9:00 AM**
- Engage DT Committee – Thursday, **March 21st at 12:00 PM**
- Thrive DT Committee – Wednesday, **March 27th at 12:00 PM**
- Board of Directors – Tuesday, **April 9th at 12:00 PM**

OTHER BUSINESS & ADJOURN

Chair Flowers asked if there was any further business to be discussed. No further business was brought forth to the Board. Flowers then called for a motion to adjourn, moved by Director Harrison; seconded by Treasurer Hamm; and the meeting was adjourned at 1:34 PM.

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

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

March 12, 2024

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Zone's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on March 12, 2024, and the roll was called of the duly constituted officers and members of the Board, to wit:

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

Check register for March 2024



- Total checks issued in March 2024 were \$136K
 - Central Houston, Inc.
 - Administrative Contractors - \$114,275
 - Ryan M. LeVasseur
 - Downtown Launch Pad - \$20,000
 - Bracewell LLP
 - Outside Legal Consultation - \$1,400

Statement of Net Position, March 31, 2024



Assets

- Cash and Investments are \$20.3 million
- Other Receivables – \$74K
 - HDMD support for DLI - \$74K
- Accounts Payable & Accrued Expense are \$848K.
 - DLI and Economic Development Grants outstanding \$440K
 - Retainage Payable – Trebly \$268K
 - Accounts Payable - \$140K
- Bonds Payable due Aug 2024 – \$2.34 million

Statement of Activities, March 31, 2024



- Total Revenues of \$24.1 million is \$774K over budget due to interest income reflecting better rates than forecasted.
- Project Costs are \$3.9 million, \$9.1 million under budget due to funds not yet expended for
 - Pedestrian Lighting Improvements of \$1.1M
 - Main Street Market Square of \$690K
 - Targeted Blight Remediation of \$3.5M
 - Montrose Bridge at Allen Parkway of \$440K
 - Hike & Bike Trails East of Allen's Landing of \$442K
 - and \$2.0M in forecasted DLI/Economic grant payments will not be paid until the tax increment is received in June, 2024.

Cash & Investments, March 31, 2024



- Cash balance - \$211,104
- Investment Funds
 - Logic Increment - \$6.2 million
 - Texas Class - \$8.6 million
 - Morgan Stanley Investment Fund
 - Debt Service - \$82K, issued payment of \$956K in interest during March.
 - Bond Reserve - \$4.5 million
 - Bank of New York Mellon
 - Pledged Funds - \$689,031
- Capital Assets, Net
 - Downtown Launchpad Lease - \$1.5 million
 - Trebly Park Lease - \$8.6 million

MAIN STREET MARKET SQUARE
 AP Check Register (Current by Bank)
 Check Dates: 3/1/2024 to 3/31/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
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BANK ID: OP - JPMORGAN CHASE BANK, N.A.

101.000

3132	03/06/24	P	3025	CENTRAL HOUSTON, INC	\$114,274.98
* 6387341	03/11/24	M	4986	RYAN M. LeVASSEUR	\$10,000.00
* 7644740	03/13/24	M	2070	BRACEWELL LLP	\$1,400.00
* 7644748	03/13/24	M	4986	RYAN M. LeVASSEUR	\$10,000.00

BANK OP REGISTER TOTAL: \$135,674.98

GRAND TOTAL : \$135,674.98

Downtown Redevelopment Authority
Statement of Net Position
March 31, 2024 and March 31, 2023

	<u>03/31/24</u>	<u>03/31/23</u>
Assets		
Cash	\$ 211,104	\$ 489,588
Investments - Project Funds	-	-
Investments - Debt Service	5,308,543	4,490,102
Investments - General	14,803,531	9,096,919
Tax Increments Receivable	18,842,758	18,073,283
Other Receivables & Prepaid Expenses	74,371	70,061
Capital Assets, Net	10,148,554	10,736,710
Cost of Issuance	334,873	365,087
Total Assets	<u>\$ 49,723,733</u>	<u>\$ 43,321,749</u>
Liabilities		
Accounts Payable & Accrued Expenses	\$ 848,372	\$ 1,514,117
Accrued Interest Payable	158,846	180,979
Lease Liabilities Due in One Year	109,442	271,752
Lease Liabilities Due After One Year	10,559,425	10,794,814
Notes Payable Due in One Year	-	-
Bonds Payable Due in One Year	2,340,000	2,250,000
Notes Payable Due After One Year	-	-
Bonds Payable Due After One Year	40,053,138	42,616,278
Total Liabilities	<u>54,069,222</u>	<u>57,627,941</u>
Net Position		
Net Position	(4,345,490)	(14,306,191)
Total Liabilities & Net Position	<u>\$ 49,723,733</u>	<u>\$ 43,321,749</u>

Downtown Redevelopment Authority
Statement of Activities
For the Third Quarter ended March 31, 2024

	2024	2024	2024	Fav (Unfav)
	Q3 Actual	YTD Actual	YTD Budget	Variance
Revenues				
Tax Increments	\$ 7,724,396	\$ 23,173,187	\$ 23,173,186	0
Other Revenues	182	182	-	182
Interest Income	282,658	969,039	195,244	773,795
Total Revenues	\$ 8,007,235	\$ 24,142,407	\$ 23,368,430	\$ 773,977
Transfers				
Administrative Fees	298,476	895,428	895,428	-
HISD Adjustment	1,145,000	3,435,001	3,435,001	-
	<u>1,443,476</u>	<u>4,330,429</u>	<u>4,330,429</u>	<u>-</u>
Net Revenues	\$ 6,563,759	\$ 19,811,978	\$ 19,038,001	\$ 773,977
Expenses				
Project Costs	2,008,425	3,870,009	13,014,647	9,144,638
Municipal Services	-	-	-	-
Accounting	-	-	2,500	2,500
Auditing	-	20,500	18,000	(2,500)
Administrative Contractor	201,058	777,647	525,000	(252,647)
Legal Fees	15,150	27,498	13,500	(13,998)
Insurance	801	3,334	18,750	15,416
Consulting Fees	-	6,730	25,000	18,270
Office Expense	6,398	21,544	5,625	(15,919)
Interest Expense - Bonds	422,252	1,270,653	1,279,771	9,119
Cost of Issuance	7,554	22,661	22,661	-
Total Expenses	\$ 2,661,638	\$ 6,020,575	\$ 14,925,454	\$ 8,904,880
Change in Net Position	3,902,121	13,791,404	4,112,547	9,678,856
Net Position Beginning of Year		(18,136,893)	(18,136,893)	-
Net Position End of Period		\$ (4,345,490)	\$ (14,024,346)	\$ 9,678,856

Downtown Redevelopment Authority
Statement of Activities
For the Third Quarter ended March 31, 2024 and March 31, 2023

	2024	2023	Fav (Unfav)
	YTD Actual	YTD Actual	Variance
Revenues			
Tax Increments	\$ 23,173,187	\$ 20,505,797	2,667,390
Other Revenues	182	168	14
Interest Income	969,039	475,950	493,089
Total Revenues	\$ 24,142,407	\$ 20,981,914	\$ 3,160,493
Transfers			
Administrative Fees	895,428	854,995	(40,433)
HISD Adjustment	3,435,001	1,663,205	(1,771,796)
	<u>4,330,429</u>	<u>2,518,199</u>	<u>(1,812,230)</u>
Net Revenues	\$ 19,811,978	\$ 18,463,715	\$ 1,348,263
Expenses			
Project Costs	3,870,009	11,973,748	8,103,739
Municipal Services	-	-	-
Accounting	-	-	-
Auditing	20,500	19,228	(1,272)
Administrative Contractor	777,647	416,118	(361,529)
Legal Fees	27,498	2,069	(25,429)
Insurance	3,334	4,043	710
Consulting Fees	6,730	13,040	6,310
Office Expense	21,544	34,539	12,995
Interest Expense - COH	-	-	-
Interest Expense - Bonds	1,270,653	1,340,826	70,174
Cost of Issuance	22,661	22,661	-
Total Expenses	\$ 6,020,575	\$ 13,826,272	\$ 7,805,698
Change in Net Position	13,791,404	4,637,443	9,153,961
Net Position Beginning of Year	(18,136,893)	(18,943,634)	806,741
Net Position End of Period	\$ (4,345,490)	\$ (14,306,191)	\$ 9,960,702

Downtown Redevelopment Authority
Project Cost Detail
For the Third Quarter ended March 31, 2024

	2024 YTD Actual	2024 YTD Budget	Fav (Unfav) Variance
Project Costs			
Capital Improvement Projects			
Main Street Market Square 2.0	59,968	750,000	690,032
Allen Parkway	-	-	-
Shopping District	-	-	-
Southern Downtown Pocket Park	781,491	626,812	(154,679)
Bagby Street Improvements	13,318	-	(13,318)
NHHIP Civic Opportunities	-	250,000	250,000
Lynn Wyatt Square For The Performing Arts	-	-	-
Total Capital Improvement Projects	854,777	\$ 1,626,812	\$ 772,035
Future Project Costs	-	750,000	750,000
Buffalo Bayou Park	1,406,150	1,418,023	11,872
806 Main/JW Marriott	-	139,156	139,156
Hotel Alessandra	-	44,986	44,986
Holiday Inn/Savoy Hotel	-	17,979	17,979
723 Main/AC Hotel	-	21,116	21,116
Downtown Living Initiative	-	7,500	7,500
Economic Development/Retail Program	150,684	37,500	(113,184)
Texaco Building/The Star	-	213,316	213,316
SkyHouse Houston	3,715	217,844	214,129
Fairfield Block 334	2,943	118,756	115,813
Hines Market Square	-	330,420	330,420
Market Square Tower	-	532,832	532,832
SkyHouse Main	3,951	204,701	200,750
Fairfield Residential	-	210,342	210,342
Post HTX	-	-	-
Hike & Bike Trails East of Allens Landing	58,346	500,000	441,654
Downtown Launchpad	526,474	748,365	221,891
Gener8tor	250,000	250,000	-
Montrose Bridge at Allen Parkway	310,001	750,000	439,999
Targeted Blight Remediation	259,350	3,750,000	3,490,650
Pedestrian Lighting Improvements	43,617	1,125,000	1,081,383
Total Developer/Project Reimbursements	3,015,232	11,387,835	8,372,603
Total Project Costs	3,870,009	\$ 13,014,647	\$ 9,144,638

**DOWNTOWN REDEVELOPMENT AUTHORITY
INVESTMENT REPORT, THIRD QUARTER FYE 2024
FOR THE PERIOD JANUARY 1, 2024 THROUGH MARCH 31, 2024**

FUND	BEGINNING BAL. BOOK VALUE	BEGINNING BAL. MARKET VALUE	GAIN (LOSS) TO MARKET FILE	INTEREST EARNED / ACCRUED THIS PERIOD	NET DEPOSITS OR (WITHDRAWALS)	ENDING BALANCE BOOK VALUE	ENDING BALANCE MARKET VALUE	ENDING BALANCE % OF PORTFOLIO	SIMPLE INTEREST YIELD	WT AVG MAT. DAYS
<u>OPERATING</u>										
JP MORGAN CHASE OPERATING	320,198.20	320,198.20	0.00	0.00	(109,094.61)	211,103.59	211,103.59	1.04%	N/A	1
JP MORGAN CHASE BOND OPERATING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N/A	1
TOTAL JPM	320,198.20	320,198.20	0.00	0.00	(109,094.61)	211,103.59	211,103.59	1.04%		
<u>POOLED INVESTMENT FUNDS</u>										
LOGIC INCREMENT	8,809,785.51	8,809,785.51	0.00	93,858.41	(2,750,000.00)	6,153,643.92	6,153,643.92	30.28%	5.4733%	44
TEXAS CLASS	8,532,492.54	8,532,492.54	0.00	117,394.66	0.00	8,649,887.20	8,649,887.20	42.56%	5.4652%	
TOTAL POOLED	17,342,278.05	17,342,278.05	0.00	211,253.07	(2,750,000.00)	14,803,531.12	14,803,531.12	72.84%		
<u>REPURCHASE AGREEMENTS</u>										
BAYERISCHE LANDESBANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
TOTAL BLB	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
<u>DEBT SERVICE</u>										
MORGAN STANLEY INVESTMENT FUND	1,024,592.51	1,024,592.51	0.00	13,291.85	(956,075.00)	81,809.36	81,809.36	0.40%	3.8918%	1
<u>BOND RESERVE</u>										
MORGAN STANLEY INVESTMENT FUND	4,479,589.56	4,479,589.56	0.00	58,112.81	0.00	4,537,702.37	4,537,702.37	22.33%	3.8918%	1
<u>PLEGGED FUNDS</u>										
BANK OF NEW YORK MELLON	689,031.18	689,031.18	0.00	0.00	0.00	689,031.18	689,031.18	3.39%	N/A	1
<u>PROJECT FUNDS</u>										
BANK OF NEW YORK MELLON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N/A	1
TOTAL BNY	6,193,213.25	6,193,213.25	0.00	71,404.66	(956,075.00)	5,308,542.91	5,308,542.91	26.12%		
GRAND TOTAL	23,855,689.50	23,855,689.50	0.00	282,657.73	(3,815,169.61)	20,323,177.62	20,323,177.62	100%		

AGENDA ITEM	More Space. Main Street 2.0 – Authorization for Expenditures and Entering into an Agreement
REQUEST	Authorization of \$2.3 million for expenditures and to enter into an agreement with Walter P Moore, the consultant team recommended by Authority Staff to advance the design and engineering of the More Space: Main Street 2.0 project
ITEM HISTORY	<p>April 4, 2024: Authority Staff and the selected consultant, Walter P Moore, and their subconsultants concluded scope and budget negotiations.</p> <p>March 13, 2024: Authority Staff and three DRA Board Directors interviewed three of the teams that submitted proposals via the RFQ. This review panel unanimously determined the preferred consultant team to be Walter P Moore. These interviews followed a meeting between Authority Staff and the Directors on March 8, where all submitted proposals were scored and reviewed, and the three highest scoring proposals were selected for interviews.</p> <p>January 31, 2024: Authority Staff issued the RFQ for the More Space: Main Street 2.0 Design & Engineering Phase of the project, following the completion of the <i>More Space: Main Street 2.0 Basis of Design</i> in December 2023. The <i>Basis of Design</i> was shared with the DRA Board in December 2023 at the December meeting, a presentation led by Design Workshop and Authority Staff.</p>
DESCRIPTION	<p>Authority Staff is requesting authorization of \$2.3 million for an agreement between the Downtown Redevelopment Authority and Walter P Moore, including subconsultants, to advance the design and engineering phase of the More Space: Main Street 2.0 project.</p> <p>This authorization and recommendation follow a competitive procurement process, which yielded four proposals from highly qualified design and engineering teams, three interviews, and the unanimous selection of Walter P Moore and their subconsultants as the top choice and recommendation for advancement.</p> <p>Based on the Staff-reviewed and approved proposal from Walter P Moore and their subconsultants, Authority Staff can confirm that MWDBE consultants' fees make up 21% of the overall budget, exceeding the Authority's MWDBE Goal of 20%.</p> <p>Walter P Moore has a team structure and overall approach for the next phase of the More Space: Main Street 2.0 project that will deliver an inspired design, a comprehensive community engagement process, and efficient project management. These outcomes are critical for the Authority, as we intend to complete the construction of the new Main Street Promenade in time for the 2026 Mens' World Cup (Summer 2026).</p> <p>Based on the proposal and timeline reviewed by both Walter P Moore and Authority Staff, construction is slated to begin in March 2025. The Authority budget currently includes funding the construction phase of More Space: Main Street 2.0, and further details are available in the budget's CIP overview for this project.</p> <p>The team composition ensures continuity for both design and stakeholder engagement. Design Workshop, the design firm that advanced the <i>More Space: Main Street Basis of Design</i>, and Outside Voices, the community engagement firm that led outreach for the <i>Basis of Design</i>, are both part of the Walter P Moore team.</p>
CONTACTS	<p>DRA: Cassie Hoeprich, Director of Planning & Economic Development DRA: Brett DeBord, Director of Capital Projects & Operations</p>

DOWNTOWN HOUSTON+

March 27, 2024

MEMO: DTH+ Pedestrian Lighting - Pilot Projects and Next Steps

To: Downtown Redevelopment Authority Board Directors

Published in February 2024, the Downtown Houston Pedestrian Lighting Study and Master Plan determined lighting toolkits and locations to implement pedestrian lighting projects across the Downtown area.

After analyzing the Master Plan, the following next steps were identified by the DTH+ Planning Team in March 2024:

1. Establish a DTH+ Pedestrian Lighting Program and launch three pilot projects identified in the Master Plan that are time-sensitive, site-specific recommendations in Q2 2024. These projects can serve as demonstrations, allowing the DTH+ team to assess impact and utilize allocated, approved funds in the HDMD 2024 budget (\$250,000) and DRA 2024 budget (\$1,000,000).

Pilot Project: Illuminate Underpasses that Support Downtown to EaDo Connections

As recommended in the Master Plan, lighting along Texas Avenue (adjacent to Minute Maid Park) and Polk Street (adjacent to GRB and Toyota Center) at the underpasses beneath I-59/69 in 2024 will serve as transformative and delightful wayfinding for vehicles and pedestrians, ensuring a safer passage for Downtown visitors and residents, especially patrons of Minute Maid Park and Shell Stadium who access parking lots on either side of the underpass. Additionally, these improvements can alleviate wayfinding disruption caused by the NHHIP St. Emanuel drainage project, which will commence in September 2024. Lighting treatment along these passages should be complemented with other placemaking improvements to reinforce the Downtown/EaDo connections.

Next Step: Confirm access and partnership with TxDOT and other relevant agencies. After confirmation, proceed with procurement for services to design and implement lighting installations by June 2024 with DRA funds. Approximate range for underpass lighting: \$300,000-400,000* (\$150,000-\$200,000 each depending on type of lighting treatment) **Estimates based on Bayou Place underpass lighting installation.*

Pilot Project: Improve Park Perimeter Lighting at Downtown Entrances to Buffalo Bayou Trails

Buffalo Bayou Partnership introduced artistic lighting to the trails that hug the water way in the early 2000s. However, our Lighting Study and Master Plan observed insufficient lighting along the perimeter of the park, including the entrances to the park

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from Downtown streets. In alignment with the DTH+ Engagement Team’s goal of activating the Buffalo Bayou trails and paths for the 2024 Holiday Programming Season, there is a near-term opportunity to coordinate with Buffalo Bayou Partnership to implement impactful, low-resource lighting improvements along the perimeter of the park, focused on park entrances at the sidewalk. These improvements will provide a baseline of lighting and safety for programming. Beyond the benefit for the holiday season, this lighting will strengthen the connection between Downtown and the bayou trail network year-round.

Next Step: In coordination with the Buffalo Bayou Partnership Board the DRA Board, review opportunities to focus the current DRA contribution to Buffalo Bayou’s capital improvements and operations towards impactful, low-resource lighting improvements. The improvements should align with the 2024 Holiday Program footprint, an effort led by the DTH+ Engagement Team.

Pilot Project: Implement priority Big Art. Bigger Change. Mural Lighting

A comprehensive set of technical recommendations for each existing mural across Downtown is included in the Master Plan, and lighting these murals is a Top 20 Goal for DTH+.

Next Step: Develop a pilot project plan and grant protocol by the end of Q2 2024 with HDMD funds. Through these projects, grants to property owners for the purpose of lighting murals must consider conduct due diligence to determine the appropriate grant award amount per site based on lighting conditions and property owner need. The improvements should align with the 2024 Holiday Program footprint, an effort led by the DTH+ Engagement Team. Upon completing pilot projects, establish a formal Mural Lighting Program under the umbrella of the Pedestrian Lighting Program.

2. Restart the storefront grant programs and building grant program, in alignment with the DTH+ Pedestrian Lighting Program, to enable HDMD-funded and DRA-funded grant awards to ground-floor businesses and property owners with ground-floor retail space or frontages identified in the Master Plan as needing pedestrian lighting improvements or corrections.

Next Step: Develop a grant program by the end of Q2 2024. Program must consider appropriate grant award amount and level of need per site. Also, the program should prioritize locations aligning with known retail strategy goals and the More Space: Main Street 2.0 project area.

3. Produce a Placemaking & Connectivity Action Plan to determine strategy for the future of the DTH+ Pedestrian Lighting Program. The Action Plan must consider strategies to align pedestrian lighting with additional placemaking and connectivity goals for Downtown as well as incorporate lessons learned from the Pilot Projects noted in point one.

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Recommended pedestrian lighting toolkits from the Pedestrian Lighting Master Plan include:

- Illuminating trees / foliage in the right-of-way
- Adding light to empty surface parking lots and storefronts
- Standardizing lamping for consistent color temperature
- Improving public park lighting
- Coordinating with Metro to improve transit platform lighting
- Additional illuminated underpasses

Next Step: Issue an RFP (Request for Proposal) for Placemaking & Connectivity Action Plan in Q2 2024 and complete the action plan by December 2024.

Thank you for your consideration and continued leadership.

Sincerely,

Cassie Hoeprich

Director of Planning & Economic Development

cassie.hoeprich@downtownhouston.org



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

APRIL 2024

GOAL 1



Champion major projects, initiatives and investments that improve Downtown.

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

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

Participating Agencies:



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

Highlight: Big Art. Bigger Change. Phase 3

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

Participating Agencies:



GOAL 2

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

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

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

Participating Agency:



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

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

Participating Agency:



GOAL 3

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

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

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

Participating Agency:



3.4 Conduct site surveys and other analyses of ground floor conditions to determine key pedestrian corridors and connections between Downtown’s activity nodes; prioritize interventions and investments on key corridors.

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

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

Participating Agencies:



GOAL 4

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

4.2 Engage with local partners such as the City of Houston, Houston First and the GHP to improve the national image and reputation of Downtown Houston.

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

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

Participating Agencies:



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

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

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

Participating Agencies:



GOAL 5

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

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

Highlight: *Picnic in the Park*

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

Participating Agencies:



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

Highlight: *Powered by Downtown District*

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

Participating Agency:

