



Downtown
Redevelopment
Authority

Board of Directors Meeting

May 13, 2025

Tax Increment Reinvestment Zone, Number Three
City of Houston

**DOWNTOWN
HOUSTON+**

Board of Directors Meeting May 13, 2025

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

April 8, 2025

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Authority's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on April 8, 2025, 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 Director Garcia. Also present were Allen Douglas, Executive Director ("ED"); Kris Larson, President; Jana Gunter, Director of Finance; and staff members Brett DeBord, David Cisneros, Andy Corbin, Dusty McCartney, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams, all with the Authority; Algenita Davis, consultant to the Authority; Clark Lord with Bracewell, as outside counsel to the Authority; and Andrew Busker with the City of Houston.

In addition, Cruz Almanaci from Council Member Abbie Kamin's office, District C; Nicole Mendoza from Council Member Twila Carter's office, At-Large Position 3; and Montasin Manuf with RRP Engineers attended on behalf of the public.

INTRODUCTIONS, QUORUM & CALL TO ORDER

Chair Flowers invited the Board and attendees to introduce themselves and welcomed all. A quorum was established, and the meeting was called to order at 12:08 PM.

PUBLIC COMMENT

Next, Chair Flowers asked if any members of the public would like to make a comment. There were no comments presented from the public.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the March 11, 2025, regular joint board meeting. Chair Flowers called for comments or changes. Hearing none, he then called for a motion, moved by Director Harrison, seconded by Director Liu, and the minutes of the March 11, 2025, regular joint board meeting were approved as presented.

FINANCE & ADMINISTRATION

Check Registers – March 2025

Chair Flowers called on Jana Gunter to provide updates on recent finance and administration matters. Ms. Gunter shared highlights from the check register ending March 31, 2025, then called for questions. No questions were presented, and discussion did not occur.

Third Quarter Financial Statements

Ms. Gunter continued and reviewed a summary of the Third Quarter Financial Statements with the Board. She called for questions and discussion. There were no discussions or questions from the Board.

Third Quarter Investment Report

Finally, Ms. Gunter concluded the finance updates with a review of the Third Quarter Investment Report. No questions or discussion were raised.

Chair Flowers entertained a motion to accept: (i) the March 2025 check registers; (ii) accept the Third Quarter Financial Statements; and (iii) accept the Third Quarter Investment Report. The motion was moved by Secretary Mandel, and seconded by Director Harrison, and all three of the above items were accepted as presented.

FAÇADE GRANT PROGRAM OVERVIEW AND AUTHORIZATION OF PROGRAM

David Cisneros was called upon to share a presentation and request for the Façade Improvement Grant Program. Mr. Cisneros summarized the history and purpose of the grant program. Next, he reviewed the proposed guidelines for the façade improvements, then reminded the Board of their prior allocation of \$1,000,000 to fund the façade grant program. Mr. Cisneros concluded by noting all applicants for a façade grant will be vetted through the Thrive Committee prior to seeking final consideration from the Board. Questions were raised and answered, then discussion ensued.

A motion was called by Chair Flowers for the Board to approve the relaunch of the Façade Improvement Grant Program. The motion was moved by Director Secretary Mandel, and seconded by Director Harrison, and the Authority Board approved this request as presented.

DOWNTOWN STREET RESURFACING PROJECT – AUTHORIZE AGREEMENT & EXPENDITURES

Chair Flowers invited Brett DeBord to present this item. Mr. DeBord shared a slide deck and summarized the project scope, plan, and timeline. He noted the capital improvement phase of the project will be funded via a federal H-GAC grant awarded to Downtown Houston+ in the fall of 2024.

Mr. DeBord then acknowledged additional stakeholders, namely TxDOT, City of Houston, METRO, and Houston First, working in conjunction with the Authority to swiftly move the street resurfacing project ahead to meet the anticipated completion of the project prior to summer of 2026. He concluded by clarifying the request being presented is for the design and engineering phase of the street resurfacing project. Discussion ensued, and questions were asked and answered.

Chair Flowers called for a motion for the Board to authorize an expenditure for \$250,000 and to enter into an agreement with Hibrid Engineering LLC to advance the design and engineering phase of the Downtown Roadway Resurfacing project. The motion was moved by Director Taylor, and seconded by Director Harrison, and the Authority Board approved this request as presented.

AUTHORIZE INTER-LOCAL AGREEMENT FOR EV CHARGING STATIONS

Chair Flowers invited ED Douglas to share an update and request regarding the electric vehicle charging stations. ED Douglas briefly touched on the updates provided at the April Board meeting and referenced the Inter-Local Agreement draft found on page 60 in the materials previously provided. Discussion ensued and questions were asked and answered. Council Member Kamin's representative thanked the Board for their partnership and support throughout this project.

A motion was called by Chair Flowers for the Board to authorize staff to enter into an Intra-Local Agreement with the City of Houston to operate and maintain two electric vehicle charging stations located within the DRA/TIRZ #3 boundaries along Allen Parkway. The motion was moved by Secretary Mandel, seconded by Treasurer Hamm, and the Authority Board approved this request as presented.

PROJECT UPDATES

Brett DeBord was invited to share updates on the Trebly Park Shade Structure and Market Square Park Kiosk Improvement projects. He briefed the Board of current progress for each project, the questions were asked and answered. No action was required by the Board.

2025-2026 BUDGET DISCUSSION

ED Douglas opened the discussion on the preliminary 2025-2026 budget. He began by reminding the Board of the budget review process and submittal timeline, and noted a final draft budget will be presented to City Council for review and approval in June.

Next, ED Douglas engaged with Directors to consider the Authority's 2025-2026 priorities. Discussion ensued, and questions were asked and answered. ED Douglas concluded by thanking the Directors for their participation and feedback. No action was required.

STRATEGIC ALIGNMENT UPDATES

Due to time constraints, the Strategic Alignment updates were not presented or discussed. ED Douglas encouraged Board members to review these and reach out if anyone had questions.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS

Chair Flowers announced dates for the upcoming Board and Collaborative Committee meetings, noting that the Enhance, Engage, and Connect Committees would resume in May:

- Thrive DT Committee –Tuesday, **April 16th** at **12:00 PM**
- Board of Directors – Tuesday, **May 13th** at **12:00 PM**

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn at 1:06 PM.

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

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

April 8, 2025

The Board of Directors (the “Board”) of the Tax Increment Reinvestment Zone Number Three (the “Zone”) convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Zone’s office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on April 8, 2025, 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")

DRA Check Register

April 2025

- Total checks issued were \$756K
 - Talon Construction LLC - \$329K – Trebly Park Structures
 - Central Houston, Inc - \$235K – Admin Contractor (Mar/Apr)
 - Moon Papas Art - \$112K – Underpass Lighting
 - LeVass Ventures - \$36K – Consulting – Office Conversion
 - The Goodman Corporation - \$20K – FTA/TXDot Coordination
 - Bracewell - \$16K – Legal services: TIRZ#24/Homelessness

DRA--Main Street Market Sq Redevelopment Auth

Check register

April 2025

Date	Vendor	Dr	Cr
Account no: 515270879			
4/4/2025	VEN-00787--LEVASS VENTURES LLC		18,000.00
4/7/2025	VEN-00785--Talon Construction LLC		329,448.11
4/11/2025	VEN-00032--Central Houston, Inc	1023	234,861.14
4/21/2025	VEN-00787--LEVASS VENTURES LLC		18,000.00
4/22/2025	VEN-00021--Bracewell		8,350.00
4/22/2025	VEN-00751--The Goodman Corporation		19,769.20
4/29/2025	VEN-00021--Bracewell		7,613.50
4/29/2025	VEN-00757--MOON PAPAS ART		111,750.00
4/29/2025	VEN-00244--SWA Group		6,334.92
4/29/2025	VEN-00797--UES PROFESSIONAL SOLUTIONS 44, LLC		1,821.00
			755,947.87

MUNICIPAL SERVICES & INITIATIVES UPDATE

(presentation to be shown during meeting)

AGENDA ITEM	Authorization of FY 2025 Audit Services
FIRM	Carr, Riggs & Ingram, LLC
REQUEST	Approve the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/25 at a fee and expenses not to exceed \$30,000.
ITEM HISTORY	The DRA/ TIRZ #3 has used Carr, Riggs & Ingram as auditors in previous years.
ACTION ITEM	Authorize the engagement of Carr, Riggs & Ingram as auditors for FYE 6/30/25 at a fee and expenses not to exceed \$30,000 and the execution of necessary agreements by the appropriate officers of the Authority.
CONTACTS	DRA: Jana Gunter, Director of Finance DRA: Allen Douglas, Executive Director Carr, Riggs & Ingram, LLC: Alyssa Hill, Partner

MAIN STREET PROMENADE

MAY 13, 2025



Downtown
Redevelopment
Authority

**DOWNTOWN
HOUSTON+**

Construction Mitigation Communications + Engagement Plan

For the Main Street
Promenade Construction

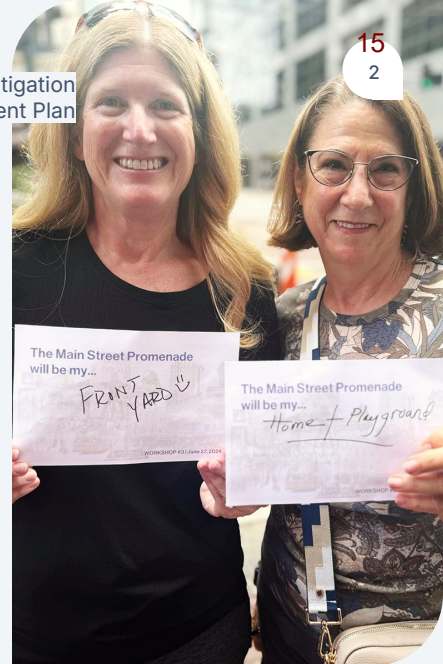
OUTSIDE
VOICES



Purpose

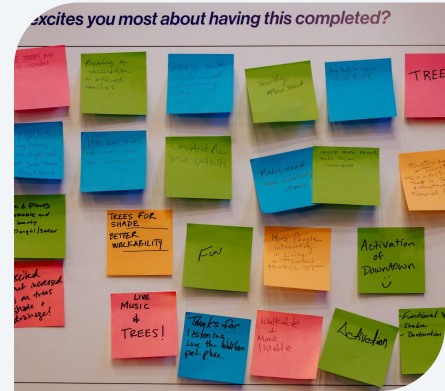
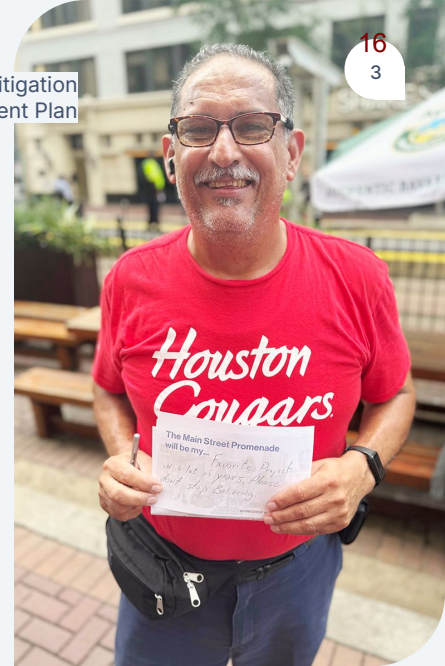
Provide a **concierge-level** of communication and support for residents, businesses, and property owners through the Main Street Promenade Construction.

Construction Mitigation
Communications + Engagement Plan



Goals

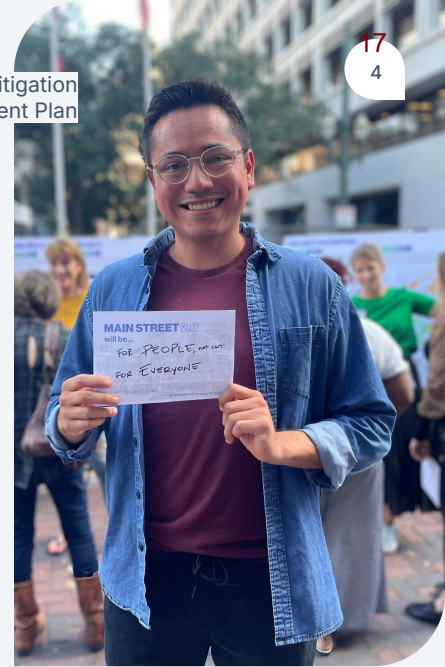
- **Clarity** of information
- **No business attrition** due to construction



Audience

Impacted stakeholders on the
100-1100 blocks of Main Street and one
block off every cross street.

*Not the broader downtown population,
visitors, etc.*



Needs Assessment

Who we met with

- Workshop #4 stakeholders
- Cassie, Jacque, David
- Brett, Dusty
- Ann, Jenna, Aaron, Justin



What we heard

- Establish an easy, straightforward connection to DH+
- Use clear and consistent messaging
- Over-communicate rather than under
- Deliver quick and targeted response times

Success =

- Impacted stakeholders know how to reach out and DH+ is responsive and supportive

Communications Guidance



Communication Intent & Guidance

What we are trying to achieve

- Clear and consistent information
- All impacted stakeholders know about construction before it happens to them
- And if they don't, they know an easy way to get the information quickly

How we're going to achieve it

- Recognizable faces
- Consistent messaging
- Multiple channels of communication



Communication Channels

We will utilize a range of communication channels for different purposes.



Block Walks

Purpose/Intent:

Builds connection and trust with businesses, residents, and property owners by connecting in person with the team.



Storefront / Office Hours

Purpose/Intent:

Showcases the project and demonstrates availability of the DH+ team, and a desire to problem solve.



Email / SMS

Purpose/Intent:

Provides a consistent and informed cadence of both project-wide and block-specific updates.



Website

Purpose/Intent:

Shares detailed information about construction and answers FAQs.



Fence Wrap

Purpose/Intent:

Showcases the project work and supports communications during construction.



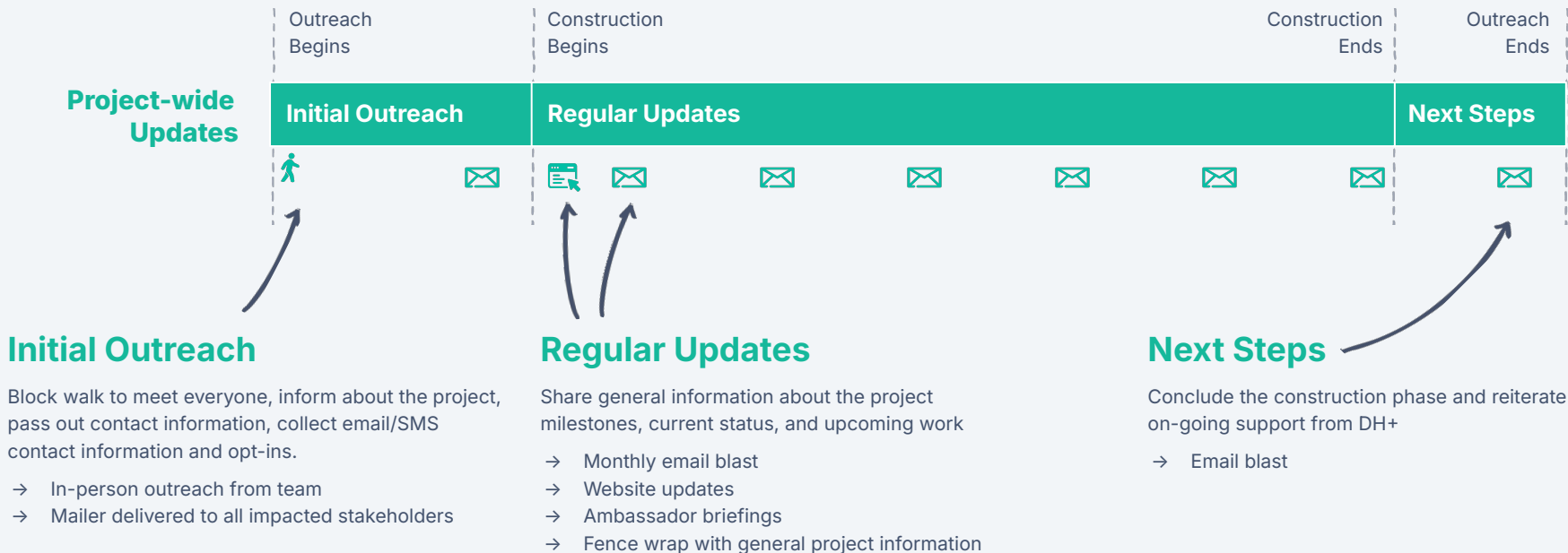
A-Frame

Purpose/Intent:

Supports businesses with “we are open” wayfinding during construction.

Communications Plan

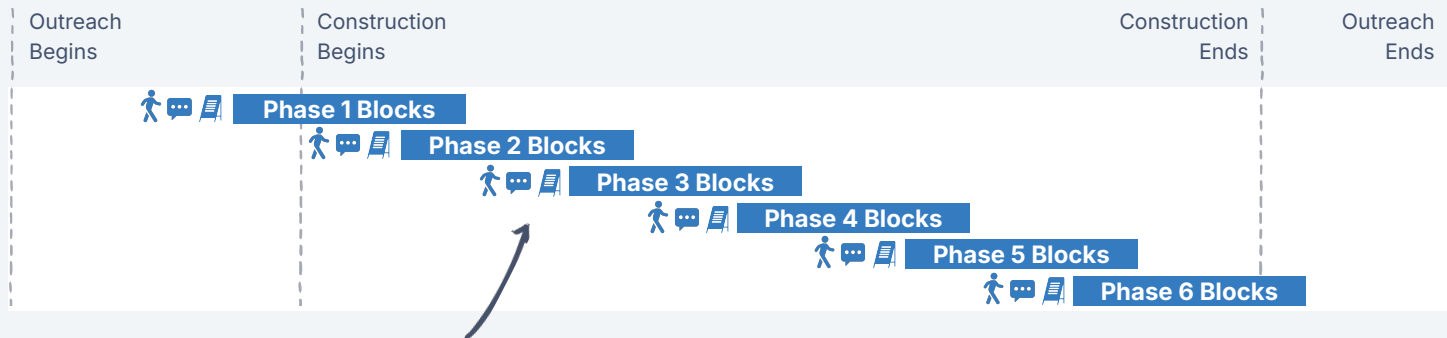
Project-Wide



Communications Plan

Block-by-Block/Targeted

Block-by-Block Targeted Updates



We will repeat the same sequence of communications for each phase:

Before Construction

Walk the blocks that are about to start construction. Share construction dates, answer questions, and ensure they know who to contact with questions

- Door-to-door block walk
- Share project handout and contact information

During Construction

Ensure that businesses/residents/property owners are aware and informed about what's going on on their block

- Targeted SMS notices for block closure dates and any urgent issues that arise
- A-frame highlighting open businesses
- Regular block walks

After Construction

Share the good news that construction is completed and check in on supports for the next phase of Main Street opening

- Door-to-door block walk
- Targeted SMS notice

Engagement

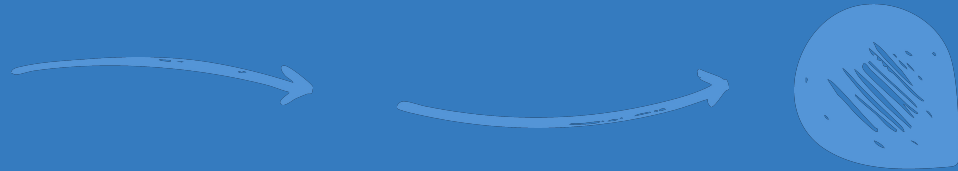


Engagement Activities

Cadence for opportunities for stakeholders to engage with us



Implementation Protocols



Implementation Intent & Guidance

Streamline DH+ processes and procedures for this communication

- Delineate clear roles/responsibilities and workflow so that expectations are clear
 - Clarify processes so there is no confusion or duplication of effort
-

Preserve staff capacity

- Set reasonable and sustainable timelines for responses and communication
- Input Leah and EcoDev PM in targeted and strategic ways so that staff can integrate the MSP communication without negative impact

Staff Briefings / Check-Ins

Purpose and cadence



Evaluation Metrics



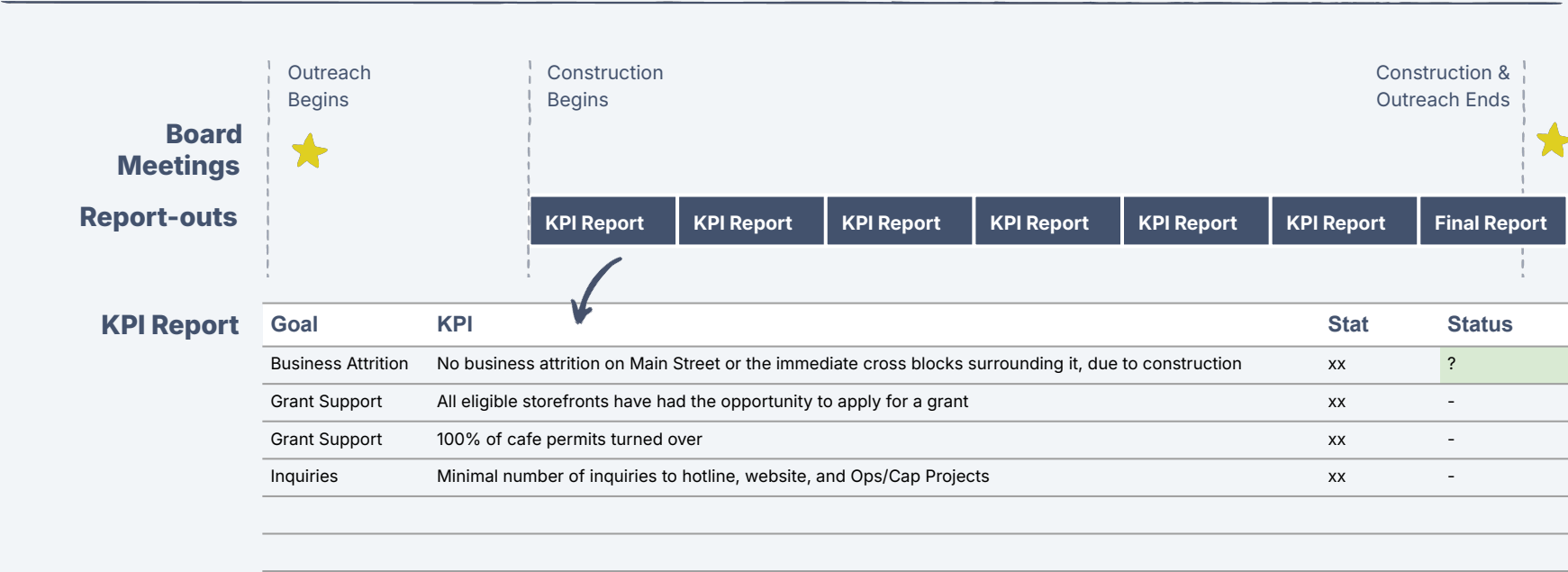
Evaluation Metrics

Success =

- **No business attrition** due to construction
- **Businesses leverage** grant and DH+ supports
- Manageable **number of inquiries**
- **Construction issues are addressed quickly**

Framework for Evaluation

KPI Reports will be delivered on a Bi-Monthly basis.



Questions?



ORDINANCE UPDATE

MAY 13, 2025



Downtown
Redevelopment
Authority

**DOWNTOWN
HOUSTON+**

ORDINANCE #1 PERMANENT CLOSURE OF MAIN STREET

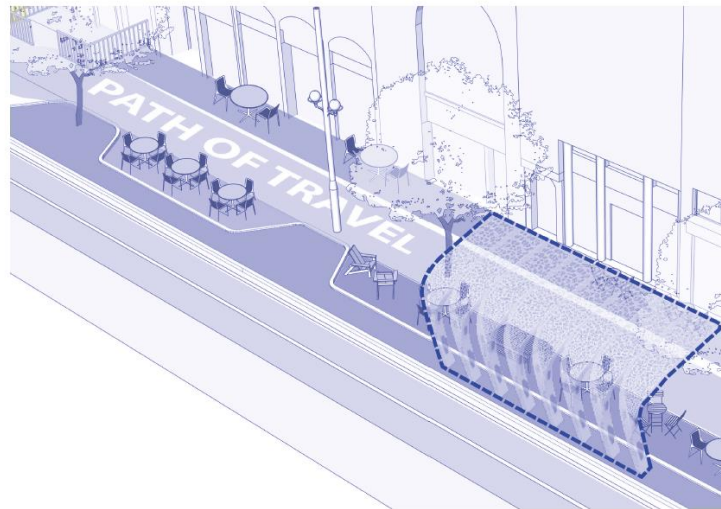
With a final design adopted, City Council will move to make permanent the closure of Main Street, amending the March 2023 action to extend More Space: Main Street indefinitely.



ORDINANCE #2

HDMD

MANAGEMENT OF THE PROMENADE



Outdoor Dining Design Guidelines

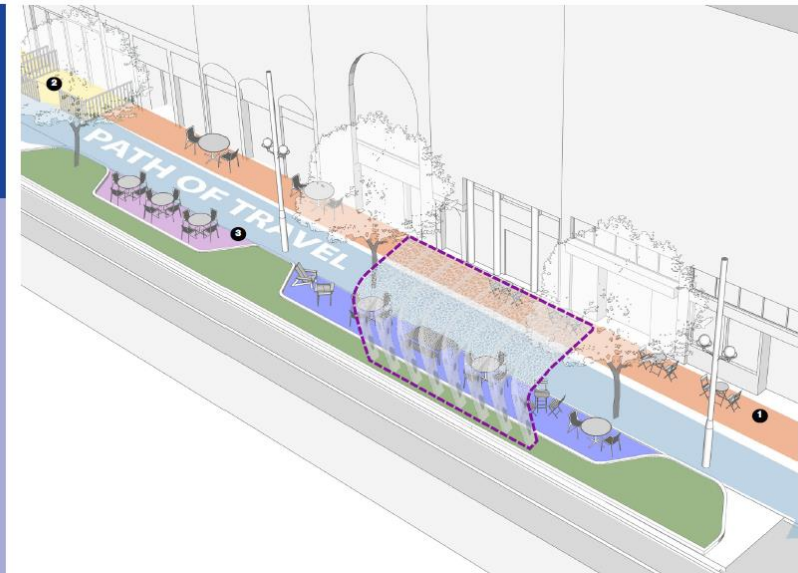
June 2025

TYPES OF OUTDOOR DINING SPACES

There are three types of outdoor dining spaces—Bistro, Cafe and Outdoor Room.

Sidewalk conditions and layouts vary throughout the Promenade, making certain types of outdoor dining more suitable for specific areas.

When selecting a dining type, consider the unique characteristics of your location—such as available space and proximity to adjacent public property—while ensuring compliance with accessibility standards and maintaining the required pedestrian path of travel.



1 Bistro Space

5' or less of ROW space adjacent to the face of building that can be used for outdoor dining in agreement with the DTH+.

2 Cafe Space

6' or more of ROW space adjacent to face of building that can be used for outdoor dining in agreement with the DTH+.

3 Outdoor Room

ROW space not adjacent to the face of a building that can be used for outdoor dining in agreement with the DTH+.

**DOWNTOWN
HOUSTON+**

MAIN STREET FUNDING OVERVIEW

\$12M

HGAC GRANT

Funding Entity: HGAC

Receiving Entity: HDMD
Monthly Reimbursements

NON-HGAC ELIGIBLE COSTS

Funding Source: DRA

Project Inspection: \$350K
Materials Testing: \$100K
METRO Flagging: \$250K

\$700K

\$1.8M

CONTINGENCY

Funding Source: DRA

Construction: \$1.2M
Owner's Misc: \$300K
Bonus: \$300K Max

CONSTRUCTION TIMELINE

MAY 13, 2025



Downtown
Redevelopment
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**DOWNTOWN
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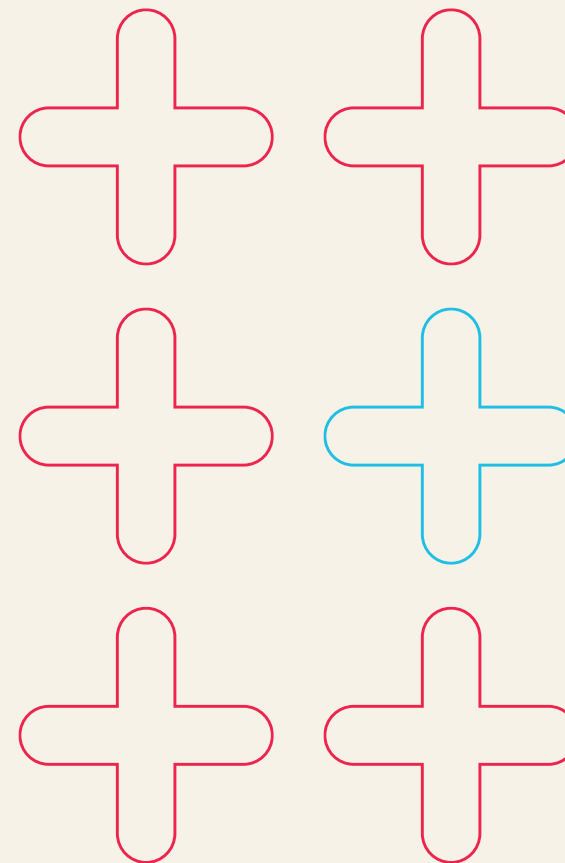
APPARENT LOW BIDDERS

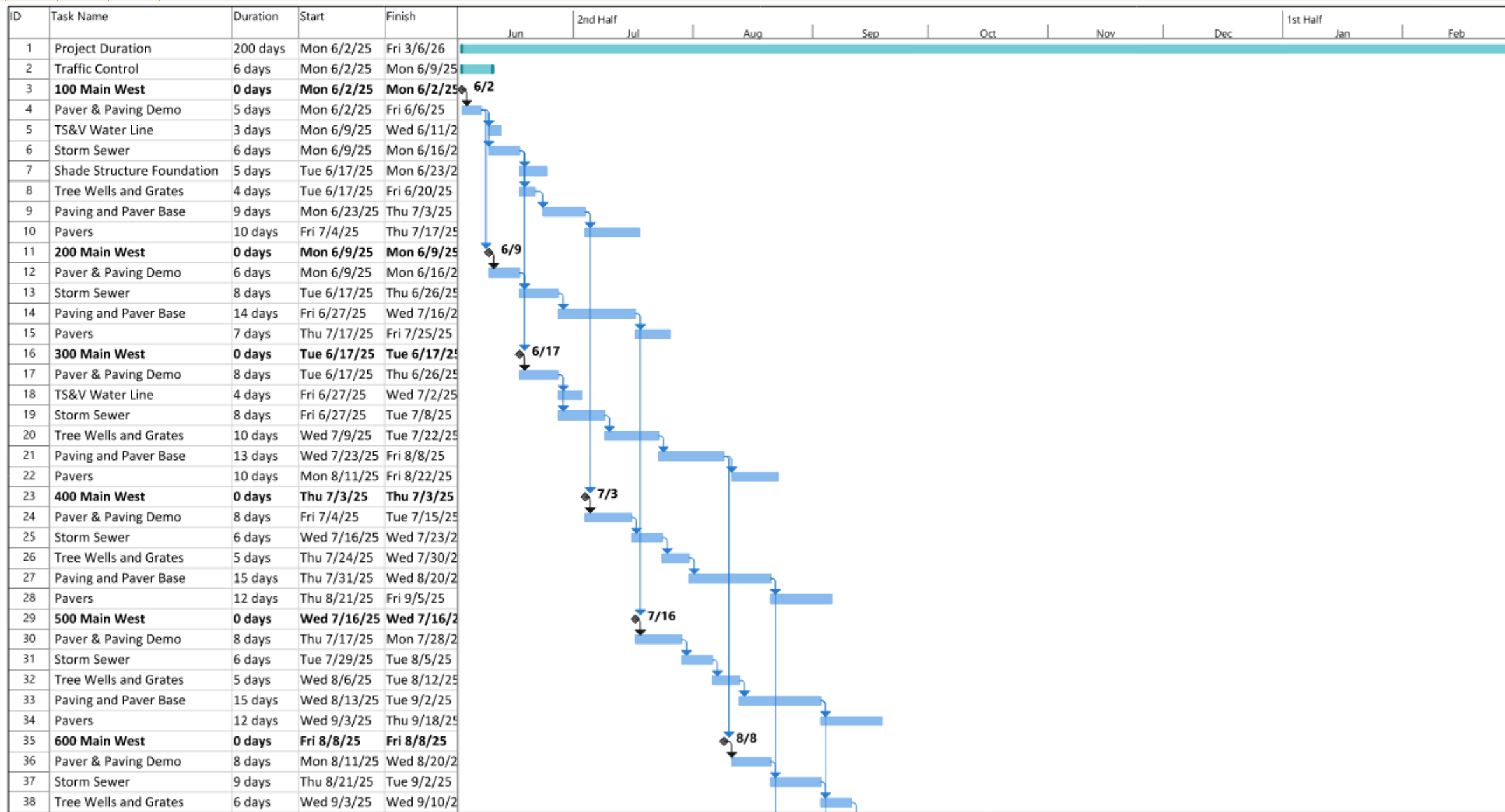
Main Street Promenade

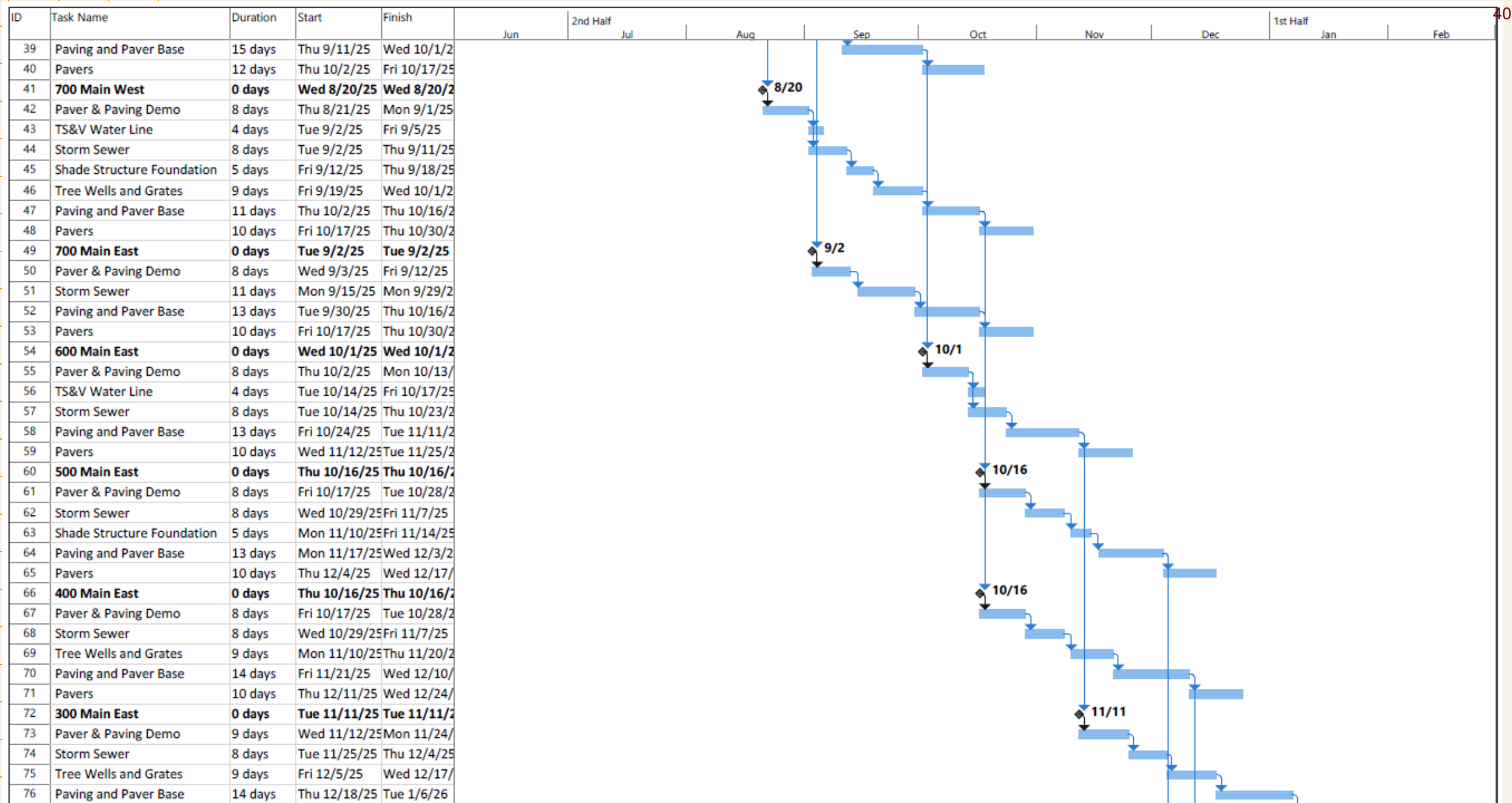
Bid Summary	
Engineers Estimate	No Estimate
Total Bids	5
AMLT \$	\$1,681,201.17
AMLT %	13.96%
Average Bid	\$14,453,104.72

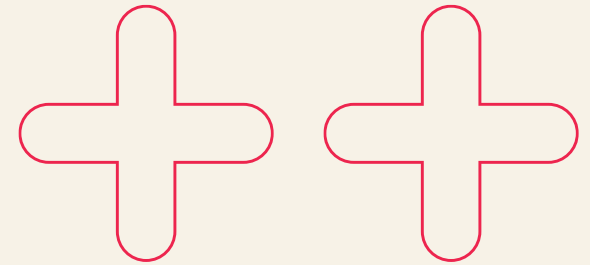
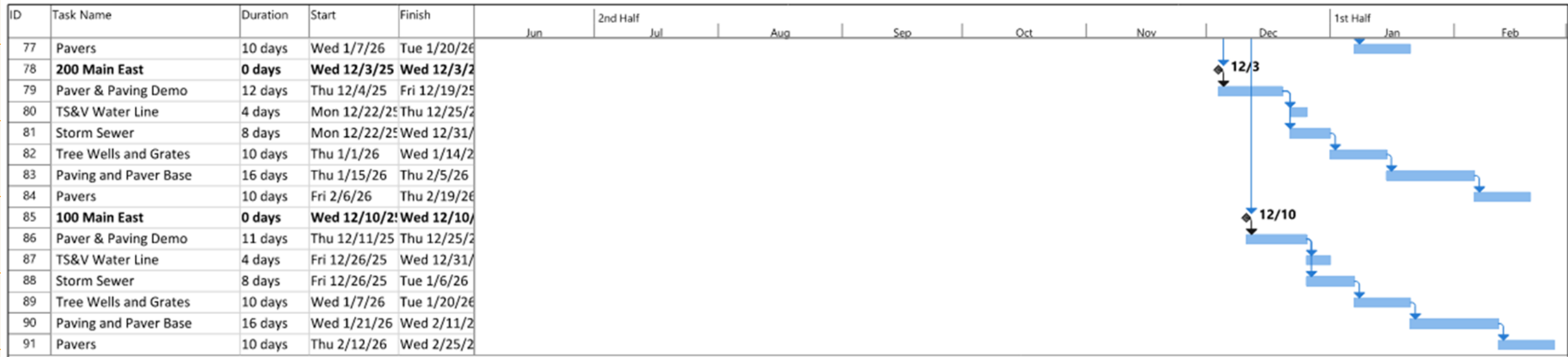
	Bidder	BASE BID
1	Jerdon Enterprise, L.P. <i>Submitted: 4/23/2025 10:29:18 AM</i>	\$12,044,044.44
2	Indi Construction <i>Submitted: 4/23/2025 10:43:43 AM</i>	\$13,725,245.61
3	Total Contracting Limited <i>Submitted: 4/23/2025 10:58:39 AM</i>	\$14,479,635.22
4	MC2 Civil, LLC <i>Submitted: 4/23/2025 10:07:55 AM</i>	\$14,981,867.00
5	SpawGlass <i>Submitted: 4/23/2025 10:18:36 AM</i>	\$17,034,731.35

Bids opened at: 4/23/2025 11:03:44 AM









AGENDA ITEM	Main Street Promenade – Authorization for Expenditures
REQUEST	Authorize the execution of necessary agreements by the appropriate officers of the Authority in an amount not to exceed \$2,500,000 for construction contingency and miscellaneous project expenses related to the Main Street Promenade Project.
ITEM HISTORY	December 2023: The Basis of Design for More Space: Main Street 2.0 was finalized and shared with the DRA Board. January 2024: Staff issued the RFQ for the More Space: Main Street 2.0 Design & Engineering Phase of the project. April 9, 2024: Authority Board authorized the execution of agreement and expenditures with Walter P Moore to advance the design and engineering phase of the More Space: Main Street 2.0 project (Main Street Promenade Project). March 13, 2025: Staff initiated the public procurement process for a General Contractor with competitive proposals received on April 23, 2025. May 8, 2025: District Board authorized the execution of necessary agreements for construction services by Jerdon Enterprise, L.P. for the Main Street Promenade Project.
DESCRIPTION	Authority Staff is requesting authorization of \$2,500,000 for construction of the Main Street Promenade Project. These funds will provide a 10% construction contingency for unanticipated and unforeseen issues that may arise during construction. Other expense items covered are project inspection, materials testing, Metro flagging requirements, and miscellaneous project expenditures. In addition, there is \$300,000 allocated for an early completion bonus should the contractor complete the project ahead of schedule and earn the maximum allowable bonus.
CONTACTS	DRA: Brett DeBord, Director of Operations & Capital Projects DRA: Cassie Hoeprich, Director of Planning & Economic Development

AGENDA ITEM	Trebley Park Shade Structures – Authorization for Expenditures
REQUEST	Authorize additional construction financing in an amount not to exceed \$200,000 for the completion of the Trebley Park Shade Structures Project.
ITEM HISTORY	2020-2023: The Authority designed, constructed, and opened Trebley Park. May 2024: The District authorized Gensler Architects to perform a shade analysis and provide design services for new shade structures over the play area and dog park trellis. October 2024: Authority Staff initiated the public procurement process for a General Contractor with competitive sealed proposals received on November 5, 2024. November 2024: Board authorizes the execution of necessary agreements for construction services by Talon Construction for the Trebley Park Shade Structures Project for an amount not to exceed \$600,000.
DESCRIPTION	Authority Staff is requesting authorization of \$200,000 for the completion of the Trebley Park Shade Structures Project. The additional funds are necessary to cover unanticipated and unforeseen expenses incurred such as additional permit fees, design modifications, underground conflicts, and material changes which have resulted in an excess above the initial authorized budgeted amount.
CONTACTS	DRA: Brett DeBord, Director of Operations & Capital Projects DRA: Dusty McCartney, Construction Manager

**ECONOMIC DEVELOPMENT PROJECT: COMPLIANCE
DISCUSSION + ACTION ITEM**

(material to be provided)



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

May 2025

GOAL 1

Champion major projects, initiatives and investments that improve Downtown.

1.1 Build and maintain cross-sector relationships with area leaders so that CHI can support, facilitate or lead on catalytic opportunities.

Highlight: On April 8 & 9, DTH+ leadership was in Washington, DC to meet with members of the U.S. Congress on two key topics: a proposed office conversion tax credit bill (H.B. 2410) plus efforts to establish an intelligence operation to combat organized retail crime (H.B. 2853). If including the federal budget, the office conversion tax credit could create a tool comparable to historic tax credits plus some federal budget allocation to fund the new program. In D.C., meetings were held with the offices of Senators Cornyn and Cruz, plus Representative Green.

Participating Agencies:



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

Highlight: DTH+ executive leadership met with Texas Transportation Commissioner, Steven Alvis, Houston District Engineer Glenn Allbritton, and TxDOT Houston's regional leadership to discuss the structural capacity of the EaDo Cap, as studied by engineers on the project, and to review potential designs addressing pedestrian access to the Park Cap should the surface of the Cap need to rise above the surrounding roadway to accommodate the soil for Park vegetation. Early discussion and decisions on the structural and basic design elements for the thirty-acre EaDo Cap Park will better position the City, DH+, and HFC to embrace and implement a range of community options for the Park to better serve Houston's Downtown when construction is complete.

Participating Agency:



GOAL 2

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

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

Highlight: Over the first few months of 2025, DTH+ leadership has met with multiple leaders of Downtown-based and citywide parks leadership organizations. The initial meetings have focused on securing the conceptual support of leaders to help form a foundation of trust, transparency and collaboration. Among the first organizations engaged in the process of ideating on a purpose and focus for the parks collaborative include leadership from Discovery Green, the City of Houston, the Houston Parks Board, Buffalo Bayou Partnership, and the Kinder Foundation.

Participating Agency:



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

Highlight: Homeless Strategy leadership estimates \$70M is needed annually to reach a sustainable, 'functional zero' equilibrium state for the level of street homelessness within Harris County. DTH+ leadership believes it may be possible to secure and use expanded Tax Increment Reinvestment Zone (TIRZ) increment participation by Harris County as a key source in funding implementation of the Homeless Strategy and as a safety valve for relieving the revenue cap pressures on the budgets of both the City and the County. There is a double incentive in increased TIRZ participation by the City and the County: to generate funding to address homelessness and retain funds that might otherwise not be collected due to revenue cap limitations. Given his deep expertise on the legal and practical considerations with TIRZs, DTH+ COO & General Counsel is serving as the lead in structuring a negotiating expanded participation by Harris County Commissioners.

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: The Main Street Promenade Project will soon roll into the construction implementation phase. Five valid bids from prime contractors were received on April 23, 2025, with Jerdon Enterprise, L.P. having the lowest responsible base bid. An authorization request for contract execution with Jerdon for construction services on the Main Street Promenade Project will be presented to the District Board on May 8, 2025. With a project duration of 335 calendar days, construction is tentatively scheduled to commence on June 2, 2025, with substantial completion set for May 2, 2026.

Participating Agencies:



3.3 Partner with Houston First in advancing strategies that connect visitors to Downtown places and experiences.

Highlight: The Downtown Houston+ team presented the comprehensive Public Realm Action Plan (PRAP) to the Houston First leadership team. This session provided a detailed overview of the entire plan, including the specific projects slated for 2025 and the underlying process that informed its development. More importantly, it served as a platform to explore exciting new possibilities for collaboration and stronger ties, with initial discussions touching upon potential enhancements around key areas like Lynn Wyatt Square and improving the pedestrian connection to the George R. Brown Convention Center. This presentation was built upon a previously distributed memo that clearly articulated how the PRAP directly supports Houston First's mission and strategically aligns with their goals for the GRB expansion and the broader visitor experience in Downtown.

Participating Agency:



GOAL 4

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

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: To bolster efforts in attracting and retaining office and storefront tenants, the Downtown Houston team hosted the second set of events for brokers and developed a new brokerage pitchbook. The pitchbook serves as a "Why Downtown?" piece specifically tailored for the brokerage community and complements a recently refreshed "Do Business" webpage and suite of resources designed to support office, hospitality, retail, and other key partners. The pitchbook has been made available to brokers as a white label document for their respective firms.

To effectively debut this new tool and provide crucial market updates, the team organized and hosted both an office broker lunch and a retail broker happy hour. These events provided valuable opportunities to share progress on major Downtown initiatives, including the collaborative homeless initiative with the city, enhancements to Main Street, and improvements to pedestrian corridors.

Participating Agencies:



4.12 Develop focused marketing materials and incentive programs intended to support storefront recruitment efforts.

Highlight: The Downtown Redevelopment Authority authorized the Façade Grant program at the April DRA board meeting. This revitalized program builds upon the successes and lessons learned from previous iterations and now offers specific financial support, with grants up to \$250,000. As such, the program requires a matching fund ratio of 1:2, meaning applicants must match grant funds at a minimum ratio of one dollar invested by applicant for every two dollars provided through the grant program. The program provides reimbursement to private property owners who complete facade improvements, exterior repairs, and, where applicable, aid in historic preservation.

Notably, the eligibility criteria have been expanded beyond just historic properties, with a clear prioritization of projects that can demonstrate a direct positive impact on economic development through the restoration of their building facades. This grant program strategically follows the authorization of the Storefront Grant program by the Houston Downtown Management District board in November 2024. The development and implementation of both grant programs have been a collaborative effort led by the Thrive Collaborative Committee and the DTH+ Economic Development Team.

Participating Agency:



GOAL 5

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

5.1 Develop a representative engagement structure that provides stakeholders the opportunity to inform decision making and advise on the direction of Downtown.

Highlight: The HDMD Nominations Committee is working arduously across the first months of 2025, holding over a dozen meetings to manage its annual assignment. The HDMD Board has eight members with expiring terms, plus two current vacancies to fill. The committee is reviewing participation records for members with expiring terms, interviewing them to determine their interest in returning, plus prioritizing Board composition objectives. A Board service interest form was distributed to all current Board members to assist with identifying candidates for service, and many interviews were conducted by the nominating committee of prospective and nominated candidates. The Nominations Committee will present its consensus slate at the May 8 HDMD Board meeting. The slate includes six returning candidates, plus five new candidates. If approved by the HDMD Board, the final Board slate will go to the Houston City Council for ratification. New HDMD Board terms begin on June 1.

Participating Agency:



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

Highlight: CenTrio, a Central Houston member, recently held its board of directors meeting in Houston with representation from cities including Sydney, Chicago, New York, and Seattle. Downtown Houston+ was invited to present key initiatives and market trends. Board members responded with enthusiasm and said the presentation gave them a new appreciation for Houston's momentum. Several remarked that Houston is now on their radar in a much bigger way.

Based on their confidence in Downtown Houston+ advancing aligned priorities and the opportunity to raise awareness about their work, CenTrio invested in sponsorship of the 2025 Central Houston Member Breakfast Series.

Participating Agencies:

