Downtown Redevelopment Authority

Board of Directors Meeting

January 13, 2026

Tax Increment Reinvestment Zone, Number Three
City of Houston

DOWNTOWN HOUSTON+

Downtown Redevelopment Authority
Tax Increment Reinvestment Zone Number Three, City of Houston

Board of Directors Meeting
January 13, 2026

TABLE OF CONTENTS

MINUTES OF THE REGULAR MEETING
OF THE
DOWNTOWN REDEVELOPMENT AUTHORITY

December 9, 2025

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") met in regular session, in person and open to the public, at the Authority's office located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, inside the H-Town Conference Room on December 9, 2025. The roll was called of the duly appointed 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 Harrison, Garcia, Liu, and Reynolds-Hausman. Also present were Allen Douglas, Executive Director ("ED") to the Authority; Kris Larson, President of the Authority; Jana Gunter, Director of Finance to the Authority; and staff members David Cisneros, Marlon Connley, Brett DeBord, Allison Fraser, Jacque Gonzales-Garcia, Brendan Harrison, Cassie Hoeprich, Jamie Perkins, and Albert Sanchez, all with the Authority; Clark Lord with Bracewell, outside counsel to the Authority; and Andrew Busker with the City of Houston.

Invited guests included John and Veronica Avila with Hendson & Kane; Lance Gilliam with Concentric Community Advisors, and Kenny Meyer with the Meyer Property Group. Ed Pettitt, President of Friends of Columbia Tap, attended as a member of the public.

INTRODUCTIONS & PUBLIC COMMENT

Chair Flowers welcomed everyone and invited the Board and attendees to introduce themselves. He then asked if anyone wished to make a public comment. Ed Pettitt indicated his interest. Chair Flowers read the required statement under the Texas Open Meetings Act regarding public comments and invited Mr. Pettitt to speak.

Mr. Pettitt introduced himself and provided updates on his organization's activities near James Butte Park and the Columbia Tap Trail. He requested the Board's participation in considering alternative proposals for a connector between the East End and Downtown. Mr. Pettit concluded and thanked the Board and staff for including James Butte Park on the Authority's digital maps. The Board noted and expressed appreciation for Mr. Pettitt's comments. No additional public comments were received.

RECOGNITION & APPRECIATION FOR RETIRING VICE CHAIR

Chair Flowers presented an appreciation plaque to Vice Chair Sabino in recognition of her 16 years of service on the Authority's Board of Directors. Vice Chair Sabino expressed her gratitude for the opportunity to serve and thanked the Directors for their partnership.

QUORUM & CALL TO ORDER

A quorum was established, and Chair Flowers called the meeting to order at 12:17 PM.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the November 11, 2025, regular joint Board meeting. Chair Flowers called for any changes or points to discuss.

Hearing none, Chair Flowers called for a motion, moved by Vice Chair Sabino, seconded by Director Taylor, and the minutes of the November 11, 2025 regular joint Board meeting were approved as presented.

FINANCE MATTERS

Check Register – November 2025

Chair Flowers called on Jana Gunter to provide the latest finance updates. Ms. Gunter shared highlights from the month-end check register for November 30, 2025. No questions were raised, and discussion did not occur.

A motion was entertained to accept the November 2025 check register; moved by Treasurer Hamm, seconded by Director Taylor, and the November 2025 check register was accepted as presented.

SET 2026 MEETING DATES

Chair Flowers referenced the proposed 2026 Board meeting dates in the previously provided materials. He called for questions and discussion. Hearing none, Chair Flowers called for a motion, moved by Secretary Mandel, seconded by Vice Chair Sabino, and the Board approved the proposed 2026 Board meeting dates as presented.

FAÇADE IMPROVEMENT GRANT PRESENTATION & ACTION ITEM

ED Douglas introduced this topic and invited David Cisneros and Marlon Connley to present and discuss the action item. Mr. Cisneros reported that earlier in the year, the Board approved $1,000,000 for a revamped DRA Façade Grant Program. He noted in an effort to support downtown economic development and revitalization, the historic qualification has been removed under this new program, opening eligibility to all downtown businesses.

Mr. Connley presented two potential grantees vetted through the Thrive Committee, along with detail for each façade improvement proposal: St. Germaine Lofts ($46,050) and The Kiam Building ($250,000). After discussion among Board members and leadership, the requested amount for the St. Germain Lofts was increased by up to 25% ($11,512.50) if the property owners are interested and agreeable to extending the lighting around the northern elevation of the building.

Chair Flowers called for a motion for the Board to consider and approve the execution of agreements to reimburse up to $307,562.50 for the approved applicants. A motion was made by Treasurer Hamm, seconded by Vice Chair Sabino, and the motion carried, as amended.

COOL CONNECTED CORRIDORS: PHASE 1 PRESENTATION & AUTHORIZATION ITEM

Chair Flowers called on Cassie Hoeprich and Brett DeBord to introduce Phase 1 of the Cool Connected Corridors Project. Ms. Hoeprich provided a project overview and shared a presentation. Next, Mr. DeBord outlined the authorization request. Discussion ensued, and questions were asked and answered.

Chair Flowers called for a motion to approve the execution of necessary agreements by the appropriate Authority officers, not to exceed $2,700,000, for the procurement of owner-furnished Items and miscellaneous expenses. The motion was moved by Director Taylor and seconded by Treasurer Hamm, and the motion carried as presented.

GROCERY STORE PRESENTATION, DISCUSSION & ACTION ITEM

Chair Flowers invited ED Douglas to introduce this agenda item. ED Douglas opened by disclosing that the Authority Executive Committee previously met to discuss this matter and provide a recommendation to the Board. He then asked David Cisneros to deliver a presentation.

Mr. Cisneros welcomed guests from Concentric Community Advisors, Henderson & Kane, and the Meyer Property Group. Next, he shared a presentation, then invited each guest to share about their company and role in the project. The Board engaged in questions and discussion.

A motion was made to authorize staff to enter into a grocery incentive agreement with The Meyer Group and Henderson & Kane for up to $500,000. The funds will support capital expenses for converting 315 Travis into a neighborhood grocery store operated by Henderson & Kane Grocers, subject to the condition that the operator maintains continuous operations for at least 5 years. Treasurer Hamm moved, Secretary Mandel seconded, and the motion was approved as presented.

OTHER BUSINESS

No further business was brought forth before the Board.

NEXT MEETINGS

Chair Flowers announced that the next Board meeting is scheduled for Tuesday, January 13, 2026, at 12:00 p.m. He also noted that calendar invites will be sent to Board members for all 2026 meeting dates.

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn at 1:44 PM.

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

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

December 9, 2025

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") met in regular session, in person and open to the public, at the Zone's office located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, inside the H-Town Conference Room on December 9, 2025. The roll was called of the duly appointed 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 Harrison, Garcia, Liu, and Reynolds-Hausman. Also present were Allen Douglas, Executive Director ("ED") to the Zone; Kris Larson, President of the Zone; Jana Gunter, Director of Finance to the Zone; and staff members David Cisneros, Marlon Connley, Brett DeBord, Allison Fraser, Jacque Gonzales-Garcia, Brendan Harrison, Cassie Hoeprich, Jamie Perkins, and Albert Sanchez, all with the Zone; Clark Lord with Bracewell, outside counsel to the Zone; and Andrew Busker with the City of Houston.

Invited guests included John and Veronica Avila with Hendson & Kane; Lance Gilliam with Concentric Community Advisors, and Kenny Meyer with the Meyer Property Group. Ed Pettitt, President of Friends of Columbia Tap, attended as a member of the public.

INTRODUCTIONS & PUBLIC COMMENT

Chair Flowers welcomed everyone and invited the Board and attendees to introduce themselves. He then asked if anyone wished to make a public comment. Ed Pettitt indicated his interest. Chair Flowers read the required statement under the Texas Open Meetings Act regarding public comments and invited Mr. Pettitt to speak.

Mr. Pettitt introduced himself and provided updates on his organization's activities near James Butte Park and the Columbia Tap Trail. He requested the Board's participation in considering alternative proposals for a connector between the East End and Downtown. Mr. Pettit concluded and thanked the Board and staff for including James Butte Park on the Zone's digital maps. The Board noted and expressed appreciation for Mr. Pettitt's comments. No additional public comments were received.

RECOGNITION & APPRECIATION FOR RETIRING VICE CHAIR

Chair Flowers presented an appreciation plaque to Vice Chair Sabino in recognition of her 16 years of service on the Zone's Board of Directors. Vice Chair Sabino expressed her gratitude for the opportunity to serve and thanked the Directors for their partnership.

QUORUM & CALL TO ORDER

A quorum was established, and Chair Flowers called the meeting to order at 12:17 PM.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the November 11, 2025, regular joint Board meeting. Chair Flowers called for any changes or points to discuss.

Hearing none, Chair Flowers called for a motion, moved by Vice Chair Sabino, seconded by Director Taylor, and the minutes of the November 11, 2025 regular joint Board meeting were approved as presented.

FINANCE MATTERS

Check Register – November 2025

Chair Flowers called on Jana Gunter to provide the latest finance updates. Ms. Gunter shared highlights from the month-end check register for November 30, 2025. No questions were raised, and discussion did not occur.

A motion was entertained to accept the November 2025 check register; moved by Treasurer Hamm, seconded by Director Taylor, and the November 2025 check register was accepted as presented.

SET 2026 MEETING DATES

Chair Flowers referenced the proposed 2026 Board meeting dates in the previously provided materials. He called for questions and discussion. Hearing none, Chair Flowers called for a motion, moved by Secretary Mandel, seconded by Vice Chair Sabino, and the Board approved the proposed 2026 Board meeting dates as presented.

FAÇADE IMPROVEMENT GRANT PRESENTATION & ACTION ITEM

ED Douglas introduced this topic and invited David Cisneros and Marlon Connley to present and discuss the action item. Mr. Cisneros reported that earlier in the year, the Board approved $1,000,000 for a revamped DRA Façade Grant Program. He noted in an effort to support downtown economic development and revitalization, the historic qualification has been removed under this new program, opening eligibility to all downtown businesses.

Mr. Connley presented two potential grantees vetted through the Thrive Committee, along with detail for each façade improvement proposal: St. Germaine Lofts ($46,050) and The Kiam Building ($250,000). After discussion among Board members and leadership, the requested amount for the St. Germain Lofts was increased by up to 25% ($11,512.50) if the property owners are interested and agreeable to extending the lighting around the northern elevation of the building.

Chair Flowers called for a motion for the Board to consider and approve the execution of agreements to reimburse up to $307,562.50 for the approved applicants. A motion was made by Treasurer Hamm, seconded by Vice Chair Sabino, and the motion carried, as amended.

COOL CONNECTED CORRIDORS: PHASE 1 PRESENTATION & AUTHORIZATION ITEM

Chair Flowers called on Cassie Hoeprich and Brett DeBord to introduce Phase 1 of the Cool Connected Corridors Project. Ms. Hoeprich provided a project overview and shared a presentation. Next, Mr. DeBord outlined the authorization request. Discussion ensued, and questions were asked and answered.

Chair Flowers called for a motion to approve the execution of necessary agreements by the appropriate Zone officers, not to exceed $2,700,000, for the procurement of owner-furnished Items and miscellaneous expenses. The motion was moved by Director Taylor and seconded by Treasurer Hamm, and the motion carried as presented.

GROCERY STORE PRESENTATION, DISCUSSION & ACTION ITEM

Chair Flowers invited ED Douglas to introduce this agenda item. ED Douglas opened by disclosing that the Zone Executive Committee previously met to discuss this matter and provide a recommendation to the Board. He then asked David Cisneros to deliver a presentation.

Mr. Cisneros welcomed guests from Concentric Community Advisors, Henderson & Kane, and the Meyer Property Group. Next, he shared a presentation, then invited each guest to share about their company and role in the project. The Board engaged in questions and discussion.

A motion was made to authorize staff to enter into a grocery incentive agreement with The Meyer Group and Henderson & Kane for up to $500,000. The funds will support capital expenses for converting 315 Travis into a neighborhood grocery store operated by Henderson & Kane Grocers, subject to the condition that the operator maintains continuous operations for at least 5 years. Treasurer Hamm moved, Secretary Mandel seconded, and the motion was approved as presented.

OTHER BUSINESS

No further business was brought forth before the Board.

NEXT MEETINGS

Chair Flowers announced that the next Board meeting is scheduled for Tuesday, January 13, 2026, at 12:00 p.m. He also noted that calendar invites will be sent to Board members for all 2026 meeting dates.

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn at 1:44 PM.

____

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

DRA Second Quarter 2026 Financial Summary

January 13, 2026

DOWNTOWN HOUSTON+

STATEMENT OF NET POSITION

December 31, 2025

Assets

- Cash and Investments $32.2M
- Other Receivables and Prepaid Expense - $12.7M
  - Tax Increment Receivable $12.6M
  - HDMD support for DLI - $50K

Liabilities

- Accounts Payable and Accrued Expenses are $2.1M
  - DLI and Economic Development Grants Outstanding $1.2M
  - Due to Affiliates – $361K
  - Accrued Interest - $554K
- Bonds Payable due Aug 2026 – $2.77M

STATEMENT OF ACTIVITIES

Second Quarter Ended December 31, 2025

- Net increment revenue is based on 2025 property values and is forecasted by the City. The forecast is 1.6% less than the prior year.

- Interest income outperformed expectations by $256K

STATEMENT OF ACTIVITIES

Second Quarter Ended December 31, 2025

- Project Costs are $4.6M - $4.5M under Budget -The variance is primarily due to committed funds that have not yet been spent.
  - Downtown Public Realm Initiative $1.1M
  - Precinct 2 Match – Bayou Frontage $1.0M
  - More Space Main Street $586K
  - Pedestrian Lighting Improvements $563K
  - Façade Improvements $500K
  - Parks Collaborative $500K

STATEMENT OF ACTIVITIES

Second Quarter Ended December 31, 2025

- Project Costs: Funds allocated were paid out earlier than planned.
    - Montrose Bridge at Allen Parkway ($614K)
    - Market Square Park ($427K)

SECOND QUARTER 2026

CASH INVESTMENT REPORT

	9/30/2025	Net Changes	12/31/2025	Simple Interest Yield
JP Morgan Chase	$214K	$93K	$307K	
Logic Increment	$19,631K	($2,913K)	$16,718K	4.0946%
Texas Class	$9,300K	$97K	$9,397K	4.1172%
Debt Service: Morgan Stanley Investment Fund	$863K	$9K	$872K	2.9316%
Bond Reserve: Morgan Stanley Investment Fund	$4,411K	$43K	$4,454K	2.9316%
Pledged Funds: BNY Mellon	$487K	$-	$487K	
Totals	$34,906K	($2,671K)	$32,235K	

CHECK REGISTER

December 31, 2025

- Total checks issued were $1.3M
  - Coalition for the Homeless - $417K – Preserved Affordable Housing
  - HM Market Square, LLC - $398K – 2024 DLI
  - Central Houston, Inc. - $120K – Admin Contractor
  - Annette Ramirez Tax Assessor-Collector - $106K – Trebly Park Property Taxes
  - Talon Construction LLC - $85K – Market Square Park

DOWNTOWN HOUSTON+

Company name: Central Houston
Report name: Check register
Created on: 1/7/2026
Location: DRA--Main Street Market Sq Redevelopment Auth

Bank	Date	Payee	Document no.	Amount
DRA 0879 - JP Morg	**Account no: 515270879**			
	12/2/2025	VEN-00910--Annette Ramirez Tax Assessor-Collec	1050	105,933.79
	12/16/2025	VEN-00321--Block by Block		23,716.64
	12/1/2025	VEN-00021--Bracewell		9,425.00
	12/4/2025	VEN-00032--Central Houston, Inc	1052	119,828.43
	12/30/2025	VEN-00364--Coalition for the Homeless		416,666.65
	12/1/2025	VEN-00562--GENSLER		3,415.00
	12/23/2025	VEN-00078--Gurrola Reprographics Inc		590.90
	12/16/2025	VEN-00919--Hawes Hill Associates LLP		5,000.00
	12/16/2025	VEN-00808--Hibrid Engineering, LLC		2,597.00
	12/4/2025	VEN-00618--HM Market Square, LLC	1051	398,425.00
	12/16/2025	VEN-00920--hvj associates inc.		2,666.00
	12/30/2025	VEN-00115--Jerdon Enterprise, LP		11,474.93
	12/30/2025	VEN-00757--Moon Papas Art		37,250.00
	12/23/2025	VEN-00877--NRG Business		308.56
	12/19/2025	VEN-00185--Pfeiffer & Son, LTD.		1,169.00
	12/17/2025	VEN-00185--Pfeiffer & Son, LTD.		2,446.15
	12/30/2025	VEN-00936--Procore Technologies, Inc.		31,723.53
	12/16/2025	VEN-00195--Project Surveillance, Inc		23,662.50
	12/30/2025	VEN-00318--STERLING EXPRESS SERVICES		92.00
	12/30/2025	VEN-00785--Talon Construction LLC		29,631.19
	12/1/2025	VEN-00785--Talon Construction LLC		54,897.36
	12/16/2025	VEN-00797--UES Professional Solutions 44, LLC		6,144.50
	12/16/2025	VEN-00539--Walter P Moore		30,473.10
Total for DRA 0879				**1,317,537.23**

Downtown Redevelopment Authority
Statement of Net Position
December 31, 2025 and December 31, 2024

	12/31/25	12/31/24
Assets		
Cash	$ 307,326	$ 463,219
Investments - Debt Service	5,813,484	5,627,140
Investments - General	26,114,457	24,255,161
Tax Increments Receivable	12,611,096	12,732,638
Other Receivables & Prepaid Expenses	49,867	137,841
Capital Assets, Net	9,119,279	9,707,436
Cost of Issuance	281,998	312,212
Total Assets	$ 54,297,507	$ 53,235,647
Liabilities		
Accounts Payable & Accrued Expenses	$ 1,563,242	$ 1,525,227
Accrued Interest Payable	553,937	597,884
Lease Liabilities Due in One Year	226,365	222,343
Lease Liabilities Due After One Year	9,666,012	10,116,722
Bonds Payable Due in One Year	2,770,000	2,635,000
Bonds Payable Due After One Year	34,257,643	37,250,783
Total Liabilities	49,037,199	52,347,959
Net Position		
Net Position	5,260,308	887,688
Total Liabilities & Net Position	$ 54,297,507	$ 53,235,647

Downtown Redevelopment Authority
Statement of Activities
For the Second Quarter ended December 31, 2025

	2026 2Q Actual	2026 YTD Actual	2026 YTD Budget	Fav (Unfav) Variance
Revenues				
Tax Increments	$ 7,759,557	$ 15,519,114	$ 15,519,114	-
Other Revenues	750	1,402	-	1,402
Interest Income	335,464	755,939	500,000	255,939
Total Revenues	**$ 8,095,771**	**$ 16,276,455**	**$ 16,019,114**	**$ 257,341**
Transfers				
Administrative Fees	301,257	602,514	602,514	-
HISD Adjustment	1,152,752	2,305,504	2,305,504	-
	1,454,009	2,908,018	2,908,018	-
Net Revenues	**$ 6,641,762**	**$ 13,368,437**	**$ 13,111,096**	**$ 257,341**
Expenses				
Project Costs	2,108,251	4,572,345	9,098,212	4,525,867
Municipal Services	-	-	-	-
Professional Fees	20,575	66,250	51,000	(15,250)
Administrative Contractor	128,600	225,786	290,000	64,214
Insurance	808	1,615	-	(1,615)
Office Expense	8,737	11,164	10,000	(1,164)
Interest Expense - Bonds	360,041	742,057	842,641	100,584
Cost of Issuance	7,554	67,525	67,525	-
Total Expenses	**$ 2,634,566**	**$ 5,686,743**	**$ 10,359,378**	**$ 4,672,635**
Change in Net Position	**4,007,196**	**7,681,694**	**2,751,718**	**4,929,976**
Net Position Beginning of Year		(2,421,386)	(2,421,386)	-
Net Position End of Period		**$ 5,260,308**	**$ 330,332**	**$ 4,929,976**

Downtown Redevelopment Authority
Statement of Activities
For the Second Quarter ended December 31, 2025 and December 31, 2024

	2026 YTD Actual	2025 YTD Actual	Fav (Unfav) Variance
Revenues			
Tax Increments	$ 15,519,114	$ 15,656,324	(137,210)
Other Revenues	1,402	1,017	385
Interest Income	755,939	846,990	(91,051)
Total Revenues	**$ 16,276,455**	**$ 16,504,331**	**$ (227,876)**
Transfers			
Administrative Fees	602,514	603,698	1,184
HISD Adjustment	2,305,504	2,319,989	14,485
	2,908,018	2,923,687	15,669
Net Revenues	**$ 13,368,437**	**$ 13,580,644**	**$ (212,207)**
Expenses			
Project Costs	4,572,345	2,846,941	(1,725,404)
Municipal Services	-	-	-
Professional Fees	66,250	66,822	572
Administrative Contractor	225,786	122,340	(103,447)
Insurance	1,615	1,650	35
Office Expense	11,164	9,344	(1,820)
Interest Expense - Bonds	742,057	805,505	63,448
Cost of Issuance	67,525	71,477	3,952
Total Expenses	**$ 5,686,743**	**$ 3,924,080**	**$ (1,762,663)**
Change in Net Position	**7,681,694**	**9,656,564**	**(1,974,870)**
Net Position Beginning of Year	(2,421,386)	(8,768,876)	6,347,490
Net Position End of Period	**$ 5,260,308**	**$ 887,689**	**$ 4,372,620**

Downtown Redevelopment Authority
Project Cost Detail
For the Second Quarter ended December 31, 2025

	2026 YTD Actual	2026 YTD Budget	Fav (Unfav) Variance
Project Costs			
Capital Improvement Projects			
More Space Main Street 2.0	798,281	$ 1,384,140	$ 585,859
Trebly Park	421,382	557,919	136,537
Market Square Park	716,830	290,150	(426,680)
NHHIP Civic Opportunities	63,746	238,587	174,841
Montrose Bridge at Allen Parkway	1,231,169	617,287	(613,882)
Pedestrian Lighting Improvements	218,173	781,138	562,965
Downtown Public Realm Initiative	57,511	1,172,900	1,115,389
Precinct 2 Match - Bayou Frontage	21,174	1,049,370	1,028,196
Eado Cap Park	63,334	51,498	(11,836)
Office Conversion Incentive Program	21,257	17,271	(3,986)
Downtown Planning Initiative 2.0	-	37,952	37,952
Total Capital Improvement Projects	**3,612,857**	**$ 6,198,212**	**$ 2,585,355**
Buffalo Bayou Park	-	-	-
806 Main/JW Marriott	-	-	-
Hotel Laura	-	-	-
Holiday Inn/Savoy Hotel	-	-	-
723 Main/AC Hotel	-	-	-
Downtown Living Initiative	-	-	-
Economic Development/Retail Program	117,626	250,000	132,374
Texaco Building/The Star	462	-	(462)
SkyHouse Houston	-	-	-
Fairfield Block 334	-	-	-
Hines Market Square	-	-	-
Market Square Tower	-	-	-
SkyHouse Main	-	-	-
Fairfield Residential	-	-	-
Post HTX	-	-	-
Hike & Bike Trails East of Allens Landing	-	500,000	500,000
Downtown Launchpad	251,687	275,000	23,313
Façade Improvements	-	500,000	500,000
Parks Collaborative	-	500,000	500,000
Preserve Affordable Housing	416,667	500,000	83,333
Project Costs - Undesignated	173,046	375,000	201,954
Total Developer/Project Reimbursements	**959,488**	**$ 2,900,000**	**$ 1,940,512**
Total Project Costs	**4,572,345**	**$ 9,098,212**	**$ 4,525,867**

DOWNTOWN REDEVELOPMENT AUTHORITY
INVESTMENT REPORT, THIRD QUARTER FYE 2025
FOR THE PERIOD OCTOBER 1, 2025, THROUGH DECEMBER 31, 2025

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
OPERATING										
JP MORGAN CHASE OPERATING	213,831.78	213,831.78	0.00	0.00	93,494.64	307,326.42	307,326.42	0.95%	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	213,831.78	213,831.78	0.00	0.00	93,494.64	307,326.42	307,326.42	0.95%		
POOLED INVESTMENT FUNDS										
LOGIC PUBLIC FUNDS	19,630,984.59	19,630,984.59	0.00	186,523.05	(3,100,000.00)	16,717,507.64	16,717,507.64	51.86%	4.3786%	50
TEXAS CLASS	9,299,946.19	9,299,946.19	0.00	97,002.36	0.00	9,396,948.55	9,396,948.55	29.15%	4.3825%	43
TOTAL POOLED	28,930,930.78	28,930,930.78	0.00	283,525.41	(3,100,000.00)	26,114,456.19	26,114,456.19	81.01%		
REPURCHASE AGREEMENTS										
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%		
DEBT SERVICE										
MORGAN STANLEY INVESTMENT FUND	862,996.65	862,996.65	0.00	8,830.06	0.00	871,826.71	871,826.71	2.70%	2.9316%	1
BOND RESERVE										
MORGAN STANLEY INVESTMENT FUND	4,411,434.10	4,411,434.10	0.00	43,108.59	0.00	4,454,542.69	4,454,542.69	13.82%	2.9316%	1
PLEDGED FUNDS										
BANK OF NEW YORK MELLON	487,114.65	487,114.65	0.00	0.00		487,114.65	487,114.65	1.51%	N/A	1
PROJECT FUNDS										
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	5,761,545.40	5,761,545.40	0.00	51,938.65	0.00	5,813,484.05	5,813,484.05	18.03%		
GRAND TOTAL	34,906,307.96	34,906,307.96	0.00	335,464.06	(3,006,505.36)	32,235,266.66	32,235,266.66	100%		

AGENDA ITEM	Cool Connected Corridors: Phase 1 (Texas Avenue) – Authorization for Expenditures and Execution of Necessary Agreements for Construction Services
REQUEST	Authorize the remaining budget allocation to the Cool and Connected Corridors, $1,432,391, and Authorize the Execution of Contract with Jerdon Enterprise, L.P.
ITEM HISTORY	**February 2025:** The Cool Connected Corridors project was adopted as a key component of the Public Realm Action Plan. **Original Phase 1:** Defined as Texas Avenue (14 blocks) and McKinney Street (7 blocks). **Revised Phase 1 (through July 2026**): Focuses solely on Texas Avenue (14 blocks). Enhancements on McKinney Street (7 blocks) will be coordinated with the new Houston Center owner, 1021 Main owner, and Houston Center 5 owner, respectively. DTH+ enhancements on McKinney stand to include 1-1.5 blocks and will be implemented as part of Cool Connected Corridors: Phase 2 in 2026. **HDMD Funding & Timeline (Sep 2025 - Jun 2026):** The Houston Downtown Management District (HDMD) funded the detailed design and engineering process, which started in September 2025. This fast-paced timeline is critical to ensure all fixtures are installed in time for the June 2026 World Cup. **Request for Proposals for General Contractor (Nov 2025 – Jan 2026):** Staff conducted the public procurement process for a General Contractor with competitive proposals received on December 19, 2025.
DESCRIPTION	Authority staff requests authorization for the remaining allocated budget for construction of the Cool and Connected Corridors: Phase 1 project. Additionally, Authority staff requests authorization to enter into an agreement with the selected contractor, Jerdon Enterprise, L.P., selected through a competitive Request for Proposals (RFP) process and identified as the highest-ranked proposer. The funds authorized herein will cover the costs associated with installation of owner-furnished items, including but not limited to the site preparation work (i.e., irrigation, foundations, sidewalk repairs, permanent power), physical mounting and installation of the items, and an owner contingency to address miscellaneous project expenditures necessary for successful project delivery. In December 2025, the Board approved funding for owner-furnished items, including shade structures, tree canopy lighting, and new planters.

DESCRIPTION	These two authorizations comprise the total cost for the implementation of the Cool Connected Corridor Improvements on Texas Avenue, work to be complete in time for the June World Cup events. December 2025 Authorization = $2,700,000 January 2026 Authorization = $1,432,391 Total Project Budget = $4,132,391
CONTACTS	DRA: Brett DeBord, Director of Operations & Capital Projects DRA: Cassie Hoeprich, Director of Planning & Economic Development

Via Futobl Presentation

(to be shared at the Board meeting)

DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

January 2026

GOAL 1

Champion major projects, initiatives and investments that improve Downtown.

1.3 Plan collaboratively for Downtown's evolving edges, connections, and major attractions.

Highlight: In early December, a well-attended community event for the Cool Connected Corridors project gathered vital feedback on both 2026 implementation phases. Phase 1 focuses on 14 blocks of Texas Avenue—the critical spine connecting Daikin Park, the Theater District, and Buffalo Bayou—with completion scheduled before the May 2026 World Cup. Phase 2 will continue after the World Cup events. This phased approach ensures the project meets the World Cup deadline while coordinating with city-led underground work on Preston Street and private property interests on McKinney Street between Discovery Green and Main Street.

At the December DRA board meeting, the board approved the acquisition of owner-furnished items for Phase 1, including planters, tree canopy lights, and shade structures with integrated lighting. To execute the physical installation of these elements, an RFP was issued in December specifically to solicit a contractor team. This solicitation yielded three competitive proposals. Selection is currently being finalized, and construction remains on track to begin in early 2026.

Participating Agencies:

downtown district
Downtown Redevelopment Authority

1.4 Guide the implementation of Plan Downtown, the HDMD Service Plan, and TIRZ Project Plan.

Highlight: On December 11, the HDMD Board approved a $42+ million 2026 budget that includes an investment strategy that blends permanent physical improvements with continued and enhanced services. Driven by strong grant writing and partnerships, 51% of funding will come from non–special assessment revenues. Governed by a 30-member board representing diverse Downtown stakeholders, HDMD protects and enhances the public realm, coordinates marketing and programming, and advances economic development. Key 2026 priorities include completing the Main Street Promenade and an 86-block street resurfacing project, expanding public safety and homelessness response efforts, growing business attraction incentives with a focus on outdoor dining, maintaining and programming the new Promenade, and delivering World Cup–related improvements. HDMD was recently renewed for a new 10-year term through 2035 and is funded through a fair, proportionate property assessment. 2026 is the first year of the new service plan.

Participating Agency:

downtown district

GOAL 2

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

2.1 Maintain and advance the standard of care for Downtown's cleanliness and well-kept appearance

Highlight: Cleaning and Safety Ambassadors along with partners such as HPD, SEAL, and landscaping contractors work to achieve the District's goal of making Downtown Houston a desirable place to live, work, and visit. Key metrics are used to ensure that the District's standards are met. Some of their 2025 end-of-year contributions include:

- 1,675 tons of trash removed
- 18,321 Biohazards cleaned
- 7,777 Graffities removed
- 187,158 Block Faces cleaned
- 141,618 Flowers planted
- 118,494 Ambassador engagements
- 7,954 Homeless engagements
- 4,474 HPD/SEAL engagements

Participating Agency:

downtown district

2.6 Deploy welcoming ambassador teams within the public realm to improve visitor experiences and augment public safety.

Highlight: Request for Proposals were issued for the clean, safe and landscaping programs in 2025 as a way of examining our current contracts and exploring what other vendors/contractors can bring to the table. The clean and safe programs were grouped together to create the synergy necessary to perform the tasks while working as a comprehensive team. Landscaping maintenance was broken into various components with the goal of selecting contractors that fully understood the scope of work and how it relates to the perception and success of Downtown. All the submitted proposals were reviewed and evaluated by staff and board members based on a criteria matrix that allowed different perspectives to be discussed by each member. Each proposal was graded on experience, project management, financial stability of the company, pricing, references and other criteria. Our goal is to select vendors that put in the effort to exhibit their expertise and knowledge and portray the ability to achieve a high standard of performance.

Participating Agency:

downtown district

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

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

Highlight: This year, Downtown Houston+'s seasonal events and programming strategy prioritized connectivity among downtown holiday destinations and collaboration with key partners. A notable highlight was activation of Lynn Wyatt Square in partnership with Houston First, introducing curated holiday programming in the heart of the Theater District. Across 18 events, including holiday films, silent discos, markets, and Encore Nights with DACAMERA and The Hobby Center, approximately 3,000 attendees visited Lynn Wyatt Square. These efforts supported a broader downtown holiday initiative featuring "Sweet Spot" lighting installations, interactive experiences, and a storefront décor competition. Collectively, these locations recorded approximately 844,000 visits, a 2 percent increase from last year, representing 16,700 additional visitors with the opportunity to experience downtown's holiday programming.

Participating Agency:

downtown district

3.5 Plan and implement an events and programming strategy that appeals to diverse audiences and drives vibrancy in strategic areas.

Highlight: The DRA awarded two applicants Facade Improvement Grants in December 2025 totaling $296,050. The Façade Grant is a 1:2 matching grant, stimulating private investment into the Downtown economy. These dollars are impactful because they simultaneously improve both the private sector and public realm. The results are transformative for the corridors in which these buildings reside. The grant recipients are St. Germain Lofts & Condominiums and The Kiam Building. Both properties are situated on the new Main Street Promenade. The DRA grant dollars will be spent on lighting, windows, doors and shade structures. DTH+ will open another round of applications in April 2026! Applications will be presented to the DRA Board on May 9, 2026.

Participating Agency:

Downtown Redevelopment Authority

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: The Downtown Houston+ Economic Development team is launching a new initiative to study the state of Office in Downtown Houston, with the goal of launching a new recruitment strategy in 2026. The primary goal of the recruitment strategy will be to attract, retain, and grow office tenants in Downtown Houston. Phase 1 of the initiative, taking place from now through Q1, consists of an initial benchmarking exercise and a stakeholder listening tour. DTH+ will engage with brokers, property owners, current and prospective employers, and office workers to capture a well-rounded picture of the sentiments and experiences related to working in Downtown Houston. This initial discovery phase will shape a future Downtown Office marketing campaign and a Downtown Real Estate event to take place later in the year. Downtown Houston will debut the new office recruitment strategy in Q4 of 2026.

Participating Agency:

downtown district

4.11 Foster a thriving storefront economy, prioritizing recruitment efforts, where possible, to fill available properties that have favorable co-tenancy on key corridors.

Highlight: In December, the Downtown Redevelopment Authority approved a $500,000 economic development inducement to support Henderson & Kane's 5,000-SF neighborhood grocery at Market Square, addressing a long-identified gap in Downtown's retail ecosystem. The investment helps offset upfront buildout costs that have made urban grocery infeasible, converting a historic property into an essential, daily-use amenity. This decision is grounded in years of analysis and engagement—including the Grocery Feasibility Study, Downtown Strategic Retail Plan, and Downtown Residential Survey—and reflects a targeted approach to meeting resident needs, strengthening walkability, and supporting a more complete, livable Downtown neighborhood.

Participating Agency:

Downtown Redevelopment Authority

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: In 2026, Central Houston will continue hosting core member programming such as the Outlook Breakfast, State of Downtown, Quarterly Member Breakfasts, and Information Roundtables that keep Downtown stakeholders informed and connected.

The organization is expanding its offerings to include new Affinity Groups that foster peer to peer connection around shared interests or industries, along with Downtown Executive Circles. These are curated, invitation only gatherings that bring senior leaders together for candid dialogue on key Downtown priorities. Central Houston also plans to introduce unique social events that give members space to connect and network in a more relaxed setting.

Participating Agency:

Central Houston

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

Highlight: In December, DTH+'s efforts to catalyze a more livable Downtown, plus new local grocer Henderson & Kane's upcoming opening on Market Square, captured national and local headlines in Fast Company, Dwell, Arch Daily, the Houston Chronicle, Houston Business Journal, and Realty News Report. In lighter fare, a Fox26 News feature on Downtown's Elf on a Shelf Scavenger Hunt aired 6 times from Dec. 18 evening news to the Dec. 19 morning show. Like sprinkles on gingerbread cookies, hundreds of favorable mentions from a broad spectrum of media outlets covered HDMD's activations during Houston First's Downtown Houston City Lights.

Participating Agencies:

Central Houston downtown district Downtown Redevelopment Authority