Downtown Redevelopment Authority

Board of Directors Meeting

May 12, 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
March 12, 2026

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MINUTES OF THE REGULAR MEETING
OF THE
DOWNTOWN REDEVELOPMENT AUTHORITY

March 3, 2026

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.

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

All Board members were present except for Directors Garcia and Taylor. Also present were Kris Larson, President, Jana Gunter, Director of Finance, and staff members Brett DeBord, Allison Fraser, Jacque Gonzalez-Garcia, Brendan Harrison, Cassie Hoeprich, Justin Jerkins, Alyssa Mason, Jamie Perkins, Albert Sanchez, and Ann Taylor, all with the Authority.

Additional attendees included Clark Lord with Bracewell, outside counsel to the Authority; and Andrew Busker with the City of Houston.

PUBLIC COMMENT

Chair Flowers asked if anyone would like to make a public comment. No public comments were received. The Board proceeded to the agenda items.

QUORUM & CALL TO ORDER

A quorum was established, and Chair Flowers called the meeting to order at 12:07 PM.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the December 9, 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 Secretary Mandel, seconded by Director Harrison, and the minutes of the December 9, 2025 regular joint Board meeting were approved as presented.

FINANCE MATTERS

Check Register – December 2025

Chair Flowers called on Jana Gunter to provide finance updates from the month prior. Ms. Gunter shared highlights from the month-end check register for December 31, 2025. No questions were raised, and discussion did not occur.

DRAFT

Second Quarter Financial Statements

Ms. Gunter continued with a review of the Second Quarter Financial Statements. Questions were not raised, and discussion did not occur.

Second Quarter Investment Report

Ms. Gunter concluded the finance updates with a report summarizing the Second Quarter Investment Report. Questions were not raised, and discussion did not occur.

Chair Flowers called for a motion for the Board to accept the following finance items: (i) the December 2025 check register; (ii) the Second Quarter Financial Statements; and (iii) the Second Quarter Investment Report. Secretary Mandel carried the motion, and Director Harrison seconded, and the Board accepted the three finance items, as presented.

COOL CONNECTED CORRIDORS — CONTRACTOR AUTHORIZATION

Brett DeBord presented an authorization for the Cool Connected Corridors project. He explained that the request was to hire a contractor, noting that three bids were received during the RFP process. Jerdon Enterprises was selected by the review committee. The project scope includes installing shade structures, expanding the tree canopy, upgrading lighting, and improving irrigation along approximately 14 blocks of Texas Avenue. Construction is scheduled to begin on January 26.

After all questions were answered, Chair Flowers called for a motion to approve the remaining budget allocation of $1,432,391 and the agreement with Jerdon Enterprises for the Cool Connected Corridors project. Secretary Mandel moved, Treasurer Hamm seconded, and the Board approved the request as presented.

VIA FOOTBALL — 2026 FIFA WORLD CUP PEDESTRIAN MOBILITY PLANNING

Cassie Hoeprich introduced the Authority's Via Football initiative—a comprehensive pedestrian mobility and safety plan designed to support Houston’s hosting of seven 2026 FIFA World Cup matches at NRG Stadium. The Fan Fest is planned for the Discovery Green/EaDo area and will operate for approximately 40 days in June and July 2026, anticipating up to 100,000 additional visitors daily in and around downtown.

The plan identifies a network of temporary and 40-day pedestrian routes that uses existing investments, such as the Cool Connected Corridors and Main Street Promenade. Temporary amenities such as shade structures, wayfinding signage, and water and cooling stations will fill gaps where permanent improvements are not complete. The consulting team includes Better Block, Momentum, with global Olympic and major-event experience, and SWA. The City of Houston Public Works has expressed support and encouraged the Authority to pilot tactical street improvements.

Board discussion focused on parking strategy, rideshare and drop-off logistics, and local commuter navigation. Key responses: geofencing of rideshare locations is being developed; parking cluster signage is planned with Houston First and the Host Committee; Metro is exploring expanded rail capacity and reduced headways. Funding for the study and implementation has been allocated through the District budget. This item was informational and no action was taken.

STRATEGIC ALIGNMENT UPDATES

President Larson shared highlights from the SAP Report for the previous month. Questions were asked and answered, and a discussion took place.

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OTHER BUSINESS

No further business was brought before the Board.

NEXT MEETING

The next Board meeting is scheduled for February 10th. Calendar invites will be distributed to all Board members.

ADJOURNMENT

With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at 1:03 PM.

_____

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

DRAFT

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

March 3, 2026

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.

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

All Board members were present except for Chair Flowers, Treasurer Hamm, and Director Harrison. Secretary Mandel presided as Chair Pro Tem. Also present were Kris Larson, President, Allen Douglas, Executive Director, Jana Gunter, Director of Finance, and staff members Marlon Conlley, Andy Corbin, Brett DeBord, Allie Fraser, Sandra Gonzalez, Brendan Harrison, Cassie Hoeprich, Justin Jerkins, Alyssa Mason, Kim Mickelson, Jamie Perkins, intern Destiny Okonko, Albert Sanchez, and Ann Taylor, all with the Zone.

Additional attendees included Clark Lord with Bracewell, outside counsel to the Zone; Thibault Decker with Street Art for Mankind; and Captain Melissa Countryman and Officer Dietrich Lawrence with the Houston Police Department.

QUORUM & CALL TO ORDER

At 12:14 PM Secretary Mandel, presiding as Chair Pro Tem, determined quorum was not established, therefore meeting business was not conducted. The Board proceeded with a presentation while awaiting the arrival of the remaining Director.

STRATEGIC ALIGNMENT UPDATES

President Larson shared highlights from the SAP Report for the previous month. Questions were asked and answered, and a discussion took place.

QUORUM & CALL TO ORDER

The remaining Director arrived, and Secretary Mandel called the meeting to order at 12:24 PM. The Board proceeded to the agenda items.

PUBLIC COMMENT

Secretary Mandel asked if anyone would like to make a public comment. No public comments were received.

DRAFT

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the January 13, 2026, regular joint Board meeting. Secretary Mandel called for any changes or points to discuss.

Hearing none, Secretary Mandel called for a motion, moved by Director Reynolds-Hausman, seconded by Director Ereti, and the minutes of the January 13, 2026 regular joint Board meeting were approved as presented.

FINANCE MATTERS

Check Registers – January & February 2026

Secretary Mandel invited Jana Gunter to provide finance updates. Ms. Gunter shared highlights from the January and February 2026 check registers. No questions were raised, and discussion did not occur.

Secretary Mandell called for a motion was called for the Board to accept the January and February 2026 check registers. Director Reynolds-Hausman carried the motion, and Director Liu seconded, and the Board accepted the check registers as presented.

TRANQUILLITY PARK INITIATIVE — AUTHORIZATION

Cassie Hoeprich presented the Tranquillity Park Initiative, providing further detail on the opportunity to revitalize Tranquillity Park. President Larson supplemented the presentation, noting that the Executive Committee met on February 24, vetted the project, and is in support. Ms. Hoeprich concluded with an authorization request to the Board. Questions were asked and answered, and a discussion took place.

After all questions were answered, Secretary Mandel called for a motion to approve the Executive Committee's recommendation to authorize the expenditure of $3,000,000 for the Tranquillity Park Initiative and empower staff to enter into a contract with a vendor, selected via a competitive procurement process, to execute park modifications. Secretary Mandel moved, Director Reynolds-Hausman seconded, and the Board approved the request as presented.

BLIGHTED CONDITION OF 801 ST. JOSEPH PROPERTY — "SPACE FOR ALL" PUBLIC ART AUTHORIZATION

Executive Director Douglas provided background information on the blighted condition of the 801 St. Joseph Pkwy property and introduced Thibault Decker from Street Art for Mankind. Mr. Decker presented a slide deck and proposal for the "Space for All" public art project.

Executive Director Douglas concluded, noting that the Executive Committee also discussed this project at its February 24 meeting and is in support. He then presented an authorization request to the Board. Questions were asked and answered, and a discussion took place.

After all questions were answered, Secretary Mandel called for a motion to approve the Executive Committee's recommendation to approve funding for the proposed "Space for All" project and engage Street Art for Mankind for the public art beautification of 801 St. Joseph Pkwy, in an amount not to exceed $797,000. Director Reynolds-Hausman moved, Director Ereti seconded, and the Board approved the request as presented.

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MUNICIPAL SERVICES & INITIATIVES UPDATE

Executive Director Douglas continued, and introduced Captain Melissa Countryman and Officer Dietrich Lawrence of the Houston Police Department. Officer Lawrence presented a slide deck highlighting HPD's Downtown Division initiatives from the prior quarter. Questions were asked and answered, and a discussion took place. No action was required.

OTHER BUSINESS

No further business was brought before the Board.

NEXT MEETING

The next Board meeting is scheduled for April 14th. Calendar invites will be distributed to all Board members.

ADJOURNMENT

With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at 1:36 PM.

_____
Barry Mandell, Secretary,
presiding as Chair Pro Tem

Tax Increment Reinvestment Zone Number Three
("Zone")

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DRA
THIRD QTR 2026
FINANCIAL SUMMARY

5/12/2026

DOWNTOWN HOUSTON+

STATEMENT OF NET POSITION
MARCH 31, 2026

- Assets
  - Cash and Investments $27.1M
  - Other Receivables and Prepaid Expense - $12.7M
    - Tax Increment Receivable $18.9M
    - HDMD support for DLI - $49K
- Liabilities
  - Accounts Payable and Accrued Expenses are $1.7M
    - DLI and Economic Development Grants Outstanding $1.1M
    - Accounts Payable - $308K
    - Due to Affiliates – $251K
    - Accrued Interest - $138K
  - Bonds Payable due Aug 2026 – $2.77M

STATEMENT OF ACTIVITIES
THIRD QUARTER ENDED MARCH 31, 2026

- 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 $272K

STATEMENT OF ACTIVITIES
THIRD QUARTER ENDED MARCH 31, 2026

- Project Costs are $9.1M - $5.7M under Budget -The variance is primarily due to committed funds that have not yet been spent.
  - Precinct 2 Match – Bayou Frontage $1.5M
  - Pedestrian Lighting Improvements $933K
  - Façade Improvements $750K
  - Parks Collaborative $750K
  - Main Street Promenade $709K
  - Hike & Bike Trails $500K
  - Trebly Park $306K
  - Preserve Affordable Housing $250

STATEMENT OF ACTIVITIES
THIRD QUARTER ENDED MARCH 31, 2026

- Project Costs: Funds allocated were paid out earlier than planned.
  - Montrose Bridge at Allen Parkway ($318K)
  - Market Square Park ($323K)

- Project Costs: Undesignated - $1M budgeted annually
  - Downtown Overlay Project $430K
  - Tranquility Park $51K

THIRD QUARTER 2026

CASH INVESTMENT REPORT

	1/1/2026	Net Changes	3/31/2026	Simple Interest Yield
JP Morgan Chase	$307K	$733K	$1,040K	
Logic Increment	$16,718K	($5,170K)	$11,547K	3.8193%
Texas Class	$9,397K	$89K	$9,486K	3.8110%
Debt Service: Morgan Stanley Investment Fund	$872K	($824K)	$48K	2.6601%
Bond Reserve: Morgan Stanley Investment Fund	$4,454K	$39K	$4,494K	2.6601%
Pledged Funds: BNY Mellon	$487K	($3K)	$484K	
Totals	$32,235K	($5,136K)	$27,099K	

CHECK REGISTER

March 2026

- Total checks issued were $752K

  - Central Houston, Inc. - $323K – Admin Contractor
  - Root Lab LLC - $145K – Shade Structures, Cool Corridors
  - Coalition for the Homeless - $83K – Preserve Affordable Housing
  - Walter P. Moore - $68K – Design & Engineering, Main Street Promenade
  - Project Surveillance - $53K – Field Observation, Main Street Promenade
  - HVJ Associates Inc. - $39K – Main Street Promenade

CHECK REGISTER

April 2026

- Total checks issued were $854M

  - Street Art Mankind Corp - $244K – 801 St. Joseph
  - Walter P. Moore - $155K – Design & Engineering, Main Street Promenade
  - Root Lab LLC - $145K – Shade Structures, Cool Corridors
  - Central Houston, Inc. - $136K – Admin Contractor
  - Project Surveillance - $51K – Field Observation, Main Street Promenade

DOWNTOWN HOUSTON+

Company name:	Central Houston
Report name:	Check register
Created on:	4/24/2026
Location:	DRA--Main Street Market Sq Redevelopment Auth

Bank	Date	Payee	Document no.	Amount
DRA 0879 - JP Morgan Chase, N.A.	**Account no: 515270879**			
	3/19/2026	VEN-00032--Central Houston, Inc	1057	196,519.39
	3/4/2026	VEN-00032--Central Houston, Inc	1056	126,354.20
	3/11/2026	VEN-00364--Coalition for the Homeless		83,333.33
	3/11/2026	VEN-00078--Gurrola Reprographics Inc		1,417.06
	3/11/2026	VEN-00808--Hibrid Engineering, LLC		7,453.50
	3/24/2026	VEN-00920--hvj associates inc.		39,312.75
	3/24/2026	VEN-00185--Pfeiffer & Son, LTD.		3,880.59
	3/11/2026	VEN-00195--Project Surveillance, Inc		24,512.50
	3/11/2026	VEN-00195--Project Surveillance, Inc		28,462.50
	3/24/2026	VEN-00972--Root Lab LLC		144,985.28
	3/11/2026	VEN-00785--Talon Construction LLC		7,552.13
	3/11/2026	VEN-00751--The Goodman Corporation		7,596.47
	3/11/2026	VEN-00751--The Goodman Corporation		10,662.99
	3/24/2026	VEN-00797--UES Professional Solutions 44, LLC		1,797.50
	3/24/2026	VEN-00539--Walter P Moore		68,236.20
Total for DRA 0879				**752,076.39**

Company name:	Central Houston
Report name:	Check register
Created on:	4/24/2026
Location:	DRA--Main Street Market Sq Redevelopment Auth

Bank	Date	Payee	Document no.	Amount
DRA 0879 - JP Morgan Chase, N.A.	**Account no: 515270879**			
	4/6/2026	VEN-00021--Bracewell		5,672.75
	4/24/2026	VEN-00032--Central Houston, Inc	1061	135,538.04
	4/6/2026	VEN-00562--GENSLER		980.00
	4/6/2026	VEN-00077--Gulf Coast Pavers		28,100.00
	4/16/2026	VEN-00082--Hardy & Hardy		600.00
	4/15/2026	VEN-00808--Hibrid Engineering, LLC		6,157.00
	4/6/2026	VEN-00115--Jerdon Enterprise, LP		27,116.76
	4/15/2026	VEN-00185--Pfeiffer & Son, LTD.		29,986.02
	4/10/2026	VEN-00185--Pfeiffer & Son, LTD.		7,035.06
	4/6/2026	VEN-00195--Project Surveillance, Inc		51,175.00
	4/15/2026	VEN-00972--Root Lab LLC		144,985.28
	4/20/2026	VEN-00239--Street Art Mankind Corp	1060	144,721.00
	4/15/2026	VEN-00239--Street Art Mankind Corp	1058	98,785.00
	4/10/2026	VEN-00751--The Goodman Corporation		8,090.69
	4/10/2026	VEN-00751--The Goodman Corporation		10,662.99
	4/15/2026	VEN-00539--Walter P Moore		154,776.95
Total for DRA 0879				**854,382.54**

Downtown Redevelopment Authority
Statement of Net Position
March 31, 2026 and March 31, 2025

	03/31/26	03/31/25
Assets		
Cash	$ 1,040,453	$ 149,881
Investments - Debt Service	5,025,674	4,787,011
Investments - General	21,032,950	22,009,476
Tax Increments Receivable	18,916,644	19,098,957
Other Receivables & Prepaid Expenses	49,060	65,963
Capital Assets, Net	8,972,240	9,560,397
Cost of Issuance	274,444	304,658
Total Assets	$ 55,311,465	$ 55,976,343
Liabilities		
Accounts Payable & Accrued Expenses	$ 1,683,120	$ 1,458,987
Accrued Interest Payable	138,065	149,097
Lease Liabilities Due in One Year	113,436	111,420
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	34,201,858	37,194,998
Total Liabilities	48,572,491	51,666,224
Net Position		
Net Position	6,738,974	4,310,119
Total Liabilities & Net Position	$ 55,311,465	$ 55,976,343

Downtown Redevelopment Authority
Statement of Activities
For the Third Quarter and YTD ended March 31, 2026

	2026 3Q Actual	2026 YTD Actual	2026 YTD Budget	Fav (Unfav) Variance
Revenues				
Tax Increments	$ 7,759,557	$ 23,278,671	$ 23,278,671	-
Other Revenues	538	1,941	-	1,941
Interest Income	265,723	1,021,661	750,000	271,661
Total Revenues	**$ 8,025,818**	**$ 24,302,273**	**$ 24,028,671**	**$ 273,602**
Transfers				
Administrative Fees	301,257	903,771	903,771	-
HISD Adjustment	1,152,752	3,458,256	3,458,256	-
	1,454,009	4,362,027	4,362,027	-
Net Revenues	**$ 6,571,809**	**$ 19,940,246**	**$ 19,666,644**	**$ 273,602**
Expenses				
Project Costs	4,145,239	9,140,577	14,880,114	5,739,537
Municipal Services	-	-	-	-
Professional Fees	24,273	90,523	59,000	(31,523)
Administrative Contractor	112,702	353,701	435,000	81,299
Insurance	808	2,423	-	(2,423)
Office Expense	3,842	15,485	15,000	(485)
Interest Expense - Bonds	360,042	1,102,100	1,263,962	161,862
Cost of Issuance	7,554	75,079	75,078	(0)
Total Expenses	**$ 4,654,458**	**$ 10,779,886**	**$ 16,728,153**	**$ 5,948,267**
Change in Net Position	**1,917,351**	**9,160,360**	**2,938,491**	**6,221,869**
Net Position Beginning of Year		(2,421,386)	(2,421,386)	-
Net Position End of Period		**$ 6,738,974**	**$ 517,104**	**$ 6,221,869**

Downtown Redevelopment Authority
Statement of Activities
For the Nine Months ended March 31, 2026 and March 31, 2025

	2026 YTD Actual	2025 YTD Actual	Fav (Unfav) Variance
Revenues			
Tax Increments	$ 23,278,671	$ 23,484,486	(205,815)
Other Revenues	1,941	1,190	751
Interest Income	1,021,661	1,158,750	(137,089)
Total Revenues	**$ 24,302,273**	**$ 24,644,426**	**$ (342,153)**
Transfers			
Administrative Fees	903,771	905,547	1,776
HISD Adjustment	3,458,256	3,479,983	21,727
	4,362,027	4,385,530	23,503
Net Revenues	**$ 19,940,246**	**$ 20,258,896**	**$ (318,650)**
Expenses			
Project Costs	9,140,577	5,632,844	(3,507,733)
Municipal Services	-	-	-
Professional Fees	90,523	73,612	(16,911)
Administrative Contractor	353,701	182,517	(171,184)
Insurance	2,423	2,475	53
Office Expense	15,485	10,914	(4,570)
Interest Expense - Bonds	1,102,100	1,198,509	96,409
Cost of Issuance	75,079	79,031	3,953
Total Expenses	**$ 10,779,886**	**$ 7,179,902**	**$ (3,599,984)**
Change in Net Position	**9,160,360**	**13,078,994**	**(3,918,634)**
Net Position Beginning of Year	(2,421,386)	(8,768,876)	6,347,490
Net Position End of Period	**$ 6,738,974**	**$ 4,310,119**	**$ 2,428,856**

Downtown Redevelopment Authority
Project Cost Detail
For the Nine Months ended March 31, 2026

	2026 YTD Actual	2026 YTD Budget	Fav (Unfav) Variance
Project Costs			
Capital Improvement Projects			
Main Street Promenade	1,367,051	$ 2,076,210	$ 709,159
Trebly Park	531,076	836,878	305,802
Market Square Park	758,484	435,226	(323,258)
NHHIP Civic Opportunities	98,089	357,880	259,791
Montrose Bridge at Allen Parkway	1,244,324	925,931	(318,393)
Downtown Overlay Project	430,325		(430,325)
Pedestrian Lighting Improvements	238,504	1,171,708	933,204
Downtown Public Realm Initiative	1,512,848	1,759,349	246,501
Precinct 2 Match - Bayou Frontage	33,750	1,574,056	1,540,306
Eado Cap Park	98,706	77,247	(21,459)
Tranquility Park Decking	50,895	-	(50,895)
Office Conversion Incentive Program	33,880	25,906	(7,974)
Downtown Planning Initiative 2.0	-	56,929	56,929
Total Capital Improvement Projects	**6,397,931**	**$ 9,297,318**	**$ 2,899,387**
Buffalo Bayou Park	1,573,958	1,482,796	(91,162)
806 Main/JW Marriott	-	-	-
Hotel Laura	-	-	-
Holiday Inn/Savoy Hotel	-	-	-
723 Main/AC Hotel	-	-	-
Downtown Living Initiative	-	-	-
Economic Development/Retail Program	168,293	375,000	206,707
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	382,690	412,500	29,810
Façade Improvements	-	750,000	750,000
Parks Collaborative	-	750,000	750,000
Allen Parkway	76,131	-	(76,131)
Preserve Affordable Housing	500,000	750,000	250,000
Project Costs - Undesignated	41,112	562,500	521,388
Total Developer/Project Reimbursements	**2,742,646**	**$ 5,582,796**	**$ 2,840,150**
Total Project Costs	**9,140,577**	**$ 14,880,114**	**$ 5,739,537**

DOWNTOWN REDEVELOPMENT AUTHORITY
INVESTMENT REPORT, THIRD QUARTER FYE 2025
FOR THE PERIOD JANUARY 1, 2026, THROUGH MARCH 31, 2026

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	307,326.42	307,326.42	0.00	0.00	733,126.18	1,040,452.60	1,040,452.60	3.84%	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	307,326.42	307,326.42	0.00	0.00	733,126.18	1,040,452.60	1,040,452.60	3.84%		
POOLED INVESTMENT FUNDS										
LOGIC PUBLIC FUNDS	16,717,507.64	16,717,507.64	0.00	129,784.10	(5,300,000.00)	11,547,291.74	11,547,291.74	42.61%	3.8193%	47
TEXAS CLASS	9,396,948.55	9,396,948.55	0.00	88,709.52	0.00	9,485,658.07	9,485,658.07	35.00%	3.8110%	50
TOTAL POOLED	26,114,456.19	26,114,456.19	0.00	218,493.62	(5,300,000.00)	21,032,949.81	21,032,949.81	77.61%		
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	871,826.71	871,826.71	0.00	7,730.50	(831,700.00)	47,857.21	47,857.21	0.18%	2.6601%	1
BOND RESERVE										
MORGAN STANLEY INVESTMENT FUND	4,454,542.69	4,454,542.69	0.00	39,498.65	0.00	4,494,041.34	4,494,041.34	16.58%	2.6601%	1
PLEDGED FUNDS										
BANK OF NEW YORK MELLON	487,114.65	487,114.65	0.00	0.00	(3,339.00)	483,775.65	483,775.65	1.79%	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	5,813,484.05	5,813,484.05	0.00	47,229.15	(835,039.00)	5,025,674.20	5,025,674.20	18.55%		
GRAND TOTAL	32,235,266.66	32,235,266.66	0.00	265,722.77	(5,401,912.82)	27,099,076.61	27,099,076.61	100%		

DRA Auditor Engagement FY26

[This item will be pulled from the agenda]

FY27 BUDGET DISCUSSION

[no materials, in meeting discussion]

DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

May 2026

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 Monday, April 6th, DTH+ leadership partnered with counterpart from Houston First and the World Cup Host Committee to provide a comprehensive Downtown-focused update to the leading foundations in the Houston area which concentrate on giving in the metropolitan Houston area. Called the Greater Houston Funder Collaborative Group, the group was established a few years ago via a partnership between the Kinder Foundation and the Houston Endowment to help local foundations apprised on efforts of mutual interest. Given DTH+'s ambitions to expand and diversify resources, this was a particularly exceptional opportunity to introduce the organization to the group of 20+ foundations and share our exciting projects and opportunities for future partnership.

Participating Agencies:

Central Houston | downtown district | Downtown Redevelopment Authority

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: DTH+ collaborated with the Mayor's Office, FIFA World Cup Host Committee, Houston First, METRO, City departments, and 36 place-based partners to compile a citywide investment summary highlighting more than 200 projects representing nearly $500 million in public investment ahead of the 2026 FIFA World Cup. The effort included partner survey development, data collection and synthesis, and coordination around investments including 400+ lane miles of resurfacing, $100 million in drainage improvements, and 5,000 improved bus stops with 2,000 new shelters. DTH+ also engaged FilmLab to develop a companion video premiering at the Main Street VIP event.

Participating Agency:

Central Houston

GOAL 2

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

2.5 Maintain and enhance wayfinding systems throughout Downtown to help guide visitors and connect them to points of interest.

Highlight: Via Fútbol is a series of short-term improvements designed to make Downtown safer and more comfortable to navigate during World Cup matches and festivities. Wayfinding is one key component of the broader project. The temporary wayfinding system will include a combination of directional signs and ground-plane vinyl graphics that "breadcrumb" visitors and Houstonians along key walking routes, confirming they are headed in the right direction and helping reduce confusion at key decision points. Signage will guide people to major destinations such as Houston Stadium and the FIFA Fan Festival, while also highlighting public restrooms, drinking fountains, and places of shade and respite. Designed in alignment with FIFA's host city wayfinding guidelines, the signs will create a familiar visual experience for fans across host cities while augmenting Downtown's existing permanent wayfinding network.

Participating Agencies:

downtown district

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

Highlight: From April 14-16, DTH+ leadership participated in federal advocacy efforts in Washington, DC focused on the protection of HUD funding to support local efforts to address homelessness. During the time in DC, meetings with conducted with the offices Senators Cornyn, Cruz, and Congressman Menifee, plus leadership from HUD. Homeless Assistance Grants from HUD are the main federal funding source for homeless services, supporting local providers that identify, protect, and rapidly rehouse people. Recent HUD funding changes threatened permanent supportive housing for an estimated 170,000 people, but Congress protected CoC renewals in FY26. Advocacy efforts focused on asking Congress to continue contributing to progress in reducing homelessness by maintaining an appropriation level of $5.1 billion for Homeless Assistance Grants in FY2027. Outcomes from this work will be evidenced through the Congressional budgetary process.

Participating Agency:

Central Houston

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

3.8 Prioritize investments in pedestrian lighting on key walking corridors and near residential buildings.

Highlight: The 14-block transformation of Texas Avenue marks the first phase of the Cool & Connected Corridors initiative, with construction slated for completion by the end of May 2026. A key component of the initiative is the introduction of integrated lighting within new shade structures located at major intersections. These structures will address "hot spots" with both shade and illumination. These enhancements deliver on the 2023 Pedestrian Lighting Study by combining this structural lighting with the first phase of tree canopy lighting on blocks with dense tree canopy.

By filling critical gaps in pedestrian-scale lighting, these investments create a high-comfort, day-and-night path for pedestrians, linking the Theater District and Daikin Park to the Main Street Promenade, while building on the existing underpass lighting that connects Downtown to EaDo. This dual focus on the daytime and nighttime experience complements our storefront business grants, ensuring public and private lighting align to support Downtown's most popular journeys and setting the standard for all future corridors.

Participating Agency:

Downtown Redevelopment Authority

3.9 Support efforts to enable a more festive game day atmosphere better integrated into the built environment.

Highlight: For decades, HDMD has managed the Downtown pole banner program for the City to spread holiday cheer, celebrate major events, and define a distinctive place. A warm welcome recently unfurled from lamp posts along Texas Ave. for international visitors and Houston's globally diverse residents when HDMD installed all nine Houston FIFA World Cup 2026TM country flags alongside the Texas lone star flag and the stars and stripes. Video of flag-draped Texas Ave. posted on DTH+ social media sparked thousands of positive reactions: "OMG cannot wait to be there and experience all of it as a family!!! We are coming from Australia!!!!!" "June can't come soon enough!! Excited to visit Houston for the first time." "Go Congo!" "Where is the Dutch party? That's all I need to know."

Participating Agency:

downtown district

GOAL 4

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

4.13 Assist Downtown businesses owners and managers in navigating municipal regulatory processes.

Highlight: Coordinating with many partners across Houston, DTH+ published a practical citywide guide to help businesses of all sizes prepare for peak World Cup activity. Houston's ability to deliver a seamless experience and capture the full economic opportunity depends on clear, consistent guidance. The Houston Business Readiness Playbook consolidates critical information to give businesses confidence during the tournament including but not limited to: clean zone and permitting regulations, transportation and access advice, marketing do's and don'ts, and helpful ideas for activations. DTH+ offered the Playbook as a "white label" document, so other Houston place management organizations can put their branding on the document, add their contact information, and share broadly with other areas' businesses.

Participating Agency:

downtown district

4.16 Enhance and expand data capabilities and reporting to provide more detailed intelligence to stakeholders and prospects.

Highlight: In May, DTH+ launched the Downtown Houston+ Economic Dashboard, a digital evolution of the Quarterly Market Report, designed to make market data, trends, and district performance more accessible year-round. Developed through feedback from the Thrive Committee and commercial brokerage partners, the dashboard allows for more frequent updates, interactive visualizations, and deeper storytelling around Downtown's office, residential, hospitality and public realm activity. Complemented by deeper narrative context and DTH+ project updates, the Dashboard creates additional entry points for stakeholders to engage with the data and better understand the forces shaping Downtown Houston's growth and investment environment.

Participating Agencies:

downtown district 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: Highlight: Throughout the month of April, DTH+ leadership performed and produced several large presentations geared towards expanding stakeholder knowledge related to the upcoming FIFA Men's World Cup. Topics have ranged from business preparedness, implications for the hospitality industry, plus transportation and public safety preparation efforts. Given the sheer size and anticipated impacts of the tournament, DTH+ will continue to produce and participate in similar panels and stakeholder sessions to help assist in broader community preparedness and participation in remaining weeks leading up to the kickoff of the tournament.

Participating Agencies:

Central Houston | downtown district | Downtown Redevelopment Authority

5.9 Provide a resource to support communications and engagement with residential and collaborative associations within Downtown and its near neighborhoods.

Highlight: Downtown Houston Resident Night at Phoenicia Specialty Foods and MKT BAR brought strong resident participation, growing from 84 attendees at 6:12 PM to 162 by 7:40 PM. The event was thoughtfully co-created and planned by the Downtown Houston+ team and Phoenicia ownership, with promotion reaching 38 residential properties. Residents from 20 downtown and nearby buildings attended, enjoying networking, complimentary beverages, light bites, curated tastings, and a guided Foodie Tour. Social media promotion drove 194,821 views, 2,644 likes, 1,002 shares, and 799 saves, helping elevate Phoenicia's role in providing downtown grocery access and supporting a thriving residential community.

Participating Agencies:

downtown district