



Downtown
Redevelopment
Authority

Board of Directors Meeting

September 8, 2026

Tax Increment Reinvestment Zone, Number Three
City of Houston

**DOWNTOWN
HOUSTON+**

Board of Directors Meeting
September 8, 2026

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

June 9, 2026

The Board of Directors (the “Board”) of the Downtown Redevelopment Authority (the “Authority”) convened in regular session, in person and open to the public, at the Authority’s office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on June 9, 2026, and the roll was called of the duly constituted officers and members of the Board, to wit:

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

and all of said persons were present at the meeting. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; Kimberley Mickelson, Director of Law; and staff members Marlon Connley, Brett DeBord, Sandra Gonzalez, Jacque Gonzalez-Garcia, Cassie Hoeprich, Allie Johnson, Alyssa Mason, Jamie Perkins, Albert Sanchez, Sydney Sepulveda, and Ann Taylor, all with the Authority.

Additional attendees included Clark Lord and Kennedy Hayes with Greenberg Traurig, LLP, outside counsel to the Authority; Andrew Busker with the City of Houston; Adrian Ramirez with Moxy Houston; Missy Bosch and James Pirtle with Notsuoh’s; Beth Nowling with Bayou Lofts; Kevin Strickland with Walk & Roll Houston; and Ed Pettit with Friends of Columbia Tap.

INTRODUCTIONS & QUORUM

Curtis Flowers chaired the meeting. Barry Mandel served as Secretary. Introductions and roll call for the Board occurred, and a quorum was confirmed present. Chair Flowers called the meeting to order at 12:18 PM.

PUBLIC COMMENT

Pursuant to the Texas Open Meetings Act, Chair Flowers recited the required statement regarding public comments and called for public comment. Kevin Strickland with Walk & Roll Houston and Ed Pettit with Friends of Columbia Tap addressed the Board.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the regular May 12, 2026 meeting. Chair Flowers called for comments or changes. Hearing none, he then called for a motion, moved by Director Liu and seconded by Director Harrison, and the minutes of the May 12, 2026 meetings were approved as presented.

FINANCE MATTERS

Check Register – May 2026

Chair Flowers invited Jana Gunter to present the Finance Summary and Check Register for the month of May 2026. Ms. Gunter reviewed the May 2026 check register. No questions were raised, and no discussion occurred.

A motion was called to accept the May 2026 check register as presented. It was moved by Secretary Mandel and seconded by Director Harrison, and the Board accepted the May 2026 check register as presented.

DRA/TIRZ #3 FY27 DRAFT BUDGET

Kris Larson and Jana Gunter were invited by Chair Flowers to review the draft FY27 budget with the Board. Ms. Gunter noted that the Budget and Finance Committee met on May 28, 2026, to review and discuss the draft budget. Questions were asked and discussion ensued. Mr. Larson concluded the review by presenting the Committee's recommended action for the Board to consider adopting the draft FY27 budget as presented.

Chair Flowers called for a motion to accept and approve the final draft of the FY27 Operating and CIP budget in substantial form and to release it to the City of Houston for review and City Council approval. The motion was moved by Secretary Mandel and seconded by Director Harrison, and the Board approved the final draft of the FY27 Operating and CIP budget in substantial form and its release to the City of Houston.

AMENDMENT TO INCREMENT PARTICIPATION ILA AND INTERLOCAL PROJECT AGREEMENT

Chair Flowers invited Allen Douglas to present a proposed Second Amended and Restated Participation Agreement with Harris County and the City of Houston, and an accompanying Interlocal Project Development Agreement with the County and the City, to permit the County's continued participation in TIRZ #3 for implementing projects identified by Precinct 1 in Downtown. Director Ereti recused himself from discussion and voting on this item. Questions were asked and discussion ensued.

A motion was called by Chair Flowers to approve the two agreements and to empower staff leadership to take all necessary actions, including finalizing negotiations and submitting a request to the City to size the Authority's bond authorization in light of Precinct 1's tax increment participation. The motion was moved by Director Harrison and seconded by Director Liu, and the Board approved the two agreements as presented, with Director Ereti recused.

CENTRAL HOUSTON CIVIC IMPROVEMENT – CIVIC OPPORTUNITIES FOR NHHIP

Allen Douglas was invited to present a request to authorize a ninth installment to Central Houston Civic Improvement, Inc. (CHCI) for its continued support, facilitation, and advocacy of civic opportunities associated with the North Houston Highway Improvement Project (NHHIP), including new street connections, parklands, greenways, and civic gathering spaces. Questions were asked and discussion ensued.

Chair Flowers called for a motion to authorize a ninth installment to CHCI, in an amount not to exceed \$250,000 for advocacy of civic opportunities associated with the NHHIP, and to authorize execution of necessary agreements by the appropriate officer of the Authority. The motion was moved by Secretary Mandel and seconded by Director Harrison, and the Board approved the ninth installment as presented.

PRESENTATION OF RECOMMENDED SPRING 2026 FAÇADE GRANT AWARDS

Chair Flowers invited Marlon Connley to present the recommended Spring 2026 Façade Grant awards. Mr. Connley advised that three properties were recommended for reimbursement, totaling up to \$555,603.72, under the DRA Façade Improvement Grant Program launched in 2025 to restore and revitalize building façades within TIRZ #3. Questions were asked and discussion ensued. Chair Flowers called for three separate motions to approve the following grants:

- The Moxy by Marriott: reimbursement up to \$222,612.05 for lighting and windows, with \$111,306.03 leveraged by the owner. Moved by Director Harrison, seconded by Secretary Mandel, and approved as presented.

- Notsuoh's: reimbursement up to \$82,991.67 for restored signage, with \$41,495.83 leveraged by the owner. Moved by Director Harrison, seconded by Secretary Mandel, and approved as presented.
- The Canopy by Hilton: reimbursement up to \$250,000 for thermal and moisture protection, tuckpointing, and façade restoration, with \$751,069 leveraged by the owner. Moved by Director Harrison, seconded by Director Ereti, and approved as presented.

STRATEGIC ALIGNMENT UPDATES

Chair Flowers called on Kris Larson to provide an overview of prior month's cross-organizational projects. President Larson presented the updates. No action was required.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS

Chair Flowers announced there is no Board meeting in July, and announced the following upcoming meeting:

- Board of Directors – Tuesday, August 11th at 12:00 PM

ADJOURNMENT

With no further business to come before the Board, a motion was called to adjourn. The motion was moved by Director Ereti and seconded by Director Harrison, and the Board adjourned at 1:38 PM.

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

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

May 12, 2026

The Board of Directors (the “Board”) of the Tax Increment Reinvestment Zone Number Three (the “Zone”) convened in regular session, in person and open to the public, inside the H-Town Conference Room at the Zone’s office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on May 12, 2026, and the roll was called of the duly constituted officers and members of the Board, to wit:

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

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

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

INTRODUCTIONS & QUORUM

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

STRATEGIC ALIGNMENT UPDATES

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

QUORUM ESTABLISHED / MEETING CALLED TO ORDER

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

PUBLIC COMMENT

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

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

EXECUTIVE SESSION

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

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

VISIT CLOSED SESSION TOPIC + ACTION ITEM

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

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

MINUTES OF PREVIOUS MEETING

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

FINANCE MATTERS

Check Registers – March & April 2026

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

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

THIRD QUARTER FINANCIAL STATEMENTS

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

THIRD QUARTER INVESTMENT REPORT

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

RETENTION OF AUDITOR FIRM FOR FY26 AUDIT

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

FY27 BUDGET CONVERSATION

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

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

PUBLIC COMMENT – CONTINUED

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

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

The Board thanked Mr. Pettit for his comments.

OTHER BUSINESS

No further business was brought forth to the Board.

NEXT MEETINGS + UPCOMING EVENTS

Chair Flowers announced the following upcoming meetings and events:

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

ADJOURNMENT

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

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



TIRZ Initiatives
FY25 -26 Q3: January – March 2026
Houston Police Department - Downtown Division

FY25-26 Current & Upcoming Initiatives

- **Continuous & Staple Operations**
- **Targeted Event Enforcement (*Toyota Center, Daiken Park, & Discovery Green*)** – Operations to deter burglary of motor vehicles, auto thefts, and illegal pedicab operations during major downtown events.
- **Addressing Quality of Life Issues** - Address concerns regarding loud vehicle noise, reckless driving, and the illegal street operation of four-wheelers and mini dirt bikes.
- **End Homelessness Initiative – Maintenance** - Address hotspots, enhance public safety, and maintain a clean, welcoming downtown environment.
- **Scooter Initiatives** – New scooter ordinance enforcement has led to measurable improvements in traffic flow and safety Downtown, particularly around Discovery Green.
- **Reckless Driving Enforcement Initiatives**



FY25-26 Current & Upcoming Initiatives - Continued

Recently Added Initiative

- **Nightlife Venue Initiative** – Focused enforcement and inspections on bars and clubs along the Main Street corridor and surrounding to enhance public safety, ensure compliance, and reduce crime.
- **Civility Enforcement** - Main Street Corridor Promenade





Initiatives Productivity

- 296 Traffic Citations
- 190 Bicycle & Pedicab Citations
- 1 Meth Pill Seizures
- 20 Marijuana Seizures
- 42 Kush Seizures
- 4 Powder Cocaine Seizure
- 1 Heroin Seizure
- 131 Warrants
- 22 Arrest (Felony & Misdemeanor)
- 22 Primary Calls
- 116 On-view Calls
- 44 Incident Reports
- 4 Firearm Seizures
- 1272 Citizen Contacts

Disclaimer: The information on this slide has been gathered from a variety of sources and is for illustrative purposes only. It is not intended to represent official HPD statistics.



Questions?

DRA FY 2026 FINANCIAL SUMMARY

9/8/2026

**DOWNTOWN
HOUSTON+**

STATEMENT OF NET POSITION

JUNE 30, 2026

- Assets
 - Cash, Investments and Debt Service \$37.8M
 - Other Receivables and Prepaid Expense - \$797K
 - Tax Increment Receivable \$293K
 - HDMD support for DLI - \$501K
- Liabilities
 - Accounts Payable and Accrued Expenses are \$4.4M
 - DLI and Economic Development Grants Outstanding \$2.1M
 - Accounts Payable and Accrued Expenses - \$2.1M
 - Due to Affiliates - \$175K
 - Bonds Payable due Aug 2026 - \$2.77M

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2026

- Net increment revenue received \$21.9M, \$4.8M below budget and \$1.2M below the prior year.
- Interest income exceeded budget by \$249K, partially offsetting the revenue shortfall.

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2026

- Project Costs are \$18.5M - \$17.6M below budget, primarily due to the timing of committed projects not yet spent at year-end.
- Major favorable project variances included \$2.1M for Precinct 2 - Bayou Frontage and \$1M each for Façade Improvements, Parks Collaborative, and Hike & Bike Trails, with funding for Precinct 2 - Bayou Frontage, Façade Improvements, and Hike and Bike Trails carrying forward into FY2027.
- The DRA determined it could not afford to continue sequestering \$10.6M for the Eado Cap, Office Conversion, and Downtown Planning Initiative 2.0 given existing commitments and declining revenues.

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2026

- Buffalo Bayou Park, Market Square Park, Pedestrian Lighting & Connectivity, and Montrose Bridge exceeded their FY2026 allocations by a combined \$720K
- Overall results are favorable to budget primarily due to project timing and the decision not to sequester additional funding, rather than permanent project savings.

FOURTH QUARTER 2026

CASH INVESTMENT REPORT

	4/1/2026	Net Changes	6/30/2026	Simple Interest Yield
JP Morgan Chase	\$1,040K	\$392K	\$1,432K	
Logic Increment	\$11,547K	\$6,528K	\$18,075K	3.7601%
Texas Class	\$9,486K	\$88K	\$9,574K	3.7628%
Debt Service: Morgan Stanley Investment Fund	\$48K	\$4,316K	\$4,364K	2.6634%
Bond Reserve: Morgan Stanley Investment Fund	\$4,494K	(\$128K)	\$4,366K	2.6634%
Pledged Funds: BNY Mellon	\$484K	(\$481K)	\$3K	
Totals	\$27,099K	\$10,715K	\$37,814K	

CHECK REGISTER

June 2026

- Total checks issued were \$7.4M
 - City of Houston - \$2.4M - Municipal Services
 - Buffalo Bayou Partnership - \$1.5M - Operations and Maintenance
 - Woodbranch Tower, LLC - \$746K - DLI Rebate
 - Jerdon Enterprises, LP - \$349K - Tranquillity Park Decking
 - SPUS9 HSTN North Tower, LP - \$298K - DLI Rebate
 - SPUS9 HSTN South Tower, LP - \$299K - DLI Rebate
 - Fairfield 1810 Main, LP - \$294K - DLI Rebate
 - JW Marriott Houston Downtown - \$252K - DLI Rebate

CHECK REGISTER

July 2026

- Total checks issued were \$2.0M
 - Jerdon Enterprise - \$760K
 - Pedestrian Lighting & Connectivity - \$385K
 - Main Street Promenade - \$308K
 - Tranquillity Park Decking - \$67K
 - Jerdon Enterprise - \$727K
 - Pedestrian Lighting & Connectivity - \$714K
 - St. Joseph Clean Up - \$13K
 - Coalition for the Homeless - \$187K – Preserve Affordable Housing
 - Central Houston, Inc. - \$162K – Admin Contractor

CHECK REGISTER

August 2026

- Total checks issued were \$968K
 - HSC Aris, LLC - \$415K – DLI Rebate
 - HSC Star, LP - \$346K – DLI Rebate
 - Central Houston, Inc. - \$151K – Admin Contractor

**DOWNTOWN
HOUSTON+**

DRA--Main Street Market Sq Redevelopment Auth

June 2026 Check register

Date	Vendor	Document no.	Amount
6/5/2026	VEN-00031--Central Houston Civic Improvement	1064	250,000.00
6/5/2026	VEN-00312--Houston Downtown Management District	1063	189,365.83
6/8/2026	VEN-00036--City of Houston	1069	2,390,452.00
6/11/2026	VEN-01056--Aggregate Technologies, Inc		1,200.00
6/11/2026	VEN-00016--Bartlett Tree Experts		1,480.00
6/11/2026	VEN-00024--Buffalo Bayou Partnership		1,503,717.09
6/11/2026	VEN-00369--Environmental Design INC		13,990.00
6/11/2026	VEN-00082--Hardy & Hardy		2,500.00
6/11/2026	VEN-00082--Hardy & Hardy		18,941.25
6/11/2026	VEN-00808--Hibrid Engineering, LLC		2,657.00
6/11/2026	VEN-00118--John Allen Douglas		58.76
6/11/2026	VEN-00185--Pfeiffer & Son, LTD.		17,994.81
6/11/2026	VEN-00664--Piper Faust		28,363.64
6/11/2026	VEN-00195--Project Surveillance, Inc		76,912.50
6/11/2026	VEN-00206--Reign Home Innovations		1,392.04
6/11/2026	VEN-00751--The Goodman Corporation		18,259.46
6/11/2026	VEN-01059--The Moonshiners		5,023.50
6/16/2026	VEN-00032--Central Houston, Inc	1065	135,810.10
6/16/2026	VEN-00719--FAIRFIELD 1810 MAIN LP	1066	293,974.00
6/16/2026	VEN-00566--Fairfield Block 334 LP	1067	160,781.00
6/16/2026	VEN-00567--Woodbranch Tower, LLC	1068	745,500.00
6/17/2026	VEN-00622--SPUS9 HSTN North Tower, LP	1071	297,642.00
6/17/2026	VEN-00620--SPUS9 HSTN South Tower, LP	1070	298,610.00
6/24/2026	VEN-00876--C&T Design & Equipment		10,796.48
6/24/2026	VEN-00876--C&T Design & Equipment		300.00
6/24/2026	VEN-01070--Greenberg Traurig, LLP		27,800.00
6/24/2026	VEN-00917--HVJ Associates, Inc		17,529.50
6/24/2026	VEN-00115--Jerdon Enterprise, LP		349,033.50
6/24/2026	VEN-00185--Pfeiffer & Son, LTD.		36,504.99
6/24/2026	VEN-00185--Pfeiffer & Son, LTD.		45,901.42
6/24/2026	VEN-00303--Wholesale Electric Supply		391.65
6/24/2026	VEN-01075--Wiedenbach Brown		246,026.00
6/25/2026	VEN-00609--JW Marriott Houston Downtown	1072	252,284.00
			7,441,192.52

DRA--Main Street Market Sq Redevelopment Auth

July 2026 Check Register

Date	Vendor	Document no.	Amount
7/1/2026	VEN-00364--Coalition for the Homeless		186,847.02
7/1/2026	VEN-00562--GENSLER		165.00
7/1/2026	VEN-00115--Jerdon Enterprise, LP		727,446.43
7/1/2026	VEN-00664--Piper Faust		14,181.82
7/1/2026	VEN-00797--UES Professional Solutions 44, LLC		950.00
7/1/2026	VEN-00303--Wholesale Electric Supply		24.69
7/10/2026	VEN-00032--Central Houston, Inc	1073	162,047.40
7/13/2026	VEN-00185--Pfeiffer & Son, LTD.		27,562.50
7/14/2026	VEN-00917--HVJ Associates, Inc		745.25
7/14/2026	VEN-00664--Piper Faust		14,181.82
7/17/2026	VEN-00289--UTS, LLC		5,250.00
7/20/2026	VEN-00386--Blumenthal		2,350.00
7/20/2026	VEN-01070--Greenberg Traurig, LLP		20,900.00
7/20/2026	VEN-00751--The Goodman Corporation		17,751.80
7/20/2026	VEN-00303--Wholesale Electric Supply		36,567.98
7/22/2026	VEN-00173--Nearmap US Inc.*		9,460.50
7/23/2026	VEN-00115--Jerdon Enterprise, LP		760,325.78
7/23/2026	VEN-00185--Pfeiffer & Son, LTD.		11,228.91
7/23/2026	VEN-00195--Project Surveillance, Inc		16,512.50
7/23/2026	VEN-00303--Wholesale Electric Supply		463.25
			2,014,962.65

DRA--Main Street Market Sq Redevelopment Auth

August 2026 Check register

Date	Vendor	Document no.	Amount
8/10/2026	VEN-00324--Associated Landscape Services LLC		4,612.00
8/11/2026	VEN-00808--Hibrid Engineering, LLC		3,238.25
8/11/2026	VEN-00208--Renfrow Metalsmiths, LLC		7,691.00
8/11/2026	VEN-00751--The Goodman Corporation		18,975.61
8/11/2026	VEN-00303--Wholesale Electric Supply		2,506.53
8/19/2026	VEN-00032--Central Houston, Inc	1074	151,134.80
8/21/2026	VEN-00618--HSC Aris, LLC	1075	414,682.00
8/21/2026	VEN-01110--HSC Star, LP	1076	346,303.00
8/28/2026	VEN-00784--DOGGETT WAREHOUSE SOLUTION		15,750.00
8/28/2026	VEN-00185--Pfeiffer & Son, LTD.		2,609.46
			<u>967,502.65</u>

Downtown Redevelopment Authority
Statement of Net Position
June 30, 2026 and June 30, 2025

	<u>06/30/26</u>	<u>06/30/25</u>
Assets		
Cash	\$ 1,432,147	\$ 2,559,592
Investments - Debt Service	8,732,810	8,924,272
Investments - General	27,649,711	32,597,787
Tax Increments Receivable	292,518	292,518
Other Receivables & Prepaid Expenses	504,069	668,449
Capital Assets, Net	8,825,201	9,413,358
Cost of Issuance	266,891	297,105
Total Assets	<u><u>\$ 47,703,347</u></u>	<u><u>\$ 54,753,081</u></u>
Liabilities		
Accounts Payable & Accrued Expenses	\$ 4,401,813	\$ 6,685,648
Accrued Interest Payable	553,892	597,885
Lease Liabilities Due in One Year	458,864	450,709
Lease Liabilities Due After One Year	9,207,148	9,666,013
Bonds Payable Due in One Year	2,770,000	2,635,000
Bonds Payable Due After One Year	34,146,072	37,139,212
Total Liabilities	<u><u>51,537,789</u></u>	<u><u>57,174,467</u></u>
Net Position		
Net Position	(3,834,442)	(2,421,386)
Total Liabilities & Net Position	<u><u>\$ 47,703,347</u></u>	<u><u>\$ 54,753,081</u></u>

Downtown Redevelopment Authority
Statement of Activities
For the Fourth Quarter and YTD ended June 30, 2026

	2026	2026	2026	Fav (Unfav)
	4Q Actual	YTD Actual	YTD Budget	Variance
Revenues				
Tax Increments	\$ 118,169	\$ 22,249,974	\$ 31,038,228	(8,788,254)
Grant Income	500,000	\$ 500,000	\$ -	500,000
Other Revenues	-	1,941	-	1,941
Interest Income	227,474	1,249,135	1,000,000	249,135
Total Revenues	\$ 345,643	\$ 24,001,050	\$ 32,038,228	\$ (8,537,178)
Transfers				
Administrative Fees	32,793	936,564	1,205,028	268,464
HISD Adjustment	(2,283,787)	1,174,469	4,611,008	3,436,539
	(2,250,994)	2,111,033	5,816,036	3,705,003
Net Revenues	\$ 2,596,637	\$ 21,890,016	\$ 26,222,192	\$ (4,832,176)
Expenses				
Project Costs	9,245,850	18,457,831	36,117,124	17,659,293
Municipal Services	2,390,452	2,390,452	2,045,000	(345,452)
Professional Fees	59,450	150,262	67,000	(83,262)
Administrative Contractor	385,964	739,665	580,000	(159,665)
Insurance	905	3,328	7,500	4,172
Office Expense	1,279	16,763	20,000	3,237
Interest Expense - Bonds	360,042	1,462,142	1,685,282	223,140
Cost of Issuance	7,554	82,631	82,632	1
Total Expenses	\$ 12,451,495	\$ 23,303,073	\$ 40,604,538	\$ 17,301,465
Change in Net Position	(9,854,858)	(1,413,056)	(14,382,346)	12,969,290
Net Position Beginning of Year		(2,421,386)	(2,421,386)	-
Net Position End of Period		\$ (3,834,442)	\$ (16,803,732)	\$ 12,969,290

Downtown Redevelopment Authority
Statement of Activities
For the Fiscal Year ended June 30, 2026 and June 30, 2025

	2026	2025	Fav (Unfav)
	YTD Actual	YTD Actual	Variance
Revenues			
Tax Increments	\$ 22,249,974	\$ 23,354,487	(1,104,513)
Grant Income	500,000	-	500,000
Other Revenues	1,941	1,190	751
Interest Income	1,249,135	1,429,456	(180,321)
Total Revenues	\$ 24,001,050	\$ 24,785,133	\$ (1,284,083)
Transfers			
Administrative Fees	936,564	977,611	41,047
HISD Adjustment	1,174,469	1,229,493	55,024
	2,111,033	2,207,104	96,071
Net Revenues	\$ 21,890,016	\$ 22,578,029	\$ (1,188,012)
Expenses			
Project Costs	18,457,831	11,972,318	(6,485,513)
Municipal Services	2,390,452	1,870,982	(519,470)
Professional Fees	150,262	176,578	26,316
Administrative Contractor	739,665	516,609	(223,056)
Insurance	3,328	3,283	(45)
Office Expense	16,763	12,675	(4,088)
Interest Expense - Bonds	1,462,142	1,591,511	129,369
Cost of Issuance	82,631	86,584	3,953
Total Expenses	\$ 23,303,073	\$ 16,230,539	\$ (7,072,533)
Change in Net Position	(1,413,056)	6,347,489	(8,260,546)
Net Position Beginning of Year	(2,421,386)	(8,768,876)	6,347,490
Net Position End of Period	\$ (3,834,442)	\$ (2,421,386)	\$ (1,913,056)

**Downtown Redevelopment Authority
Project Cost Detail
For the Fiscal Year ended June 30, 2026**

	2026 YTD Actual	2026 YTD Budget	Fav (Unfav) Variance
Project Costs			
Capital Improvement Projects			
Main Street Promenade	\$ 1,936,225	\$ 2,768,280	\$ 832,055
Trebley Park	616,486	1,115,837	499,351
Market Square Park	929,858	580,301	(349,557)
NHHIP Civic Opportunities	393,313	477,173	83,860
Montrose Bridge at Allen Parkway	1,257,740	1,234,574	(23,166)
Downtown Overlay Project	649,260	650,000	740
Pedestrian Lighting and Connectivity	4,143,695	3,908,076	(235,619)
Precinct 2 Match - Bayou Frontage	46,803	2,098,741	2,051,938
Eado Cap Park	-	5,452,996	5,452,996
Tranquillity Park Decking	1,140,912	1,150,000	9,088
Office Conversion Incentive Program	-	2,034,541	2,034,541
Downtown Planning Initiative 2.0	-	3,075,905	3,075,905
Total Capital Improvement Projects	\$ 11,114,292	\$ 24,546,424	\$ 13,432,131
Buffalo Bayou Park	3,077,675	2,965,591	(112,083)
806 Main/JW Marriott	252,255	355,580	103,325
Hotel Laura	88,262	79,413	(8,849)
723 Main/AC Hotel	54,154	45,436	(8,718)
Holiday Inn - 1616 Main	-	28,660	28,660
Downtown Living Initiative	-	-	-
Economic Development/Retail Program	202,145	500,000	297,855
Texaco Building/The Star	234,657	423,552	188,895
SkyHouse Houston	208,999	246,967	37,968
Fairfield Block 334	110,198	138,983	28,785
Hines Market Square	334,074	390,107	56,033
Market Square Tower	475,970	670,297	194,327
SkyHouse Main	207,480	250,610	43,130
Fairfield Residential	200,537	294,788	94,251
Post HTX	253,055	380,716	127,661
Hike & Bike Trails East of Allens Landing	-	1,000,000	1,000,000
Downtown Launchpad	511,877	550,000	38,123
Façade Improvements	-	1,000,000	1,000,000
Parks Collaborative	-	1,000,000	1,000,000
Allen Parkway	149,377	150,000	623
Preserve Affordable Housing	686,847	1,000,000	313,153
Project Costs - Undesignated	295,977	100,000	(195,977)
Total Developer/Project Reimbursements	\$ 7,343,539	\$ 11,570,700	\$ 4,227,161
Total Project Costs	\$ 18,457,831	\$ 36,117,124	\$ 17,659,293

**DOWNTOWN REDEVELOPMENT AUTHORITY
INVESTMENT REPORT, THIRD QUARTER FYE 2026
FOR THE PERIOD APRIL 1, 2026, THROUGH JUNE 30, 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
<u>OPERATING</u>										
JP MORGAN CHASE OPERATING	1,040,452.60	1,040,452.60	0.00	0.00	391,694.34	1,432,146.94	1,432,146.94	3.79%	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	1,040,452.60	1,040,452.60	0.00	0.00	391,694.34	1,432,146.94	1,432,146.94	3.79%		
<u>POOLED INVESTMENT FUNDS</u>										
LOGIC PUBLIC FUNDS	11,547,291.74	11,547,291.74	0.00	97,673.29	6,429,691.42	18,074,656.45	18,074,656.45	47.80%	3.7601%	55
TEXAS CLASS	9,485,658.07	9,485,658.07	0.00	88,709.52	0.00	9,574,367.59	9,574,367.59	25.32%	3.7628%	51
TOTAL POOLED	21,032,949.81	21,032,949.81	0.00	186,382.81	6,429,691.42	27,649,024.04	27,649,024.04	73.12%		
<u>REPURCHASE AGREEMENTS</u>										
BAYERISCHE LANDESBANK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
TOTAL BLB	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%		
<u>DEBT SERVICE</u>										
MORGAN STANLEY INVESTMENT FUND	47,857.21	47,857.21	0.00	505.29	4,315,787.50	4,364,150.00	4,364,150.00	11.54%	2.6634%	1
<u>BOND RESERVE</u>										
MORGAN STANLEY INVESTMENT FUND	4,494,041.34	4,494,041.34	0.00	39,898.33	(168,539.67)	4,365,400.00	4,365,400.00	11.54%	2.6634%	1
<u>PLEDGED FUNDS</u>										
BANK OF NEW YORK MELLON	483,775.65	483,775.65	0.00	0.00	(480,515.65)	3,260.00	3,260.00	0.01%	N/A	1
<u>PROJECT FUNDS</u>										
BANK OF NEW YORK MELLON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	N/A	1
TOTAL BNY	5,025,674.20	5,025,674.20	0.00	40,403.62	3,666,732.18	8,732,810.00	8,732,810.00	23.09%		
GRAND TOTAL	27,099,076.61	27,099,076.61	0.00	226,786.43	10,488,117.94	37,813,980.98	37,813,980.98	100%		

Update on Cool & Connected Corridors / Precinct 2 Grant Implementation

presentation will be shared in-meeting

Tranquillity Park Update

presentation will be shared in-meeting



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

August 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: H-GAC's Livable Centers Program partners with local communities to develop comprehensive small area plans that promote walkable, mixed-use places with multimodal transportation options, affordable housing, and improved quality of life. Past HDMD participation in the Livable Centers Program includes a Downtown/EaDo Livable Centers Study completed in 2011. Staff is in the process of finalizing a Request for Proposals for a Livable Centers Study for South Downtown, an area experiencing rapid residential growth but lacking pedestrian connectivity and affordable housing options. The study will include partnership with the Midtown Redevelopment Authority, enabling a more holistic approach to connectivity and land use planning in North Midtown, particularly in anticipation of the potential Pierce Elevated decommissioning. The \$300,000 study is funded through \$240,000 from H-GAC's Livable Centers Program and a \$60,000 local match committed by HDMD. Anticipated release for the study's RFP is Fall 2026, with study work beginning Spring 2027.

Participating Agency:



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

Highlight: Approved on June 9th, the DRA Board’s recommended 2026–2027 budget prioritizes investments that make Downtown more connected, comfortable, resilient, and economically vibrant. Key priorities include expanding “cool corridor” sidewalks, maintaining parks and open spaces, supporting more accessible housing, and continuing facade grants and retail incentives. The budget also supports conversions of obsolete office buildings, flood mitigation, improved bayou trail connections, and supplemental law enforcement. Additional funding will help sustain major public spaces including Buffalo Bayou Park, Market Square, Trebly Park, and Main Street Promenade, while meeting ongoing commitments tied to the Downtown Living Initiative, project reimbursements, and other legacy obligations.

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: Phase 1 improvements at Tranquillity Park are now substantially complete, marking an important first step in bringing new life to one of Downtown's most recognizable civic spaces. This initial work focused on high-impact foundational improvements that make the park feel cleaner, safer and more welcoming today, including new decking over former fountain basins, repaired pavers, refreshed hardscape, site-wide power washing, updated park lighting, new tree lighting, select wall reductions to improve sightlines and cleanup around the adjacent underpass. These improvements create more usable public space and set the stage for the park's next chapter, where design, art, landscape and programming will work together to give Tranquillity Park a clearer purpose and a more active role in Downtown civic life.

Participating Agencies:

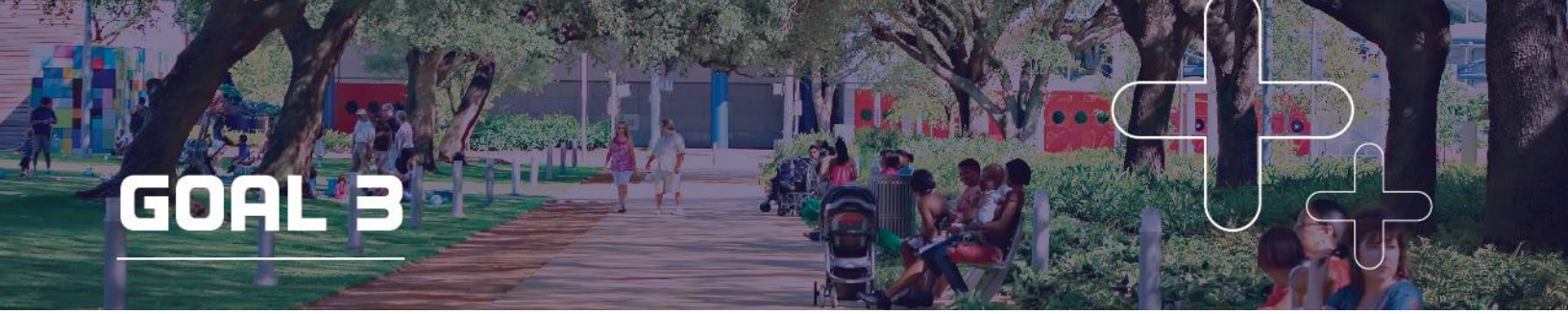


2.6 Deploy welcoming ambassador teams within the public realm to improve visitor experiences and augment public safety

Highlight: The FIFA World Cup brought a significant influx of local and international visitors to downtown, providing an opportunity to showcase the District's hospitality and amenities. The Ambassador team welcomed guests, offering information on downtown attractions, transportation options, and scheduled activities. To increase visibility and approachability, Ambassadors wore soccer jerseys, making it easy for visitors to identify them as information resources. The team was strategically deployed along Main Street and Texas Avenue, with an additional Ambassador stationed in EaDo during Fanfest. Informational trikes were positioned in high-traffic locations, including the Oasis Zone on Texas Avenue and the EaDo site, providing visitors with event details and guidance to help them navigate and enjoy their downtown experience.

Participating Agencies:





GOAL 3

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

3.2 Leverage Downtown's adjacency to the Buffalo Bayou as an integral part of the Downtown experience.

Highlight: Leveraging Downtown's adjacency to Buffalo and White Oak Bayous, DTH+ secured a \$2.07 million grant from Harris County Precinct 2, matched by the Downtown Redevelopment Authority, for a total \$4.13 million investment in the Downtown Houston Bayou Trail Access Improvement Project. The project will improve nine trail access points through trailhead access enhancements, underpass lighting enhancements and trailhead path improvements between Downtown, Allen's Landing, the Warehouse District, UHD, and the regional trail network. This award has helped anchor a central focus of Cool + Connected Corridors Phase 2: strengthening connections between Downtown and the bayou for Downtown stakeholders and Houstonians.

Participating Agencies:



3.5 Partner with public and private property owners to beautify targeted corridors or block faces to improve connectivity.

Highlight: As a core catalytic project from the Public Realm Action Plan, the 15-block Texas Avenue Cool & Connected Corridors phase leverages Downtown Redevelopment Authority (DRA) and CenterPoint Energy Foundation funding to install trees, native plants, lighting, and petal-shaped shade structures. Achieving up to 30°F surface temperature drops and boosting softscape coverage, these improvements pave the way for growing the network. Rather than leading future work on McKinney, our investment is actively motivating private properties to see our vision as something they can leverage, sparking major enhancements at 1021 Main, Houston Center, Phoenicia Specialty Foods / One Park Place, and Houston Center 5.

Participating Agency:



GOAL 4

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

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: On July 14, Petite Lucie celebrated its grand opening with an official ribbon cutting and community celebration on Bastille Day. The event was a resounding success, bringing Downtown residents, workers and visitors together for live entertainment, food and festive activities in Market Square Park. Petite Lucie marks an important milestone in the continued evolution of the park, adding a new destination that builds on an already beloved Downtown gathering place and creates even more reasons for people to visit, stay and enjoy Market Square.

Participating Agencies:



4.15 Be the go-to organization for Downtown market research and intelligence.

Highlight: Downtown Houston+ released three complementary market intelligence tools that provide stakeholders with a clearer view of Downtown's evolving market. The Q2 Economic Dashboard offers current quarterly metrics, the Mid-Year Market Report provides broader context on six months of development and investment activity, and the 42nd Annual Office Story draws on more than four decades of office market data. Together, these tools provide context across market segments, challenge incomplete narratives with data from the ground, and help stakeholders understand how Downtown's markets are interconnected, supporting more informed decision-making and positioning Downtown Houston+ as a catalyst for investment.

Participating Agencies:



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: Downtown Houston's leadership is gaining fresh perspectives through new appointments to both the HDMD and Downtown Redevelopment Authority (DRA) Boards. HDMD approved five new Director nominees: David Anderson III, Matt Asvestas, Stephen Hester, Tiger Lyon, and Anna Mod, who collectively contribute expertise in placemaking, real estate, energy, design, and historic preservation. The DRA Board also added Ryan LeVasseur, Kimberly Thomas, and Scott McCready, while Kirby Liu, James B. Harrison III, and Bany Mandel were reappointed. Together, these additions strengthen Downtown's leadership with diverse professional experience and reinforce a shared commitment to thoughtful governance, economic vitality, redevelopment, and a vibrant, resilient Downtown Houston

Participating Agency:



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: On October 29, State of Downtown will explore how a changing workforce is reshaping the workplace and the role Downtown plays in supporting the future of work. Keynote speaker Alicia Rainwater will share national research and practical insights on bridging generational differences, understanding what different generations expect from work and creating stronger connections across today's multigenerational workforce. A panel of leaders from Gensler, Stantec and Chevron will then connect those workforce trends to workplace design, talent strategy and the continued evolution of Downtown.

Participating Agencies:

