Board of Directors Meeting

May 14, 2026

Houston Downtown Management District
Board of Directors Meeting
May 14, 2026

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MINUTES OF THE REGULAR MEETING
OF THE
HOUSTON DOWNTOWN MANAGEMENT DISTRICT

March 5, 2026

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors of the Houston Downtown Management District (the "District") convened in person on March 5, 2026 at 12:00 p.m. for a regular meeting session, open to the public, in the H-Town Conference Room located inside the District's office at 1221 McKinney Street, Suite 4250, Houston, TX 77010, and the roll was called of the duly appointed members of the Board, to-wit:

BOARD MEMBERS	
Sean Alley	Roland Kennedy
Leslie Ashby	Spencer Lightsy
Kinder Baumgardner	Sean Liu
Genora Boykins	Ben Llana
Clay Crawford	Nick Massad
Marcus Davis	Sherea McKenzie
Jacques D'Rovencourt	Tyler Merritt
Kelly Foreman	Kenny Meyer
Irma Galvan	Brandon Oliver
Marian Harper	Edna Ramos
C.C. Huang	Frem Reggie
Angus Hughes	Joey Sanchez
Antoinette "Toni" Jackson	Richard Torres
Robbi Jones	Reggie Wilson

and all of the above were present, with the exception of Directors Alley, Boykins, D'Rovencourt, Foreman, Huang, Jackson, Lightsy, Liu, Massad, McKenzie, Oliver and Wilson.

Also present were Kris Larson, President/CEO; Allen Douglas, COO & General Counsel; Jana Gunter, Director of Finance; all with the District; and staff members Marlon Conlley, Brett DeBord, Allie Fraser, Brendan Harrison, Aaron Hernandez, Cassie Hoeprich, Justin Jerkins, Andres Laucirica, Amanda Marquez, Alyssa Mason, Jamie Perkins, and Ann Taylor, all with the District.

In addition, Clark Lord, outside counsel to the District, with Bracewell was present. One guest from the public was in attendance, Jeff Scott, Managing Director, Magnolia Ballroom.

WELCOME & QUORUM

Chair Leslie Ashby presided over the meeting and welcomed all directors, staff, and meeting attendees. Jamie Perkins served as Assistant Secretary. Quorum was established and the meeting began at 12:13 PM.

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PUBLIC COMMENT

Chair Ashby opened the floor for public comment. No comments were received.

APPROVAL OF MINUTES

The Board considered approval of the February 5, 2026 minutes. Hearing no questions or corrections, Chair Ashby called for a motion to approve the minutes of the February 5, 2026 Board of Directors meeting. The motion was moved by Director Reggie and seconded by Director Llana. The minutes were approved as presented.

ITEMS PERTAINING TO FINANCE AND ADMINISTRATIVE MATTERS

Review and Acceptance of Unaudited Financial Statements and Ratification of Expenditures

Chair Ashby invited Treasurer Richard Torres to share highlights of the unaudited financial statements and check registers for the month prior. Treasurer Torres reviewed with the Board the financial statements and check registers for the month ending January 31, 2026. He noted that because the February and March meetings were held a week earlier than usual, reporting is a month behind and will realign at the April meeting. He paused for questions.

Hearing none, Chair Ashby entertained a motion for the Board to accept the January 2026 financial statements and check registers. Director Merritt moved the motion, and Director Reggie seconded, and the financial statements and check registers for January 2026 were accepted, as presented.

Report from the Nominating Committee

Chair Ashby called on Vice Chair Robbi Jones to give a verbal report on behalf of the Nominating Committee. Vice Chair Jones reported that the Committee has a series of meetings scheduled and is currently in the review process for the renewing class of Board members. She noted that candidates are also being sought for vacant positions and asked the Board to submit any recommendations to the Committee for consideration.

President Larson provided an overview of the vetting and interview process for potential candidates and noted that a full slate will be brought to the Board for approval at the June meeting. Vice Chair Jones concluded by inviting any Board members interested in joining the Nominating Committee to reach out. No action was required.

PROJECT SPOTLIGHT

Main Street Capital Projects + Ordinance Update

Chair Ashby invited Brett DeBord to present an update on the progress of the Main Street Promenade project. Mr. DeBord presented the update and shared a slide deck, and questions were raised and answered.

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Next, Cassie Hoeprich was invited to provide an update on the Main Street Ordinance. Ms. Hoeprich reported that the ordinance is scheduled to go before City Council on March 18, 2026. Questions were raised and answered. No action was required.

Tranquillity Park Presentation

President Larson was called on to present on the DRA-led project for Tranquillity Park improvements. President Larson presented the project and related background. Questions were raised and discussion occurred. No action was required.

PROGRAM AUTHORIZATION

Capital Projects – Authorize Expenditure for Implementation of Via Fútbol

Cassie Hoeprich was called on to present a request to authorize an amendment to the existing professional services agreement with Better Block and to authorize up to $500,000 for implementation of the "Via Fútbol" Temporary Roadway Conditions project for the 2026 FIFA Men's World Cup.

Questions were raised and discussion occurred. It was noted that the sole source language contained in the authorization request would be removed. A motion was made, moved by Director Kennedy; seconded by Director Baumgardner; and the Board approved the authorization as presented, with the noted revision.

STRATEGIC ALIGNMENT UPDATES

President Larson provided a recap of the Strategic Alignment Plan (SAP) initiatives for the prior month. Questions were raised and discussion occurred. No action was required.

NEXT MEETING

Chair Ashby announced that the next Board meeting is scheduled for Thursday, April 9, 2026 at 12:00 PM.

OTHER BUSINESS & ADJOURNMENT

Hearing no further business, Chair Ashby entertained a motion to adjourn the Board meeting. The meeting was adjourned at 1:26 PM.

_____

Jamie Perkins, Assistant Secretary
Houston Downtown Management District

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NOMINATING COMMITTEE UPDATE

No Materials / Verbal

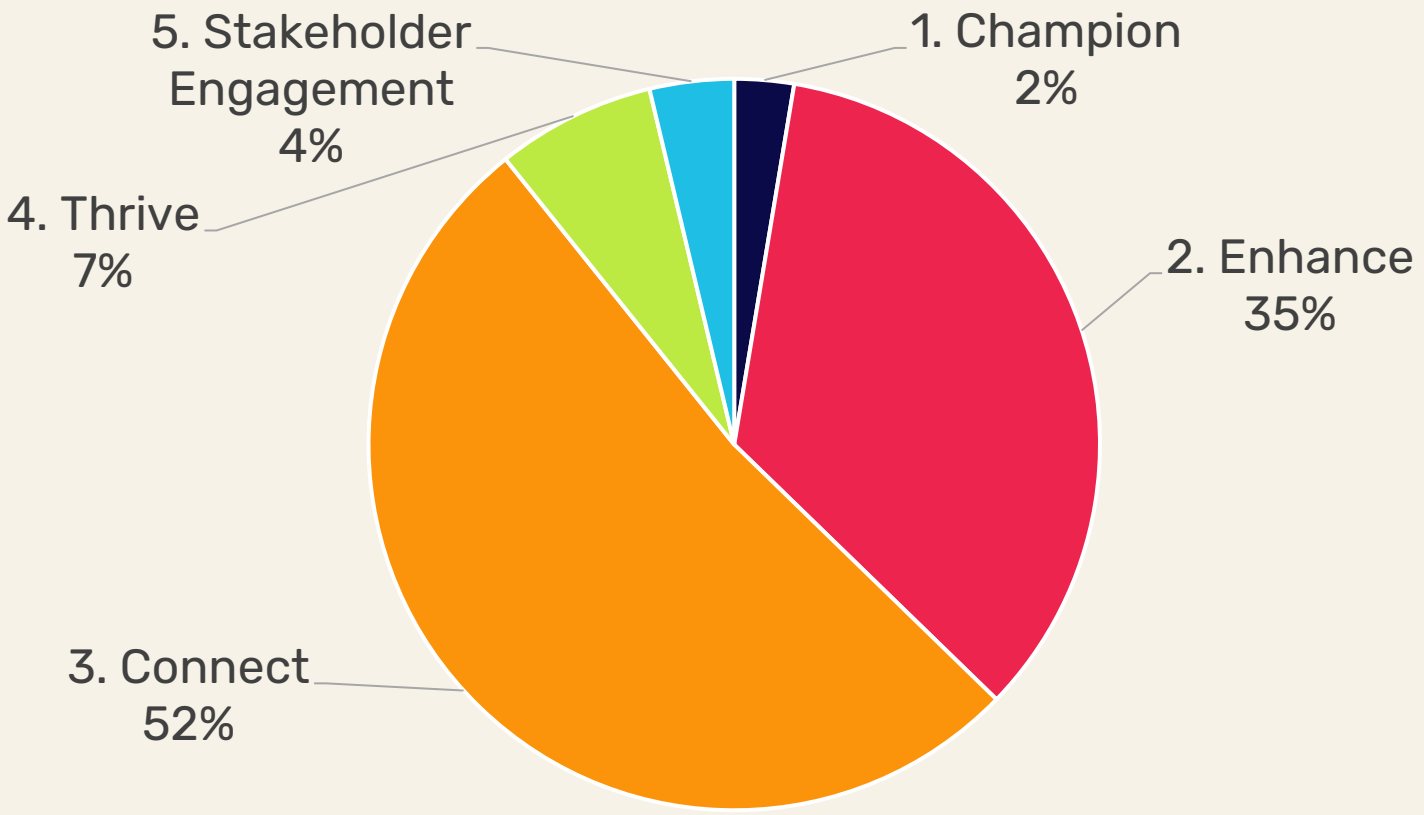
HDMD FINANCIAL SUMMARY

APRIL 2026

MAY 14, 2026

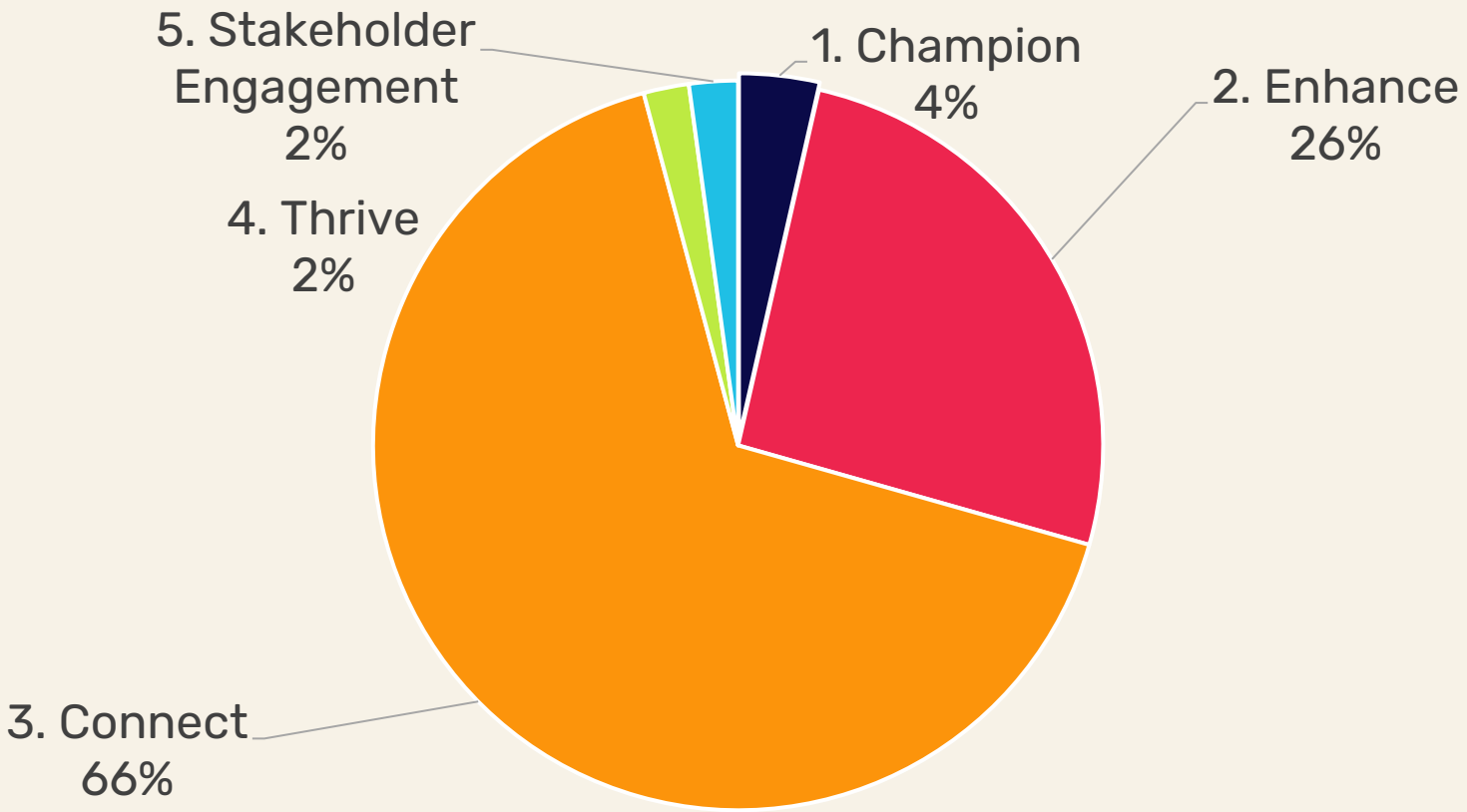
DOWNTOWN HOUSTON+

2026 ANNUAL BUDGET



Total $43,082,582

APRIL 2026 OPERATING EXPENSES



Total $13,676,169

Budget Expended 32% at April 30, 2026

YTD BALANCE SHEET

April 2026

- Assets
  - Cash and Investments $12.6M
  - 2025 Assessments Receivable $733K
    - 97.14% have been collected
- Liabilities
  - Reserves for Property Value Protests are $2.9M
- Fund Balance
  - Unrestricted Operating Fund Balance is $14.8M
  - Capital Restricted Fund Balance is $2.1M

APRIL 2026 REVENUE AND EXPENSES

- Revenues remain generally stable, with assessment collections on target and operations revenue exceeding budget due to Main Street Promenade reimbursements; however, project and grant reimbursements continue to lag due to timing delays.

- Expenses are below budget across multiple goals, driven primarily by delayed project activity, slower grant disbursements, deferred capital work, and timing of vendor invoicing for major initiatives including Main Street Promenade and the Downtown Overlay Project.

- Overall financial performance reflects timing-related variances rather than operational concerns, with revenues and expenditures expected to normalize as project execution, reimbursements, and invoicing activity accelerate later in the fiscal year.

2026 INVESTMENT REPORT

1Q – 1/1/2026 thru 3/31/2026

	1/1/2026			Net Changes	3/31/2026		
	Oper	Capt	Total		Oper	Capt	Total
JP Morgan Chase	$426K	$79K	$505K	$602K	$996K	$111K	$1,107K
TexPool Prime*	$2,634K	$224K	$2,858K	$6,897K	$9,681K	$75K	$9,755K
Total Cash	$3,060K	$303K	$3,363K	$7,499K	$10,677K	$186K	$10,863K

*Avg. Daily Yield: 3.83%

CHECK REGISTER

February 2026

- Total checks issued were $3.2 million

  - Block by Block - $1.155M – contract services (Dec.and Jan.)
  - Durwood Greene Construction Co. - $1.152M – Downtown Overlay Project
  - DecorIQ LLC - $142K – holiday décor
  - Seal Security Solutions, LLC - $117K – contract services
  - Coforge BPS America, Inc. - $49K – assessment refund
  - 1021 Main Street Owner LLC - $43K – assessment refund
  - BRI 1850 Houston OCC LLC - $42K – assessment refund

CHECK REGISTER

March 2026

- Total checks issued were $6.8 million

  - Durwood Greene Construction Co. - $3.245M – Downtown Overlay Project
  - Jerdon Enterprise, LP - $1.224M – Main Street Promenade
  - Central Houston, Inc. - $641K – admin contractor (Jan. and Feb.)
  - Block by Block - $563KM – contract services
  - FC Tower Property Partners - $273K – assessment refund
  - SWA - $115K – Cool Connected Corridors
  - Seal Security Solutions, LLC - $106K – contract services

CHECK REGISTER

April 2026

- Total checks issued were $5.3 million

  - Durwood Greene Construction Co. - $1.9M – Downtown Overlay Project
  - Jerdon Enterprise, LP - $1.3M – Main Street Promenade
  - Block by Block - $646M – contract services
  - Central Houston, Inc. - $266K – admin contractor (March)
  - Color Specialists Landscaping - $169K – plant installation
  - Two Allen Center Co, LLC - $127K –assessment refund
  - Seal Security Solutions, LLC - $118K – contract services

DOWNTOWN HOUSTON+

CPAs
OPERATIONAL & FINANCIAL CONSULTING

To Management
Houston Downtown Management District

Management is responsible for the accompanying financial statements of the Houston Downtown Management District (the District), which comprise the governmental fund balance sheets and statements of net position as of April 30, 2026 and 2025, and the related statements of activities for the months then ended, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America and the required supplementary information that the Government Accounting Standards Board (GASB) requires to be presented to supplement the basic financial statements. If the omitted disclosures, and GASB required supplementary information were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Variance Analysis on page 4 is presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements. The Variance Analysis is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Sincerely,

nctp cpas, pllc

Houston, Texas
May 11, 2026

Houston Downtown Management District
Governmental Fund Balance Sheets and
Statement of Net Position
For the period ended April 2026, and April 2025

	2026			2025		
	Operating Year to Date	HDMD Capital Year to Date	Total (Memo Only)	HDMD Operating Year to Date	HDMD Capital Year to Date	Total (Memo Only)
Assets						
Cash	9,263,969	3,308,976	12,572,944	15,118,741	5,190,019	20,308,760
Assessments Due	732,914	-	732,914	368,624	27,752	396,376
Accounts Receivable	807,234	6,310,256	7,117,490	565,871	-	565,871
Prepaid Expense	56,135	72,000	128,135	42,357	77,850	120,207
Property & Equipment, Net	541,872	284,496	826,368	511,083	228,929	740,012
Right of Use Lease Assets, Net	2,002,968	-	2,002,968	2,317,785	-	2,317,785
Intercompany Rec/Pay	7,690,660	(7,690,660)	-	(1,009,718)	1,009,718	-
Total Assets	21,095,752	2,285,067	23,380,819	17,914,743	6,534,269	24,449,012
Liabilities						
Accounts Payable & Accrued Expenses	1,071,877	179,083	1,250,959	744,213	-	744,213
Lease Liabilities	2,255,851	-	2,255,851	2,542,661	-	2,542,661
Deferred Revenue	-	-	-	-	-	-
Reserve for Refunds due to Property Protests	2,932,051	-	2,932,051	1,707,064	100,491	1,807,555
Total Liabilities & Deferred Revenue	6,259,779	179,083	6,438,862	4,993,938	100,491	5,094,429
Fund Balances						
Unreserved, Undesignated	14,412,530	-	14,412,530	12,497,362	-	12,497,362
Unreserved, Designated for Catastrophy	423,443	-	423,443	423,443	-	423,443
Reserved for Capital Projects	-	2,105,984	2,105,984	-	6,433,777	6,433,777
	14,835,973	2,105,984	16,941,957	12,920,805	6,433,777	19,354,583
Total Liabilities, Deferred Revenue & Fund Balances	21,095,752	2,285,067	23,380,819	17,914,743	6,534,269	24,449,012

Houston Downtown Management District
Statement of Activities
For the period ended April 2026, and April 2025

	Total YTD Actual	2026 Budget	% Budget Received	% Year Elapsed	Notes
Revenue					
Assessment Revenue	-	18,391,688	0%	33%	1
Operations Revenue	750,549	2,228,923	34%	33%	
Project Revenue	7,159,467	19,258,750	37%	33%	2
Other Income	1,171	-	N/A	33%	3
Interest Income	132,907	514,429	26%	33%	4
Total Revenues	**$ 8,044,094**	**$ 40,393,790**	20%	33%	
			% Budget Expended		
Expenses					
Goal 1. Champion					
1a. Cultivate Relations Across Sectors to Drive Catalytic Opportunities	-	-	0%	33%	
1b. Design Parks and Open Spaces Made Possible by NHHIP	19,124	176,715	11%	33%	
1c. Plan Collaboratively for Evolving Edges, Connections & Major Attractions	9,766	35,578	27%	33%	
1d. Excel in Hosting Major Sporting Events	20,657	62,660	33%	33%	
1e. Explore Opportunites to Manage and Mitigate Climate Change	209,305	400,000	52%	33%	
1f. Champion Safe, Connected Transit and Non-Motorized Options	227,821	457,347	50%	33%	
Total Goal 1:	$ 486,674	$ 1,132,300	43%	33%	
Goal 2. Enhance					
2a. Maintain and Enhance Downtown's Cleanliness & Appearance	1,725,497	6,838,392	25%	33%	
2b. Grow and Enhance Downtown's Trees, Planters & Green Spaces	342,451	1,452,861	24%	33%	
2c. Enhance Downtown Wayfinding to Connect Visitors to Key Destinations	14,473	328,654	4%	33%	
2d. Deploy Ambassador Teams to Enhance Visitor Experience & Public Safety	422,773	2,778,698	15%	33%	
2e. Expand Collaboration & Apply Prove Strategies to Keep Downtown Safe	707,084	2,106,911	34%	33%	
2f. Shape Perceptions and Narratives to Strengthen Downtown's Reputation	17,622	54,544	32%	33%	
2g. Address the Needs of People Experiencing Homelessness	279,128	1,285,550	22%	33%	
2h. Prepare and Respond to Emergencies	24,322	79,090	31%	33%	
Total Goal 2:	$ 3,533,350	$ 14,924,700	24%	33%	
Goal 3. Connect					
3a. Plan and Build Public Infrastructure that Promotes Safety and Equity	7,695	38,340	20%	33%	
3b. Collaborate with Partners to Connect People to Downtown Destinations	6,510	36,601	18%	33%	
3c. Work with Property Owners to Beautify Corridors & Improve Connectivity	13,827	60,377	23%	33%	
3d. Facilitate Pop-Ups and Activations to Enliven Public Realm	-	-	N/A	33%	
3e. Focus Public Realm Investments on Key Corridors than Enhance Connectivity	8,321,293	18,032,856	46%	33%	
3f. Use Public Art and Placemaking to Improve Walkability	15,000	100,000	15%	33%	
3g. Prioritize Pedestrian Lighting on Key Corridors	49,439	355,830	14%	33%	
3h. Maintain Sidewalks & Hardscapes to Ensure Downtown Remains Accessible	345,906	798,661	43%	33%	
3i. Implement an Events Strategy that Engages Diverse Audiences	323,151	2,950,478	11%	33%	
3j. Leverage Partners to Bring High-Impact Experiences to Downtown	1,271	10,000	13%	33%	
3k. Create Programs and Strategies to Connect Employes & Residents with Parks	1,903	10,000	19%	33%	
Total Goal 3:	$ 9,085,996	$ 22,393,143	41%	33%	
Goal 4. Thrive					
4a. Promote Downtown as the Region's Hub for Business, Entertainment & Culture	20,798	72,738	29%	33%	
4b. Partner with Local Agencies to Elevate Downtown Houston's National Image	65	20,000	0%	33%	
4c. Partner to Shape Downtown's Economic Vision & Strategy	2,271	24,000	9%	33%	
4d. Promote Downtown as a Desirable, Livable Neighborhood	24,932	106,023	24%	33%	
4e. Support Retention & Recruitment of Downtown Office Tenants	44	100,000	0%	33%	
4f. Foster a Strong Storefront Economy by Targeting Recruitment in Key Areas	-	-	N/A	33%	
4g. Create Targeted Marketing & Incentives to Improve Storefronts & Attract Tenants	52,711	1,918,349	3%	33%	
4h. Promote New Attractions that Broaden Downtown's Offerings	98,084	506,706	19%	33%	
4i. Serve as the Leading Source for Downtown Market Intelligence	3,791	11,542	33%	33%	
4j. Expand Data and Reporting to Deliver Deeper Insights to Stakeholder's	72,007	267,936	27%	33%	
Total Goal 4:	$ 274,702	$ 3,027,293	9%	33%	
Goal 5. Stakeholder Engagement					
5a. Establish a Stakeholder Engagement Process to Guide Downtown's Future	175,352	1,148,758	9%	33%	
5b. Create and Engagement Structure that Allows Stakeholders to Inform & Advise	2,188	21,750	10%	33%	
5c. Advance Branding & Marketing Campaigns to Elevate Downtown's Profile	16,789	40,000	42%	33%	
5d. Offer User-Friendly Digital Platforms the Promote Downtown	1,103	31,000	4%	33%	
5e. Enhance Communications to Boost Awareness of HDMD & Downtown Events	33,105	115,135	29%	33%	
5f. Develop Materials & Programs to Welcome New Companies, Employees & Residents	18,019	76,539	24%	33%	
5g. Create Tools to Welcome & Orient New Companies, Employees & Residents	-	18,000	0%	33%	
5h. Highlight the People, Businesses & Initiatives in Downtown	17,307	53,564	32%	33%	
5i. Engage Residents to Strengthen the Downtown Community	31,586	100,401	31%	33%	
Total Goal 5:	$ 295,448	$ 1,605,146	9%	33%	
Total Expenses	$ 13,676,169	$ 43,082,582	32%	33%	
Depreciation Expense	60,359				
Fund Balance Allocation		2,688,792			
Excess of Revenue over a GAAP basis	$ (5,692,435)	-			

Houston Downtown Management District
Statement of Activities
For the period ended April 2026, and April 2025

	2026 Total YTD Actual	2025 Total YTD Actual	Fav (Unfav) Variance	% Var
Revenue				
Assessment Revenue	-	-	-	N/A
Operations Revenue	750,549	542,628	207,921	38%
Project Revenue	7,159,467	25,602	7,133,866	27865%
Other Income	1,171	52,570	(51,400)	-98%
Interest Income	132,907	236,252	(103,345)	-44%
Total Revenues	**$ 8,044,094**	**$ 857,051**	**$ 7,187,042**	**839%**
Expenses				
Goal 1. Champion				
1a. Cultivate Relations Across Sectors to Drive Catalytic Opportunities	0	30,099	30,099	100%
1b. Design Parks and Open Spaces Made Possible by NHHIP	19,124	16,879	(2,246)	-13%
1c. Plan Collaboratively for Evolving Edges, Connections & Major Attractions	9,766	8,842	(925)	-10%
1d. Excel in Hosting Major Sporting Events	20,657	10,649	(10,009)	-94%
1e. Explore Opportunites to Manage and Mitigate Climate Change	209,305	5,475	(203,830)	-3723%
1f. Champion Safe, Connected Transit and Non-Motorized Options	227,821	238,069	10,248	4%
Total Goal 1:	$ 486,674	$ 310,012	$ (176,662)	-57%
Goal 2. Enhance				
2a. Maintain and Enhance Downtown's Cleanliness & Appearance	1,725,497	1,409,494	(316,003)	-22%
2b. Grow and Enhance Downtown's Trees, Planters & Green Spaces	342,451	480,498	138,046	29%
2c. Enhance Downtown Wayfinding to Connect Visitors to Key Destinations	14,473	61,786	47,313	77%
2d. Deploy Ambassador Teams to Enhance Visitor Experience & Public Safety	422,773	601,092	178,319	30%
2e. Expand Collaboration & Apply Prove Strategies to Keep Downtown Safe	707,084	668,839	(38,245)	-6%
2f. Shape Perceptions and Narratives to Strengthen Downtown's Reputation	17,622	8,651	(8,970)	-104%
2g. Address the Needs of People Experiencing Homelessness	279,128	345,786	66,658	19%
2h. Prepare and Respond to Emergencies	24,322	32,050	7,729	24%
Total Goal 2:	$ 3,533,350	$ 3,608,196	$ 74,846	2%
Goal 3. Connect				
3a. Plan and Build Public Infrastructure that Promotes Safety and Equity	7,695	9,537	1,842	19%
3b. Collaborate with Partners to Connect People to Downtown Destinations	6,510	6,109	(401)	-7%
3c. Work with Property Owners to Beautify Corridors & Improve Connectivity	13,827	14,788	961	6%
3d. Facilitate Pop-Ups and Activations to Enliven Public Realm	-	-	-	N/A
3e. Focus Public Realm Investments on Key Corridors than Enhance Connectivity	8,321,293	19,810	(8,301,484)	-41906%
3f. Use Public Art and Placemaking to Improve Walkability	15,000	-	(15,000)	N/A
3g. Prioritize Pedestrian Lighting on Key Corridors	49,439	86,941	37,503	43%
3h. Maintain Sidewalks & Hardscapes to Ensure Downtown Remains Accessible	345,906	82,705	(263,201)	-318%
3i. Implement an Events Strategy that Engages Diverse Audiences	323,151	251,573	(71,579)	-28%
3j. Leverage Partners to Bring High-Impact Experiences to Downtown	1,271	-	(1,271)	N/A
3k. Create Programs and Strategies to Connect Employes & Residents with Parks	1,903	3,037	1,135	37%
Total Goal 3:	$ 9,085,996	$ 474,501	$ (8,611,495)	-1815%
Goal 4. Thrive				
4a. Promote Downtown as the Region's Hub for Business, Entertainment & Culture	20,798	33,770	12,972	38%
4b. Partner with Local Agencies to Elevate Downtown Houston's National Image	65	4,000	3,935	98%
4c. Partner to Shape Downtown's Economic Vision & Strategy	2,271	2,367	96	4%
4d. Promote Downtown as a Desirable, Livable Neighborhood	24,932	13,318	(11,614)	-87%
4e. Support Retention & Recruitment of Downtown Office Tenants	44	-	(44)	N/A
4f. Foster a Strong Storefront Economy by Targeting Recruitment in Key Areas	-	-	-	N/A
4g. Create Targeted Marketing & Incentives to Improve Storefronts & Attract Tenants	52,711	258,097	205,386	80%
4h. Promote New Attractions that Broaden Downtown's Offerings	98,084	115,865	17,781	15%
4i. Serve as the Leading Source for Downtown Market Intelligence	3,791	5,556	1,765	32%
4j. Expand Data and Reporting to Deliver Deeper Insights to Stakeholder's	72,007	48,431	(23,576)	-49%
Total Goal 4:	$ 274,702	$ 481,402	$ 206,701	43%
Goal 5. Stakeholder Engagement				
5a. Establish a Stakeholder Engagement Process to Guide Downtown's Future	175,352	209,559	34,207	16%
5b. Create and Engagement Structure that Allows Stakeholders to Inform & Advise	2,188	6,891	4,703	68%
5c. Advance Branding & Marketing Campaigns to Elevate Downtown's Profile	16,789	6,784	(10,005)	N/A
5d. Offer User-Friendly Digital Platforms the Promote Downtown	1,103	3,938	2,835	72%
5e. Enhance Communications to Boost Awareness of HDMD & Downtown Events	33,105	25,408	(7,697)	-30%
5f. Develop Materials & Programs to Welcome New Companies, Employees & Residents	18,019	8,161	(9,858)	-121%
5g. Create Tools to Welcome & Orient New Companies, Employees & Residents	-	3,484	3,484	100%
5h. Highlight the People, Businesses & Initiatives in Downtown	17,307	16,614	(693)	-4%
5i. Engage Residents to Strengthen the Downtown Community	31,586	26,621	(4,965)	-19%
Total Goal 5:	$ 295,448	$ 307,460	$ 12,012	4%
Total Expenses	$ 13,676,169	$ 5,181,571	$ (8,494,599)	-164%
Depreciation Expense	60,359			
Fund Balance Allocation				
Excess of Revenue over a GAAP basis	$ (5,692,435)			

Houston Downtown Management District
Budget Notes
For the four months ended April 30, 2026

Revenue Overview

1) Assessment Revenue

Assessment revenue was invoiced in November 2025 in accordance with the District's annual billing cycle. Collections are tracking consistent with expectations at this stage of the fiscal year.

2) Operations Revenue

Operations revenue exceeded budget by approximately $199K, driven primarily by $198K in unbudgeted reimbursements tied to Main Street Promenade property repairs requested during construction activity.

3) Project Revenue

Project revenue, however, was approximately $785K below budget year to date. The shortfall is largely attributable to the timing of reimbursements and invoicing activity associated with major projects, including Cool Corridors, the Main Street Promenade FTA grant, Market Square Park restaurant operations, and the Downtown Overlay Project. Several April expenditures will be invoiced and recognized in May. Additional factors impacting revenue timing include delayed opening activity at Petit Lucie in Market Square Park, slower DRA reimbursements, and delays in government grant reimbursements.

4) Interest Income

Interest income also trailed budget by approximately $89K due to lower-than-anticipated earnings on operating cash and investment balances

Operating Budget

Expenses

Goal 1 – Champion Major Projects, Initiatives, and Investments that Improve Downtown

Expenses were modestly over budget by $52K due to unplanned planning and design costs associated with the Cool and Connected Corridors initiative.

Goal 2 – Enhance and Maintain a Comfortable, Welcoming, and Well-Managed Public Realm

Expenses were approximately $1.1M under budget. Variances were primarily driven by the timing of operational program activity, capital deployment, and vendor invoicing related to public realm services such as maintenance, public safety, homelessness response, and emergency preparedness.

Goal 3 – Drive Vibrancy Through Improved Street-Level Connectivity, Walkability, and Inclusive Programming

Expenses are $5.4M under budget year to date. Major initiatives in this category include the Main Street Promenade, Downtown Overlay Project coordination, and event programming. The variance is driven primarily by the timing of work on the Main Street Promenade and Downtown Overlay Project, which together account for $4.7M of the shortfall to budget, along with $400K budgeted for METRO paver repairs along the rail line and $187K for paver repairs and purchases of paver attic stock.

Goal 4 – Foster a Vital and Thriving Economy Through Business Growth and Residential Expansion

Expenses are $520K under budget year to date. Major initiatives in this category include economic development grant programs such as DLI, Thrive, Vinyl, and Al Fresco, along with office tenant retention and recruitment, quarterly research reporting, and marketing initiatives. The variance is primarily due to delayed DLI disbursements related to property protests and slower-than-expected incentive reimbursements resulting from pending paperwork.

Goal 5 – Develop a Hivemind of Intelligence and Goodwill Through Stakeholder Engagement

Expenses are $124K under budget year to date. Major initiatives in this category include stakeholder engagement and communications, digital platforms, wayfinding initiatives, and field guides. The variance is primarily due to legal fees and insurance costs coming in below plan, while other administrative and marketing expenses have occurred more slowly than assumed in the budget.

HOUSTON DOWNTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT, AUTHORIZATION AND REVIEW
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	AVG DAILY YIELD	AVG WAM
HDMD										
OPERATING ACCOUNTS JP MORGAN CHASE										
OPERATING	426,291.95	426,291.95	0.00	39,053.46	531,042.70	996,388.11	996,388.11	9.17%	3.18%	1.00
CAPITAL	78,861.75	78,861.75	0.00	0.00	32,128.24	110,989.99	110,989.99	1.02%	N/A	1.00
TOTAL	505,153.70	505,153.70	0.00	39,053.46	563,170.94	1,107,378.10	1,107,378.10	10.19%		1.00
POOLED FUNDS - TEXPOOL										
OPERATING	2,634,550.92	2,634,550.92	0.00	46,045.34	7,000,000.00	9,680,596.26	9,680,596.26	89.12%	3.83%	47.00
CAPITAL	223,702.50	223,702.50	0.00	1,050.59	(150,000.00)	74,753.09	74,753.09	0.69%	3.83%	47.00
TOTAL	2,858,253.42	2,858,253.42	0.00	47,095.93	6,850,000.00	9,755,349.35	9,755,349.35	89.81%		
TOTAL HDMD	3,363,407.12	3,363,407.12	0.00	86,149.39	7,413,170.94	10,862,727.45	10,862,727.45	100.00%		

COMPLIANCE STATEMENT

****** THE INVESTMENTS (REPORTED ON ABOVE) FOR THE PERIOD ARE, TO THE BEST OF OUR KNOWLEDGE, IN COMPLIANCE WITH THE INVESTMENT STRATEGY EXPRESSED IN THE DISTRICT'S INVESTMENT POLICY AND THE PUBLIC FUNDS INVESTMENT ACT.**

REVIEW

****** THIS REPORT AND THE DISTRICT'S INVESTMENT POLICY ARE SUBMITTED TO THE BOARD FOR ITS REVIEW AND TO MAKE ANY CHANGES THERETO AS DETERMINED BY THE BOARD TO BE NECESSARY AND PRUDENT FOR THE MANAGEMENT OF THE DISTRICT FUNDS.**

SIGNATURE

RICHARD TORRES	ROBBIE JONES	LESLIE ASHBY	KRIS LARSON
TREASURER	**VICE CHAIR**	**CHAIRMAN**	**PRESIDENT - CEO**

Company name: Central Houston
Report name: Check register
Created on: 3/23/2026
Location: District--HDMD and Funds

Bank	Date	Payee	Document no.	Amount
HDMD Operating 3643 - JP Mor	**Account no: 1890323643**			
	2/11/2026	VEN-00969--1021 Main Street Owner LLC	36165	42,784.53
	2/11/2026	VEN-00971--110 Bagby Investments LLC	36166	1,963.95
	2/26/2026	VEN-00439--1st Response Medic Services		900.00
	2/3/2026	VEN-00902--360 AV Design		1,630.00
	2/3/2026	VEN-00902--360 AV Design		1,705.00
	2/3/2026	VEN-00902--360 AV Design		1,630.00
	2/3/2026	VEN-00902--360 AV Design		1,630.00
	2/3/2026	VEN-00902--360 AV Design		2,245.00
	2/27/2026	VEN-00380--ABC Home & Commercial services		154.43
	2/27/2026	VEN-00815--ANDRES LAUCIRICA		36.45
	2/26/2026	VEN-00437--Andrew Cole		975.00
	2/26/2026	VEN-00530--Antoine Holmes		780.00
	2/17/2026	VEN-00530--Antoine Holmes		520.00
	2/13/2026	VEN-00530--Antoine Holmes		520.00
	2/3/2026	VEN-00530--Antoine Holmes		260.00
	2/3/2026	VEN-00324--Associated Landscape Services LLC		10,226.30
	2/27/2026	VEN-00404--AT&T		1,367.65
	2/24/2026	VEN-00404--AT&T		799.08
	2/17/2026	VEN-00404--AT&T		711.11
	2/27/2026	VEN-00012--AT&T Teleconference Services		840.06
	2/13/2026	VEN-00016--Bartlett Tree Experts		1,200.00
	2/26/2026	VEN-00354--BERNARD SIMIEN		850.00
	2/26/2026	VEN-00497--BIII GStreet LLC		21,529.18
	2/4/2026	VEN-00958--Blake Hobson LLC		100.00
	2/26/2026	VEN-00321--Block by Block		12,637.15
	2/26/2026	VEN-00321--Block by Block		181,337.63
	2/26/2026	VEN-00321--Block by Block		34,812.45
	2/26/2026	VEN-00321--Block by Block		679.21
	2/26/2026	VEN-00321--Block by Block		205,058.13
	2/26/2026	VEN-00321--Block by Block		9,649.92
	2/13/2026	VEN-00321--Block by Block		710,978.58
	2/26/2026	VEN-00021--Bracewell		1,250.00
	2/26/2026	VEN-00525--Brandon Kpotie		1,560.00
	2/17/2026	VEN-00525--Brandon Kpotie		780.00
	2/13/2026	VEN-00525--Brandon Kpotie		1,300.00
	2/11/2026	VEN-00970--BRI 1850 Houston OCC LLC	36167	41,961.68
	2/26/2026	VEN-00425--Centra 417 San Jacinto LLC		3,125.00
	2/26/2026	VEN-00526--Charles Franklin		1,560.00
	2/17/2026	VEN-00526--Charles Franklin		520.00
	2/13/2026	VEN-00526--Charles Franklin		520.00
	2/3/2026	VEN-00526--Charles Franklin		520.00
	2/26/2026	VEN-00569--Christina LaFour		520.00
	2/17/2026	VEN-00569--Christina LaFour		260.00
	2/3/2026	VEN-00569--Christina LaFour		260.00
	2/11/2026	VEN-00965--Coforge BPS America, Inc	36168	48,882.74
	2/17/2026	VEN-00322--Color Specialist Landscaping, Inc		5,130.00

2/26/2026	VEN-00374--CoStar Realty Information, Inc.	1,769.93
2/26/2026	VEN-00044--Crest Printing	632.00
2/26/2026	VEN-00044--Crest Printing	3,024.00
2/17/2026	VEN-00044--Crest Printing	1,673.00
2/26/2026	VEN-00610--DalfyMedia LLC	1,000.00
2/11/2026	VEN-00968--David Adickes Estate or Linda Wiley | 36169	126.04
2/26/2026	VEN-00519--David Russell	780.00
2/17/2026	VEN-00519--David Russell	520.00
2/13/2026	VEN-00519--David Russell	260.00
2/3/2026	VEN-00519--David Russell	260.00
2/3/2026	VEN-00949--DecorIQ LLC	142,170.16
2/3/2026	VEN-00330--Directv	111.98
2/13/2026	VEN-00962--Durwood Greene Construction Co.	1,152,270.44
2/26/2026	VEN-00606--ECO-COUNTER CORP	15,962.00
2/26/2026	VEN-00056--Egidio Narvaez Photographer	1,150.00
2/3/2026	VEN-00056--Egidio Narvaez Photographer	1,380.00
2/3/2026	VEN-00957--Elmore	16,500.00
2/26/2026	VEN-00974--Eric Davis	975.00
2/26/2026	VEN-00440--Fastlane Services	750.00
2/26/2026	VEN-00517--Franklin Burnett	260.00
2/13/2026	VEN-00517--Franklin Burnett	260.00
2/3/2026	VEN-00887--Gaspachos LLC	500.00
2/17/2026	VEN-00081--Hamilton Plumbing Services	364.28
2/13/2026	VEN-00081--Hamilton Plumbing Services	582.36
2/3/2026	VEN-00081--Hamilton Plumbing Services	1,035.36
2/26/2026	VEN-00082--Hardy & Hardy	4,400.00
2/13/2026	VEN-00082--Hardy & Hardy	8,225.00
2/26/2026	VEN-00083--Harris County Treasurer	10,370.00
2/27/2026	VEN-00086--Home Depot Credit Services	536.35
2/26/2026	VEN-00102--Incontrol Construction LLC	235.00
2/26/2026	VEN-00102--Incontrol Construction LLC	1,725.00
2/26/2026	VEN-00102--Incontrol Construction LLC	350.00
2/13/2026	VEN-00102--Incontrol Construction LLC	18,660.40
2/26/2026	VEN-00532--Ivan Sosa-Castillo	1,040.00
2/17/2026	VEN-00532--Ivan Sosa-Castillo	520.00
2/13/2026	VEN-00532--Ivan Sosa-Castillo	520.00
2/3/2026	VEN-00532--Ivan Sosa-Castillo	520.00
2/26/2026	VEN-00527--Jacob Pena	520.00
2/17/2026	VEN-00527--Jacob Pena	260.00
2/13/2026	VEN-00527--Jacob Pena	260.00
2/3/2026	VEN-00527--Jacob Pena	260.00
2/26/2026	VEN-00340--JACQUE GONZALEZ	84.01
2/3/2026	VEN-00956--Jeanette Carol Do	3,250.00
2/26/2026	VEN-00520--Jennifer Kennedy	1,418.00
2/17/2026	VEN-00520--Jennifer Kennedy	722.00
2/13/2026	VEN-00520--Jennifer Kennedy	1,236.00
2/26/2026	VEN-00595--Joe O'Neal	1,820.00
2/17/2026	VEN-00595--Joe O'Neal	780.00
2/13/2026	VEN-00595--Joe O'Neal	1,040.00
2/3/2026	VEN-00595--Joe O'Neal	520.00
2/26/2026	VEN-00447--Jordan Dunn-Ridgill	3,600.00
2/26/2026	VEN-00447--Jordan Dunn-Ridgill	2,400.00

2/17/2026	VEN-00126--Keith Gould		60.77
2/13/2026	VEN-00432--LEE'S GOLDEN DRAGON		4,500.00
2/11/2026	VEN-00966--Lereta LLC DBA Accumatch	36170	86.78
2/26/2026	VEN-00557--Lila Vaughn		455.00
2/13/2026	VEN-00146--Lincoln Colwell		1,770.00
2/11/2026	VEN-00495--Linebarger Goggan Blair & Sampson,	36171	15,508.62
2/13/2026	VEN-00147--Lone Star Flags		13,368.00
2/26/2026	VEN-00523--Marcus Labbe		260.00
2/13/2026	VEN-00523--Marcus Labbe		260.00
2/3/2026	VEN-00523--Marcus Labbe		260.00
2/26/2026	VEN-00721--Mario Maldonado		260.00
2/17/2026	VEN-00721--Mario Maldonado		520.00
2/3/2026	VEN-00721--Mario Maldonado		260.00
2/26/2026	VEN-00686--MELISSA OQUENDO		520.00
2/26/2026	VEN-00529--Moises Alfaro		2,340.00
2/17/2026	VEN-00529--Moises Alfaro		1,040.00
2/13/2026	VEN-00529--Moises Alfaro		1,040.00
2/3/2026	VEN-00529--Moises Alfaro		780.00
2/26/2026	VEN-00973--Nadeem M Ashraf		715.00
2/26/2026	VEN-00973--Nadeem M Ashraf		975.00
2/26/2026	VEN-00604--Nancy Jones		260.00
2/13/2026	VEN-00604--Nancy Jones		260.00
2/13/2026	VEN-00172--NCTP-CPAS PPLC*		3,613.50
2/27/2026	VEN-00975--Neamaci Rosales		975.00
2/17/2026	VEN-00890--New answerNet Inc. dba Westpark Communications		69.00
2/3/2026	VEN-00178--One Market Square Phase I		1,200.00
2/13/2026	VEN-00179--Orkin		97.82
2/11/2026	VEN-00967--Osther Pena	36172	369.61
2/27/2026	VEN-00752--Over the Top Events		6,000.00
2/17/2026	VEN-00752--Over the Top Events		3,000.00
2/27/2026	VEN-00185--Pfeiffer & Son, LTD.		8,222.00
2/27/2026	VEN-00185--Pfeiffer & Son, LTD.		3,528.51
2/23/2026	VEN-00192--Power Pest Corp dba Texas Bird Services		8,470.00
2/13/2026	VEN-00467--Premier Sound and Lighting of Houston		13,329.00
2/27/2026	VEN-00699--Prime Tent & Event Services		2,583.68
2/27/2026	VEN-00976--RAD LLC		520.00
2/27/2026	VEN-00199--Rae Security		220.00
2/27/2026	VEN-00200--Raffle Parking Company		900.00
2/13/2026	VEN-00201--Ralph Bivins Communications		6,000.00
2/17/2026	VEN-00831--Republic EV		457.48
2/13/2026	VEN-00831--Republic EV		531.49
2/13/2026	VEN-00831--Republic EV		79.99
2/13/2026	VEN-00831--Republic EV		847.49
2/11/2026	VEN-00735--RLJ S HOUSTON HUMBLE LP	36173	2,330.37
2/27/2026	VEN-00875--Rogelio Ruiz		520.00
2/17/2026	VEN-00875--Rogelio Ruiz		260.00
2/13/2026	VEN-00875--Rogelio Ruiz		260.00
2/3/2026	VEN-00875--Rogelio Ruiz		260.00
2/27/2026	VEN-00212--Ronald Cooks		455.00
2/27/2026	VEN-00217--Sabrina Naulings		975.00
2/17/2026	VEN-00560--SASHA SHEPARD		260.00
2/13/2026	VEN-00560--SASHA SHEPARD		260.00

2/10/2026	VEN-00893--SCD Blk 275 Houston LLC	36163	338.23
2/10/2026	VEN-00893--SCD Blk 275 Houston LLC	Voided - 36106	-338.23
2/10/2026	VEN-00895--SCD Blk 276 Houston LLC	36164	2,605.79
2/10/2026	VEN-00895--SCD Blk 276 Houston LLC	Voided - 36107	-2,605.79
2/17/2026	VEN-00219--Seal Security Solutions, LLC		116,676.00
2/3/2026	VEN-00220--SEARCH Homeless Services		18,000.00
2/27/2026	VEN-00978--Shane Wyatt		520.00
2/27/2026	VEN-00226--Southern Daily News		600.00
2/3/2026	VEN-00955--Space City Birria		1,750.00
2/13/2026	VEN-00318--STERLING EXPRESS SERVICES		150.00
2/27/2026	VEN-00244--SWA Group		9,758.17
2/27/2026	VEN-00245--Swank Motion Pictures		785.00
2/27/2026	VEN-00251--Texas Outhouse		614.41
2/3/2026	VEN-00251--Texas Outhouse		614.41
2/27/2026	VEN-00563--TEXAS PRIDE DISPOSAL		2,093.29
2/24/2026	VEN-00889--Texas VIP Rescue		300.00
2/19/2026	VEN-00889--Texas VIP Rescue		-300.00
2/3/2026	VEN-00260--The Harris Center For Mental Health and IDD		22,541.63
2/13/2026	VEN-00915--The Informal Grub		6,000.00
2/12/2026	VEN-00964--The Prestwick Group		6,321.70
2/3/2026	VEN-00270--TMS South, Inc		151.61
2/27/2026	VEN-00504--Today's Landscape		8,684.75
2/27/2026	VEN-00504--Today's Landscape		8,684.75
2/27/2026	VEN-00504--Today's Landscape		15,718.96
2/27/2026	VEN-00504--Today's Landscape		7,830.64
2/27/2026	VEN-00271--Touch Agree Property		3,972.60
2/3/2026	VEN-00271--Touch Agree Property		2,598.40
2/3/2026	VEN-00429--TriMark Strategic		646.79
2/13/2026	VEN-00277--Triple R Brothers		65.74
2/17/2026	VEN-00279--TXU Energy		7,759.65
2/13/2026	VEN-00281--Uline		1,270.82
2/27/2026	VEN-00283--Universal Plumbing Supply		9.96
2/11/2026	VEN-00289--UTS, LLC	36174	4,065.88
2/27/2026	VEN-00290--Verizon Wireless		641.52
2/13/2026	VEN-00534--Vestis Group, Inc		230.66
2/17/2026	VEN-00754--Viking Fence Co.		443.22
2/17/2026	VEN-00754--Viking Fence Co.		324.01
2/17/2026	VEN-00754--Viking Fence Co.		562.42
2/17/2026	VEN-00754--Viking Fence Co.		-443.22
2/17/2026	VEN-00754--Viking Fence Co.		-324.01
2/17/2026	VEN-00754--Viking Fence Co.		-562.42
2/11/2026	VEN-00754--Viking Fence Co.		443.22
2/11/2026	VEN-00754--Viking Fence Co.		324.01
2/11/2026	VEN-00754--Viking Fence Co.		562.42
2/6/2026	VEN-00754--Viking Fence Co.		-443.22
2/6/2026	VEN-00754--Viking Fence Co.		-324.01
2/6/2026	VEN-00754--Viking Fence Co.		-562.42
2/3/2026	VEN-00754--Viking Fence Co.		443.22
2/3/2026	VEN-00754--Viking Fence Co.		324.01
2/3/2026	VEN-00754--Viking Fence Co.		562.42
2/27/2026	VEN-00299--We 68 LLC		524.35
2/27/2026	VEN-00299--We 68 LLC		5,224.65

	2/27/2026	VEN-00303--Wholesale Electric Supply	21,900.00
	2/12/2026	VEN-00963--Yellowstone Landscape	6,610.19
	2/27/2026	VEN-00305--Young Audiences, Inc. of Houston	3,710.00
Total for HDMD Operating 3643			**3,168,398.83**
HDMD Capital x3635 - JP Morga Account no: 1890323635			
	2/13/2026	VEN-00045--CW Lighting, LLC	3,675.00
	2/13/2026	VEN-00147--Lone Star Flags	13,953.00
	2/17/2026	VEN-00185--Pfeiffer & Son, LTD.	27,173.07
Total for HDMD Capital x3635			**44,801.07**

Company name: Central Houston
Report name: Check register
Created on: 5/8/2026
Location: District--HDMD and Funds

Bank	Date	Vendor	Document no.	Amount
HDMD Operating 3643 - JP Morgan	**Account no: 1890323643**			
	3/31/2026	VEN-00380--ABC Home & Commercial services		154.43
	3/11/2026	VEN-00380--ABC Home & Commercial services		154.43
	3/31/2026	VEN-01009--Alex Navarro Music LLC		1,000.00
	3/11/2026	VEN-00339--All American Poly		16,241.04
	3/13/2026	VEN-01006--AMB Architects, PLLC		1,100.00
	3/20/2026	VEN-00530--Antoine Holmes		520.00
	3/17/2026	VEN-00530--Antoine Holmes		1,300.00
	3/31/2026	VEN-00324--Associated Landscape Services LLC		2,900.00
	3/11/2026	VEN-00324--Associated Landscape Services LLC		6,589.32
	3/11/2026	VEN-00324--Associated Landscape Services LLC		3,637.25
	3/20/2026	VEN-00404--AT&T		1,680.12
	3/17/2026	VEN-00404--AT&T		175.27
	3/10/2026	VEN-00981--Bank of America	36177	418.60
	3/11/2026	VEN-00016--Bartlett Tree Experts		9,750.00
	3/31/2026	VEN-00354--BERNARD SIMIEN		260.00
	3/20/2026	VEN-01008--Better Block Foundation		52,121.74
	3/20/2026	VEN-00497--BIII GStreet LLC		22,067.62
	3/31/2026	VEN-00321--Block by Block		562,738.01
	3/10/2026	VEN-00982--BOP Heritage LLC	36178	49,447.95
	3/31/2026	VEN-00021--Bracewell		1,250.00
	3/20/2026	VEN-00525--Brandon Kpotie		1,040.00
	3/17/2026	VEN-00525--Brandon Kpotie		1,040.00
	3/10/2026	VEN-00983--Bruce Grossman	36179	12.53
	3/20/2026	VEN-00025--Byron Kessler Inc.		3,500.00
	3/20/2026	VEN-00425--Centra 417 San Jacinto LLC		3,125.00
	3/19/2026	VEN-00032--Central Houston, Inc	36203	382,324.65
	3/4/2026	VEN-00032--Central Houston, Inc	36175	258,435.67
	3/10/2026	VEN-00984--Central Loan Administration	36180	399.29
	3/20/2026	VEN-00526--Charles Franklin		520.00
	3/17/2026	VEN-00526--Charles Franklin		1,040.00
	3/10/2026	VEN-00985--Chase	36181	175.17
	3/20/2026	VEN-00569--Christina LaFour		260.00
	3/17/2026	VEN-00569--Christina LaFour		780.00
	3/10/2026	VEN-00986--Christopher Dao	36182	428.35
	3/31/2026	VEN-00372--Coopwoods Air Conditioning Inc.		3,358.46
	3/20/2026	VEN-00374--CoStar Realty Information, Inc.		1,769.93
	3/17/2026	VEN-00519--David Russell		520.00
	3/10/2026	VEN-00987--Delvin Seawright	36183	27.98
	3/10/2026	VEN-00988--Dinusha Wijesinghe	36184	267.48
	3/11/2026	VEN-00330--Directv		111.98
	3/10/2026	VEN-00989--Dovenmuehle Mortgage, Inc	36185	707.35
	3/31/2026	VEN-00962--Durwood Greene Construction Co.		2,043,263.26
	3/11/2026	VEN-00962--Durwood Greene Construction Co.		1,202,094.68
	3/10/2026	VEN-00990--FC Tower Property Partners	36186	272,519.09
	3/17/2026	VEN-00517--Franklin Burnett		260.00
	3/10/2026	VEN-00991--Freedom Mortgage	36187	707.51
	3/10/2026	VEN-00992--Guild Mortgage Company	36188	718.24
	3/11/2026	VEN-00323--Gulf Coast Pavers, Inc		15,300.00
	3/11/2026	VEN-00323--Gulf Coast Pavers, Inc		26,400.00
	3/17/2026	VEN-00081--Hamilton Plumbing Services		576.75
	3/10/2026	VEN-00081--Hamilton Plumbing Services		3,027.50
	3/4/2026	VEN-00081--Hamilton Plumbing Services		619.62
	3/31/2026	VEN-00082--Hardy & Hardy		500.00

3/20/2026	VEN-00082--Hardy & Hardy		4,400.00
3/11/2026	VEN-00082--Hardy & Hardy		4,400.00
3/11/2026	VEN-00082--Hardy & Hardy		4,450.00
3/31/2026	VEN-00083--Harris County Treasurer		10,370.00
3/10/2026	VEN-00618--HM Market Square, LLC	36176	44,618.19
3/17/2026	VEN-01005--Houston Chronicle		5,000.00
3/31/2026	VEN-00102--Incontrol Construction LLC		6,885.00
3/20/2026	VEN-00102--Incontrol Construction LLC		700.00
3/17/2026	VEN-00102--Incontrol Construction LLC		17,551.20
3/11/2026	VEN-00102--Incontrol Construction LLC		755.00
3/20/2026	VEN-00532--Ivan Sosa-Castillo		260.00
3/17/2026	VEN-00532--Ivan Sosa-Castillo		1,040.00
3/20/2026	VEN-00527--Jacob Pena		260.00
3/17/2026	VEN-00527--Jacob Pena		520.00
3/17/2026	VEN-00110--James Kennedy		970.28
3/20/2026	VEN-00520--Jennifer Kennedy		646.00
3/17/2026	VEN-00520--Jennifer Kennedy		1,392.00
3/31/2026	VEN-00115--Jerdon Enterprise, LP		1,223,697.16
3/20/2026	VEN-00595--Joe O'Neal		1,040.00
3/17/2026	VEN-00595--Joe O'Neal		1,040.00
3/20/2026	VEN-00502--John Mills-McCoin		350.00
3/31/2026	VEN-00119--Johnson Controls Security Solutions		730.87
3/20/2026	VEN-00447--Jordan Dunn-Ridgill		5,055.00
3/31/2026	VEN-00126--Keith Gould		74.74
3/17/2026	VEN-00126--Keith Gould		63.78
3/17/2026	VEN-00128--Kennedy Brand Media		500.00
3/31/2026	VEN-00522--LANDSCAPE FORMS, INC		150.00
3/11/2026	VEN-00146--Lincoln Colwell		1,646.00
3/10/2026	VEN-00495--Linebarger Goggan Blair & Sampson,	36189	1,900.70
3/10/2026	VEN-00993--Loancare	36190	598.71
3/20/2026	VEN-00147--Lone Star Flags		42,985.50
3/17/2026	VEN-00523--Marcus Labbe		780.00
3/17/2026	VEN-00721--Mario Maldonado		520.00
3/17/2026	VEN-00157--Matheson Tri-Gas Inc		70.44
3/24/2026	VEN-00159--Maurice Duhon Jr		350.00
3/10/2026	VEN-00994--Midland Loan Services	36191	18,893.25
3/10/2026	VEN-00995--Midwest Loan Services	36192	63.88
3/20/2026	VEN-00529--Moises Alfaro		1,040.00
3/17/2026	VEN-00529--Moises Alfaro		2,080.00
3/31/2026	VEN-00170--Moonstar Cinema Services		735.30
3/17/2026	VEN-00170--Moonstar Cinema Services		1,508.20
3/20/2026	VEN-00604--Nancy Jones		260.00
3/10/2026	VEN-00996--Nationstar MTG LLC DBA Mr. Cooper	36193	1,454.57
3/11/2026	VEN-00890--New answerNet Inc. dba Westpark Communications		71.09
3/20/2026	VEN-00179--Orkin		277.65
3/11/2026	VEN-00179--Orkin		179.83
3/17/2026	VEN-00185--Pfeiffer & Son, LTD.		6,400.80
3/10/2026	VEN-00997--Planet Home Lending	36194	307.42
3/10/2026	VEN-00998--PNC Bank	36195	506.72
3/17/2026	VEN-00192--Power Pest Corp dba Texas Bird Services		8,470.00
3/17/2026	VEN-00467--Premier Sound and Lighting of Houston		13,329.00
3/16/2026	VEN-00467--Premier Sound and Lighting of Houston		-13,329.00
3/31/2026	VEN-00200--Raffle Parking Company		900.00
3/17/2026	VEN-00206--Reign Home Innovations		250.00
3/31/2026	VEN-00831--Republic EV		2,273.48
3/10/2026	VEN-00999--Richard Hernandez or Taylor Thomas	36196	64.67
3/10/2026	VEN-01000--Rocket Mortgage, LLC ISAOA ATIMA	36197	381.54
3/20/2026	VEN-00875--Rogelio Ruiz		260.00
3/17/2026	VEN-00875--Rogelio Ruiz		260.00

	3/17/2026	VEN-00875--Rogelio Ruiz		260.00
	3/31/2026	VEN-00217--Sabrina Naulings		260.00
	3/3/2026	VEN-00979--Sabrina Oseguera		260.00
	3/3/2026	VEN-00979--Sabrina Oseguera		260.00
	3/20/2026	VEN-00560--SASHA SHEPARD		520.00
	3/17/2026	VEN-00560--SASHA SHEPARD		1,040.00
	3/17/2026	VEN-00218--Scott Finke		388.85
	3/31/2026	VEN-00219--Seal Security Solutions, LLC		33,152.00
	3/20/2026	VEN-00219--Seal Security Solutions, LLC		72,760.00
	3/31/2026	VEN-00220--SEARCH Homeless Services		26,126.06
	3/10/2026	VEN-01001--Servicemac, LLC	36198	274.37
	3/10/2026	VEN-01002--Shellpoint Mortgage Services	36199	828.98
	3/11/2026	VEN-00318--STERLING EXPRESS SERVICES		130.00
	3/20/2026	VEN-00244--SWA Group		89,100.00
	3/3/2026	VEN-00244--SWA Group		25,900.00
	3/20/2026	VEN-00245--Swank Motion Pictures		785.00
	3/31/2026	VEN-00251--Texas Outhouse		614.41
	3/20/2026	VEN-00563--TEXAS PRIDE DISPOSAL		2,090.54
	3/11/2026	VEN-00259--The Davey Tree Expert Company		4,900.00
	3/31/2026	VEN-00260--The Harris Center For Mental Health and IDD		22,541.67
	3/11/2026	VEN-00260--The Harris Center For Mental Health and IDD		22,541.67
	3/31/2026	VEN-00504--Today's Landscape		29,315.91
	3/11/2026	VEN-00504--Today's Landscape		3,473.90
	3/20/2026	VEN-00271--Touch Agree Property		3,972.60
	3/11/2026	VEN-00271--Touch Agree Property		1,299.20
	3/31/2026	VEN-00700--TRAFCO INDUSTRIES		840.00
	3/20/2026	VEN-00276--Trik Motorsports		19,850.00
	3/11/2026	VEN-00276--Trik Motorsports		430.00
	3/17/2026	VEN-00277--Triple R Brothers		64.46
	3/17/2026	VEN-00279--TXU Energy		7,143.90
	3/20/2026	VEN-00281--Uline		315.33
	3/13/2026	VEN-01007--Underground Planet Art Studio, LLC		16,500.00
	3/10/2026	VEN-00289--UTS, LLC	36200	4,140.88
	3/10/2026	VEN-01003--Valon Mortgage, Inc	36201	574.20
	3/31/2026	VEN-00290--Verizon Wireless		641.48
	3/11/2026	VEN-00534--Vestis Group, Inc		229.14
	3/11/2026	VEN-00754--Viking Fence Co.		1,372.88
	3/20/2026	VEN-00299--We 68 LLC		5,224.65
	3/10/2026	VEN-01004--Westin Downtown Houston	36202	1,864.50
	3/24/2026	VEN-00963--Yellowstone Landscape		4,786.80
	3/11/2026	VEN-00963--Yellowstone Landscape		6,610.19
Total for HDMD Operating 3643				**6,805,128.81**

Company name: Central Houston
Report name: Check register
Created on: 5/8/2026
Location: District--HDMD and Funds

Bank	Date	Vendor	Document no.	Amount
HDMD Operating 3643 - JP Morgan Chase Account no: 1890323643				
	4/10/2026	VEN-00485--1000 Main LLC	36208	92,901.16
	4/30/2026	VEN-00380--ABC Home & Commercial services		154.43
	4/20/2026	VEN-01009--Alex Navarro Music LLC		1,000.00
	4/10/2026	VEN-01006--AMB Architects, PLLC		527.92
	4/30/2026	VEN-00530--Antoine Holmes		260.00
	4/20/2026	VEN-00530--Antoine Holmes		260.00
	4/10/2026	VEN-00530--Antoine Holmes		1,040.00
	4/3/2026	VEN-00530--Antoine Holmes		520.00
	4/3/2026	VEN-00324--Associated Landscape Services LLC		11,022.07
	4/30/2026	VEN-00404--AT&T		2,165.60
	4/20/2026	VEN-00404--AT&T		175.27
	4/3/2026	VEN-00404--AT&T		1,367.65
	4/30/2026	VEN-00016--Bartlett Tree Experts		2,250.00
	4/20/2026	VEN-00016--Bartlett Tree Experts		13,648.00
	4/3/2026	VEN-00016--Bartlett Tree Experts		4,380.00
	4/20/2026	VEN-00354--BERNARD SIMIEN		260.00
	4/3/2026	VEN-01008--Better Block Foundation		33,024.28
	4/20/2026	VEN-00497--BIII GStreet LLC		22,067.62
	4/30/2026	VEN-00321--Block by Block		645,723.24
	4/7/2026	VEN-00708--BOP HERITAGE LLC	36204	41,571.28
	4/7/2026	VEN-00708--BOP HERITAGE LLC	Voided - 36148	-41,571.28
	4/30/2026	VEN-00021--Bracewell		1,562.50
	4/30/2026	VEN-00525--Brandon Kpotie		780.00
	4/20/2026	VEN-00525--Brandon Kpotie		780.00
	4/10/2026	VEN-00525--Brandon Kpotie		780.00
	4/10/2026	VEN-00525--Brandon Kpotie		520.00
	4/3/2026	VEN-00525--Brandon Kpotie		520.00
	4/20/2026	VEN-00425--Centra 417 San Jacinto LLC		3,125.00
	4/24/2026	VEN-00032--Central Houston, Inc	36224	266,457.97
	4/30/2026	VEN-00526--Charles Franklin		780.00
	4/20/2026	VEN-00526--Charles Franklin		520.00
	4/10/2026	VEN-00526--Charles Franklin		1,300.00
	4/30/2026	VEN-00569--Christina LaFour		260.00
	4/20/2026	VEN-00569--Christina LaFour		260.00
	4/10/2026	VEN-00569--Christina LaFour		260.00
	4/3/2026	VEN-00569--Christina LaFour		260.00
	4/20/2026	VEN-00037--City of Houston-Dept of Public Works		2,490.27
	4/30/2026	VEN-00322--Color Specialist Landscaping, Inc		169,333.80
	4/3/2026	VEN-00372--Coopwoods Air Conditioning Inc.		5,596.19
	4/30/2026	VEN-00044--Crest Printing		1,516.50
	4/10/2026	VEN-00044--Crest Printing		89.00
	4/3/2026	VEN-00044--Crest Printing		790.00
	4/30/2026	VEN-00519--David Russell		260.00
	4/20/2026	VEN-00519--David Russell		520.00
	4/3/2026	VEN-00519--David Russell		520.00
	4/3/2026	VEN-00327--DirecTV		111.98
	4/10/2026	VEN-00894--Donald A Thiel	36209	52.40
	4/30/2026	VEN-00962--Durwood Greene Construction Co.		1,853,490.47
	4/10/2026	VEN-00323--Gulf Coast Pavers, Inc		15,600.00

4/10/2026	VEN-00323--Gulf Coast Pavers, Inc		6,237.94
4/3/2026	VEN-00323--Gulf Coast Pavers, Inc		97,667.00
4/20/2026	VEN-00078--Gurrola Reprographics Inc		102.28
4/10/2026	VEN-00081--Hamilton Plumbing Services		1,994.71
4/3/2026	VEN-00081--Hamilton Plumbing Services		377.40
4/30/2026	VEN-00082--Hardy & Hardy		4,950.00
4/10/2026	VEN-00082--Hardy & Hardy		3,550.00
4/3/2026	VEN-00082--Hardy & Hardy		5,800.00
4/20/2026	VEN-01022--Hobbs Services, LLC		2,775.00
4/10/2026	VEN-00086--Home Depot Credit Services		17.20
4/10/2026	VEN-01016--Houston Hotel Associates	36210	8,689.98
4/10/2026	VEN-01018--Houston Police Officer's Pension Syst	36211	36,692.37
4/10/2026	VEN-00102--Incontrol Construction LLC		19,306.32
4/30/2026	VEN-00376--INCONTROL water systems-DO NOT USE		2,935.00
4/30/2026	VEN-00532--Ivan Sosa-Castillo		520.00
4/20/2026	VEN-00532--Ivan Sosa-Castillo		520.00
4/10/2026	VEN-00532--Ivan Sosa-Castillo		1,040.00
4/3/2026	VEN-00532--Ivan Sosa-Castillo		520.00
4/30/2026	VEN-00527--Jacob Pena		260.00
4/20/2026	VEN-00527--Jacob Pena		260.00
4/10/2026	VEN-00527--Jacob Pena		520.00
4/3/2026	VEN-00527--Jacob Pena		260.00
4/30/2026	VEN-00520--Jennifer Kennedy		598.00
4/20/2026	VEN-00520--Jennifer Kennedy		694.00
4/10/2026	VEN-00520--Jennifer Kennedy		1,984.00
4/30/2026	VEN-00115--Jerdon Enterprise, LP		1,261,226.63
4/30/2026	VEN-00595--Joe O'Neal		780.00
4/20/2026	VEN-00595--Joe O'Neal		1,040.00
4/10/2026	VEN-00595--Joe O'Neal		780.00
4/10/2026	VEN-00595--Joe O'Neal		780.00
4/3/2026	VEN-00595--Joe O'Neal		780.00
4/10/2026	VEN-00502--John Mills-McCoin		350.00
4/20/2026	VEN-00447--Jordan Dunn-Ridgill		8,800.00
4/10/2026	VEN-01019--Kathleen Sydnor or David Whitcomb	36212	244.26
4/20/2026	VEN-00126--Keith Gould		77.87
4/3/2026	VEN-00126--Keith Gould		408.78
4/10/2026	VEN-00146--Lincoln Colwell		1,840.00
4/10/2026	VEN-00495--Linebarger Goggan Blair & Sampson,	36213	477.61
4/10/2026	VEN-00929--Lisa L Stout	36214	85.65
4/10/2026	VEN-00147--Lone Star Flags		7,878.00
4/3/2026	VEN-00147--Lone Star Flags		2,402.00
4/30/2026	VEN-00523--Marcus Labbe		260.00
4/20/2026	VEN-00523--Marcus Labbe		260.00
4/10/2026	VEN-00523--Marcus Labbe		260.00
4/10/2026	VEN-00721--Mario Maldonado		780.00
4/10/2026	VEN-01017--Mark Wiseman	36215	173.23
4/20/2026	VEN-00159--Maurice Duhon Jr		350.00
4/30/2026	VEN-00529--Moises Alfaro		1,300.00
4/20/2026	VEN-00529--Moises Alfaro		1,300.00
4/10/2026	VEN-00529--Moises Alfaro		1,820.00
4/10/2026	VEN-00529--Moises Alfaro		2,080.00
4/30/2026	VEN-00170--Moonstar Cinema Services		735.30
4/10/2026	VEN-00170--Moonstar Cinema Services		772.90
4/10/2026	VEN-00890--New answerNet Inc. dba Westpark Communications		109.00
4/10/2026	VEN-00845--ONE ALLEN CENTER CO LLC	36216	69,866.76

4/8/2026	VEN-00845--ONE ALLEN CENTER CO LLC	36205	7,233.36
4/8/2026	VEN-00845--ONE ALLEN CENTER CO LLC	Voided - 36013	-7,268.36
4/30/2026	VEN-00179--Orkin		179.83
4/29/2026	VEN-00180--Para Integration LLC		3,645.00
4/10/2026	VEN-00182--PartyPerks		14,000.00
4/30/2026	VEN-00185--Pfeiffer & Son, LTD.		9,000.00
4/20/2026	VEN-00185--Pfeiffer & Son, LTD.		2,063.27
4/10/2026	VEN-00185--Pfeiffer & Son, LTD.		3,802.10
4/23/2026	VEN-00192--Power Pest Corp dba Texas Bird Services		8,470.00
4/3/2026	VEN-00467--Premier Sound and Lighting of Houston		2,047.00
4/20/2026	VEN-01020--Prezi, Inc.		3,622.00
4/10/2026	VEN-00199--Rae Security		3,293.40
4/30/2026	VEN-00200--Raffle Parking Company		900.00
4/30/2026	VEN-00831--Republic EV		2,145.97
4/30/2026	VEN-00875--Rogelio Ruiz		260.00
4/20/2026	VEN-00875--Rogelio Ruiz		260.00
4/10/2026	VEN-00875--Rogelio Ruiz		260.00
4/3/2026	VEN-00875--Rogelio Ruiz		260.00
4/20/2026	VEN-00217--Sabrina Naulings		260.00
4/10/2026	VEN-00560--SASHA SHEPARD		260.00
4/10/2026	VEN-00560--SASHA SHEPARD		1,040.00
4/10/2026	VEN-00893--SCD Blk 275 Houston LLC	36217	314.60
4/10/2026	VEN-00895--SCD Blk 276 Houston LLC	36218	2,423.75
4/10/2026	VEN-00219--Seal Security Solutions, LLC		1,700.00
4/10/2026	VEN-00219--Seal Security Solutions, LLC		115,984.00
4/30/2026	VEN-00220--SEARCH Homeless Services		11,904.71
4/10/2026	VEN-01015--Southwell Properties LLC	36219	478.02
4/10/2026	VEN-00318--STERLING EXPRESS SERVICES		50.00
4/10/2026	VEN-00239--Street Art Mankind Corp		15,000.00
4/3/2026	VEN-00244--SWA Group		88,500.36
4/30/2026	VEN-00245--Swank Motion Pictures		785.00
4/20/2026	VEN-00245--Swank Motion Pictures		750.00
4/3/2026	VEN-00245--Swank Motion Pictures		785.00
4/20/2026	VEN-00247--Synlawn Houston		3,418.26
4/20/2026	VEN-00785--Talon Construction LLC		10,195.00
4/30/2026	VEN-00251--Texas Outhouse		614.41
4/20/2026	VEN-00563--TEXAS PRIDE DISPOSAL		2,244.48
4/20/2026	VEN-00259--The Davey Tree Expert Company		2,400.00
4/10/2026	VEN-00847--THREE ALLEN CENTER CO LLC	36220	68,492.76
4/8/2026	VEN-00847--THREE ALLEN CENTER CO LLC	36207	14,947.82
4/8/2026	VEN-00847--THREE ALLEN CENTER CO LLC	Voided - 36017	-14,982.82
4/30/2026	VEN-00271--Touch Agree Property		2,598.40
4/3/2026	VEN-00271--Touch Agree Property		2,598.40
4/10/2026	VEN-00276--Trik Motorsports		2,075.00
4/10/2026	VEN-00277--Triple R Brothers		43.98
4/10/2026	VEN-00846--TWO ALLEN CENTER CO LLC	36221	127,189.81
4/8/2026	VEN-00846--TWO ALLEN CENTER CO LLC	36206	47,934.49
4/8/2026	VEN-00846--TWO ALLEN CENTER CO LLC	Voided - 36018	-47,969.49
4/10/2026	VEN-00279--TXU Energy		6,180.56
4/20/2026	VEN-00283--Universal Plumbing Supply		93.60
4/10/2026	VEN-00289--UTS, LLC	36222	4,065.88
4/30/2026	VEN-00290--Verizon Wireless		641.32
4/3/2026	VEN-00534--Vestis Group, Inc		228.01
4/30/2026	VEN-00754--Viking Fence Co.		391.13
4/3/2026	VEN-00754--Viking Fence Co.		391.13

	4/3/2026	VEN-00754--Viking Fence Co.		391.13
	4/20/2026	VEN-00299--We 68 LLC		5,224.65
	4/10/2026	VEN-01014--William Matthews	36223	6.26
	4/30/2026	VEN-00963--Yellowstone Landscape		6,610.19
Total for HDMD Operating 3643				**5,268,005.88**

PROJECT SPOTLIGHT: DISASTER PREPAREDNESS & RESILIENCY PROJECT

In Meeting Presentation

ACTION ITEM	Authorize staff to negotiate and President to enter into agreements with vendors necessary for implementation of the "Via Fútbol" Implementation project for the 2026 FIFA Men's World Cup.

SERVICE PLAN	2026-2035
Account Code	773.300
Budget & Year	$500,000 2026

REQUEST	Request to approve all vendor categories, as outlined in attached Exhibit A, in a total amount not to exceed the remaining budget previously approved.

DESCRIPTION	In March 2026, the Board approved up to $500,000 for Via Fútbol implementation and authorized a contract amendment with Better Block to serve as Owner's Representative ($95,000). At that meeting, sole-source language was removed at the direction of counsel to ensure full procurement compliance. Per HDMD policy, contracts exceeding $25,000 require Board approval. Staff has since completed competitive procurement and returns to seek authorization to execute the necessary vendor agreements. Staff requests authorization to enter into agreements with vendors across the categories detailed in the attached Exhibit A, which includes water and concrete barricades, street art, portable restrooms, wayfinding signage, vinyl graphics, ADA ramps, and fencing. Several vendors are still to be determined; Board approval of all categories at this time will allow staff to execute agreements as final bids are received without requiring additional Board action. Via Fútbol is scheduled to begin in June 2026, less than a month away.

DISCUSSION	This request represents the final procurement step needed to deliver the Via Fútbol project. The temporary enhancements will create safe, ADA-compliant pedestrian connections between key Downtown destinations and reinforce the District's public realm investments during World Cup activities. Of the $500,000 Board-approved budget, $95,000 is committed to Better Block. The vendor agreements presented here will bring cumulative expenditures not to exceed $405,000 — within the approved budget. All vendors were/will be selected through competitive procurement; bid summaries and selection rationale are included in Exhibit A. Approving all vendor categories now ensures staff can execute agreements efficiently as final bids are confirmed, without requiring additional Board action.

DBE PARTICIPATION	Efforts will be made to utilize DBE vendors.

EXHIBIT A

VIA FUTBOL PROJECT	TOTAL BUDGET:	$500,000	*(Board approved budget amount March 5, 2026)*
CATEGORY	**VENDOR**	**PRICE**	**NOTES**
Project Mgmt	**Better Block, LLC**	**$95,000**	Amendment to prior management contract approved by Board March 2026.
		$405,000	
ITEMS REQUIRING BOARD APPROVAL 5/14/2026			
CATEGORY	**VENDOR**	**PRICE**	**NOTES**
Water Barricades	**Houston Barricade & Supply, LLC**	**$44,768**	Other bids came in making customer responsbile for fill/drain or otherwise non-responsive. Both other bids higher--above $80K or $90K.
Concrete Barricades	**Tricon Precast Ltd.**	**$54,780**	One vendor declined to bid; third was over $90K and bid for purchase only.
Street Art	**Up Art Studio**	**$80,000**	Two additional bids were between $215K and $297K; a fourth declined to bid.
Bathrooms	**Victory Rentals**	**$20,000**	Five bids sought; three were limited areas only (Rusk and/or MSP); one was for add-on services only with no specific amount.
Wayfinding Signs	**Aria Signs & Designs**	**$69,048**	Three vendors submitted proposals. One was over $90K, and one was unable to meet specfications. This bid was the lowest, most responsive, does include a rush fee of 20% ($11,200) to meet the deadline.
		$136,404	
OTHER ITEMS IN PROJECT	***(under $25,000; seeking Board approval in the event bid exceeds this threshold)***		
CATEGORY	**VENDOR**	**PRICE**	**NOTES**
Oasis Zone		$20,000	Proposals still being negotiated, lowest bid approx $12K
Vinyl Wayfinding Signs	Thomas Printworks	$21,406	
ADA Ramps		$9,300	Purchase by District.
Fencing		$6,000	Rental by District.
	EST. BUDGET REMAINING:	**$79,698**	

ACTION ITEM

Approve a Resolution authorizing the Houston Downtown Management District's application to the U.S. Department of Transportation's FY 2026 Safe Streets and Roads for All (SS4A) Funding Program, and committing a 20% local match of $100,000 toward a total project budget of $500,000.

DESCRIPTION

USDOT's FY 2026 SS4A program makes funding available for planning grants to eligible units of local government to address roadway safety challenges and advance mobility objectives including access, connectivity, emergency response, and quality of life. The District is a political subdivision of the State of Texas with statutory authority over transportation, economic development, and public welfare, and is an eligible applicant. The District has the support of the City of Houston and a demonstrated track record of planning and implementing mobility projects that benefit residents, visitors, and the business community.

DISCUSSION

The SS4A Planning Grant will fund a comprehensive roadway safety planning effort for Downtown Houston, building on the District's existing mobility initiatives. Total project cost is $500,000, with a federal SS4A grant request of $400,000 (80%) and a local match of $100,000 (20%).

Note on Match Commitment: Goodman strongly advises including the $100,000 match commitment to strengthen the application. The Board should note that this commitment falls outside the normal budget process and may warrant additional discussion prior to approval.

The resolution authorizes: (1) the District's commitment to provide a 20% local match, affirming such funds are committed and available; (2) development and submission of the grant application; and (3) the President & CEO to execute all necessary documents.

Suggested Motion: "I move to approve the Resolution authorizing the District's FY 2026 SS4A grant application and committing a local match of up to $100,000, as presented."

DBE Participation

TBD

A RESOLUTION SUPPORTING THE HOUSTON DOWNTOWN MANAGEMENT DISTRICT'S APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION'S FY 2026 SAFE STREETS AND ROADS FOR ALL FUNDING PROGRAM

WHEREAS, the U.S. Department of Transportation (USDOT) has issued a Notice of Funding Opportunity (NOFO) for eligible units of local government to apply for funding under the Fiscal Year 2026 Safe Streets and Roads for All Funding Program;

WHEREAS, these funds may be used to support a Planning Grant to address roadway safety challenges while advancing broader mobility objectives related to access, connectivity, travel time reliability, emergency response, and quality of life;

WHEREAS, the FY26 NOFO prioritizes projects that align with the goals of the Houston Downtown Management District (District) including coordination with emergency response initiatives, context-sensitive design, and strategies that reduce vagrancy and improve quality of place;

WHEREAS, the District is a political subdivision of the State of Texas, created by the Texas Legislature, with the statutory purpose to develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety, and the public welfare; and

WHEREAS, the District is uniquely positioned to lead this planning effort, has the support of the City of Houston, and has a demonstrated track record of planning and implementing mobility projects, in coordination with the City, that benefit residents, visitors, and the business community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HOUSTON DOWNTOWN MANAGEMENT DISTRICT THAT:

1. The District commits to providing a 20% local match toward the proposed project, affirming that such funds are committed and available as needed.

2. The Board of Directors authorizes the development and submission of the grant application, and further authorizes the President & CEO to execute all necessary documents in connection therewith.

DULY PASSED AND APPROVED by a majority vote of the Board of Directors of the Houston Downtown Management District on this xth day of May 2026.

_____	_____
Leslie Garcia Ashby	Marian Harper
Board Chair	Board Secretary

DRAFT

ACTION ITEM	Authorize execution of the inter-local agreement with METRO for the District to continue to be the downtown bus stop cleaning contractor.
SERVICE PLAN	2026-2035
Account Code	4254-00
Budget & Year	$310,000 2026
REQUEST	None (revenue)
DESCRIPTION	This action allows the District to continue to be METRO's contractor for bus stop cleaning in downtown for the next three years.
DISCUSSION	This action is contingent on METRO receiving authorization from their board for the District to be the downtown bus stop cleaning contractor. This agreement sets the scope and pricing for cleaning bus stops for the next three years. The District will utilize BBB personnel to perform the task of removing trash and graffiti at the stops daily and a pressure washing DBE sub-contractor to pressure wash all the METRO designated stops on the scheduled nights. The District will continue to invoice METRO quarterly and the amount is recorded under revenues to the District. The District will receive approximately $1,011,000 over the three years.
M/WBE Participation	Currently the District utilizes a DBE for pressure washing portions of the scope.



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

April 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: The inaugural Downtown Executive Circle brought together 12 executives from the Central Houston Membership for a conversation centered on succession planning and executive transitions. Dan Bellow and Ronnie Deyo of JLL lent their perspectives firsthand, as Ronnie succeeded Dan as President of the Houston office this past December. Attendees heard the behind-the-scenes details and planning efforts that shaped their transition, then engaged in robust dialogue around real-world succession scenarios. The discussion was candid, practical, and well-received, making for a strong debut for the series.

Participating Agencies:

Central Houston

1.7 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: In advance of the hosting of the World Cup, DTH+ is collaborating with the Mayor's office, FWC26 Host Committee, the HHC Sports Authority, Houston First, METRO, and GHP to collect information about city wide improvements being made to support Houston's role as a host city. A survey was developed by DTH+ and sent to more than 50 partner TIRZs, management districts, parks conservancies, and chambers of commerce to help build the comprehensive picture of Houston's preparations as a host city. The compendium of all improvements will be completed in early April. DTH+ has completed procurement for a create / video services vendor to produce the deliverables. Overall, the envisioned video and PR strategy will summarize all the many ways Houston has leveraged the opportunity to create legacy investments. A committee of the leadership partners will be meeting every two weeks, starting on April 10th, to guide in the production of the creative assets.

Participating Agency:

Central Houston

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: Efforts are advancing with important work—both on-site and through design development—to reposition Tranquillity Park into a high-performance public space. Immediate on-site progress includes repairing existing lighting and installing new tree canopy uplighting to enhance the park's evening atmosphere and safety. Following the Art Car Parade, we will begin installing neutral, wood-toned fountain decking at the east pools of the fountain on April 13, with completion scheduled for May 29. On the design front, we have engaged OJB—the firm behind Dallas's Klyde Warren Park—to lead the "human-scale" transformation of the site. Their scope includes redesigning western portions of the fountain for active public use, softening the park's edges to improve accessibility, and selecting new furnishings to encourage longer dwell times. Regarding fund development, Downtown Houston+ is presenting a $5 million grant request to the a local foundation the week of April 6. This funding is intended to support the majority of the capital improvements slated for 2026.

Participating Agencies:

Central Houston | downtown district | Downtown Redevelopment Authority

2.9 Pro-actively address perceptions and reporting that affect the image and reputation of Downtown.

Highlight: DH+ understands that perceptions of Houston's Downtown are shaped by its iconic skyline. For some time, it has been evident that the graffiti laden, partially dismantled 30-story concrete tower at 801 St. Joseph Parkway –the former Days Inn – represents the nadir of Downtown's high rises and is notable for tarnishing that skyline. In a targeted effort to both mitigate the blighted residential tower, and to transform the structure's appearance into an affirmative expression of Houston's aspirational spirit, DH+ entered into an agreement with Street Art for Mankind (SAM) to implement a mural project on each of the building's faces, including the parking podium. The project, termed "Space for All" will address and improve the posture of the blighted structure in a cost-effective and enduring manner. Treating the entire building as a canvas, the artists provided through SAM will 'flip the script' of this structure through images of uplift and opportunity. The images on the west side of the building, "Reaching for the Stars", and the east side of the building, "Reach for Each Other, lend figural substance to the overall themes of striving and aspiration. The images that will festoon the four sides of the building's parking podium, the north and south elevator shafts, and penthouse cap -- under the theme "Space to Imagine a Better Future" -- rely upon symbolic elements grounded in Texas culture and express messages of resilience, vitality, and pride. These artists will not be working alone but will draw on artists from the Houston community to assist in rendering these images in time for the FIFA Men's World Cup.



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

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

Highlight: The DTH+ "mill & overlay" project is making significant progress, enhancing 85+ blocks and focusing on key corridors in need of repair. At the project's halfway point, it was determined to be under budget, ahead of schedule, and forecast to be completed at a lower cost than the amount of the H-GAC / TxDOT grant. Seizing the opportunity to make full use of the H-GAC grant funds, DTH+ proposed a scope expansion to 120 blocks. Through a coordinated effort with the City of Houston, a change order was submitted to TxDOT in mid-February to approve the inclusion of 35 more blocks. TxDOT approved the expansion in mid-March, and the improvements remain on track to be completed before the May 31, 2026 deadline.

Participating Agency:

Downtown Redevelopment Authority

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

Highlight: The World Baseball Classic and NCAA Sweet 16/Elite 8 activations advanced SAP Goal 3.9 by enhancing the sports fan experience with game-day programming integrated into the built environment. World Baseball Classic efforts transformed Texas Avenue through interactive sidewalk art, requiring coordination with property owners and businesses to align logistics and enhance corridor connectivity. These efforts generated 114,736 views, 2,173 likes, 77 comments, 721 shares, 93 saves, and 180 Engage by Cell page views, while earning media coverage (see Immigrant artist transforms Houston streets for World Baseball Classic). Separately, NCAA activations at Discovery Green generated 219 shares, 122 sessions, and 152 media views, reaching 9,344 users with 33,592 impressions, reinforcing scalable strategies that enhance the downtown experience during major events.

Participating Agency:

downtown district



GOAL 4

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

4.5 Work with local government build partnerships to reform regulatory processes to expedite timetables and decrease barriers to entry.

Highlight: Houston, we have a Main Street! Building on earlier joint City-District initiatives for the activation of Main Street, including the closure of certain blocks to traffic and the District's construction of expanded pedestrian areas, District staff worked with the City of Houston to finalize two ordinances adopted by City Council on March 18, 2026. These ordinances create a new regulatory framework that delegates to Downtown Houston+ the operation and permitting of outdoor spaces, the authority to adopt design standards and procedural rules. This is expected to expedite processing of permits, encourage participation with "local" review by the District, and with the incentive of Alfresco grants to assist businesses with associated costs, decrease the barriers to entry and activation of outdoor spaces.

Participating Agency:

Central Houston | downtown district | Downtown Redevelopment Authority

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

Highlight: The Alfresco Grant Program is now open and available to all qualifying retail businesses in Downtown. This grant is created to activate our Downtown corridors, bringing visitors, more business, and a vibrant atmosphere to the streetscape. The Spring 2026 Cycle is structured into bi-weekly submittal periods running from April to June. Applications are due by the close of business on the 2nd and 4th Fridays of each month. HDMD initially awarded $100K for the initial launch of the Alfresco Grant program. The base grant maximum is $10K for qualifying expenses. There is no required owner match. A site plan and sublicense are required for a grant award. To complement the launch of Downtown's new Promenade, DTH+ Staff is prioritizing Main Street Activation for the Spring 2026 Cycle.

Participating Agencies:

Central Houston | downtown district | Downtown Redevelopment Authority



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

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

Highlight: : The Houston Downtown Management District's (HDMD) Nominating Committee has opened up its 2026 Board nominations process and is working to identify stakeholders interested in pursuing Board service. The Board currently has three vacancies plus seven members with expiring terms to consider. Property owners, businesses, employees and residents within the HDMD boundary are eligible for consideration. If approved by the HDMD Board, appointments are then ratified by the Houston City Council. Board terms are 4-years, and its attendance policy requires that members do not miss more than three meetings in a year, or two meetings consecutively. Stakeholders interested in pursuing HDMD Board service are encouraged to reach out to DTH+ leadership to learn more.

Participating Agencies:

downtown district

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: DTH+ is pleased to announce that Chevron will return as the Presenting Sponsor of the State of Downtown 2026. This year's theme, "Built for 2026. Designed for the Future. The year's momentum becomes tomorrow's legacy," was developed in partnership with Chevron and reflects a downtown being intentionally shaped for what comes next. It honors the projects, partnerships, and progress that will define Downtown Houston's trajectory for years to come. The event will take place on October 29, 2026, at 713 Music Hall. A formal save the date and sponsorship opportunities will be shared soon.

Participating Agencies:

Central Houston



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.

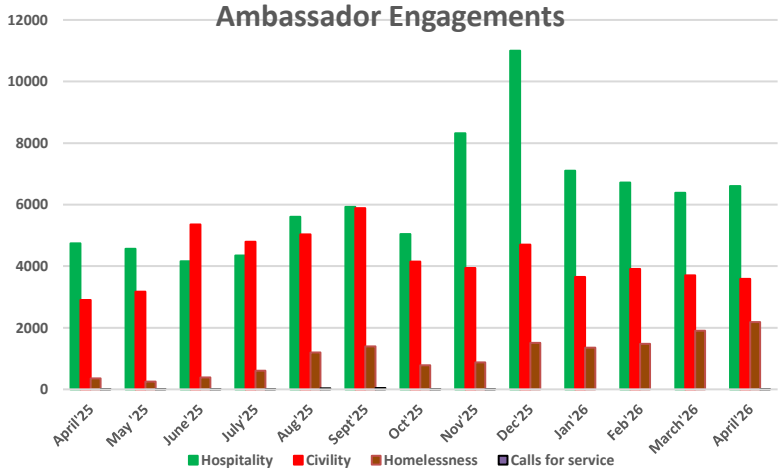
Highlight: Downtown Houston Resident Night at Phoenicia Specialty Foods and MKT BAR brought strong resident participation, growing from 84 attendees at 6:12 PM to 162 by 7:40 PM. The event was thoughtfully co-created and planned by the Downtown Houston+ team and Phoenicia ownership, with promotion reaching 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.

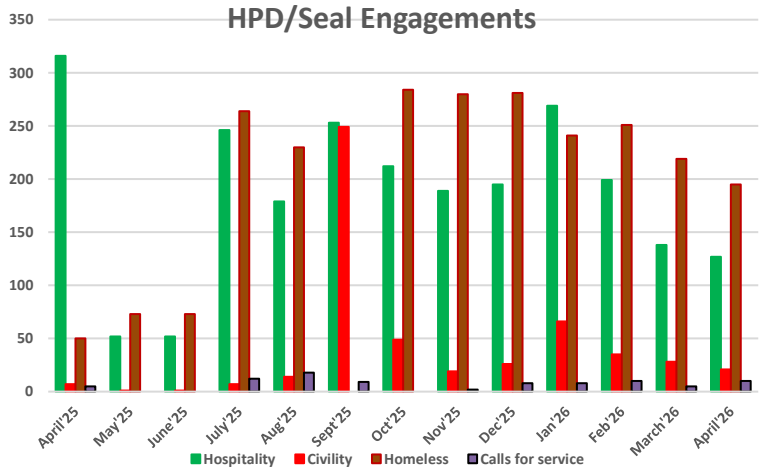
Participating Agencies:

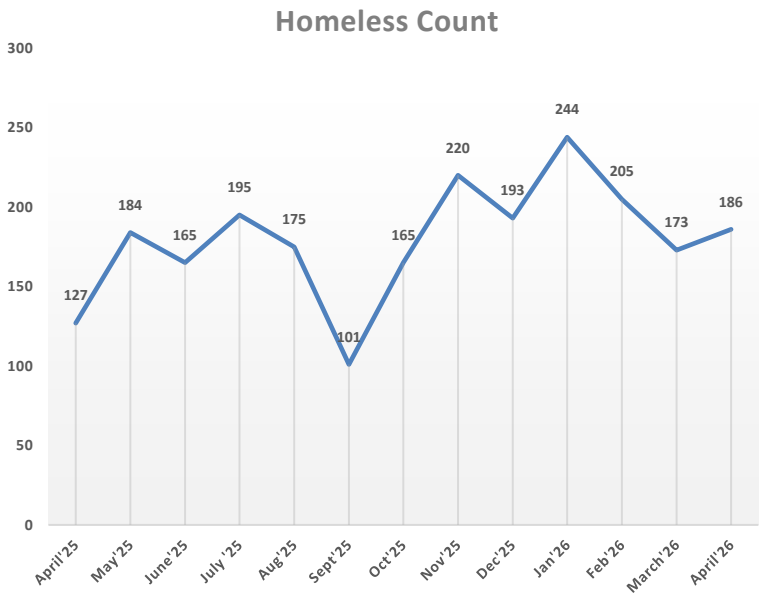
downtown district

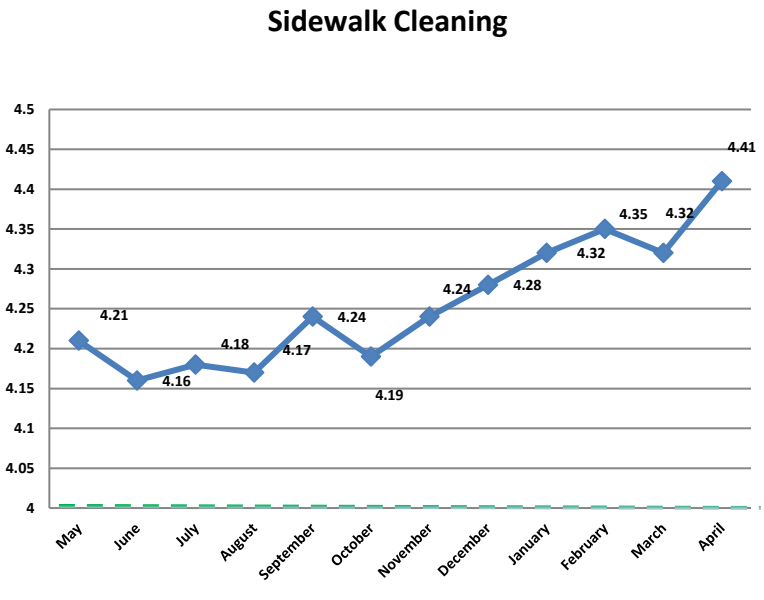
Engagements	Homeless Count	Sidewalk Cleaning	Garbage Disposed (Tons)	BF Clean/Graffiti/Bio
50,410	**202**	**4.35**	**549**	**74495/3208/6340**
Total	Average	Average	Total	Total

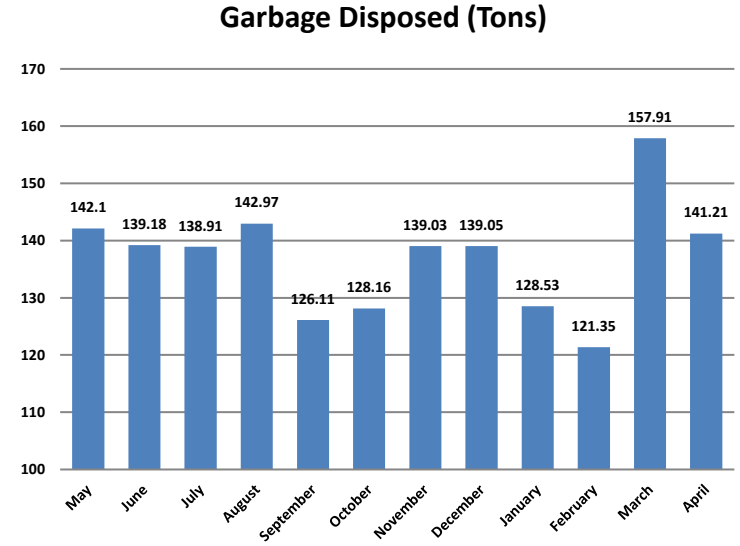
Safety & Quality Control

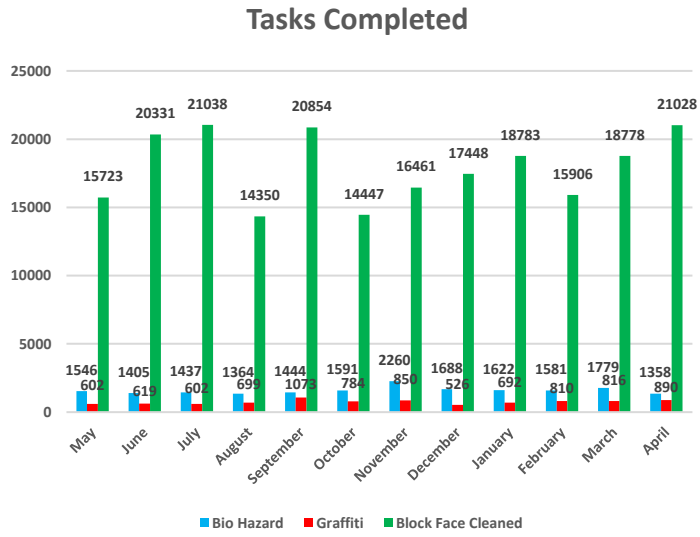












Digital Performance Snapshot

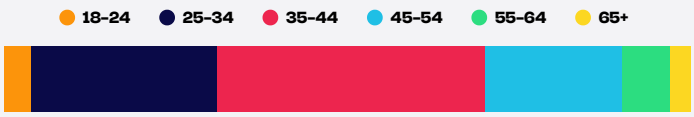
April 2026

SOCIAL

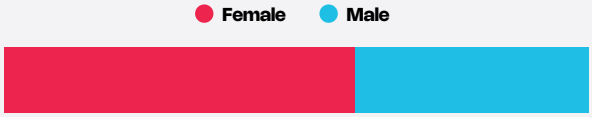
Social Metrics

	Instagram	Facebook	X	TikTok	LinkedIn
Total Reach	3.8M	255,600	32,809	45,000	1,085
Total Impressions	129,092	171,054	4,432	4,686	1,905
Total Followers (+Increase)	203,526 (+1,025)	172,379 (+473)	159,677 (No Change)	11,727 (+91)	5,837 (+46)

Followers by Age



Followers by Gender

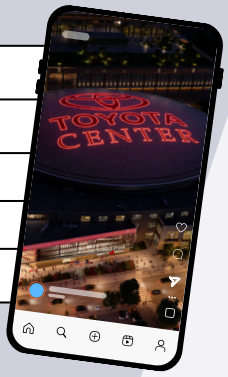


Top Content of the Month

Toyota Center Reimagined

This post highlighted Toyota Center and Clutch City Sports & Entertainment's announcement of Toyota Center Reimagined, a bold transformation designed to elevate the fan experience and further establish downtown Houston as a premier destination for sports, entertainment, and major events.

Views	759,572
Likes	33,582
Comments	347
Shares	11,459
Saves	1,210



WEBSITE

Top 3 Viewed Pages

1 Calendar — 16,893 Visits

Unique Visitors	Views/User	Avg. Time
10,520	1.61	26s

2 Tunnels — 11,293 Visits

Unique Visitors	Views/User	Avg. Time
6,923	1.63	49s

3 Parking — 8,477 Visits

Unique Visitors	Views/User	Avg. Time
5,642	1.50	18s

