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MIDTOWN MANAGEMENT DISTRICT
PARKING BENEFIT DISTRICT
ADVISORY COMMITTEE MEETING
June 11, 2026

(For Committee Members Only)

MIDTOWN PARKING BENEFIT DISTRICT

ADVISORY COMMITTEE

NOTICE OF MEETING

AGENDA

TO: MEMBERS OF THE MIDTOWN PARKING BENEFIT DISTRICT ADVISORY COMMITTEE OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the **Advisory Committee** of the **Midtown Parking Benefit District** will hold a regular meeting in-person, on **Thursday, June 11, 2026** at **3:00 p.m.** in **the 3rd Floor Conference Room located at 410 Pierce Street, Houston TX 77002,** inside the boundaries of the District, ***open to the public*****,** to consider, discuss and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters identified on the agenda below.

AGENDA

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.
3. Consent Agenda.
    a Approval of March 12, 2026 PBD Advisory Committee Minutes
4. ParkHouston Presentation.
5. Midtown Camera Grant Program.
6. Status of Current Projects.
7. Announcements.
8. Next meeting date: **Parking Benefit Advisory Committee Meeting**
   Thursday, September 10, 2026, at 3:00pm
   3rd Floor Conference Room
   410 Pierce Street
   Houston, Texas 77002

9. Adjourn.

SEAL

Maggie Segrich,CD

Maggie Segrich, Chair
Midtown Parking Benefit District

If you would like to make public comments at this meeting, please register prior to 3:00 p.m. Registration sign in sheets for those making public comments will be picked up promptly at 3:00 p.m.

MIDTOWN MANAGEMENT DISTRICT
MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.

MIDTOWN MANAGEMENT DISTRICT
PARKING BENEFIT DISTRICT ADVISORY COMMITTEE MEETING
MINUTES

Thursday, March 12, 2026 at 3:00 p.m.

Midtown Management District Offices, 3rd Floor Conference Room
410 Pierce Street, Houston, Texas 77002

The Parking Officials were present, and the meeting was open to the public.

1. Roll Call	Maggie Segrich Scarlett Yarborough Ericka Butler Giselle Martinez All Committee Members above were present except Committee Member Maggie Segrich. Also, in attendance were: **Midtown Staff:** Chrystal Davis, Cynthia Alvarado, Madison Walkes, and Sharita Bohanna **Other Attendees:** Daniel Denslow, Catherine Teiselich, and Jaime Perez of the University of Houston; Rami Arafat, Senior Division Manager of Administration and Operations and Kevia Stroder of ParkHouston, City of Houston Administration and Regulatory Affairs Department.
2. Public comments	There were no public comments made.
3. Consent Agenda	Mrs. Chrystal Davis presented the Consent Agenda. Committee Member Martinez moved to approve the Consent Agenda at the Midtown Parking Benefit District Advisory Committee meeting. The motion was seconded by Committee Member Butler and carried unanimously.
4. ParkHouston Presentation	Mr. Arafat reported that meter and permit revenues continue to remain consistent throughout the fiscal year. Revenue and transaction activity between September 2025 and February 2026 ranged from approximately $29,269 to $36,727 per month, with

	meter transactions ranging between 10,521 and 13,815 monthly transactions. He further reported that the average revenue per transaction ranged from $2.44 to $2.83, indicating stable meter usage across the district. Expired meter citations issued during the reporting period ranged from 314 to 563 citations per month. Mr. Arafat also provided an overview of the Midtown PBD FY2026 Income Statement, noting that revenue performance and expenditures remain within projections and that the Midtown PBD continues to maintain a positive financial position.
5. Midtown Camera Grant Program Presentation	Committee Vice Chair Butler reminded the Committee that the grantees of the Midtown Camera Grant Program are: • Museum Plaza Building • Sunoco • Axelrad Beer Garden • Seung Jin LLC • Trinity Episcopal Church She and Ms. Bohanna further reminded the Committee that the Midtown Management District Camera Grant Program offers eligible commercial property or business owners the opportunity to receive a SentriForce surveillance camera, installed and maintained for up to six months at no cost, to help deter crime and support law enforcement collaboration. She reported that Cycle 2 of the program opened on February 23, 2026, with applications due by April 17, 2026. Site visits for applicants have been completed for three site locations and new grant awardees will be announced by June 12, 2026. Vice Chair Butler also stated that the program continues to support Midtown businesses and property owners by providing surveillance cameras to assist with crime deterrence and improve coordination with law enforcement.
6. Status of Current Projects	Ms. Bohanna provided an update of the current public safety initiatives that were funded by the Parking Benefit District Advisory Committee. She also presented an update on the HPD Vagrant and

	Property Crime Reduction Initiative, which includes bike patrol operations and began December 1, 2025. Reported activities included: • Primary Calls: 6 • Secondary Calls: 8 • Offense Reports: 23 • Citizen Contacts: 331 Additional enforcement actions included: • BMV Cards Issued: 188 • City Warrants Executed: 137 • Moving Violations: 16 • Non-Moving Violations: 34 Additional operations included: • TABC / Club Inspections: 3 • Trespasser Warnings Issued: 74 This initiative continues to focus on addressing nuisance activity, trespassing, and property crime concerns within the Midtown district. HPD Loud Noise Reduction Initiative Ms. Bohanna provided an update on the HPD Loud Noise Reduction Initiative, which began November 15, 2025 and remains active until funds are depleted. Reported activity included: • Primary Calls: 2 • Secondary Calls: 6 • Offense Reports: 9 • Cases Cleared: 4 TABC enforcement activity included: • Club Inspections: 12 • Warnings Issued: 42 • Citations Issued: 114 • Arrests: 3 • ORI Reports: 13 Additional enforcement actions included: • Misdemeanor Warrants Executed: 4 • Surveillance Hours: 4

	• Non-Moving Violations: 15 • Parking Violations: 2 • Traffic Stops: 1 She further stated that the arrests and misdemeanor charges included violations related to illicit beverages prohibited, unmutilated identification stamps, and possession of empty bottles. The Committee acknowledged the continued coordination between Midtown Management District and the Houston Police Department to address nightlife-related noise complaints and compliance issues.
7. FY 2026 Use of Funds	Ms. Davis presented the Midtown Parking Benefit District **Use of Funds** financial summary for the reporting period ending January 2026. She reported that the financial summary reflects current expenditures compared to the adopted budget and is presented on an accrual basis. Ms. Davis also informed the Committee that the adopted FY2026 Parking Benefit District budget totals $179,679.00. As of the January 2026 reporting period, no expenditures had been recorded under this category, resulting in the full budget amount remaining available for future initiatives and projects. The financial summary was presented as follows: • Actual Expenses (January 2026): $0.00 • Adopted Budget: $179,679.00 • Remaining Budget: $179,679.00 • Percent of Budget Used: 0% Ms. Davis stated that Parking Benefit District funds continue to support various approved public safety and infrastructure initiatives, including traffic and parking management enforcement, property crime reduction initiatives, loud noise reduction enforcement, the Midtown Camera Grant Program, and other district improvement projects approved by the Committee. She noted that the expenditures will continue to be monitored as projects move forward and funds are utilized throughout the fiscal year.
8. Announcements	Next meeting: Thursday, June 11, 2026, at 3:00p.m.
9. Adjourn	There being no other business, the meeting was adjourned.

Committee meetings are open to the public. For special needs or information about this Committee, please contact Chrystal Davis at 713-526-7577 or cdavis@midtownhouston.com.

_____ _____

Maggie Segrich
Committee Chair

Date

Midtown Parking Benefit District

June 11, 2026

Maria Irshad, PTMP, MPA

Deputy Director, Administration and Regulatory Affairs

Agenda

- Midtown PBD Meter and Compliance Overview
- Midtown Parking Benefit District Fund and Budget
- Committee Discussion

midtown
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Meter Revenue and Compliance

	Dec	Jan	Feb	Mar	Apr	May
Meter and Permit Revenue	$32,260	$31,632	$29,269	$38,853	$35,308	$43,610
Meter Transactions	11,354	11,177	10,521	13,703	12,925	15,501
Avg Transactions	$2.83	$2.81	$2.77	$2.84	$2.73	$2.81
Expired Meter Citations	334	314	430	359	309	507

Midtown Income Statement FY2026

MIDTOWN PBD

JULY 2025 to JUNE 2026

REVENUE	July	August	September	October	November	December	January	February	March	April	May	Totals	Projection
Permit Sales	$0	$0	$30	$0	$0	$89	$178	$81	$0	$0	$20	$398	$434
Meter Revenue	$33,799	$34,063	$30,272	$36,727	$33,257	$32,171	$31,454	$29,188	$38,853	$35,308	$43,590	$378,683	$413,108
GROSS REVENUE	$33,799	$34,063	$30,301	$36,727	$33,257	$32,260	$31,632	$29,269	$38,853	$35,308	$43,610	$379,080	$413,542
Less meter revenue sales tax	2,788	2,810	2,497	3,030	2,744	2,654	2,595	2,408	3,205	2,913	3,596	$31,241	$31,241
NET REVENUE	$31,011	$31,253	$27,804	$33,697	$30,514	$29,606	$29,037	$26,861	$35,647	$32,395	$40,014	$347,839	$382,301
CAPITAL EXPENSES													
Signage	0	0	0	0	0	0	0	0	0	0	0		
	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Capital Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OPERATING EXPENSES													
Salaries ($34,992 per year)													
Maintenance (.50 FTE)	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$19,250	
Total Salary Expenses	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$19,250	$19,250
General/Administrative													
Hardware/Software ($20,004/year)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Total General/Administrative Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Credit Card Processing													
Fees (60% PBD Share)	$811	$818	$727	$881	$798	$774	$759	$702	$932	$847	$1,047		
Total Credit Card Fees	$811	$818	$727	$881	$798	$774	$759	$702	$932	$847	$1,047	$9,098	$9,925
Total Operating Expenses	$2,561	$2,568	$2,477	$2,631	$2,548	$2,524	$2,509	$2,452	$2,682	$2,597	$2,797	$28,348	$28,348
NET INCOME	$28,450	$28,686	$25,327	$31,066	$27,966	$27,081	$26,528	$24,409	$32,965	$29,797	$37,217	$319,492	$353,954
METRICS													
Meter Transactions	15,162	14,447	12,385	13,815	12,220	11,354	11,177	10,521	13,703	12,925	15,501	143,210	156,229
Avg. Per Meter Transaction	$2.23	$2.36	$2.44	$2.66	$2.72	$2.83	$2.81	$2.77	$2.84	$2.73	$2.81		
Citations Issued	323	553	497	563	492	334	314	430	359	309	507	4681	5107

Projected Revenue Share *

Total Shareable Revenue (100%)	$353,954	(Gross less Ops/Capital Exp)
COH (40%)	$141,581	
PBD (60%)	$212,372	

*** Projected revenues are based on current levels and are subject to change/fluctuate as the year progresses**

Midtown Parking Benefit District Projects

Project Name	Approved	Amount Approved
Open Projects		
Speed Feedback Sign Study	12/20/2023	$ 40,000
Midtown Bicycle Patrol (6 month pilot project)	5/9/2024	$ 42,240
HPD Bike Patrol Overtime (South Central)	9/19/2024	$ 60,000
HPD Bike Patrol Overtime (Central)	9/19/2024	$ 50,000
Loud Noise Enforcement	9/19/2024	$ 15,000
HPD Central Vagrant, Noise, Property Crime Reduction	9/19/2024	$ 15,000
Speed Feedback Sign Study Funds Remaining (PROJECT CANCELED)	5/15/2025	$ (20,203)
Speed Control Lasers for HPD South Central	5/15/2025	$ 14,143
Traffic & Parking Management Initiative HPD Central	6/18/2025	$ 41,480
Vagrant & Property Crime Reduction Initiative HPD Central	6/18/2025	$ 60,810
Loud Noise Reduction Initiative HPD Central	6/18/2025	$ 31,264
Water for Houston Citizens Police Academy	6/18/2025	$ 1,800
Camera Grant Project	10/9/2025	$ 45,000
FY26 Total		**$ 396,534**
COH Fiscal Year July - June		
FY26 Starting Fund Balance	$405,519	
**Projected Revenue Share FY2026*	*$212,372*	
Encumbered/Spent	$396,534	
**Projected FY26 Ending Fund Balance*	*$221,357*	

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www.houstontx.gov/parking

Midtown Management District
Parking Benefits Use of Funds
Accrual Basis — **January through March 2026**

	Jan - Mar 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	21,750.00	179,679.00	-157,929.00	12.1%
Total 730000 · Parking Benefits District	21,750.00	179,679.00	-157,929.00	12.1%
Total Expense	21,750.00	179,679.00	-157,929.00	12.1%
Net Ordinary Income	-21,750.00	-179,679.00	157,929.00	12.1%
Net Income	**-21,750.00**	**-179,679.00**	**157,929.00**	**12.1%**

730001 · Parking Benefits District

Bill	02/01/2026	78802	SentriForce	LOTWITNESS - 1517 ALABAMA ST JAN 2026	3,750.00
Bill	02/16/2026	78981	SentriForce	SentriForce Mobile Security Camera Grant Program-2111 Fannin St	4,500.00
Bill	02/16/2026	78983	SentriForce	SentriForce Mobile Security Camera Grant Program-2325 Fannin	4,500.00
Bill	02/16/2026	78985	SentriForce	SentriForce Mobile Security Camera Grant Program-4916 Main St	4,500.00
Bill	02/16/2026	78987	SentriForce	SentriForce Mobile Security Camera Grant Program-1012 Holman St	4,500.00
					21,750.00
					21,750.00

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SECURITY SERVICES PROPOSAL FOR

2302 Fannin St Houston TX 77004
MMD June Program - 2302 Fannin

Jaime Giraldo
Midtown Management District
410 Pierce Street, Suite 355
Houston, TX 77002

Quote #: Q-28693
Quote Date: Jun 1, 2026
Quote Valid for 30 Days

Monthly Service Charges

Name/Description	Qty	List Price	Discount	Subtotal
Single-Zone Detection Unit Video Surveillance Service with one single zone of Monitored Thermal Imaging. Includes Recorded Talk Down Speaker/Siren, Red & Blue LED Strobe Lights, High Speed Internet Cellular Circuit, Battery Backup, Thermal Video Stored Off-Site for 15 Days, Includes Standard Live Video Monitoring ($100) seven (7) days a week, from 9 PM until 5 AM, complimentary SentriForce Signage, Monitored Video Review & Analysis. Camera can be Wall or Pole Mounted. Month to Month pricing with a 30-day removal notice requirement.	1	$ 720.00	$ 95.00	$ 625.00

$ 625.00

Monthly Service Total:

Plus Applicable Sales Tax

One-Time Installation Cost

Description	Subtotal
Installation Costs for Services listed above Zone Trip Charge:	**$ 750.00**

Install Total: **$ 750.00**

Plus Applicable Sales Tax

Supplemental Notes: https://sentriforce.com/content/uploads/2025/07/MONTHLY-SERVICE-TERMS-CONDITIONS.pdf

Quote reflects monthly pricing for 6 months of service for MMD camera program for building (2302 Fannin).
Management district discounted pricing applied.

Date: _____ Customer Signature: _____

Steven Chiara | (713) 757-2268 | schiara@sentriforce.com
TX#B16190 OKC#A469455 LA#F2695 TN#2063 FL#E20011378 AL#2025-002334 NC#293137 SC#BAC-13996 AZ#ARS-32-122

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SECURITY SERVICES PROPOSAL FOR

3401 Louisiana Houston TX 77004
MMD June Program - Courtlandt Tower

Jaime Giraldo
Midtown Management District
410 Pierce Street, Suite 355
Houston, TX 77002

Quote #: Q-28694
Quote Date: Jun 1, 2026
Quote Valid for 30 Days

Monthly Service Charges

Name/Description	Qty	List Price	Discount	Subtotal
Single-Zone Detection Unit Video Surveillance Service with one single zone of Monitored Thermal Imaging. Includes Recorded Talk Down Speaker/Siren, Red & Blue LED Strobe Lights, High Speed Internet Cellular Circuit, Battery Backup, Thermal Video Stored Off-Site for 15 Days, Includes Standard Live Video Monitoring ($100) seven (7) days a week, from 9 PM until 5 AM, complimentary SentriForce Signage, Monitored Video Review & Analysis. Camera can be Wall or Pole Mounted. Month to Month pricing with a 30-day removal notice requirement.	1	$ 720.00	$ 95.00	$ 625.00

$ 625.00

Monthly Service Total:

Plus Applicable Sales Tax

One-Time Installation Cost

Description	Subtotal
Installation Costs for Services listed above Zone Trip Charge:	**$ 750.00**

Install Total: **$ 750.00**

Plus Applicable Sales Tax

Supplemental Notes: https://sentriforce.com/content/uploads/2025/07/MONTHLY-SERVICE-TERMS-CONDITIONS.pdf

Quote reflects monthly pricing for 6 months of service for MMD camera program for Courtlandt Tower (3401 Louisiana). Management district discounted pricing applied.

Date: _____ Customer Signature: _____

Steven Chiara | (713) 757-2268 | schiara@sentriforce.com
TX#B16190 OKC#A469455 LA#F2695 TN#2063 FL#E20011378 AL#2025-002334 NC#293137 SC#BAC-13996 AZ#ARS-32-122

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SECURITY SERVICES PROPOSAL FOR

3710 Travis St Houston TX 77004
MMD June Program - TBK

Jaime Giraldo
Midtown Management District
410 Pierce Street, Suite 355
Houston, TX 77002

Quote #: Q-28682
Quote Date: Jun 1, 2026
Quote Valid for 30 Days

Monthly Service Charges

Name/Description	Qty	List Price	Discount	Subtotal
Single-Zone Detection Unit Video Surveillance Service with one single zone of Monitored Thermal Imaging. Includes Recorded Talk Down Speaker/Siren, Red & Blue LED Strobe Lights, High Speed Internet Cellular Circuit, Battery Backup, Thermal Video Stored Off-Site for 15 Days, Includes Standard Live Video Monitoring ($100) seven (7) days a week, from 9 PM until 5 AM, complimentary SentriForce Signage, Monitored Video Review & Analysis. Camera can be Wall or Pole Mounted. Month to Month pricing with a 30-day removal notice requirement.	1	$ 720.00	$ 95.00	$ 625.00

Monthly Service Total: **$ 625.00**

Plus Applicable Sales Tax

One-Time Installation Cost

Description	Subtotal
Installation Costs for Services listed above Zone Trip Charge:	**$ 750.00**

Install Total: **$ 750.00**

Plus Applicable Sales Tax

Supplemental Notes: https://sentriforce.com/content/uploads/2025/07/MONTHLY-SERVICE-TERMS-CONDITIONS.pdf

Quote reflects pricing for 6 months of service for MMD camera program for The Breakfast Klub (3710 Travis).
Management district discounted pricing applied.

Date: _____ Customer Signature: _____

Steven Chiara | (713) 757-2268 | schiara@sentriforce.com
TX#B16190 OKC#A469455 LA#F2695 TN#2063 FL#E20011378 AL#2025-002334 NC#293137 SC#BAC-13996 AZ#ARS-32-122

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SECURITY SERVICES PROPOSAL FOR

3900 Almeda Rd Houston TX 77004
MMD June Program - Trill on Wheels

Jaime Giraldo
Midtown Management District
410 Pierce Street, Suite 355
Houston, TX 77002

Quote #: Q-28686
Quote Date: Jun 1, 2026
Quote Valid for 30 Days

Monthly Service Charges

Name/Description	Qty	List Price	Discount	Subtotal
Lot Witness Video Surveillance Service including 360-degree imaging; recorded messaging; Red & Blue strobe Lights; High Speed Internet Cellular Circuit; Interchangeable Power Source; Battery Backup; Video Review and Analysis; Video Storage of up to 7 days.	1	$ 790.00	$ 165.00	$ 625.00

$ 625.00

Monthly Service Total:

Plus Applicable Sales Tax

One-Time Installation Cost

Description	Subtotal
Installation Costs for Services listed above Zone Trip Charge:	**$ 750.00**

Install Total: **$ 750.00**

Plus Applicable Sales Tax

Supplemental Notes: https://sentriforce.com/content/uploads/2025/07/MONTHLY-SERVICE-TERMS-CONDITIONS.pdf

Quote reflects monthly pricing for 6 months of service for MMD camera program for Trill on Wheels (3900 Almeda).
Management district discounted pricing applied.

Date: _____ Customer Signature: _____

Steven Chiara | (713) 757-2268 | schiara@sentriforce.com
TX#B16190 OKC#A469455 LA#F2695 TN#2063 FL#E20011378 AL#2025-002334 NC#293137 SC#BAC-13996 AZ#ARS-32-122