



**MIDTOWN MANAGEMENT DISTRICT
PARKING BENEFIT DISTRICT ADVISORY COMMITTEE MEETING
MINUTES**

Thursday, January 8, 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	<p>Maggie Segrich Scarlett Yarborough Ericka Butler</p> <p>All Committee Members above were present except Committee Member Giselle Martinez.</p> <p>Also, in attendance were:</p> <p>Midtown Staff: Chrystal Davis Other Attendees: Rami Arafat, Senior Division Manager of Administration and Operations and Kevia Stroder of ParkHouston, City of Houston Administration and Regulatory Affairs Department</p>
2. Public comments	There were no public comments made.
3. Consent Agenda	<p>Mrs. Chrystal Davis presented the Consent Agenda.</p> <p>Committee Member Segrich moved to approve the Consent Agenda at the Midtown Parking Benefit District Advisory Committee meeting. The motion was seconded by Committee Member Yarborough and carried unanimously.</p>
4. ParkHouston Presentation	<p>Mr. Arafat presented an overview of the Midtown Parking Benefit District (PBD) FY2026 Income Statement for the fiscal year period July 2025 through June 2026, including current revenue performance, operating expenses, net income, and projected revenue share totals. Mr. Arafat reported that meter and permit revenues remained consistent during the first six months of FY2026. Monthly revenue totals were shared as follows:</p>

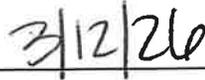
	<ul style="list-style-type: none"> • July: \$33,799 • August: \$34,063 • September: \$30,301 • October: \$36,727 • November: \$33,257 • December: \$32,260 <p>Mr. Arafat stated that gross revenue year-to-date totaled \$200,290, with a full-year projection of \$400,817. He further noted that meter revenue sales tax was deducted from gross revenue, totaling \$16,524 year-to-date, resulting in net revenue of \$183,885 for the period. The projected net revenue for FY2026 was reported as \$384,293.</p> <p>Mr. Arafat provided an update on meter usage and compliance trends. He reported that meter transactions totaled 79,383 year-to-date, with monthly activity ranging from 11,354 to 15,162 transactions. He also stated that the average revenue per transaction increased over the reporting period, rising from \$2.23 in July to \$2.83 in December. Mr. Arafat reported that expired meter citations issued totaled 2,762 for the period.</p> <p>Mr. Arafat also reported that the Midtown PBD maintained a positive net income position.</p> <ul style="list-style-type: none"> • Net Income (YTD): \$168,575 • Projected Net Income (FY2026): \$368,984 <p>Mr. Arafat concluded the report by providing the projected FY2026 revenue share allocation based on total shareable revenue. He stated that total shareable revenue was projected at \$368,984, with the following distribution:</p> <ul style="list-style-type: none"> • City of Houston (40%): \$147,593 • Midtown PBD (60%): \$221,390 <p>Mr. Arafat noted that projections are based on current revenue trends and may fluctuate as the fiscal year progresses.</p>
<p>5. Midtown Camera Grant Program Presentation</p>	<p>Committee Chair Segrich announced that the grantees of the Midtown are:</p>

	<ul style="list-style-type: none"> • Museum Plaza Building • Sunoco • Axelrad Beer Garden • Seung Jin LLC • Trinity Episcopal Church <p>She further reminded the Committee that the Midtown Management District Camera Grant Program offers eligible commercial property or business owners the opportunity to receive a SentiForce surveillance camera, installed and maintained for up to six months at no cost, to help deter crime and support law enforcement collaboration. Lastly, Committee Chair Segrich stated that applications for the next grant period will be opening soon.</p>
6. Status of Current Projects	There were no additional announcements regarding the status of current projects at this time.
7. FY 2026 Use of Funds	<p>The Committee reviewed the FY 2026 Use of Funds that were presented by Ms. Davis. She provided the committee with an update regarding the Midtown Parking Benefit District (PBD) Use of Funds for the reporting period January 2025 through November 2025. Ms. Davis also stated that the financial summary reflects current expenditures compared to the adopted budget and is presented on an accrual basis. She further reported that total expenditures under the Parking Benefits District totaled \$154,081.14 for the year-to-date period. Ms. Davis also reported that the adopted budget for this category is \$179,679.00, and current spending is \$25,597.86 under budget, representing 85.8% of the total budget utilized to date.</p> <p>Ms. Davis summarized the Parking Benefit District Use of Funds as follows:</p> <ul style="list-style-type: none"> • Actual Expenses (Jan–Nov 2025): \$154,081.14 • Budget: \$179,679.00 • Remaining Budget: \$25,597.86 • Percent of Budget Used: 85.8% <p>Ms. Davis concluded by stating that Parking Benefit District expenditures remain within budget at this time and will continue to be monitored as the fiscal year progresses.</p>
8. Announcements	Next meeting: Thursday, March 12, 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.



Ericka Butler
Committee Vice Chair



Date