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**MIDTOWN MANAGEMENT DISTRICT  
PARKING BENEFIT DISTRICT  
ADVISORY COMMITTEE MEETING  
March 12, 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, March 12, 2026 at 3:00 p.m.** in the **3<sup>rd</sup> 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.
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, June 11, 2026, at 3:00pm  
3<sup>rd</sup> 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, January 8, 2026 at 3:00 p.m.

Midtown Management District Offices, 3<sup>rd</sup> 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><b>Midtown Staff:</b> Chrystal Davis <b>Other Attendees:</b> 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"> <li>• July: <b>\$33,799</b></li> <li>• August: <b>\$34,063</b></li> <li>• September: <b>\$30,301</b></li> <li>• October: <b>\$36,727</b></li> <li>• November: <b>\$33,257</b></li> <li>• December: <b>\$32,260</b></li> </ul> <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"> <li>• <b>Net Income (YTD): \$168,575</b></li> <li>• <b>Projected Net Income (FY2026): \$368,984</b></li> </ul> <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"> <li>• <b>City of Houston (40%): \$147,593</b></li> <li>• <b>Midtown PBD (60%): \$221,390</b></li> </ul> <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"> <li>• Museum Plaza Building</li> <li>• Sunoco</li> <li>• Axelrad Beer Garden</li> <li>• Seung Jin LLC</li> <li>• Trinity Episcopal Church</li> </ul> <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>
<p>6. Status of Current Projects</p>	<p>There were no additional announcements regarding the status of current projects at this time.</p>
<p>7. FY 2026 Use of Funds</p>	<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"> <li>• <b>Actual Expenses (Jan–Nov 2025):</b> \$154,081.14</li> <li>• <b>Budget:</b> \$179,679.00</li> <li>• <b>Remaining Budget:</b> \$25,597.86</li> <li>• <b>Percent of Budget Used:</b> 85.8%</li> </ul> <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>
<p>8. Announcements</p>	<p>Next meeting: Thursday, March 12, 2026, at 3:00p.m.</p>
<p>9. Adjourn</p>	<p>There being no other business, the meeting was adjourned.</p>

*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](mailto:cdavis@midtownhouston.com).*

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Ericka Butler  
Committee Vice Chair

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Date



# Midtown Parking Benefit District

March 12, 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



# Meter Revenue and Compliance

	Sep	Oct	Nov	Dec	Jan	Feb
Meter and Permit Revenue	\$30,301	\$36,727	\$33,257	\$32,260	\$31,632	\$29,269
Meter Transactions	12,385	13,815	12,220	11,354	11,177	10,521
Avg Transactions	\$2.44	\$2.66	\$2.72	\$2.83	\$2.81	\$2.77
Expired Meter Citations	497	563	492	334	314	430

# Midtown Income Statement FY2026

## MIDTOWN PBD

JULY 2025 to JUNE 2026

REVENUE	July	August	September	October	November	December	January	February	Totals	Projection
Permit Sales	\$0	\$0	\$30	\$0	\$0	\$89	\$178	\$81	\$378	\$567
Meter Revenue	\$33,799	\$34,063	\$30,272	\$36,727	\$33,257	\$32,171	\$31,454	\$29,188	\$260,932	\$391,398
<b>GROSS REVENUE</b>	<b>\$33,799</b>	<b>\$34,063</b>	<b>\$30,301</b>	<b>\$36,727</b>	<b>\$33,257</b>	<b>\$32,260</b>	<b>\$31,632</b>	<b>\$29,269</b>	<b>\$261,310</b>	<b>\$391,965</b>
Less meter revenue sales tax	2,788	2,810	2,497	3,030	2,744	2,654	2,595	2,408	\$21,527	\$21,527
<b>NET REVENUE</b>	<b>\$31,011</b>	<b>\$31,253</b>	<b>\$27,804</b>	<b>\$33,697</b>	<b>\$30,514</b>	<b>\$29,606</b>	<b>\$29,037</b>	<b>\$26,861</b>	<b>\$239,783</b>	<b>\$370,438</b>

### 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	
<b>Total Capital Expenses</b>	<b>\$0</b>									

### 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	\$14,000	
<b>Total Salary Expenses</b>	<b>\$1,750</b>	<b>\$14,000</b>	<b>\$14,000</b>							

### General/Administrative

Hardware/Software (\$20,004/year)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>Total General/Administrative Expenses</b>	<b>\$0</b>									

### Credit Card Processing

Fees (60% PBD Share)	\$811	\$818	\$727	\$881	\$798	\$774	\$759	\$702		
<b>Total Credit Card Fees</b>	<b>\$811</b>	<b>\$818</b>	<b>\$727</b>	<b>\$881</b>	<b>\$798</b>	<b>\$774</b>	<b>\$759</b>	<b>\$702</b>	<b>\$6,271</b>	<b>\$9,407</b>

<b>Total Operating Expenses</b>	<b>\$2,561</b>	<b>\$2,568</b>	<b>\$2,477</b>	<b>\$2,631</b>	<b>\$2,548</b>	<b>\$2,524</b>	<b>\$2,509</b>	<b>\$2,452</b>	<b>\$20,271</b>	<b>\$20,271</b>
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<b>NET INCOME</b>	<b>\$28,450</b>	<b>\$28,686</b>	<b>\$25,327</b>	<b>\$31,066</b>	<b>\$27,966</b>	<b>\$27,081</b>	<b>\$26,528</b>	<b>\$24,409</b>	<b>\$219,512</b>	<b>\$350,167</b>
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### METRICS

Meter Transactions	15,162	14,447	12,385	13,815	12,220	11,354	11,177	10,521	101,081	151,622
Avg. Per Meter Transaction	\$2.23	\$2.36	\$2.44	\$2.66	\$2.72	\$2.83	\$2.81	\$2.77		
Citations Issued	323	553	497	563	492	334	314	430	3506	5259

### Projected Revenue Share \*

Total Shareable Revenue (100%)	\$350,167	(Gross less Ops/Capital Exp)								
COH (40%)	\$140,067									
PBD (60%)	\$210,100									

\* 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
<b>Open Projects</b>		
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
<b>FY26 Total</b>		<b>\$ 396,534</b>
<b>COH Fiscal Year July - June</b>		
FY26 Starting Fund Balance	\$405,519	
*Revenue Share FY2026	\$210,100	
Encumbered/Spent	\$396,534	
*FY26 Ending Fund Balance	\$219,085	



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**[www.houstontx.gov/parking](http://www.houstontx.gov/parking)**

# Midtown Management District Parking Benefits Use of Funds

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	0.00	179,679.00	-179,679.00	0.0%
<b>Total 730000 · Parking Benefits District</b>	0.00	179,679.00	-179,679.00	0.0%
<b>Total Expense</b>	0.00	179,679.00	-179,679.00	0.0%
<b>Net Ordinary Income</b>	0.00	-179,679.00	179,679.00	0.0%
<b>Net Income</b>	<b>0.00</b>	<b>-179,679.00</b>	<b>179,679.00</b>	<b>0.0%</b>



# CAMERA GRANT PROGRAM

- *Cycle 2: applications opened February 23, 2026*
- *Application deadline is April 17, 2026*
- *Site visits will begin on May 1, 2026*
- *Next awardees will be granted by June 12, 2026*