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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as aerospace engineering, biotechnology/bioscience, specialty chemicals and plastics, and information technology and communications. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

Commercial / Office / Industrial Development

Ellington International Airport is a happening place these days! The U.S. Coast Guard will build a four-story, approximately 100,000 SF regional office valued at \$50 to \$57 million; more than 350 will be employed at this location. And ...

The Lone Star Flight Museum will relocate to Ellington from Galveston within three years; its new building will cost approximately \$17 million. Already located at Ellington, Texas Flying Legends Museum will build two new hangars – 20,000 to 30,000 SF each. Other museums are also considering a location at Ellington including a Korean War aircraft museum.

To serve both domestic and international air traffic, a new terminal will be built (\$4 million) along with a U.S. Customs and Border Protection station (\$2.9 million). In the works, too, is a new airport tower valued at \$3.9 million and two new public hangars at a cost of \$60 to \$70 million.

Ellington Air Cargo, a \$70 to \$80 million facility, will be built on 51 acres on the field's north side and will include warehouses, a tarmac and parking for aircraft.

On the military side at Ellington Field, a new \$30 to \$40 million hangar will be built. A training center, logistics center and battle command center has already been announced as part of the military expansion.

The University of Texas Medical Branch in **Galveston** has announced plans to build a new \$438 million hospital -- the Jennie Sealy Hospital. The facility will feature nearly 250 private rooms that will be patient and family-centered and 20 state-of-the-art surgical suites, providing an updated training ground for students studying medicine at UTMB. The old Shriners and Jennie Sealy hospitals on the northeast end of the UTMB campus will be demolished to make way for the facility. Groundbreaking is spring 2012 with completion expected in 2015.

MD Anderson will expand its services in **Nassau Bay** with the addition of surgical oncologists

specializing in head and neck, breast, reconstructive/plastic, and urology.

In case you're wondering NASA isn't closing nor is it moving away. (We've heard these rumors, too.) **Johnson Space Center** continues to be the program office for the International Space Station, a program that is expected to continue until at least 2020. That work includes 24-hour mission control, astronaut training and all other components of assuring that our astronaut crew is safe in space. NASA continues to move forward on the next launch vehicle and the technology that will be needed for that program. Several local companies are also involved in commercial cargo and commercial crew endeavors. While the overall aerospace workforce numbers have been reduced as the shuttle program came to an end, more than 14,000 of the 18,000 civil servant and contractor employees remain. The good news is that NASA contracts are being awarded again and jobs are being reestablished within the local aerospace community. JSC continues to be an integral part of our community.

Watch for two companies making announcements soon for new headquarter offices in **La Porte**. One will be locating in the **Bayport** Industrial District and the other, a construction/engineering firm, will locate along the SH 146 corridor.

Team, Inc. is building a 7,000 SF facility for another division of its company next to its current location in **Pasadena** on Red Bluff Road. Employees, about 100, from other area locations will be housed here.

Progress continues on the construction of the Saturn One Office Building at **Nassau Bay** Town Square. Griffin Partners is nearing completion of the shell and is beginning work on the tenant spaces. Construction remains on schedule with completion anticipated September, 2011.

Hurricane season is upon us! BAHEP is hosting an all-day symposium that includes workshops on the current efforts to alleviate storm surge in Galveston Bay and the upper Texas Gulf Coast. Engineers from The Netherlands will be featured as they are world leaders in storm surge suppression solutions. This event is Thursday, September 15th and will be held at the South Shore Harbour Resort and Conference Center, 2500 South Shore Blvd. in League City. The day will be very informational and will provide an opportunity for input from audience members on engineering concepts and construction methodologies. Event registration cost is \$20 and includes lunch, refreshments and reception for all or part of the day's activities. [Learn more and register here](#)

BAHEP has announced the formation of "*BayTech*," a 501(c)(3) technology consortium that will serve as an intermediary organization to actively promote and facilitate partnerships among industry, academia, and government agencies to create new companies, expand existing companies, to encourage capital investment, and to add jobs in the State of Texas. *BayTech* will accomplish its goals initially by leveraging **NASA JSC** and the aerospace contractor's unique human resources, technologies, and other assets to create partnerships that will result in grants, contracts, and commercial products and services. Other Texas industry clusters will be brought into the consortium over time.

Latest transactions--

- Corporate Office Centers of Texas expanded by 5,080 SF to lease 22,682 SF on the third floor of **League City's** Marina View office building. *Deal was done by BAHEP member PM Realty – Ernest Johnson and Dena Wren of CB Richard Ellis.*
- Kuraray America, Inc., a BAHEP member, will expand its US Headquarters to 18,447 SF at Two Corporate Plaza on Bay Area Boulevard. The company leased an additional 4,666 SF and will now occupy the entire 6th floor. Kuraray has manufacturing facilities for EVAL® barrier resin and SEPTON® thermoplastics elastomer in the **Bayport** Industrial District. *BAHEP member Studley Inc./ Derrell Curry represented the tenant and Dena Wren / CB Richard Ellis represented the landlord.*
- 7,500 SF North American Crane Bureau, a Florida-based company, leased at 2608 **Pasadena** Blvd. This is an education facility to train and certify mobile crane operators.
- 3,200 SF Tolunay-Wong Engineers leased office/warehouse space at 332 SH 146 in **La Porte**.
- 2,909 SF InfuSystem, a medical device company, leased at Marina Plaza in **League City's** South Shore Harbour. The company is the leading provider of ambulatory infusion

- pumps and associated clinical services for oncologists and their patients in the U.S.
- 2,500 SF MCC Contractors leased at 16920 Texas Avenue in **Webster**.
- 2,400 SF Den Hartogh Americas, an international logistics firm, leased at 6021 Fairmont Parkway in **Pasadena**. This location will be the company's North American headquarters. *BAHEP member Wile Interests inked the deal.*
- 1,900 SF Nordic Tankers leased at 2551 South Shore Blvd. , the Marine Center building in **League City**. *BAHEP member Colliers International – Coy Davidson for the tenant.*
- 1,594 SF Valdez law firm leased at 711 Bay Area Blvd. in **Webster**. *BAHEP member PM Realty / Courtney Knightstep for the landlord.*
- 1,263 SF Family Pharmacy leased at 4949 Fairmont Parkway in **Pasadena**. *BAHEP member Colliers International – Marshall Clinkscales and Bruce Wallace for the landlord.*
- SOLD – El Camino Center, a 25,680 SF retail, showroom and office facility at 17301 El Camino Real in **Houston**.
- SOLD – Stutes Enterprises purchased a 7,200 SF building at 524 SH 146 in **La Porte**.

Congratulations to ...

The City of **Friendswood** was recognized by *Family Circle* magazine (August 2011 issue) as one of the 10 best towns in the U.S. for families. A research firm looked at 2,500 cities with populations of 15,000 to 150,000, high concentrations of households with incomes between \$55,000 and \$95,000, quality schools, access to healthcare, green space, low crime rate and financial stability. The city captured the No. 5 spot. Friendswood was shown with a population of 33,773; Median Income of \$89,222; Median Home Price of \$178,438; Households with Kids – 43%; Student/Teacher Ratio of 18:1 and a Great Schools Rating of 9.

CenterPoint Energy was awarded the Accredited Economic Development Organization designation by the International Economic Development Council (IEDC). CenterPoint Energy is one of only 28 such organizations worldwide and the only utility. In addition to being a leading electric transmission and distribution utility, the company serves community economic development organizations (like BAHEP) throughout Greater **Houston**.

Bayshore/East Houston Regional Medical Center was recently selected as one of the Top 50 Best Places to Work for the second consecutive year by *Houston Business Journal*, ranking #4 in the Large Employer category. Over 1,800 are employed at the dual-campus facility of **Pasadena's** Bayshore Medical Center and East **Houston** Regional Medical Center.

CHRISTUS St. John Hospital in **Nassau Bay** received re-accreditation of its cancer program by the Commission on Cancer™, whose goal is to reduce cancer morbidity and mortality through education and monitoring of quality care.

NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and, whenever possible, remember to credit Bay Area Houston Economic Partnership for this information.

Now Open!

Pasadena - **Harris County** Hospital District's Pediatric and Adolescent Health Center at 3925 Fairmont Parkway offers basic healthcare as well as specialized care for patients up to 18 years and to age 21 for special-needs patients. For more info: www.hchdonline.com

Dickinson - St. Elizabeth Urgent Care and Family Practice and Wellnow Health (occupational health services) at Dickinson Crossing Shopping Centers, just east of FM 517 West and FM 646

Retail / Hospitality Development

The Courtyard by Marriott is now under construction at **Nassau Bay** Town Square, 18100 Saturn Lane. The four-story, 124-room hotel will feature a high-tech lobby, business center, outdoor pool and fire pit, fitness center and The Bistro food and beverage concept. Guest rooms will be king, double queen, one-bedroom suites and studio suites. The hotel is slated to open late winter 2012 and will employ approximately 30.

Just for fun ...

- September 16-24---**Pasadena** Livestock Show & Rodeo <http://www.pasadenarodeo.com/>
- September 17-18---**Kemah** Jazz Festival at the Kemah Boardwalk www.kemahboardwalk.com
- September 23, 24 & 25---Gulf Coast Film & Video Festival www.gulfcoastfilmfest.com
- October 15-16---Wings Over Houston at **Ellington** International Airport – Featuring Canadian Forces Snowbirds plus flight performances and tours of military aircraft. www.wingsoverhouston.com
- October 21-23---RE/MAX Ballunar Liftoff Festival at NASA **Johnson Space Center** – Approximately 50 hot air balloons will be on display plus you'll see skydiving from hang-gliders and para-gliders. NASA will host an expanded open house on the 22nd with space shuttle exhibits. www.ballunarfestival.com

Did you know that studies show the **Pasadena** Livestock Show and Rodeo generates an economic impact of approximately \$8.5 million? In 2010, more than 60,000 attended rodeo events. Another 60,000 attended the barbeque cook off. The livestock show and rodeo has been around since the late 1940's and has contributed more than \$4 million in scholarships to local students.

What's new at Space Center **Houston**? *Mindbender Mansion* - an eclectic place full of brainteasers and interactive challenges guaranteed to test the brain power of even the most experienced puzzlers. Visitors are encouraged to think outside the box to meet individual and group challenges, which include activities like maneuvering a tilt table, forming patterns in rolling chairs, keeping up with a conveyer belt, disco hopscotch spelling and packing a payload for the International Space Station. You can experience how astronauts and engineers identify patterns, think ahead, use logical reasoning and look at the problems from different perspectives, setting aside preconceived ideas to solve the puzzles of space exploration.

Shopping news around **Baybrook** – At Baybrook Mall, Oakley, a purveyor of sunglasses and apparel, will open soon. Also, the Vera Bradley store has opened - - stylish, quilted cotton luggage, handbags and accessories made with distinctive fabrics and trims. At Baybrook Passage, Pinkberry (frozen yogurt) is renovating the former Cork Bar space and Lewis Jewelers is renovating space near Staples.

Staybridge Suites-NASA, located in **Webster**, is the winner of Intercontinental's Quality Excellence Award. Less than 2% of IHG's hotels, worldwide, qualify to receive this honor. Congratulations!

Cruisin' at the Boardwalk -- The **Kemah** Boardwalk has added a luxury yacht for sightseeing cruises and dinner parties. The 149-passenger *Boardwalk FantaSea* is equipped to offer a full dining menu and entertainment options for group events.

Galveston County's new outlet mall, Tanger Outlets of Texas City, broke ground on August 30th. The site is on 55 acres at Holland Road and the Gulf Freeway. This is a joint venture between Simon Property Group and Tanger Factory Outlet Centers. The first phase is 350,000 SF with 90 stores; future expansion could add another 120,000 SF. Retailers signed up include Banana Republic, Brooks Brothers, Polo Ralph Lauren, GAP, Guess, Calvin Klein, Tommy Hilfiger, Under Armour, Nine West, Perry Ellis and Puma. More will be announced soon. This project is expected to create more than 400 construction jobs and 900 retail jobs, both full and part-time.

Transactions --

- 20,558 SF Goodwill Industries leased at Southmore Ave. at **Pasadena** Blvd. in the former Steve & Barry's spot.
- 2,772 SF The Paint Pub leased at **Nassau Bay** Town Center. The retail building is now 100% leased. *BAHEP member Griffin Partners / Jason Long for the landlord.*
- 1,786 SF Amerejuve Medspa leased at 711 Bay Area Blvd. in **Webster**. *BAHEP member PM Realty / Courtney Knightstep for the landlord.*
- SOLD – Jack in the Box at 9629 Fairmont Parkway in **La Porte**.

Coming Soon!

Webster - Ty's Boiling Pot at the Clear Lake Center; Murder by Chocolate Theater at 18201 Egret Bay

Blvd.; Pollo Campero at 702 W. Bay Area Blvd. opens on Sept. 19th; Gracie Barra Texas at 1020 W. NASA Pkwy.; Rudy's Country Store and Bar-B-Q at Gulf Freeway at Kobayashi Road opens Sept. 1st
La Porte - Carl's Jr. broke ground at Spencer Hwy. and East Blvd.
League City - Panera Bread at Victory Lakes
Houston - Pacific Dental at El Camino Real & Bay Area Blvd. (former Blockbuster space)

Now Open!

Seabrook - Tookie's at 1202 Bayport Blvd. (SH 146)

Dickinson - Just Cakes opened at FM 517 and Maple; BCOS Office Technologies at Dickinson Crossing Shopping Center, just east of the corner of FM 517 West and FM 646

Kemah - Clear Creek Winery at 709 Harris Ave.

Friendswood - Stewart Title at 601 S. Friendswood Drive; Texas Tea Room & Café (is not closing!) at 709 W. Parkwood Ave.

Nassau Bay - Wings N More & Jimmy Johns Sandwich Shop at Nassau Bay Town Square

Houston - Magnolia Café and Bakery at SH 3 and Clear Lake City Blvd.; CherryBerry opens next week at that same retail center.

Webster - CiCi's Pizza at the Clear Lake Center (SW corner of NASA Pkwy and Gulf Freeway); Oasis Salon & MediSpa at 1015 Medical Center Blvd.

League City - Marco's Pizza at 3020 Marina Bay Drive; Christian Brothers Automotive at 1515 W. FM 646 at Walker Road; Bacchus Wine Bar at 601 E. Main St.; That's Haute Boutique at the Gulf Freeway and FM 518 (Kroger center)

La Porte - Mainly Drinks, a new coffee and wine bar, opened on Main Street.

Residential Development

DR Horton and Village Builders are joining Coventry Homes and Newmark Homes to build at Edgewater, a new 538-acre master-planned community in **Webster**. Marina View, a 40-townhome development, will be built by Village Builders; homes will range in price from the \$280's with floor plans from 1,900 to 2,800 SF with rear-entry garages. DR Horton plans to build homes on cul-de-sacs from the \$170's featuring 3 bedrooms plus a study.

New apartments are being built near the Southdown Trace subdivision, along the east side of Beltway 8 just north of the Gulf Freeway.

Bayou Lakes, Section 1, in **Dickinson** is 100% built out (154 lots). Section 2 infrastructure should be underway in September; 58 lots are scheduled to be for sale in January, 2012. Brighton Homes will be building in this section; prices will start in the low \$200,000s. Location is the south side of FM 517.

Infrastructure News and Everything Else!

Things worth knowing ...

The City of **Friendswood** does not charge for site plan review; construction plans are reviewed in 10 days and construction permits are issued in 20 days if the application is complete.

The City of **Webster** has a Plan Review Group that will meet with developers for pre-development meetings at any time with no charge to the developer. This step can save time prior to submitting plans for approval. Call or email James Stewart, Webster Chief Building Official, jstewart@cityofwebster.com.

Did you know that **League City** has 347 acres of developed city park land and another 261 acres that is undeveloped city park land? There are 432 acres of developed land for county parks within League City.

City of **Dickinson** offers pre-development meetings to provide developers, businesses and property owners an opportunity to discuss and review proposed plans for construction/development prior to submitting a permit application or plans for review. The city also offers a streamlined process for projects that include plans and/or zoning requests that must go before the Planning & Zoning Commission and/or city council. In most cases, projects will be scheduled for any required P&Z and city council meetings in the same month to expedite projects.

Harris County Precinct 2 is putting together a restoration plan for the Sylvan Beach Pavilion, located in **La Porte** on Galveston Bay. The county is currently working with an architectural firm on that plan. It will be unveiled at a community meeting in September; the date will be announced soon. The public will be invited to attend and to bring pictures that can be scanned of memorable times they've had at Sylvan Beach. Down the road, the county will be issuing a Request for Proposal for a Facility Operator. In the meantime, the next step is to choose a contractor.

City News

The City of **Friendswood** is hosting its 9th Annual Broker & Developer Day on Thursday, October 20th, at 9 am at Timber Creek Golf Club. Dr. Harold Hunt of the Texas Real Estate Center is the featured speaker; the topic is "Key Issues Affecting Real Estate in 2011 and Beyond". And, BAHEP will be giving an update on the region's activity. Complimentary golf is offered to commercial developers/brokers who attend the workshop. Space is limited. If you are a commercial developer or broker and would like to attend, please contact 281-996-3250.

Clear Lake Shores - New infrastructure improvements including paving and street widening and improved storm drainage in the Town Center are on schedule and should be completed as early as the end of October. The design plan includes sidewalks, landscape, hardscape and lighting. The Clear Lake Shores Town Center will be mixed use and create a pedestrian friendly environment with a shared parking area developed by the city that will reduce the parking requirements for businesses in the area allowing for larger building footprints on each business site.

Dickinson – The city is developing a Pedestrian/Transit Master Plan and the creation of the Highway 3 Overlay District. Both of these master planning projects will be complete in early 2012.

League City council members approved a 2.3-mile long shared-use bikeway. The project will consist of three, 10-foot wide concrete paths that connect FM 270, FM 518 and South Shore Boulevard where they meet near Clear Creek High School.

City of **La Porte** will soon be taking bids on a 5,200 SF commercial building at 912 West Main, corner of SH 146 and Main Street.

Education news

- **University of Houston-Clear Lake**, founded in 1974 as an upper-level university, has been approved to add freshman and sophomore-level courses to its roster. The next step is feasibility and timing for the course offerings. We'll keep you posted as this will take several years!

The **UHCL** School of Education announced that its Doctor of Education in Educational Leadership degree program now includes a specialization in Higher Education.

UHCL and **Pasadena's Texas Chiropractic College** have established a joint-degree program between TCC's Doctor of Chiropractic (DC) degree and UHCL's Master of Science in Fitness and Human Performance (FHP). This goes into effect for the fall 2011 term.

- **Pasadena ISD** has been named a Texas Recognized District for 2010-2011 by the Texas Education Agency which now has tougher testing standards and a new ratings formula. The district has seven Exemplary schools, 34 that are Recognized, and 17 are

Academically Acceptable.

Memorial Hermann Southeast Hospital has partnered with **Pasadena ISD's** athletic program to be the official provider of medical support and services to the district's athletes.

- **Dickinson ISD** has also been named a Texas Recognized District for 2010-2011. The district has two Exemplary schools, six that are Recognized and two that are Academically Acceptable.
- Good news, too, for **La Porte ISD** that retained its Recognized rating; two schools are Exemplary, five are Recognized, and five are Academically Acceptable.
- **San Jacinto College** broke ground on its new \$52 million Science and Allied Health building at the south campus location – 13735 Beamer Road in **Houston**. Scheduled for completion in fall 2013, the new three-story, 150,000 SF building will house nine areas of scientific study, and will include nursing simulation labs, an astronomy observatory, and laboratories designed to model pharmaceutical environments. The health science faculty will combine industry experience and innovative teaching strategies to prepare students for advancement in the healthcare workforce. [Read more here ..](#)

San Jacinto College offers a variety of Continuing and Professional Development (CPD) courses designed to provide the required certificates for employment in surrounding industries like oil and gas, manufacturing and petrochemical. Many are funded through the U.S. Department of Labor High Growth and Emerging Industries (HGEI) grant and are free of charge for those who qualify. As an example, the college offers a Programmable Logics Controllers course; upon completion, students can train and apply for Project Management Professional certification.

San Jacinto College and **UTMB** have entered into an articulation agreement to provide medical laboratory students with a seamless transfer into UTMB's department of clinical laboratory sciences. This will allow more students to pursue a Bachelor of Science Degree in Clinical Laboratory Sciences.

San Jacinto College will offer two new degrees in the agriculture industry - Associate of Science in Agriculture and Associate of Art in Agribusiness.

- Enrollment at all four schools at **UTMB (School of Medicine, School of Nursing, School of Health Professions and Graduate School of Biomedical Sciences)** is expected to be at an all-time high of more than 2,900 students this fall, helping to provide much-needed future health professionals. During the past year, UTMB graduated more than 200 physicians, 60 percent of whom will stay in Texas to continue their medical training as residents. About 900 students are enrolled in the School of Medicine.
- **Texas A & M University at Galveston** plans to open two new dorms, each providing 294 beds. Construction starts this summer on the \$28.2 million project and should be completed in about one year. Currently, about 1,500 students live on campus; enrollment for the 2010-2011 school year was nearly 2,000.

The new park and ride at **UTMB's Victory Lakes** campus in **League City** should be ready to go in mid-November. Bus service will take commuters directly to **Galveston**; several stops will be made before reaching the University of Texas Medical Branch destination. Buses will run from 5:30 to 8:30 am and 3:15 to 6:15 pm.

Road News

--- Big Stuff

Road work underway -- The \$77.5 million Gulf Freeway expansion project running from Kurland Dr. to Clear Lake City Blvd. has begun. Two overpasses -- Clear Lake City Blvd. (FM 2351) and Dixie Farm Rd. (FM 1959) -- will be replaced. Six existing main lanes will be widened to 10 and a frontage lane will be added on either side totaling three in each direction. For more information

visit www.txdot.gov.

---Seabrook

Lakeside Drive will be rebuilt from NASA Parkway to Sawyer Dr. This project is in the planning and engineering stage. The rebuild of Waterfront Drive (raising the road and dropping utilities underground) is underway; it will be approximately 18 months before this project is done. The rebuild of Repsdorff Road is about a year out for completion.

--- League City

The city and **Galveston County** are combining efforts to rebuild Louisiana Avenue from FM 518 to Hewitt Avenue. The almost \$7 million project will bring concrete curb and gutter pavement, sidewalks and an enclosed underground storm sewer; construction should start this summer. Also, the city has reconstruction plans for Austin Street from FM 270 to Louisiana Avenue.

How "tweet" it is! BAHEP is now part of the Twitter network providing its members and followers yet another way to keep up with its activities. Check out BAHEP's tweets at <https://twitter.com/BAHEP>.

Economic development doesn't happen by itself! If you would like to know more about how you can support our economic development initiatives and have the opportunity to work with the region's business leaders, please contact our Membership Director, Harriet Lukee, at 832.536.3255 or Harriet@bayareahouston.com.

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