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July 9, 2008

To: Area Legislators

Re: Support for FM1960 Area Management District

Dear Legislator:

The North Houston Association Board of Directors supports the creation of an FM1960 Area Management District. We support this initiative because of the critical needs related to security issues, economic viability, graffiti abatement, beautification, and need for long-term planning within the initial boundaries, extending from I-45 to SH249 along FM1960.

The Management District, once established, can focus on the primary purposes, which include promotion, communication and collaboration to:

- Address quality of life issues
- Support and coordinate police services,
- Promote general commerce for all businesses,
- Provide economic development incentives, and
- in general, promote the public welfare, especially in commercial areas.

Improvements in crime rates, the overall look of an area, special amenities and other improvements seen in various areas of Houston, e.g., Greenspoint, Westchase, Galleria, downtown Houston, were a direct result of and paid for by each of their management districts.

A local area is much more likely to obtain improvements needed if they have a means to provide money or services to assist the County, City, TxDOT, HCFCD, H-GAC and other agencies and organizations. Creation of this management district offers the means to have additional funds to leverage with partners to achieve maximum benefits.

After 18 years, the Greenspoint District states in one of its recent plans: "It is important to note that an additional benefit of a management district comes through its ability to leverage the assessments provided by constituents with resources of both the public and private sectors to implement programs and activities that

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could not be funded by the District alone. Past leveraging efforts have resulted in millions of dollars in improvements for our community, improvements that would not have happened except for the commitment of our property owners to having an entity focused on seeking maximum services and benefits for the area.”

Some of the Greenspoint District’s results indicate the success that can be achieved through such an organization:

- Since 1991 Greenspoint population increased by 48% and employment increased by 106% while Part I Crimes (major crimes) per 1,000 people decreased by 73% within the city limits of Houston.
- Employee base has climbed from 34,000 to 70,000 since 1990.
- Public Safety Center at Greenspoint Mall produces the quickest response times to police calls in the city – less than 5 minutes to in-progress (Code 1) calls.
- Solid office market established – ExxonMobil with over 6,500 employees, more than 80 energy-related companies; numerous other companies moved in such as Exterran, McMoRan Exploration Co., FMC Technologies, Sysco Corp.
- Greenspoint is regional home for a number of government agencies: FDIC, Immigration & Customs Enforcement, US Postal Service, Texas Parks & Wildlife.
- Improved street lights, new sidewalks, three parks have been developed and 4 parcels acquired for future parks.

Other specific examples around the region include the unique lighting and silver arches in the Galleria; the landscaped medians on Westheimer; wide, new sidewalks in downtown; and the professional atmosphere associated with the Westchase area.

The North Houston Association supports the creation of an FM1960 Area Management District to restore and ensure continued excellent quality of life for businesses and residents.

Sincerely,



Roy Hearnberger
Chairman of the Board



Jon Lindsay
President