

Welcome to the New Executive Director

The North Houston Association has named Connie G. Elston as its new executive director.

"I am very pleased to announce that Connie Elston has accepted this position," said Michael H. Richmond, chairman of the North Houston Association and executive vice president of The Woodlands Corporation.

As director of public relations and marketing for Champion Realty Corp., a subsidiary of Champion International Corp., she has been a leading force in promoting North Houston for the last four years," Richmond said.

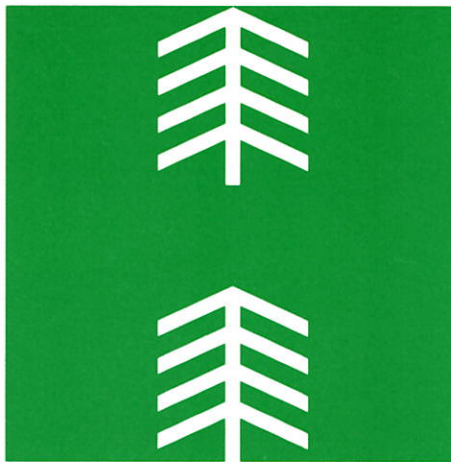
"She has built a network of contacts at many levels of business, industry and government," Richmond said. "These relationships, along with her energetic, friendly style, can-do attitude, leadership ability and proven commitment to North Houston, makes her the right person to lead the Association into the 1990s."

Elston serves on a number of boards in North Houston. Among these are the North Harris County College Business/Industry Council and the Performing Arts Center of North Houston. She also served on the board of directors of the Commercial Real Estate Association of Montgomery County in 1986 and 1987, and the Houston Northwest Chamber of Commerce Board of Directors for 1987 to 1989.

In addition, she served on the chamber's economic development Impact Foundation for Northwest Houston. She was chairman of the North Houston Economic Development Showcase in 1988 and 1989 and is serving as a consultant for this year's event. She is a member of the Houston World Trade Association/Trade Mission Committee. ■



Michael H. Richmond welcomes Connie G. Elston as Executive Director of the North Houston Association at the monthly Board of Directors' meeting



THE NORTH HOUSTON ASSOCIATION

Spring 1990

Anthony Hall featured at membership reception

On February 22, 1990, the North Houston Association Transportation Committee hosted a private reception for Anthony Hall, newly-appointed Chairman of the Metropolitan Transit Authority. The event was underwritten by Bernard Johnson Incorporated, Dannenbaum Engineering Corporation, The Darcy Land Company, Espey, Huston & Associates, Inc., Friendswood Development Company, Trammell Crow Company, Turner Collie & Braden

Inc., Vinson & Elkins, Wolff Companies, and The Woodlands Corporation.

The reception provided the membership with an opportunity to talk one-to-one with the new chairman. The main focus of Mr. Hall's discussion centered on the new direction Metro is taking concerning the rail connector. They are currently considering a plan to have the connector run along Main Street south to Richmond, west on Richmond to Timmons, north on Timmons to Westheimer turning west, pass the Galleria on Westheimer to Sage then south to Westpark, and finally west on Westpark to Hillcroft, where a Park & Ride facility would provide for suburban commuters. Mr. Hall felt the new route would be able to increase ridership by linking the major urban business centers (Galleria, Greenway Plaza, and the Central Business District) to the west side residential area.

Another issue Mr. Hall mentioned which is of particular interest to the Association, is an agreement made between Metro and the Bus Drivers Union stating that Metro may use the smaller buses (that are half the size of their regular buses) allowing Metro to cut operating expenses by paying reduced wages (\$6 per hour instead of \$12). This change could mean bus service along FM 1960 and to and from the Greenspoint area and Houston Intercontinental Airport which could not be justified by ridership in the past.

The Chairman was asked about any future plans for a rail connector to the Houston Intercontinental Airport. Mr. Hall responded by stating that there may be a need for some type of mass transit system in the future for the airport, but felt the airport connector to the Hardy Toll Road, when completed, would provide an excellent link to downtown Houston for at least the next ten years.

Also of great importance to North Houston were his comments on the General Mobility Fund projects. Metro has put all projects not under construction on hold pending the completion of their capital improvement program (CIP). This new CIP will include a review of and possible reordering of the priorities of some General Mobility Fund projects. Several projects in North Houston are affected.

Mr. Hall responded to the possibility of expanding Metro service to other areas such as The Woodlands. He mentioned that they are considering expanding service to several areas on a case by case basis.

The Association has provided the membership with many receptions which are exclusive to its membership. Last November, Art Storey, Harris County Flood Control Director, was featured by the Association. On April 30, 1990, the Association highlighted Patti Knudson, Director of Planning for the City of Houston. ■

FROM THE DIRECTOR'S CHAIR



by Connie Elston

As the economy continues to expand, our Association and North Houston has an unparalleled opportunity to enhance, position and market this area as the most attractive emerging location in all of Houston, and perhaps in the nation.

I look forward to the challenge of continuing the valuable programs put in place by the NHA members and staff. I also look forward to introducing new NHA programs in the 1990s that will increase the Association's visibility and position North Houston as an area implementing vision and quality.

As we move into the 1990s, our many, active, committees are hard at work . . .

Transportation will remain a major focus for our Association. Of the Association's committees, none has been more active or successful than our Transportation Committee. In August of 1989, the North Houston Association received a grant from the Urban Mass Transportation Administration to undergo a suburban mobility study of North and West Houston. The Committee is work-

ing to identify employee travel patterns for the key business areas in North Houston. Based on the study, an evaluation of current and future improvements will be made and a priority list of projects suggested. It is also hoped that the findings will serve as a pilot program for future transportation projects. The final report is expected to be completed in early 1991.

Recently, our Association worked with the Texas Department of Highways and Public Transportation for uniformed road signs on the Sam Houston Parkway with a silhouette of Sam Houston on horseback to be displayed at 5-mile intervals around the Parkway.

Our Signage Subcommittee is focusing on the creation of scenic districts along our major highways. They recently hosted a breakfast seminar which featured Ed McMahon, Executive Director of Scenic America, on May 4th at The Woodlands Executive Conference Center.

Our Environment Committee is looking into the Wetlands issue to develop a position from the Association. They will be focusing on the impact of Wetlands on the ad valorem tax base of North Houston. Also, the Flood Control Subcommittee is developing a program for flood control along Cypress Creek and Greens Bayou.

The Aviation Committee is working to ensure the completion of the new airport connector from Hardy Toll Road to Houston Intercontinental Airport and will pursue its designation as a scenic district.

The Education Committee recently completed a paper addressing the Association's stance on public school financing. The Association's position was

sent to legislators in Austin.

Zoning and annexation issues are of prime concern. In order to educate our members, we will be hosted a zoning forum in April. Patti Knudson, our new city planner, was our guest speaker.

Additionally, we will be assisting in the establishment of the Greenspoint Area Management District. There is a need for an entity to represent, speak for and promote on behalf of the business and commercial owners in the Greenspoint area.

In closing, let me emphasize where I feel strongly that our common effort should be directed as we head into this new decade:

North Houston is competing not only with other cities but other areas within our city. **We are prepared** in every area of economic development - infrastructure, quality of life, services and amenities.

Now is the time to bring civic and business organizations together; to formulate a consensus of interests; and to implement a unified public awareness program for North Houston.

I would like to urge all North Houston Association members to renew their existing commitments and to commit to new projects which will benefit our area. With an active, involved membership, North Houston will be "the leading edge of Houston's economic recovery". ■

In Brief

New Land Use Map for North Houston

The Research Committee under the guidance of Kent Dussair, CDS Research, will be preparing an updated land use map of North Houston. The new map will be based on the same format as the July, 1986 map, but will also include the Compaq Computer Corporation area to the west. The map should be completed by early 1991.

Suburban Mobility Study Underway

Recently, the Houston-Galveston Area Council approved Turner Collie & Braden, Inc. as the consultant for the suburban mobil-

ity study of North and West Houston. The steering committee for the study will be developing a survey to be distributed to the major employees in the area to determine travel patterns to and from work.

International Airlines Building to Open

On May 14, the North Houston Association along with the Greater Houston, Houston Northwest, and Humble Area Chambers of Commerce hosted a dinner to officially open the International Airlines Building at Houston Intercontinental Airport.

Secretary of Transportation to Speak at Sam Houston Tollway Celebration Dinner

Samual Skinner, U.S. Secretary of Transportation, will be the key note speaker at a black-tie dinner on July 6. Secretary Skinner will discuss Houston's overcoming its transportation problems and officially

open the Sam Houston Tollway. The actual tollway opening celebration will take place on July 7 with a concert.

North Houston Economic Development Showcase to Be Held August 16

The third annual North Houston Economic Development Showcase for 1990 will be held at the Wyndham Hotel-Greenspoint on Thursday, August 16, 1990, from 4:00 p.m. to 8:00 p.m. The event will also include a golf tournament on August 15. Over 100 booths from major companies with interests in North Houston are featured at the showcase. The event is also attended by local, state, national and international media. ■

Benton Company

In business since 1970, Matt H. Benton, and now The Benton Company, offices at River Oaks Bank building, 2001 Kirby Drive, Suite 913, Houston, Texas 77019.

When The Benton Company was established, land brokerage was the only service offered. In 1974, they projected the changing real estate in Houston would require diversification and, consequently, they expanded into a full-service company by the addition of qualified personnel to fully enjoy the benefits of our growing market. Their present capabilities meet these requirements. Their commercial services include office and income property brokerage, foreign investment, and master-planned commercial and residential development. In many cases, clients rely on their proven development expertise to determine the economic feasibility of specific projects. In addition, they are capable of solving or minimizing physical development problems which result in significant value enhancement and increased marketability.

Because of the firm's reputation for quality information and a high degree of integrity, it is frequently called for consultation by estates, banks, trusts, and savings and loans to



Century Plaza is one of Benton Company's North Houston properties

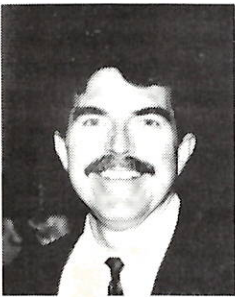
establish property values, identify and recommend solutions to problems, or give advice on real estate holdings. The Benton Company has participated in several major developments in partnership with prominent developers, insurance companies, savings and loan institutions and large banks. Some of their customers include American General, Friendswood Development Company, First American Bank, Ameriway Interest, University Savings, Commonwealth Mortgage Corporation, Wells Fargo and WAFRA.

Everyone knows quality people make for a quality company. The Benton Company is no

exception. Ninety percent of the transactions in their firm result from the functioning of these individuals as a team. Clients benefit from this group knowledge and support system, and it also enhances creativity.

Not only do their resources account for their edge on the marketplace, but their management and owners are actively involved in the real estate market as brokers. This is of particular importance in the transitory economic climate Houston is experiencing.

Twenty years of brokerage, management and development activities in Houston puts them in a position to know the Houston real estate market and enables them to function in the national and international markets as well. ■



Jack Drake will be working to create Greenspoint Area Management District

It's essential that we plan for our future; that we ensure carefully planned growth in a high-quality commercial and residential environment in the Greenspoint area. This is the goal of the members of the creation steering committee for the Greenspoint Area Management District (GAMD), who are exploring the feasibility of creating the district.

"Our purpose is to represent the interest of those who own property, live and work in the Greenspoint area," stated Jack Drake, GAMD's Creation Manager.

Whether it be improvements in security, landscaping, traffic flow, or promotion of economic development or the Arts, the GAMD would serve to coordinate the enhancement of support services, improvements, and amenities that make our community more prosperous and liveable.

Costs for improvements are borne by the land owners of the area. There are over a billion dollars in land and improvements within the boundaries of the proposed district, and the steering committee has received strong support from area property owners for protecting their investments and promoting their desires for a vibrant, expanding community that realizes its full potential and continues to be one of the outstanding business and employment centers of the nation.

Replat Relief

At the request of Mr. Art Storey, Executive Director of the Harris County Flood Control

District (HCFCD), the Harris County Commissioners Court clarified its drainage policy for existing developments.

The regulatory modifications provide a definition for existing developments which essentially recognizes the existing impact of subdivisions which were constructed with streets and drainage before the downturn in the local economy.

Owners who replat existing subdivisions which were previously approved by the HCFCD will no longer face the regulatory hassle of the past. Replats to change lot sizes or to convert small commercial tracts to residential usage will not be subjected to impact fees or detention requirements. Most commercial developments that have existed on the ground for several years which were not originally subjected to impact fees or detention requirements will also be defined as existing development and will no longer face the prospect of double approval and double requirements for drainage improvements.

The policy clarification does not alter any HCFCD requirements on new development whether the new development is a virgin piece of land or is an extension of a development into a tract which has never been improved with the installation of streets and drainage facilities. ■

NORTH HOUSTON ASSOCIATION

New Members

Arthur Anderson & Co. is an international public accounting firm with an office in The Woodlands serving North Houston and Montgomery County. The firm's practice includes management, tax and system consulting, financial statement reviews and audits and tax return preparation. Clients include biotechnology, communications, construction, health care, manufacturing, oil and gas, and real estate companies.

Financial Resource Management, Inc. is a wholly owned subsidiary of NCNB Texas and has management and marketing responsibility for a portfolio for land and commercial properties throughout Texas.

Rauscher Pierce Refsnes, Inc. is a financial institution which handles numerous water districts in the F.M. 1960 area.

Schwartz, Page & Harding is a professional law firm covering The Woodlands, Interwood, Northgate Forest, Compaq Properties, Cypress Station, and April Sound.

Star Enterprise, a Texaco affiliate, refines distributes and markets Texaco branded products in 26 states in the East and Gulf Coast regions of the U.S. Star Enterprise has its headquarters at 12700 Northborough in Houston.

Michael H. Richmond, Chairman
The Woodlands Corporation
Connie G. Elston, Executive Director
North Houston Association

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Schwartz, Page & Harding
Sewell & Riggs
Smith, Murdaugh, Little & Crawford
Vinson & Elkins

Medical:

Houston Northwest Medical Center Hospital
Parkway Hospital
Tomball Regional Hospital

Public Accountants:

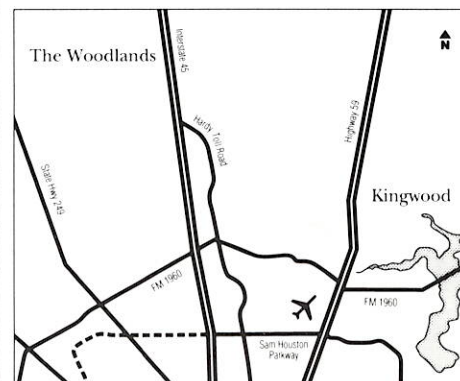
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Real Estate/Development:

The Benton Company
Champion Realty Corporation
Coldwell Banker Commercial Brokerage
The Darcy Land Company
Friendswood Development Company
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Wilma Southwest, Inc.
Wolff Companies
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World Houston, Inc.
Wulfe & Co.

Research:

CDS Research, Inc.



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