



## Development Committee Meeting Agenda

Tuesday, April 2, 2024, | 7:30 a.m. – 9:00 a.m.

Quiddity Engineering 1<sup>st</sup> Floor Conference Room | 1575 Sawdust Rd. | The Woodlands, TX 77380

I. **Welcome and Self Introductions:** Michelle Hundley, Committee Chair

II. **Host Recognition:** Michelle Hundley, Committee Chair

Lunch Sponsor:  
Drees Custom Homes  
Genesis Collaborative

Meeting Host: Quiddity Engineering

III. **Organization Updates:** Michelle Hundley, Committee Chair

IV. **Economic Development Issues:** Michelle Hundley, Committee Chair

V. **Introduction of Speaker:** Devin Baker, Committee Vice Chair

VI. **Speakers:** Tom Woliver, Co-President, Oxland Group, LLC.  
**Topic:** Creation of Two Step Farms Development (Montgomery County)

VII. **Approval of Prior Committee Meeting Minutes:** Michelle Hundley, Committee Chair

VIII. **Next Development Committee Meeting**

**Date:** Tuesday, May 7, 2024, 7:30 a.m. – 9:00 a.m.

**Speaker:** Jesse Thompson, Sr. Business Economist, Federal Reserve Bank

**Topic:** Mid-Year Economic Outlook

**Location:** CityNorth Conference Center | 12190 Greenspoint Dr. | Houston, TX 77060

IX. **Upcoming Meetings & Announcements:**

- **Wednesday, April 3, 2024, 11:30 a.m. – 1:00 p.m. | Transportation Committee**  
**Speaker:** Commissioner Kendric Jones, Waller County Precinct 3  
**Topic:** Waller County Pct. 3 Mobility Update  
**Location:** Harris County Pct. 4 Service Center | 14444 Holderrieth Rd. | Tomball, TX 77377
- **Thursday, April 4, 2024, 11:30 a.m. – 1:00 p.m. | Environment Committee**  
**Tour Guide:** Courtney Hall  
**Topic:** Memorial Park Land Bridge Walking Tour  
**Location:** Memorial Park Picnic Area | 301 North Picnic Lane | Houston, TX 77007
- **Thursday, April 11, 2024, 11:30 a.m. – 1:00 p.m. | Water Committee**  
**Speaker:** Rob Thomas, P.E., BC.CE, BC.NE, United States Army Corp of Engineers - Galveston  
**Topic:** USACE Update  
**Location:** SJRA Ops Building | 2436 Sawdust Rd. | The Woodlands, TX 77380

Adjourn

Today's Lunch Sponsors



# O X L A N D

**Tom Woliver**  
*Co-President, Oxland*

Tom Woliver strives to take placemaking to a whole new level. With nearly 30 years' experience in the real estate industry, Woliver works passionately to unlock potential value, growth and impact in community development.

In 2019, Woliver founded Oxland, a full-service capital investment and real estate development firm with principal-level expertise in land acquisition, entitlements, development, land transaction, and value creation. Through Oxland, Woliver spearheaded a variety of projects across the country offering a unique approach to capital investment and community building focusing on creating the highest and best use of the land.

Under his leadership, Oxland delivered the largest phase one in Dallas-Fort Worth history of 1,100 homesites at Painted Tree, its first development in McKinney, Texas. In its 2023 grand opening year, Painted Tree sold 448 homes making its debut at #36 on John Burns Top 50 Master Plans of 2023 and #47 on RCLCO's Top Selling Master-Planned Communities. In August of 2023, Oxland announced the acquisition of 1,860 acres in the Houston market to be developed as Two Step Farm, a master-planned community of 4,000 homes. Oxland broke ground on Two Step Farm January 2024 and is planning for a grand opening event late 2025.

Prior to Oxland, Woliver served as Vice President and Director of Planning and Development at Hillwood, where he developed over 10,000 lots in various markets in Texas and across the US. Woliver was the driving force behind Hillwood's "Live Smart" vision, a fresh holistic approach on developing the next generation of Master Planned Communities. At Hillwood, Woliver launched top-selling master-planned communities including Harvest, Union Park and Pecan Square in North Texas; Pomona in Houston; and Wolf Ranch in Georgetown.

Woliver is known by developers, homebuilders, and landowners alike as a pioneer in implementing various technological strategies, startups and strategic partnerships in the real estate industry. He has built a vast network of best-in-class consultants, vendors and relationships throughout the industry to be able to thoughtfully assemble the right team for the right project.

Woliver began his career as a Land Planner and Landscape Architect at TBG Partners in Austin, Texas. His role at TBG Partners shaped his ability to look at real estate solutions in a more unique, forward-thinking manner, including helping build and grow the Dallas office of TBG Partners.

Woliver is an active member on the National level of Urban Land Institute (ULI) and currently serves as the Chair for one of ULI's Community Development Councils. He is an invited speaker for industry events and is often featured in articles on topics such as community development, technology, healthy living, and the food and real estate movement.

Woliver graduated from Texas A&M University with a degree in Landscape Architecture. He and his wife Christina split their time between Colorado and Texas with their chocolate lab, Birdie.





Development Committee Meeting Minutes  
Tuesday, March 5, 2024 | 7:30 a.m. – 9:00 a.m.  
CityNorth Conference Center | 12190 Greenspoint Dr. | Houston, TX 77060

- I. **Welcome and Introductions:** At 8:05 a.m., Michelle Hundley, Committee Chair, greeted those present, and called for self-introductions of those attending.
- II. **Host Recognition:** Michelle Hundley thanked facility host CityNorth Conference Center.
- III. **Attendees (12)**

Devin Baker, Sendero Real Estate	Steve Spillette, Community Development Strategies
Stephanie Wiggins, Partnership Lake Houston	Imani Spivey, NHA
Marlisa Briggs, NHA	Gil Staley, The Woodlands Area Economic Development
Michelle Hundley, CenterPoint Energy	Amy Lord, SWCA Environmental Consultants
Ingrid Romero, NHA	Billy Hill III, CenterPoint Energy
Danielle Scheiner, Conroe Economic Development Council	
- IV. **Roundtable RFI Discussion:** Committee Conversation
- V. **Approval of Minutes:** Minutes from the February 16 committee meeting were distributed digitally for review prior to the meeting. A motion was made and seconded, with minutes being approved as distributed.
- VI. **Call Organization Reports:** No reports given.
- VII. **Next Development Committee Meeting**

**Date:** Tuesday, April 2, 2024  
**Speaker:** Tom Woliver, Co-President, Oxland Group, LLC  
**Location:** Quiddity Engineering 1<sup>st</sup> Floor Conference | 1575 Sawdust Rd. | The Woodlands, TX 77380
- VIII. **Upcoming Meetings and Events**
  - **Wednesday, March 6, 2024, 11:00 a.m. – 1:00 p.m. | Transportation Committee**

**Speaker:** Dr. Carol Lewis, Board of Directors Chair, Gulf Coast Rail District  
**Topic:** HART Program/Grade Separated Crossings  
**Location:** Harris County Pct. 4 Service Center | 14444 Holderrieth Rd. | Tomball, TX 77377
  - **Wednesday, March 20, 2023, 11:30 a.m. – 1:00 p.m. | Managing Explosive Growth with Quality Development**

**Speakers:** Austin Alvis, NewQuest, Peter Barnhart, Caldwell Companies, Taylor Reed, P.E., Vogler & Spencer, Matthew Reibenstein, Greater Houston Builders Association - Moderator  
**Location:** The Woodlands Waterway Marriott | 1601 Lake Robbins Dr. | The Woodlands, TX 77380
  - **Thursday, March 21, 2023, 11:30 a.m. – 1:00 p.m. | Water Committee**

**Speaker:** Jun Chang, P.E., D.WRE, General Manager, North Harris County Regional Water Authority  
**Topic:** North Harris County Regional Water Authority Update  
**Location:** Quiddity Engineering, 1<sup>st</sup> Floor Conference Room | 1575 Sawdust Rd. | The Woodlands, TX 77380

**Adjourn**