



## Development Committee Meeting Agenda

Tuesday, January 7, 2025 | 7:45 a.m. – 9:00 a.m.

CityNorth Conference Center | 12190 Greenspoint Dr. | Houston, TX 77380

- I. **Welcome and Self Introductions:** Devin Baker, Committee Chair
- II. **Host Recognition:** Devin Baker, Committee Chair  
  
Meeting Host: CityNorth Conference Center
- III. **Introduction of Speaker:** Devin Baker, Committee Chair
- IV. **Speaker:** Gabe Lerner, Executive Vice President, Lincoln Property Company  
**Topic:** Redevelopment Trends in the Houston Market
- V. **Approval of Prior Committee Meeting Minutes:** Devin Baker, Committee Chair
- VI. **Next Development Committee Meeting**  
**Date:** Tuesday, February 4, 2025, 7:45 a.m. – 9:00 a.m.  
**Speaker:** Jimmy Spence, Ellington Airport/Houston SpacePort  
**Topic:** Space City 2.0 – Aerospace Innovation and Commercial Development  
**Location:** CityNorth Conference Center | 12190 Greenspoint Dr. | Houston, TX 77060
- VII. **Upcoming Meetings & Announcements:**
  - **Thursday, January 9, 2025, 11:30 a.m. – 1:00 p.m. | Water Committee**  
**Speaker:** Michael Turco, General Manager, Harris-Galveston Subsidence District  
**Topic:** A Harris-Galveston Subsidence District Update  
**Location:** San Jacinto River Authority, Ops. Bldg. Training Room | 2436 Sawdust Rd. | The Woodlands, TX 77380
  - **Wednesday, January 15, 2025, 11:30 a.m. – 1:00 p.m. | Transportation Committee**  
**Speaker:** Callie Barnes, Program Manager for the Project Development and Delivery Group at H-GAC  
Project Delivery, H-GAC  
**Topic:** Houston Region Carry Over Balance and Plan  
**Location:** Harris County Pct. 4 Road & Bridge Training Room | 14444 Holderrieth Rd. | Tomball, TX 77377
  - **Wednesday, January 22, 2024, 4:00 p.m. – 7:00 p.m. | Commissioner Ritch Wheeler Welcome Reception**  
**Location:** The Audrey | 9595 Six Pines Dr. | The Woodlands, TX 77380

Adjourn



Gabe Lerner is a seasoned commercial real estate and investment management leader with over a decade of experience spanning mixed-use, office, retail, and large-scale land acquisitions. Currently, he serves as Executive Vice President at Lincoln Property Company in Houston, where he focuses on expanding Lincoln's service businesses, as well as its development and investment portfolios in the market. Additionally, his priority is to grow Lincoln's mixed-use development business.

Originally from Houston, Gabe has led real estate acquisition, development, and financing initiatives in markets across the globe and nationally, with a particular focus on the energy and real estate sectors. His comprehensive expertise encompasses Acquisition and Divestiture Management, Legal Due Diligence, and Asset Evaluation. Prior to joining Lincoln, Gabe held the position of Managing Director at Allied Orion Group. He was responsible for the acquisition, development, and alternative investment opportunities, concentrating on multifamily properties across the Sun Belt states. His strategic vision and leadership played a crucial role in expanding the company's portfolio and driving its growth.

Gabe's career also includes a tenure as Managing Director for one of China's largest private real estate developers, ZTC Investments. In this capacity, he spearheaded investments, oversight, and management of projects outside mainland China, with a portfolio that included ventures in North America, Europe, Japan, and other global locales. Gabe started his career working as an attorney in Houston, Texas.



Development Committee Meeting Minutes  
Tuesday, November 5, 2024 | 7:45 a.m. – 9:00 a.m.  
CityNorth Conference Center | 12190 Greenspoint Dr. | Houston, TX 77060

- I. **Welcome and Introductions:** At 8:05 a.m., Devin Baker, Committee Chair, greeted speakers Billy Hill III, Lead Economic Development Consultant, CenterPoint Energy and Jose Sanchez II, Project Manager, Business Development Entergy calling for self-introductions of those attending.
- II. **Host and Sponsor Recognition:** Devin Baker, Committee Chair, thanked facility host CityNorth Conference Center and breakfast sponsor RG Miller | DCCM
- III. **Attendees (18)**

Devin Baker, Sendero Real Estate De Jaune' Bickham, Pape-Dawson Engineers Marlisa Briggs, NHA Terrance Caldwell, CenterPoint Energy Tim Ervin, Ninyo & Moore Fernando Floreslovo, Binkley & Barfield   DCCM Trisha Frederick, Pape-Dawson Engineers Brian Garcia, Entergy Nicole Grille, Entergy	Billy Hill III, CenterPoint Energy Michael Kasmiersky, Lincoln Property Company Brent Palermo, Pape-Dawson Engineers Mike Prats, CDS Community Development Strats. Ingrid Romero, NHA Jose Sanchez II, Entergy Imani Spivey, NHA Cruz Torres, Binkley & Barfield   DCCM Sergio Van Dusen, Vogt Engineering
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- IV. **Introduction of Speakers:** Devin Baker, Committee Chair, Welcomed Billy Hill III, Lead Economic Development Consultant, CenterPoint Energy and Jose Sanchez II, Project Manager, Business Development Entergy
- V. **Speaker Presentation:** Best Practices for Working with Utilities in Development
- VI. **Approval of Minutes:** Minutes from the October 1 committee meeting were distributed digitally for review prior to the meeting. A motion was made and seconded, with minutes being approved as distributed.
- VII. **Call Organization Reports:** Marlisa Briggs from NHA provided an update on HREDA
- VIII. **Next Development Committee Meeting (Joint with all committees)**

**Date:** Tuesday, December 3, 2024, 11:30 a.m. – 1:00 p.m.  
**Speakers:** Commissioner Charlie Riley, Montgomery County Pct. 2, Commissioner Tom Ramsey, Harris County Pct. 3, Commissioner Ritch Wheeler, Montgomery County Pct. 3, Commissioner Lesley Briones, Harris County Pct. 4, Commissioner Matt Gray, Montgomery County Pct. 4  
**Location:** George Bush Community Center | 6827 Cypresswood Dr. | Spring, TX 77379

**IX. Upcoming Meetings and Events:**

- **Tuesday, November 12, 2024, 11:00 a.m. – 1:00 p.m. | Annual Membership Luncheon & Board Installation**  
**Speaker:** Jim Szczesniak, A.A.E., Director, Houston Airports  
**Location:** Hilton Houston North | 12400 Greenspoint Dr. | Houston, TX 77060
- **Wednesday, November 13, 2024, 11:30 a.m. – 1:00 p.m. | Environment Committee**  
**Tour:** Historical Tour of Old Town Spring  
**Location:** Spring Historical Museum | 403 Main Street | Spring, TX 77373
- **Thursday, November 14, 2024, 11:30 a.m. – 1:00 p.m. | Water Committee**  
**Speaker:** Matt Barrett, P.E., Water Resources & Flood Management Division Manager – SJRA, San Jacinto Regional Flood Planning Group Executive Committee Member  
**Topic:** State Flood Plan (Region 6) Update  
**Location:** SJRA Ops. Building & Training Room | 2436 Sawdust Rd. | The Woodlands, TX 77380

**Adjourn**