



BRAYS OAKS

MANAGEMENT DISTRICT

NEWSLETTER VOL. 1, 2013

WWW.BRAYSOAKSMD.ORG

*Overflowing
with
Good News!*



MESSAGE FROM THE CHAIRMAN **ETAN MIRWIS**

Hello & Happy New Year!

As we look towards the many opportunities for success that await us in the New Year, let's not forget how far we've come in the last

12 months. 2012 was very productive for the Brays Oaks District in meeting many of the goals on the path to fulfilling our missions of business and economic development, environmental and urban design, public safety and mobility and transportation.

To demonstrate our dedication to improving the quality of life in Brays Oaks, the District has lent its support to a variety of community initiatives, including scholarship programs, school supply drives, real estate and business forums, and sponsorship of "Music in the Park and Movie Nights" at the Willow Waterhole Conservancy.

Plan to include those areas newly annexed into the District and successfully procured grant funding from the Fondren Foundation to develop trails along the Fondren Diversion Channel. In 2012 we began an evaluation process to explore possible ways to increase connectivity related to the city's plan for development of green

The District's Business & Economic Development Committee drafted a Long Term Commercial Business Development Plan designed to retain and attract quality retail and office tenants. When fully implemented, the plan is expected to add value to commercial properties in the District. The first step – an inventory of all retail and office tenants – is underway. We have also tested methodology for attracting quality retail store names by undertaking a comparative analysis of the three-mile trade area around a potential site in the District and those surrounding two existing branded stores elsewhere in Southwest Houston. We have also performed a complete population, demographics and public transit analysis to support a Houston Community College



spaces and hike-and-bike trails along the city bayous. We also started planning to more fully develop recreational uses in our local parks. This plan will work in partnership with the City Park's Department.

Our partnership with the Harris County Attorney's office made significant strides in 2012 to take action against businesses and apartment complexes that have allowed criminal activities on their premises to threaten the safety and well-being of the surrounding community. Our mobile surveillance cameras have also significantly reduced crime in hot-spot areas. We are also proud of the fact that The Reserve at Creekbend became the first multi-family housing complex in Brays Oaks to be awarded "Blue Star" status by the Houston Police Department.

Workforce Development Center in the District. The proposed new campus was one of three HCC Southwest College facilities included in the \$425.0 million HCC bond referendum approved by voters on November 6. When constructed, it is expected to have a major impact on economic development by making training in a variety of vocational fields available to high school graduates throughout the District. The District's Environmental and Urban Design Committee made substantial improvements to the overall appearance and image of the community with beautiful new landscaping projects along major thoroughfares. This year, we also amended our Master Parks

In short, we've had a very good year in 2012 with much to celebrate and I'd like to invite you to join us as we build on the strengths of this wonderful community in 2013 and beyond.

Sincerely yours,

Etan Mirwis

Chairman,
Brays Oaks Management District Board of Directors

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MESSAGE FROM THE DIRECTOR **DAVID HAWES**

As our Chairman Etan Mirwis has said, 2012 was a banner year for the Brays Oaks Management District, and the coming year is already shaping up to surpass it in terms of accomplishments. However, our mandate is not to plan for one single year at a time, but to take a much longer-range look at what we can accomplish in the future to make the District an ideal place to invest and operate a business as well as live, work, shop, and dine. In late November the District's Service and Assessment plan was extended through 2028 paving the way for many exciting projects to move forward. The District leadership and staff are committed to a strategy that will improve and advance business and economic development, mobility and transportation, public safety, environmental and urban design, stormwater control and water conservation, and the brand and image of Brays Oaks. To this end, we have budgeted nearly \$13 million to accomplish these goals over the next 15 years.

Some of our commitments to improving economic development include the development of a baseline inventory of all commercial properties in the area, establishing a set of development standards with an emphasis on long-term profitability, maintaining and increasing appeal of industrial sites to help stimulate job growth, and promoting the development of new single-family homes. A new Houston Community College vocational center to be located within the District will also ensure that we have a properly trained workforce to meet the hiring needs of area businesses.

The District will continue to build its relationships with city, state and federal entities to ensure the Brays Oaks area receives the required investment to maintain its infrastructure and construct new thoroughfares to boost the local economy. We're already in discussions with METRO about extending an arm of the light rail system through Brays Oaks as it expands its lines.

Continued communication with business owners, tenants, and public safety agencies is the key to maintaining the District's reputation in reducing opportunities for criminal activity, and we are committed to enhancing both the perception and reality of Brays Oaks as one of the safest places in the city.

The District is also working with governmental and environmental agencies to monitor stormwater and flooding control and the quality of water in our local bayous. We will continue to monitor the area after significant rainfall events to identify blockages or undersized storm drains, and will advocate for funding of Project Brays to minimize the impact of floodwaters.

Brays Oaks has much to celebrate from this past year and we will also have much more to celebrate every single year as we advance toward the completion of the goals in our 15-year-plan, and we hope you will join us in supporting these endeavors.

Sincerely yours,

David Hawes

Executive Director,
Brays Oaks Management District

Providing Leadership and innovation to shape Positive growth in our community

Providing:

- ENVIRONMENTAL & URBAN DESIGN
- MOBILITY & TRANSPORTATION
- PUBLIC SAFETY

Business and Economic Development:

- MARKETING & RETAIL INITIATIVES
- REAL ESTATE & LAND USE EXPERTISE
- WORKFORCE DEVELOPMENT

BraysOaksMD.org
10103 Fondren Rd, Ste. 300
Houston, TX 77096, USA
713.595.1221

TOP SAFEST ZIP CODES IN HOUSTON

2010
HOUSTON CHRONICLE
chron.com

overflowing with good news!





THE BRAYS OAKS TOWERS

**BUSINESSES FIND
A BARGAIN IN BRAYS OAKS**
**COMMERCIAL
REAL ESTATE**



BRANDON J. HERNDON STATE FARM INSURANCE - (L)
RAY LOPEZ ROCKWELL MANAGEMENT

While economists and real estate experts agree, Houston has fared better than much the rest of the country during the economic downturn, nowhere else in the city is that more obvious than in the Brays Oaks area.

Ray Lopez, leasing director for Rockwell Management, points to a pair of properties that offer many advantages to its tenants and enables them to thrive.

“The Brays Oaks Towers at 10101 and 10103 Fondren are located in the heart of the Brays Oaks Management District,” he said. “The Towers are well-situated in Southwest Houston with easy access to Interstate 59, Loop 610 and Beltway 8 within a few miles.”

“WE OFFER BUSINESS OWNERS A PLACE TO LOCATE THEIR BUSINESS AND WHERE THEY CAN BE PROUD TO INVITE THEIR CLIENTS. AT THE BRAYS OAKS TOWERS, WE HAVE AMENITIES LIKE THE HOUSTON PUBLIC LIBRARY, ON-SITE MANAGEMENT/LEASING/ MAINTENANCE AND THE METRO BUS STOP DIRECTLY IN FRONT OF THE BUILDING,”

— RAY LOPEZ, ROCKWELL MANAGEMENT

Built in 1979 and 1981 during some of the city’s boom years, the Towers each have approximately 100,000 square feet. “Rockwell acquired the properties in 2007,” Lopez said. “They have been completely upgraded and offer a much needed office environment in a growing and progressing community.”

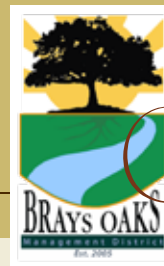
“I AM PROUD TO LEASE THE BRAYS OAKS TOWERS AND ROCKWELL MANAGEMENT IS PROUD TO HAVE A PLACE BUSINESS OWNERS CAN CALL THEIR HOME.”

The companies listed on the Towers’ tenant roster are a diverse and interesting business mix. They include Shiled International Protection, The Stelly Law Firm, Avalon Healthcare, Immigration Law Center, Break Through Companies, State Farm agent Brandon J. Herndon, and a few accounting firms. Burr, Beck & Partners is a staffing and recruiting company that leases office space on the third floor of the 10101 building, and is a perfect example of the kind of camaraderie that exists between tenants, where everyone is on a first-name basis.

“Don Burruto, president, is one of those tenants with whom I just love to catch up,” Lopez said. “His enthusiasm and sharing gets me motivated. That’s the kind of atmosphere we have here. I can walk down the hallway and say hello to our tenants and see what they’re up to.”

But probably one of the most solid business reasons to lease in the Brays Oaks area is affordability. While downtown Houston may be able to command \$35 a square foot for office space, Brays Oaks Towers’ space costs only about a third of that, and nearly \$4 a square foot less than Fondren office space addresses closer to the Southwest Freeway. “We are able to offer rates significantly lower than others parts of Houston and make it an affordable option compared,” Lopez said. “Also, a significant amount of our tenants live nearby, which significantly reduces the commute, saving them money and allowing them to spend more time on their business.”





Business



INDUSTRIAL CENTER

SUCCESS IN TARGETING SMALL USERS

Many industrial firms and other organizations start out small, sometimes operating out of their home garages or even mini-warehouse spaces. When it comes time to expand their operations though, they often have problems finding space they can afford that meets their needs. But Don Sweitzer, Brays Oaks District business owner and developer, has come up with the answer for small users desiring attractive new space with the South Breeze Industrial Center located at 8416 South Breeze east of Gessner.

Welcome to our newest members:



ADAM WEISS

New BOMD board member **Adam Weiss** was inducted in summer, 2012 after serving as president of the Braeburn Superneighborhood. Adam Weiss, an architect who specializes in health care, education and commercial design, is a project manager at AUTOARCH Architects. He was originally from Maine, but came to Houston in the 90's to attend graduate school at Rice University. He says his vision for BOMD is to elevate the image of some of the District's more beautiful, but largely unknown residential neighborhoods.



RAQUEL RAMIREZ

We are pleased to announce that Ms. **Raquel Ramirez** is the new Associate Director of Services & Public Safety for the Brays Oaks District. Raquel is a former district executive for boy scouts of America where she managed various districts throughout Houston. Raquel earned her B.A. in Mass Communications and Political Science from Prairie View A&M University where she produced an award winning documentary highlighting Prairie Views voter suppression issue. Raquel is a deep rooted Houstonian who spends her spare time decorating and reupholstering distressed furniture. We are very excited to have Raquel on the Brays Oaks team!

As the founder of U.S. Canvas & Awning on Northern Street nearby 23 years ago, Mr. Sweitzer was very familiar with the challenges faced by private entrepreneurs needing to expand. His conclusion that there was a real need for modern, functional small sized service center or office/warehouse space in Southwest Houston has proven to be correct as the South Breeze facility, that was completed in July, 2011, was fully leased within one year.

With lease-up of the new facility, the Brays Oaks District welcomes the following tenants to the District: BAFCO Construction (contractor), Kamel Distributions (beauty supplies), Ashley Body Supply (body shop equipment and supplies), Drum Magazine (publisher), NTL Services, Texport Racing, and three small churches - Bethel, New Covenant and Casa de Dios.

With the new capital investment and additional jobs created, the Brays Oaks District is happy to welcome the South Breeze Industrial Center and its tenants to the District and wishes them success in the future.

overflowing with good news!



A MESSAGE FROM COUNCIL MEMBER **MIKE LASTER**

WINFIELD | CONDO DEMOLITION

On October 22, demolition began on the Winfield I Condos. This was accomplished by a joint effort by Council Member Laster's office, the Winfield I Condo Association and the City of Houston's Department of Neighborhoods, Legal Department and HPD. Ultimately, the Condo Association used their funds for the demolition. No city money was used for the demolition. Though this location is outside the Brays Oaks Management District, it is very near the border. The condo was destroyed in a fire in 2004 and was an eyesore and haven for criminal activity.

FRIENDS OF PARKS INITIATIVES

In June, residents near Lansdale Park met to discuss forming a "**Friends of Lansdale Park**" group. This will allow nearby residents to act as advocates of their local parks and work with HPARD for improved facilities and programs and beautification. The District J Office hopes this initiative will spread to more parks in the District. Lansdale Park is currently considering options for a spray park to replace the existing pool, which will not reopen in 2013.

The Lee LeClear Tennis Center is also forming a Friends of Parks group with the assistance of the Brays Oaks District, to work on better security and other improvements at the park.

Interested teens approached Council Member Laster about having a new skate park built at Burnett Bayland Park. The teens are working with mentors from Neighborhood Centers, the District J Office, and HAPRD on this project.

NEIGHBORHOOD PROJECTS

We worked with the Department of Neighborhoods Inspections and Public Services to educate residents on basic code compliance issues. Routine asphalt overlays were conducted for Braeburn Valley, Braeburn Glen, and Brae Acres.

We worked with the Traffic Operations to analyze parking restrictions on some of the Larkwood subdivision's narrower streets during school drop off and dismissal times. Some adjustments were made for improved safety of student and parent pedestrians. Public Works did maintenance work on the Grape Street Bridge for improved safety.

The Bonham Acres subdivision has been experiencing some drainage concerns following routine maintenance of their street-side ditches. We had senior leadership from Public Works come meet with residents, analyze the matter, report recommendations and begin some re-engineering of their drainage ditches.

We worked closely with the Braeburn Glen subdivision about neighborhood parking concerns, signage, and helped them make improvements.

Braeburn Valley West we completed an area drive through and had Public Works conduct some repairs to streets throughout the subdivision.

2013:

The District J Office is welcoming a new staff member, Ahmad Chughtai. Ahmad will serve as the Agenda & Policy Director. He is currently attending Law School at the University of Houston and has spent the last semester working with Special Education students at Burbank Middle School.

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TREES
FOR HOUSTON
PLANTS ON SHORES OF

Community

WILLOW
WATERHOLE



About 80 young trees now grace the banks of the Willow Waterhole, thanks to a donation from Trees for Houston and the labor of several area Cub Scouts and other volunteers. A group planting effort on Saturday, Dec. 1 created a small forest of drought-tolerant trees—including live oaks, pin oaks, bur oaks and cedar elms.

Barry Ward, *Executive Director of Trees for Houston*, demonstrated how to dig the right size hole in a pre-marked spot, how to properly extract a young tree from its plastic pot, and how to build a ring of mulch around its base to help it retain moisture.

“Here is where the magic occurs. In 5 to 10 years, this is going to be a pretty spectacular park.”

— Howard Sacks

President - Willow Waterhole Greenspace Conservancy



The Willow Waterhole Greenway is an ongoing \$75 million project with a dual purpose, Sacks added. On one hand, it provides a flood-reduction element with six detention basins that extend across 279 acres from U.S. 90 to South Willow and South Post Oak and will hold six million gallons of water.

Its other purpose is to provide park facilities where area residents can enjoy hiking and biking trails, picnic areas, or ***“just sit and write a poem,”*** Sacks said. It also is a significant site for nature lovers because it is home to 176 varieties of birds. The Willow Waterhole Greenway Project is expected to be completed in 2015 or 2016, Sacks said.

MEETING NOTICE

BRAYS BAYOU ASSOCIATION

MONDAY | FEBRUARY 18, 2013 | 7:30^{PM}

THE GATHERING PLACE | 5310 SOUTH WILLOW | 77035

For more info please contact:

Bob Schwartz | bobx@hal-pc.org | 713 -723-7230

2013 STATE OF THE AIR LUNCHEON

February 5, 2013 | 11:30am-1pm | United Way

The keynote speaker, Toby Baker, TCEQ Commissioner, will share his thoughts on the state of the Houston region's air quality. \$30 registration with lunch included. **Register at <http://airalliancehouston.org>.**



EDUCATION SYMPOSIUM ADDRESSES LITERACY & CAREER READINESS

"It's not about political values, but life values." — David Hawes

An education symposium held in November at Westbury High School sparked a discussion about literacy and its impact on education with panelists representing government, business and education administration.

The event was hosted by Beyond Careers, Houston-based organization whose mission is to provide education support for low- to moderate-income families, students, small businesses and the self-employed.

"Not all the jobs in this economy require a degree, but they do require basic cognitive skills," said Dr. Madeline Burillo, Associate Vice Chancellor of Workforce Instruction at Houston Community College System. Burillo pointed out fields in Houston where job demand is high: in petroleum engineering, health care, pharmaceuticals, medical coding, manufacturing technology and gaming and simulation technology.

Dr. Kimberly McLeod from Texas Southern University talked about race and culture as a factor in how to teach. She said 50 percent of "black and brown students" have not completed a high school program.

Alan Watkins, Community Development Director for Wells Fargo Bank, talked about the importance of financial literacy, and pointed to educational resources for kids, businesses, college students and other adults at www.handsonbanking.com.

State Representative Scott Hochberg, who addressed the topic of education funding, said Texas is poised to lead the nation in the number of jobs that can be performed without a college education.

"We're not getting those high-paying jobs because we don't have the educated workforce to fill them," — Scott Hochberg, State Representative

David Hawes, Executive Director of the Brays Oaks Management District, closed out the panel discussion by sharing the District's education vision. His announcement that a new HCC vocational education center would be coming to a 19-acre site within the District was met with the most enthusiastic applause of the day, and he outlined BOMD's battle to get the center located there.



SMILES ON WHEELS GIVES BIKES TO AREA CHILDREN

Deserving children in the greater Houston area received an early holiday gift of bicycles in December, thanks to a "Smiles on Wheels" program coordinated by ABC Dental and Houston City Councilman Larry Green of District K.

The bikes were assembled the first week of December by volunteers assembled from throughout the District, and were given to deserving students Dec. 15 at the ABC Dental location on West Orem at South Post Oak.

Smiles on Wheels worked with school districts in Pasadena, Houston and Fort Bend County to select students on the basis of academic achievement, perfect attendance and economic challenges. Some of the students who received bikes were from Foerster Elementary School on Fonmeadow in Brays Oaks.

Since 2007, ABC Dental has donated more than 1,000 bicycles to the program it established.

"The Smiles on Wheels campaign, shows the true spirit of giving this holiday season. I am very pleased to be a co-sponsor of this community sharing event." — Larry Green, Council Member

Save the Dates!

Bi-Monthly Breakfasts

March 12th, 2013

May 14th, 2013

NO BREAKFAST IN JULY

September 10th, 2013

November 12th, 2013

Tuesdays - 7:15^{AM} @

Houston Baptist University

MCNAIR HALL - MORRIS CULTURAL ARTS CENTER

7502 Fondren Houston, TX 77074

COACH CHARLIE WARD
HONORS CARROLL DAWSON
& RICK SMITH

FEBRUARY 16, 2013 1^{PM}-3^{PM}

The Downtown Club at the Met

In the midst of one of the greatest sports weekends of the year, the NBA All Star Basketball Game, Charlie Ward and Westbury Christian School will honor two of the greatest influences in Houston sports history: Carroll Dawson, retired Houston Rockets GM, and Rick Smith, current GM of the Houston Texans.

For tickets and information please visit:
www.WestburyChristian.org/Excellence



District Meetings

District meetings are held in the District offices
10103 Fondren Rd., Ste. 301
unless otherwise noted

Marketing and Business Development
1st Monday - 6:00 p.m.

Business & Economic Development
1st Thursday - 8:00 a.m.

Public Safety & Security
2nd Tuesday - 11:30 a.m.

Landscape and Beautification Committee
2nd Wednesday - 11:00 a.m.

Community Meetings

Super Neighborhood #36 1st Tuesday - 7:00 p.m.

* Braeswood Assembly of God
10611 Fondren Road Houston, TX 77096

Brays Oaks CERT 2nd Monday - 7:00 p.m.
10810 Braesridge Dr.

Apartment Cluster 2nd Tuesday - 11:30 a.m.
8605 West Place

HPD's Apartment Positive Interaction Program
4th Thursday - 11:30 a.m.
8605 West Place



Brays Oaks Management District
www.BraysOaksMD.org

10103 Fondren Rd., Ste. 301
Houston, Texas 77096

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PLEASE VISIT OUR WEBSITE AT WWW.BRAYSOAKSMD.ORG TO RECEIVE FUTURE NEWSLETTERS VIA EMAIL



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