



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

Honoring Tom Wussow 30 Years of Visionary Leadership

Read about Tom's legacy
and how his work will
leave a lasting impact on
North Houston forever.

PLUS, District News, Real Estate
Report, and Project Progress.

SPECIAL EDITION 2025

WELCOME FROM THE PRESIDENT

It is my pleasure to welcome you to this special edition of *Quadrants*, as we honor Tom Wussow, the founder of the North Houston District, following his retirement from our Board of Directors in December 2024. Along with celebrating Tom's incredible legacy, we are pleased to share updates on planning and infrastructure, beautification and maintenance, and public safety as we move forward with our Fiscal Year 2025 objectives.

Tom's dedication is the reason the District exists today. In 1990, he mobilized area business leaders to advocate for a management district that could deliver enhanced services to North Houston. The rest, as they say, is history. On Pages 4 and 5, you'll find highlights from District projects during Tom's tenure.

From creating the District to championing public safety, park development, and infrastructure improvements, Tom's leadership has contributed to North Houston's success. His vision to make the area a place where businesses, employees, and residents want to be remains deeply rooted in our culture.

In this edition, we celebrate Tom not just as a visionary leader but as a true advocate for our community. His legacy inspires us as we continue making North Houston a better place for all.

Warm Regards,
Greg Simpson
President, North Houston District



ON THE COVER



This special edition of *Quadrants* reflects on the North Houston District's journey with Tom Wussow's leadership and guidance—then and now. From early advocacy and bold ideas to today's thriving parks, infrastructure, and public safety projects, our progress is a testament to decades of collaboration. The cover captures where we are now, while our historic photo offers a glimpse of where it all began.

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Dr. Quentin Wright
Lone Star College-Houston North

The District is governed by a board of directors who serve staggered terms of four years. Directors are appointed by Houston City Council from a list of persons recommended by the District to serve on its Board of Directors.

Special thanks to our creative partner:

Myles + Carter Photography

NHD STAFF

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EXECUTIVE ASSISTANT & OFFICE COORDINATOR

Monica Gijon
ADMINISTRATIVE ASSISTANT

Brenda Spratt
SUPPORT SERVICES

A MESSAGE FROM JACK DRAKE



From left, Jack Drake, former President of the North Houston District, and Tom Wussow, the district's founder, share a moment celebrating decades of partnership and progress in North Houston at a storytelling lunch in preparation for this Special Edition of Quadrants featuring our beloved founder, friend, and visionary leader.

It has been my privilege to know Tom Wussow since 1990 when he convinced me that a management district would bring good things to north Houston, and we became partners in that quest. It was Tom's idea to create the District, and it's difficult to sum up the immense impact he's had on it and our community. From the beginning, Tom worked tirelessly to establish the North Houston District, setting in motion the progress we continue to build upon today. His vision wasn't just about infrastructure and beautification—it was about creating a place where people and businesses thrive.

What I've always admired about Tom is his unwavering commitment to seeing things through. When challenges arose, Tom wasn't one to back down. He took the long view, advocating for public safety measures, park development, and the creation of spaces that would serve our community well into the future. His leadership wasn't just about managing today's needs; it was about ensuring North Houston's success for generations. It's no wonder our area's first park is named for him.

As I stepped into my role in the district, Tom's guidance and wisdom were invaluable. His approach was simple yet effective: bring people together, listen to their needs, and build a community that works for everyone. It's a philosophy that I've carried with me, and one that will forever be part of this district's identity.

Tom, thank you for your friendship, your leadership, and your years of dedicated service. You've left a lasting legacy that will guide North Houston for years to come.

With deep respect,

Jack Drake
District President, 1990—2012



Jack presents Tom with a one-of-a-kind neon light of his unique signature at the annual Volunteer Appreciation Event at the Greenspoint Club in 1998.

NOW & THEN



Board
2024



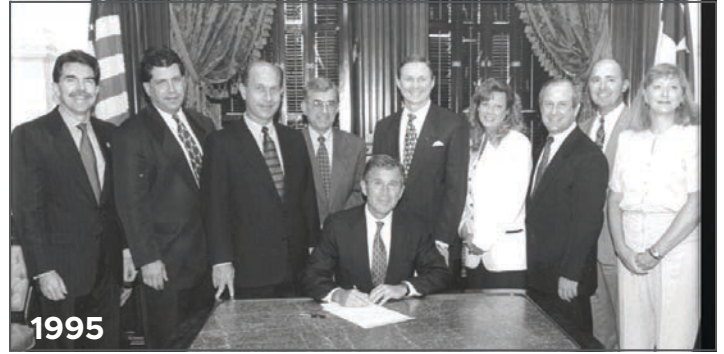
Board
2001

Tom Wussow's long service on the North Houston District board has seen a lot of changes—business attire is more laid-back, and office hours have become more flexible—but the board's dedication hasn't wavered. With Tom's vision and Michelle Wogan leading the way as Board Chair, they've continued steering the District toward growth and progress. Even as times evolve, their focus remains the same: making North Houston a vibrant place for businesses and people. It's this kind of steady leadership that keeps the District moving forward, no matter how much the world around us changes.

SHAPING SHARED VISION

In the late 1980s, Tom Wussow began brainstorming and researching ways to ensure the North Houston area would continue growing into a vibrant suburban business district. By 1991, his vision materialized when he spearheaded legislative efforts that secured funding mechanisms and officially formed the North Houston District. Just a few years later, in 1995, Tom once again led the charge, expanding the District's capabilities to deliver a broader range of services.

Tom's leadership and vision have been key to the District's strategic growth, ensuring North Houston remains a safe, appealing destination where businesses invest, and people want to live, work, and visit. In this feature, we showcase a few of Tom's most remarkable contributions and highlight some of his favorite projects that have shaped the District's success.

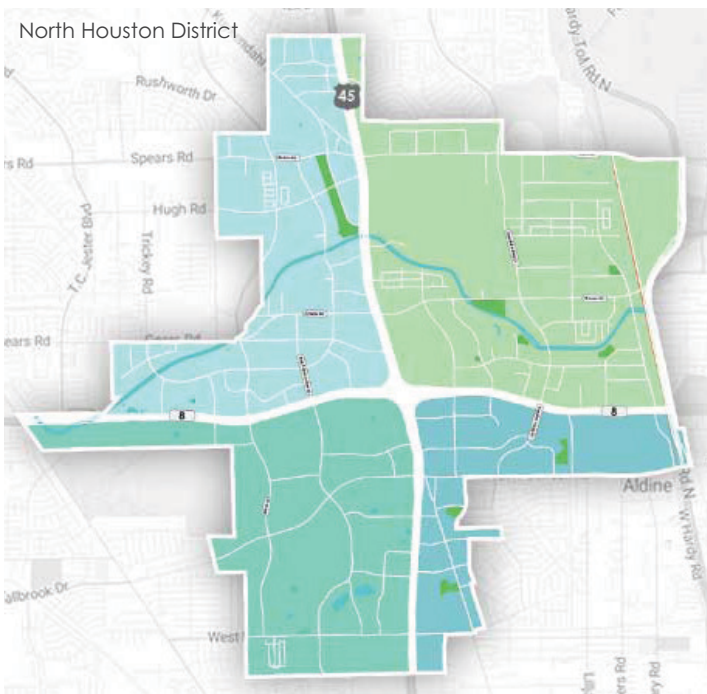


1995 The bill creating the District was signed in 1991. Four years later, a second bill was signed by Governor George W. Bush, giving additional powers to our District. Pictured from the left is District President, Jack Drake, Representative Kevin Bailey, Senator John Whitmire, District Board Members Tom Wussow, Don Willis, Joyce Harberson, James Curry, Will Deane, the District's Vinson & Elkins consultant, and seated, Gov. Bush.

1990 Local businesses organized to form a district focused on enhancing services and improving North Houston.

1990s

2000s



1991 The Greenspoint District was established with a property-owner board, Jack Drake as President, and new office space acquired.

1993 Eleven acres of abandoned apartments on Greens Road were cleared to pave the way for future park development.

1994 The Public Safety Center opened at Greenspoint Mall, reinforcing the District's commitment to safety.

1997 The District launched its Banner Program, adding vibrant branded banners to streets throughout the area.

1998 TIRZ 11, the Greater Greenspoint Redevelopment Authority, was created to drive redevelopment and investment.

1999 Tom Wussow was named Treasurer of the Board, contributing critical leadership to the District's growth.

2002 Thomas R. Wussow and City View parks opened, introducing 14 acres of green space to the community.

- 2002** The Greens Bayou Task Force was formed to address flooding issues after Tropical Storm Allison.
- 2007** Greens Bayou Coalition began collaborating with stakeholders on the Mid-Reach Plan and flood mitigation.
- 2008** The District won the Texas Crime Prevention Association's Outstanding Crime Prevention Organization award.
- 2009** Greenspoint was named a top U.S. logistics hub by Expansion Solutions Magazine, citing its location and developments.
- 2010** Ida Gaye Gardens earned an Houston-Galveston Area Council Parks & Natural Areas Award for local beautification efforts.
- 2011** Ida Gaye Gardens was honored with the Houston Mayor's Proud Partner Award for enhancing community green spaces.



Then and Now, placemaking is a priority. It began in 1997 with a colorful banner installation and continues today with the Gateways Program.

2010s

- 2013** The District was again named Outstanding Crime Prevention Organization by the Texas Crime Prevention Association.
- 2015** TIRZ 11 funded major park projects, including Dylan Park and North Houston Skate Park, expanding recreational spaces.
- 2016** Greater Greenspoint rebranded as North Houston District, better representing the location and changing dynamics of the area.
- 2016** A partnership with Harris County Sheriff's Office was established to further strengthen public safety efforts.
- 2016** Advanced hydrological studies were commissioned after the Tax Day Floods to secure funding for flood mitigation projects.
- 2017** The Greenspoint Area Concerted Revitalization Plan prioritized flood control in densely populated housing areas.
- 2017** Jack Drake Park opened as a trailhead for Greens Bayou Trails, honoring the District's longtime President.

2020s

- 2017** The Sidewalk Inventory Study outlined key projects to improve pedestrian safety and connectivity in the area.
- 2018** Public safety increased with 100 Houston Police Department North Belt officers, improving response times and reducing crime.
- 2018** Branded street signs were installed across the District, enhancing identity and wayfinding for residents and visitors.
- 2019** Mobility improvements prioritized, and funding partnerships forged from the HGAC Livable Centers Study.
- 2021** Public art projects, including a vibrant mural at Aldine Branch Library, initiated across the District.
- 2023** Colorful sidewalk murals were added to major thoroughfares, showcasing the District's commitment to placemaking.
- 2024** Tom celebrated his 30th year of service on the Board of Directors.

Tom Wussow

Visionary Leader Retires From Board After 30 Years of Dedicated Service

Tom Wussow's North Houston District leadership journey began in the late 1980s with a vision to transform a suburban area into a thriving, sustainable mixed-used hub that would not only serve North Houston but create lasting benefits for the entire Greater Houston Area. In 1991, Tom spearheaded the creation of the Greater Greenspoint Management District (now the North Houston District), recognizing the need to support a business community that would thrive well into the future.

"Tom wasn't just about managing today's needs; it was about ensuring North Houston's success for generations," recalls Jack Drake, former district president. His visionary leadership helped shape a legislative framework that allowed the district to address key issues such as public safety, beautification, and infrastructure development. His work fostered partnerships between local governments, businesses, and property owners, laying the foundation for a community that continues to attract investment and growth.

Tom had already built a strong reputation in Houston's development world during his early career at Exxon, where he gained valuable experience in real estate management and large-scale facility operations. At Friendswood Development Company, he played a key role in planning and developing major residential and commercial projects. He brought this wealth of expertise to the North Houston District, where his deep understanding of how to create sustainable, thriving communities has continued to benefit businesses, investors, and residents alike.

Perhaps one of Tom's most significant contributions was leading efforts to rename Beltway 8 North to the Sam Houston Parkway. Tom didn't just advocate for the name change — he helped establish a scenic district along the tollway, which improves aesthetics along the stretch of road that connects the North Houston District to Bush Intercontinental Airport. He was passionate about maintaining unobstructed views and greenery in the area, and his vision enhances the appeal of Greater Houston to visitors, commuters, and residents to this day.

But Tom's impact goes far beyond infrastructure. His commitment to the development of public spaces, like the Thomas R. Wussow Park, will ensure that generations to come will benefit from safe parks, hike-and-bike trails, and recreational areas that promote wellness and community connection.

With this special edition of *Quadrants*, we celebrate our founder and his 30th year of service as the Treasurer of our Board of Directors in gratitude for his contributions that will continue to shape North Houston for the better, forever. "Tom's leadership and guiding principles will continue to shape North Houston's future strategic growth, public safety, and community collaboration," said Greg Simpson, current president of the North Houston District.

Thank you, Tom, for your visionary leadership that has ensured a brighter future for North Houston. 🌱

An elderly man with white hair and glasses, wearing a dark suit jacket over a light blue shirt and light-colored trousers, is seated against a dark, textured stone wall. He is looking directly at the camera with a slight smile. His hands are clasped in his lap.

"NORTH HOUSTON HAS ALWAYS BEEN CLOSE TO MY HEART. I'M PROUD OF THE FOUNDATION WE'VE BUILT TO ENSURE OUR COMMUNITY REMAINS THRIVING AND WELCOMING."

Tom Wussow, District Founder

TOM WASN'T JUST ABOUT MANAGING TODAY'S NEEDS; IT WAS ABOUT ENSURING NORTH HOUSTON'S SUCCESS FOR GENERATIONS.

Jack Drake, Former District President



THIRTY YEARS OF SERVICE

After founding the North Houston District and serving over three transformative decades on the Board of Directors, Tom Wussow is stepping away from the board. His journey with the District has been extraordinary, marked by visionary leadership, unwavering dedication, and an enduring passion for the community.

Tom's service began during a pivotal era when North Houston was poised for change. Over the years, his guidance helped shape the area into one of Houston's most vibrant suburban business centers.



153 Years of Service The North Houston District is led by a board of directors dedicated to our community. Together, these board members have served for more than 150 years. Joining Tom, from left, is George Lunnon, 24 years, Michelle Wogan, 28 years, Tom, Melody Douglas, 26 years, Karen Marshall, 19 years, and Charles Lopez, 26 years.



Stronger Together Tom stands proudly at the center of the North Houston District team on the day of his retirement, celebrating 30 years of visionary leadership and unwavering dedication. Surrounded by colleagues and friends, this moment captures the spirit of gratitude and admiration for his countless contributions.

His contributions have left an indelible mark on the District, from spearheading critical infrastructure improvements and championing public safety to fostering partnerships and enhancing parks.

Whether navigating the challenges of natural disasters, rallying volunteers for community initiatives, or leading collaborative projects, Tom has been a source of strength, encouragement, and positivity. His leadership was not just about achieving goals—it was about inspiring those around him to aim higher and work together.

As we reflect, we celebrate the countless ways he has helped build a brighter future for North Houston. While his presence on the Board will be deeply missed, his legacy of service and collaboration will continue to guide us for years.

A District Dream Team

Michelle Wogan and Tom Wussow have been pillars of leadership guiding the North Houston District through periods of both challenge and growth. Together, they have championed numerous projects, initiatives, and improvements. Michelle, who became Board Chair in 2013, has worked alongside Tom to help ensure his resilient and forward-thinking ideas are implemented.



HE'S NOT JUST OUR FOUNDER—HE'S A MENTOR AND GUIDE, INSPIRING ALL OF US TO THINK BIGGER AND BOLDER FOR THE FUTURE OF NORTH HOUSTON."

Michelle Wogan, District Board Chair

Reflecting on Tom's legacy, Michelle shares: "Tom's vision has always been rooted in creating a place where businesses and people can thrive together. His leadership breathes life into plans and is the heartbeat of the District's success. He's not just a founder—he's a mentor and guide, inspiring all of us to think bigger and bolder for the future of North Houston."

Together, their steady leadership has guided the District through its ebbs and flows. Their shared commitment has shaped not just the physical

landscape of North Houston but its enduring reputation as a thriving place for businesses, residents, and community partners.



PARKS FOR THE PEOPLE



From left, District President Jack Drake, City of Houston District E Councilmember Addie Wiseman, Tom Wussow, and GGRA Board Member Seth Sharr at the Thomas R. Wussow Park dedication ceremony May 2, 2002.



Tom Wussow (center) is joined by City of Houston District B Councilmember Carol Galloway and Harris County Commissioner Jerry Eversole.

Thomas R. Wussow Park, once the site of a dilapidated apartment complex in a floodway, has been transformed into a thriving community park/recreation center. Dedicated to Tom Wussow in 2002, the park reflects his vision of creating green spaces that benefit residents, employees, and visitors. With ball fields, playgrounds, and hike-and-bike trails, it has become a vital resource for wellness, recreation, and connection, and the home of Aldine-Greenspoint YMCA.

His commitment to family and community is woven into Tom's dedication to the District. His family often joined him for volunteer days at area parks, highlighting his hands-on approach to leadership and his belief in the power of collaboration.

Ongoing improvements, including a \$1 million renovation, ensure the park continues to serve as both a community asset and a key element of flood reduction strategies. The transformation of this once-neglected space into a flourishing green haven highlights Tom's dedication to enhancing North Houston's livability and resilience.



Tom Wussow (bottom left) and District Staff celebrate the opening of Thomas R. Wussow Park.



Tom Wussow shares his green thumb with a group of children from LaPetite Academy at the Ceremonial Tree Planting.

WUSSOW PARK CONSTRUCTION UPDATE



Upgrades at Wussow Park are underway. The state-of-the-art mini-pitch, created in partnership with the Houston Dynamo, Houston Dash, and the U.S. Soccer Foundation, is open now and construction on two new youth soccer fields will begin this winter. An expanded playground invites families to connect, while a shaded adult fitness area with accessible equipment provides opportunities for wellness. Native grassland plantings and flood mitigation features, such as a drainage ravine that filters pollutants before reaching Greens Bayou, highlight the District's commitment to green infrastructure.

The renovation, funded primarily by grants, ensures Wussow Park continues to evolve as a vibrant, multifunctional space that serves the community, promotes sustainability, reflects the North Houston District's vision of connection and progress, and aligns with its namesake's original vision for the space. 🌱

Q4 2024 SUMMARY

INDUSTRIAL/FLEX

19.1M SQUARE FEET 5.1% VACANCY RATE

\$8.86 MARKET RENT PER/SF 8% CAP RATE

OFFICE CLASS A

4M SQUARE FEET 57.4% VACANCY RATE

\$21.84 MARKET RENT PER/SF 10.1% CAP RATE

OFFICE CLASS B/C

6.4M SQUARE FEET 28.8% VACANCY RATE

\$19.33 MARKET RENT PER/SF 10.5% CAP RATE

RETAIL

7.4M SQUARE FEET 10.2% VACANCY RATE

\$22.74 MARKET RENT PER/SF 7.3% CAP RATE

APARTMENTS

18.89k UNITS 10% VACANCY RATE

\$965 MARKET RENT PER/UNIT 6.6% CAP RATE

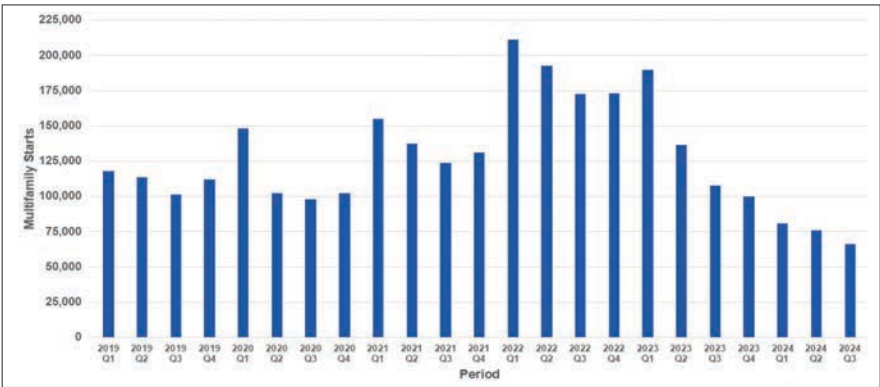
Source: CoStar, January 2025

MULTIFAMILY STARTS DRAMATIC DROP - A PRECURSOR TO FUTURE RENT GROWTH

This quarter’s CRE report highlights the classic economic principle of supply and demand—and its impact on prices. With multifamily supply tightening nationally and locally, rent growth may be on the horizon.

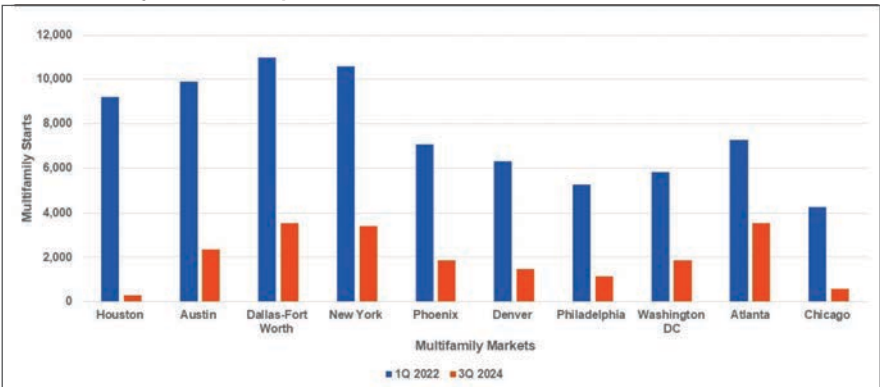
Nationally, multifamily construction starts have dropped for six consecutive quarters, hitting a five-year low in Q3 2024 (Chart 1). Houston’s decline is even more dramatic—starts fell 97% from 9,200 units in Q1 2022 to just 300 units by Q3 2024 (Chart 2). CoStar projects rent growth to plateau at 2.8% over the next two years, slightly above the long-term trend. A drop in concessions across Houston apartments for the fourth consecutive month signals this trend may already be underway. Demand remains steady, supported by Houston’s regional employment growth level of about 60,000 jobs in 2024, providing a solid foundation for multifamily growth.

CHART 1 - National Multifamily Starts



Source: CoStar, November 2024

CHART 2 - Major Multifamily Starts



Source: CoStar, November 2024

Within the North Houston District, trends mirror the larger market. The District’s 80 complexes, with just under 19,000 units, saw rent growth bottom out at 1.4% in mid-2024 before ticking up to 1.5% in Q3. As supply tightens and demand strengthens, the North Houston District’s multifamily market is poised for a robust performance, following national and local trends into the next several years.

The North Houston District Commercial Real Estate Market Report delivers hyperlocal facts, stats, and case studies about the shifts within our boundaries.

Read an expanded report at northhouston.org/cre and contact Robert Fiederlein at rfiederlein@northhouston.org for information.



NORTH HOUSTON HAPPENINGS

THURSDAYS
JANUARY 23 - FEBRUARY 20



Fútbolito in the City with Houston Dynamo

THOMAS R. WUSSOW PARK
500 Greens Road

4:30 p.m. - 6:00 p.m.

Dynamo & Dash Charities and Shell Energy, will provide free soccer coaching for local kids ages 6-14 for 90 minutes once a week for ten weeks, split into two five-week sessions, one in the spring and one in the fall.

Info: northhouston.org/news

TUESDAYS



Bilingual Story Time

ALDINE BRANCH LIBRARY
11331 Airline Drive

11:00 a.m.

Story Time is a great way for children to build early literacy skills with stories, rhymes and songs. Parents are encouraged to participate by sitting with children and singing (and learning!) new songs.

Info: <https://hcpl.net/locations/ALD/>
or 832-927-5410

FRIDAY - SUNDAY
FEBRUARY 28 - MARCH 2

USA BMX Lone Star Nationals

NORTH HOUSTON BIKE PARK
12257 Kuykendahl Road

Three days of USA BMX racing with more than 700 competitors from all over the world, including USA BMX Pro Series racers.



Info: usabmx.com

THURSDAY
APRIL 10

Houston Police Department Blue Star Training

CITYNORTH CONFERENCE CENTER
12190 Greenspoint Drive

7:30 a.m.

The HPD Apartment Enforcement Unit will host a training event for apartment communities designed to reduce the potential for crime and raise awareness among apartment managers, owners, and residents.

Info: northhouston.org/bluestar

Do you have an upcoming event, fair, festival, or meeting?

Please share with us on social media [@NHDistrict](https://twitter.com/NHDistrict) or email cmartin@northhouston.org.



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

16945 Northchase Drive, Suite 1900
Houston, TX 77060
281-874-2131
northhouston.org



The North Houston District is a management district that advocates for projects and services that attract the best in commercial and residential life to the area.

It's a special-purpose district created by the Texas Legislature and provides enhanced services in public safety, planning and development, beautification and maintenance of public rights of way, and development of parks and trails.

The District's service area includes four quadrants that span across the intersection of I-45 North and Beltway 8.



¿Habla español?



¡Lea nuestra
última edición de
Quadrants en línea!
northhouston.org



From left: Jack Drake, former President, Tom Wussow, Founder, and Greg Simpson, current President—visionary leaders whose collective dedication has shaped the North Houston District's lasting success and growth.