

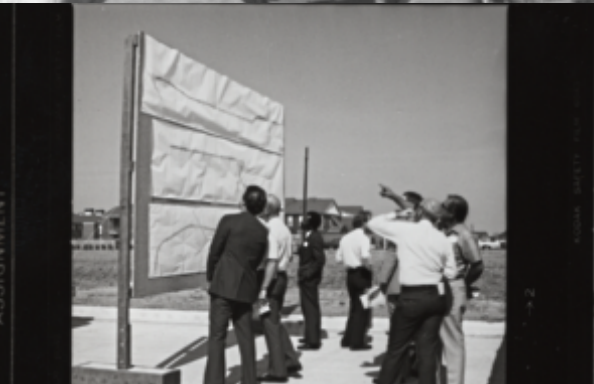


WEST HOUSTON  
ASSOCIATION

*Leadership in Quality Growth*

# 2023 ANNUAL REPORT







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## STAFF



ALAN STEINBERG  
*President & CEO*  
[alan@westhouston.org](mailto:alan@westhouston.org)



RYANN MAHONEY  
*Events & Communication Coordinator*  
[ryann@westhouston.org](mailto:ryann@westhouston.org)



We aim to shape the greater West Houston region into a model of quality living and ongoing advancement - where quality development, sustainable infrastructure, and sound public policy converge seamlessly.

Embracing the principle of ‘**Leadership in Quality Growth**,’ we strive to bring new ideas that continuously improve the quality of life. To achieve these goals, we leverage public and private partnerships, educate on best practices in development, identify and facilitate funding for infrastructure needs, engage in thoughtful long-range regional planning, and promote economic development.



# 2023 QGP's

We'd like to give a special thank you to our Quality Growth Partners for their year-round support!



# LETTER FROM OUR BOARD CHAIR

MARLENE  
GAFRICK

*MetroNational*



Reflecting on the remarkable achievements of 2023, I am thrilled to share the collective success we've experienced at the West Houston Association in this Annual Report. From sold-out forums to the highly successful Rising Leaders Topgolf tournament, increased reach and engagement through social media, our inaugural half-day Quality Planned Development symposium, to the unveiling of our 2024 Development Map – it has truly been a phenomenal year. As I stand at the helm of my final year as Chair, I am sincerely grateful for the unwavering support that each of you has shown, allowing me to lead this incredible organization. I am deeply grateful for Alan and Ryann's dedication to WHA, as they serve as the cornerstone of our organization. When you see them, thank them for their hard work, ensuring our collaborative endeavors run smoothly.

Our strength at the West Houston Association lies in the dedication of our members. Your steadfast commitment to the advancement of Greater West Houston is truly inspiring. You are the champions of quality growth, advocates for sustainable infrastructure, proponents of prudent long-term planning, and supporters of evidence-based public policy. Your active involvement with WHA is the bedrock of our accomplishments.

To ensure our ongoing success, let us persist in fostering cross-disciplinary collaboration, identifying new opportunities, and uniting to introduce innovative concepts to West Houston. By working hand in hand with leaders from both the public and private sectors, we can advance sustainable projects and realize our collective

vision for the Greater West Houston region and beyond.

I am thrilled to welcome five new board members in 2024, including one who was a former WHA Rising Leader participant. The anticipation for the impending 2060 Plan Update is palpable, and I commend the individuals who have already begun envisioning the future of our region. Together, let us continue to build upon the legacy of the West Houston Association, a beacon of leadership in quality growth for over four decades.

Our institution has achieved tremendous milestones, and it is our shared responsibility to ensure that the tradition of leadership in quality growth endures. Let us persist in collaboration across disciplines, identifying and seizing opportunities, and engaging with public and private sector leaders to advance sustainable projects. Your belief in quality growth, sustainable infrastructure, long-term planning, and sound public policy is not only commendable but pivotal to our continued success.

As we navigate the future together, let our shared vision for the Greater West Houston region and beyond be the guiding light that propels us toward even greater heights. Your active engagement with WHA is not just appreciated – it is essential.

With gratitude and enthusiasm,

A handwritten signature in blue ink that reads "Marlene Gafrick". The signature is written in a cursive, flowing style.

Marlene Gafrick  
WHA Board Chair



# 2023 FORUMS & EVENTS



## FEBRUARY

### Success in Business & Development Through Nature Based Infrastructure

Our first forum of 2023 was co-hosted by our Sustainable Infrastructure Committee and our Parks, Recreation, & Open Spaces Committee. Guest speakers included Mary Keilers, Innovation and Research Principle at Clark Condon Associates, Pouyan Layegh, Associate VP for Engineering and Building Systems for MD Anderson Cancer Center, and moderating the discussion was Harry Thompson, Associate with Allen Boone Humphries Robinson, LLP and Vice Chair of our Sustainable Infrastructure Committee.

## MARCH

### Tri-County Commissioners Forum

On March 23rd, WHA hosted our first Tri-County Commissioners Forum. For many years, WHA has hosted the Tri-County Judges Forum. However, this year we decided to focus our attention on county commissioners because they are often more directly engaged with **infrastructure challenges and the development communities**. The forum featured Fort Bend Co. Commissioner Pct. 1 Vincent Morales Jr., Waller Co. Commissioner Pct. 4 Justin Beckendorff, and Harris Co. Commissioner Pct. 4 Lesley Briones. The discussion was moderated by Executive Committee Member, Alia Vinson (Allen Boone Humphries Robinson, LLP).



## APRIL

### Federal Issues Luncheon with Congresswoman Lizzie Fletcher

On April 12th, we held our Federal Issues Luncheon featuring Congresswoman Lizzie Fletcher of Texas' 7th Congressional District. Congressional District 7 spans across a large portion of the Greater West Houston region overlapping parts of Harris and Fort Bend Counties. WHA Executive Committee Member, Alia Vinson (Allen Boone Humphries Robinson, LLP) moderated the discussion which centered around the critical issues of **flood resiliency, infrastructure, and the expansive growth** across the greater West Houston region.





2023 Champions - Unitas Construction

## MAY

### Rising Leaders Topgolf Tournament

May 25th marked WHA’s 3rd Annual Rising Leaders Topgolf Tournament. The event soared to new heights with a Top Gun: Maverick theme leaving sponsors and guests with the need for speed! The tournament was hosted by our Rising Leaders Class 7 and included approximately 200 guests representing multiple industries from across the Greater Houston region. The event began with free play, and networking over drinks and fajitas. After some rules from the Topgolf pros, the tournament began. All teams brought their A-game, showing off their “top gun” skills. Spectators cheered on their favorite “wingmen,” creating a sense of camaraderie and unity among participants. In the Signature Room, many golfers and spectators took time to

enter into our raffle drawings for an array of amazing prizes. We are grateful for our incredible sponsors and participants who made the tournament a soaring success!

## JUNE

### Developing Resilient Water Infrastructure

Recognizing the challenges seen in aging water infrastructure across our region, WHA’s Water Resources committee identified the opportunity to discuss how we can do things even better moving forward. Our June 29th panel featured Rainer Ficken (Caldwell Companies), Taylor Reed (Vogler & Spencer Engineering), and Jeff Haley (SiEnvironmental). The event was moderated by WHA Water Resources Committee Vice Chair, Melinda Salazar (BGE). Together, they made the case on how planning the right resources upfront can lead to more sustainable and resilient communities.



## JULY

### Collaborating for Quality Growth

On July 28th, WHA hosted a half-day series of panels, each dedicated to the theme of ‘Collaborating for Quality Growth.’ The event began with discussing two different quality planned developments in the region and the success they’ve experienced over the past twenty plus years. Then, the conversation turned to the issue of lot sizes and market demands to reveal exactly what works and what does not. The series ended with a talk about attracting the commercial businesses that developing communities want. The silver thread throughout each of the conversations? **The power of collaboration** in shaping sustainable and prosperous communities for future generations.





## AUGUST Flood Control Forum

On August 10th, we held our annual Flood Control Forum with panelists Heather Lagrone (Texas General Land Office) and Tina Petersen (Harris County Flood Control District). Tim Buscha (IDS Engineering), Chair of the WHA Flood Control & Drainage Committee served as moderator. In the past, our flood forums have centered around specific flood related projects, but this year shifted our focus to funding. The panel discussed challenges in mitigation efforts and provided critical insights into flood funding. Both panelists emphasized the importance of **working together** to continue improving **flood resiliency** in the region.

## OCTOBER Public Officials & Awards Reception

On October 11th West Houston Association held our annual Public Officials and Awards Reception at the Junior League. The event was moved to a location near I-610, in line with the new [2024 WHA Development Map](#) that now extends from 610 to Sealy, Hempstead to Rosenberg. Each year, WHA recognizes the hard work and dedication of the public and elected officials who serve the greater West Houston region, honor WHA members who are making significant contributions to the organization's mission and highlight projects that have **made a positive impact on the quality of life** for those who live here. The event welcomed public and elected officials representing three counties and a half-dozen municipalities from across the 1,000+ mile greater West Houston region. Additionally, we presented four awards (Pg. 10-11). The development map was on display and in keeping with expanding access and ease-of-use, the map was provided for the first time on WHA branded USB storage drives rather than in print form. The map will also be available for download free of charge from the WHA website and we are working on a GIS based Map App that will be accessible in 2024.



## NOVEMBER Texas Legislative Update with Dade Phelan

On November 16th, WHA members and guests gathered for a Legislative Update featuring the 76th Speaker of the Texas House of Representatives, Dade Phelan. The event took place in a question-and-answer format moderated by Chair of WHA's Government Affairs Committee, Howard Cohen (Schwartz Page & Harding, LLP). Phelan and Cohen focused on **issues related to quality growth** and discussed some **specific bills passed** during the 88th Texas legislative session. WHA looks forward to continued collaboration with public and elected officials to ensure the region is an increasingly better place to work, live and play.





# 2023 AWARDS

## STAR OF EXCELLENCE

Over a decade ago, Byron Hebert recognized that with continuous population growth, the City of Katy, Texas was soon to outgrow its reputation as a quaint, suburban town on Houston's west side. He understood the importance of working with land developers and that well managed, high-quality development would be beneficial to the city. It's this type of belief that has proven instrumental in paving the way for Katy's emergence as a thriving urban hub, with continued growth slated for the city and surrounding areas. The City of Katy has reaped the rewards of his forward thinking, and Byron has become an asset and resource to other cities in the region. We are proud to recognize Byron Hebert as our 2023 Star of Excellence honoree.



## COMPASS AWARD

Andrew Lang is an Associate at BGE, Inc. and part of WHA's Rising Leaders Class 7. Upon completing the program, he immediately took the lead on updating the 2024 Development Map. Those who have updated previous maps understand that this is no small feat. Andrew and his team at BGE contributed over 300 volunteer hours to this project over the course of six months. In addition to the technical work of expanding and updating the map,

Andrew has had multiple meetings with WHA members to receive their input, expertise, and feedback. In tandem with this update, he is also working with others at BGE to update the Map App component on our website which is expected to finish by early 2024. Congratulations, Andrew!

## QPD AWARD

As the Greater Houston region continues to grow at a steadily rapid pace, it is essential to encourage and recognize developments that adhere to standards which foster community and quality growth. Along the native wetlands of Mustang Bayou in Manvel, you'll find a thriving community designed to elevate life's everyday moments. Pomona by Hillwood Communities, offers the ideal blend of small town charm and big city living. By building upon the culture of the area, connecting with the land, and collaborating with area stakeholders, Pomona is a perfect example of a quality planned development, earning it the mark of a higher standard.





# IMPACT AWARD



*Bill Callegari*

**William “Bill” Callegari** served seven terms in the Texas Legislature representing the Harris County communities of Katy and Cypress. Among his many legislative successes, he authored water resources management legislation, measures to reform the business franchise tax, created the Texas Hurricane Center for Innovative Technology, implemented disaster preparedness requirements for water utilities, protected private property rights by passing the groundbreaking Landowner’s Bill of Rights Act and CCN reform. As a two-term Chairman of the affordable housing program, he modernized civil contracting resulting in millions of dollars saved by Texas taxpayers, and amended the Texas Constitution allowing water districts to create parks and recreational facilities.

Callegari graduated with a Bachelor of Science Degree in Agricultural Engineering from Louisiana State University in 1963 and a Master of Science Degree in Civil Engineering from the University of Houston in 1972. In 1974, Callegari founded AM-TEX Corporation, which provided

management and privatization services to utility districts and municipalities throughout Texas. As President and CEO, he pioneered AM-TEX’s growth as a major force in the state and national water industry. Subsequent to selling AM-TEX, he served as President of several major national and international water companies. Over his career, he was involved in the design, development, and operation of several major residential and commercial projects in the Houston area, including The Woodlands, Kingwood, Copperfield, Fairfield, Cinco Ranch, Atascocita, Clear Lake City and many others. He has participated in engineering and operations for hundreds of utility districts and cities in Texas, Florida, Colorado, and New England. During his professional career Mr. Callegari founded the Texas Association of Water Board Directors and served on several professional committees and boards relating to environmental control, water, and wastewater treatment. He has been a Licensed Professional Engineer for over 40 years and holds “Class A” certifications in water and wastewater management. During his time in office, he was recognized by many as the state’s leading water expert in the Texas Legislature, and still serves as an expert on the topic today still serving on the WHA Water Resources Committee and the WHA Education and Workforce Committee.

The Impact Award is WHA’s highest honor. Created to honor the exemplary life’s work of individuals who set high standards for quality growth and the pace for others to follow, bestowal of the award is designed to be a rare distinction. The West Houston Association is honored to recognize the extraordinary life’s work of Mr. Bill Callegari with our 2023 Impact Award.

# 2023 MEMBERSHIP



Sengineering	Allen Boone Humphries Robinson, LLP	BGE, Inc.
Black & Veatch	Bold Fox Development	Brookfield Properties
Baxter & Woodman	Caldwell Companies	CDS Strategies
CenterPoint Energy	Cleary Zimmermann	Comcast
DAC Engineering	David Weekley Homes	DEC Engineering
Delta Troy Interests, Ltd.	DJH Ranching / Harrison Interests	EHRA Engineering
EMBER Real Estate & Development	Energy Corridor District	Forestar Group
Gauge Engineering	Grundfos	Halff
HCC	H-E-B	Highland Homes
Hillwood Communities	Hines	Howard Hughes
HR Green	IDS Engineering Group	Inframark
Jacobs Engineering	Johnson Development Corporation	Jones Engineering Solutions
Katy ISD	Kimley-Horn	Kirksey Architecture
Knudson & Associates, LP	KW Landscape Architects	Lake Management Services, LP
Lockwood, Andrews, & Newnam, Inc.	Land Advisors	LandSense Advisory
LJA Engineering	Maddox Investments	Masterson Advisors, LLC
McLemore Luong Architects	MD Anderson Cancer Center	Millis Development & Construction
Memorial Management District	META Planning + Design	MetroNational
Midway	Minto Communities	Moody Rambin
NewQuest Properties	Ninyo & Moore	Parkside Capital
Partners In Building	Perry Homes	Quadvest
Quiddity Engineering	Raba Kistner	RBC Capital Markets
RES	R.G. Miller Engineers   DCCM	Richfield Real Estate Corporation

# 2023 MEMBERSHIP

Rooted Development

RPS

Stuart Consulting Group

Schwartz Page &  
Harding, LLP

Si Environmental

Signorelli Company

Spring Branch ISD

STOA Architects

Sueba Consulting, Inc.

SWA

Taylor Morrison

Texas Children's Hospital

The Goodman Corporation

TNG Utility

TriPointe Homes

Twinwood

University of Houston

University of Houston - Victoria

Vogler & Spencer  
Engineering

W Land Development

Walter P Moore

Westchase District

WGA Consulting  
Engineers

Wolff Companies

Woolpert

Zonda

## COLLABORATING ORGANIZATIONS

Asian Chamber of  
Commerce

Central Fort Bend  
Chamber of Commerce

Fort Bend Chamber of  
Commerce

Fulshear-Katy Area Chamber  
of Commerce

Greater Houston  
Partnership

Greater Tomball Area  
Chamber of Commerce

Houston Northwest Chamber  
of Commerce

Houston Stronger

Houston West Chamber of  
Commerce

The Katy Area Chamber

Katy Area EDC

Waller County Economic  
Development Partnership



# 2024 ISSUES AT A GLANCE



Funding for the  
Flood Infrastructure Fund &  
Projects In Our Region



Raising Awareness of Water  
Supply Challenges & Water  
Reuse



Exploring Nexus of Increasing  
Energy Demands, Reliability, &  
Effects on Development in the  
Houston Region



Monitoring Impacts  
Regarding Changes to ETJ,  
Land Development, &  
Annexation

# 2024 COMMITTEE LEADERSHIP



## GOVERNMENT AFFAIRS

**Chair** - Howard Cohen, *Schwartz, Page & Harding LLP*

**Vice Chair** - Paul Locke, *CenterPoint Energy*

## SUSTAINABLE INFRASTRUCTURE

**Chair** - Natalie Chaney, *RPS Group*

**Vice Chair** - Harry Thompson, *Allen Boone Humphries Robinson LLP*

## WATER RESOURCES

**Chair** - Melinda Salazar, *BGE, Inc.*

**Vice Chair** - Taylor Reed, *Vogler & Spencer Engineering*

## EDUCATION & WORKFORCE

**Chair** - Jay Neal, *University of Houston*

**Vice Chair** - Leslie Cook, *RBC Capital Markets*

## PARKS, RECREATION, & OPEN SPACES

**Chair** - Christina Cole, *Schwartz, Page, & Harding LLP*

**Vice Chair** - Tricia Brasseaux, *Howard Hughes*

## INCOMING COMMITTEE LEADERSHIP

Alan Black  
Andy Palermo  
Jay Neal  
Leslie Cook  
Melinda Salazar  
Noe Escobar  
Taylor Reed  
Todd Burrer

## THANK YOU FOR YOUR SERVICE

Alia Vinson

Chair, Water Resources

(2023)

*Allen Boone Humphries Robinson, LLP*

Tim Buscha

Chair, Flood Control & Drainage

(2018 - 2023)

*IDS Engineering*

Zachary Hodges

Chair, Education & Workforce

(2020 - 2023)

*Houston Community College*

## QUALITY PLANNED DEVELOPMENT

**Chair** - Brian Gates, *Hillwood Communities*

**Vice Chair** - Matt Stoops, *LJA Engineering*

## FLOOD CONTROL & DRAINAGE

**Chair** - Andy Palermo, *EHRA Engineering*

**Vice Chair** - Alan Black, *Quiddity Engineering*

## REGIONAL MOBILITY

**Chair** - Jim Webb, *The Goodman Corporation*

**Vice Chair** - William Papadopoulos, *Delta Troy Interests*

## MEMBERSHIP

**Chair** - Todd Burrer, *Inframark*

**Vice Chair** - Noe Escobar, *LJA Engineering*

# 2024 BOARD OF DIRECTORS

## EXECUTIVE COMMITTEE



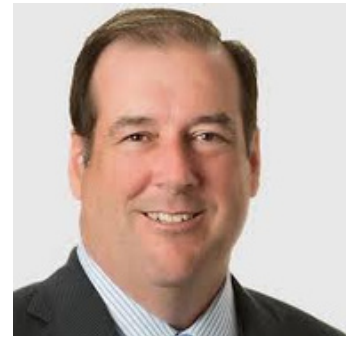
**MARLENE GAFRICK**  
Chair  
*MetroNational*



**DAVID HIGHTOWER**  
Vice Chair  
*Midway*



**ALIA VINSON**  
Secretary  
*ABHR, LLP*



**LEE C. LENNARD**  
Treasurer  
*BGE, Inc.*



**ZACH HODGES**  
*Houston Community  
College*



**MARK KILKENNY**  
*Twinwood*



**JACK P. MILLER**  
*R.G. Miller  
Engineers | DCCM*



**JIM RUSS**  
*EHRA Engineering*

## BOARD

**Rob Bamford**, *Johnson Development Corporation*  
**Peter Barnhart**, *Caldwell Companies*  
**Todd Burrer**, *Inframark*  
**Tim Buscha**, *IDS Engineering*  
**Lisa Clark**, *W Land Development*  
**Howard Cohen**, *Schwartz, Page & Harding, LLP*  
**Melanie Folkert**, *Rooted Development*  
**Kyle Lippman**, *NewQuest Properites*  
**Harry Masterson**, *EMBER*  
**Steve Sams**, *Howard Hughes*  
**DeKécha Shepherd**, *Pape Dawson Engineers*  
**Matt Stoops**, *LJA Engineering*  
**Brett Walker**, *Parkside Capital*  
**Jim Webb**, *The Goodman Corporation*

## EMERITUS DIRECTORS

Joe B. Allen  
Jim Boone  
Fred Caldwell  
Bradley Freels  
Ned Holmes  
Peter Houghton  
Jim Jard  
Bob Jones  
Jack Linville  
Walt Mischer, Jr.  
David Ramsey  
David Wolff

## ADVISORY BOARD

Andrea French, *Scenic Houston*  
Deborah January-Beavers, *Houston Wilderness*  
Richard Johnson, *Rice University*  
Mary Anne Piacentini, *Coastal Prairie Conservancy*  
Dietrich von Biedenfeld, *UHD*  
Tim Early, *Texas A&M University*



# 2024 EVENTS

## AT A GLANCE



### THE MARKETING VALUE OF GREEN DEVELOPMENT

Maximizing Property Value Through the Integration of Sustainable Infrastructure



### FIRST 100 DAYS & THE YEARS AHEAD

Mayor  
*John Whitnire*

A graphic for a Topgolf event. It features a green golf course background with circular patterns. The text includes the West Houston Association logo, "RISING LEADERS", "RL C8", "20 24", and "TOPGOLF".

WEST HOUSTON ASSOCIATION  
Leadership in Quality Growth

### RISING LEADERS

RL C8 20 24

### TOPGOLF



### QPD QUALITY PLANNED DEVELOPMENT SYMPOSIUM



### FLOOD CONTROL FORUM



### PUBLIC OFFICIALS & AWARDS RECEPTION

**SCAN QR CODE WITH PHONE**  
for upcoming events, new developments from WHA, and more!

