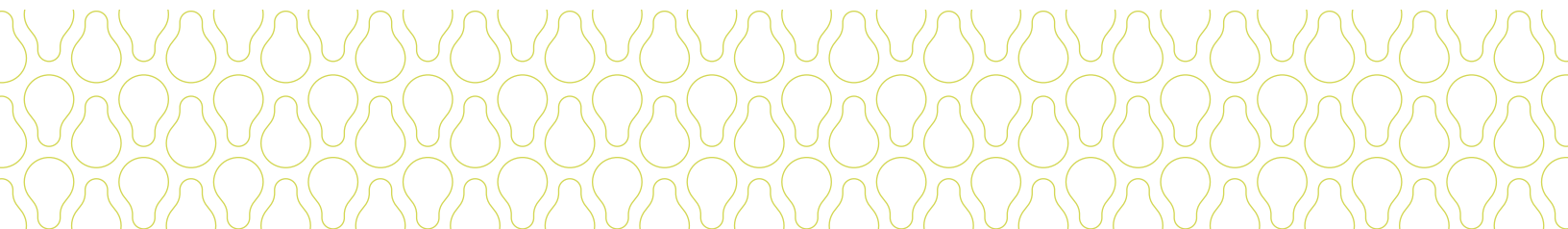




Commemorating 25 Years of Success

Pearland Economic Development Corporation | 1995 – 2020



“PEDC has continually worked to bring new jobs and investment to Pearland, creating 5,400 new jobs, retaining nearly 1,000, attracting seven of the top ten 2019 highest assessed property value businesses, and adding \$1 billion in private capital investment to our city over our 25-year history.”

DR. HUGH PATTON
Board Chair, Pearland Economic Development Corporation

Thank you to all of our regional economic development partners
Bay Area Houston Economic Partnership | BioHouston | CenterPoint Energy | Economic Alliance Houston Port Region
Economic Development Alliance for Brazoria County | Governor's Office of Economic Development
Greater Houston Partnership | Team Texas | Texas Economic Development Corporation

Board Chair's Message

As a leader in Pearland for 25 years, the Pearland Economic Development Corporation is proud to be an integral part of the outstanding community we serve.

As the principal economic development organization for our community, PEDC has continually worked to recruit new employers to Pearland and assist local employers with expansion, adding 5,400 jobs, retaining nearly 1,000 and bringing \$1 billion in private capital investment to our city over our 25-year history.

In addition, many of the infrastructure projects, beautification initiatives and roadway improvements in our community also began with the forethought of the PEDC. From championing strategic and other planning efforts to improving east-west mobility to the construction of the iconic Pearland entryway features along our corridors, PEDC has invested significant time and has contributed nearly \$84 million to ensure Pearland affords the quality of life needed to attract residents, jobs and investment.

Having served on the PEDC Board since 2014, I can attest to the fantastic leadership of this organization. On behalf of the Board of Directors, I want to thank Mayor Reid, past and present City Council, PEDC Board members and staff and the residents of our wonderful community. The PEDC has accomplished many milestones and will continue to create a community of choice for our residents and businesses.



DR. HUGH PATTON
Board Chair, Pearland Economic Development Corporation



DR. HUGH PATTON
Board Chair, PEDC



Sculpture Rendering
for 288 Corridor

Our Purpose: About Economic Development Corporations

Why have an EDC?

Successful communities tend to be those that embrace a holistic, proactive approach to growing jobs and investment. EDCs are a powerful tool to resource a variety of initiatives and investments that can improve a community’s attractiveness for jobs, talent and investment. EDCs are established in local communities throughout Texas and nationwide, but the Texas example and Pearland, in particular, show the value with a 25-year track record.

Pearland has been one of the fastest growing cities in the United States over the last 30 years. This massive population growth was fueled by people who found Pearland a quality community adjacent to thriving Houston. Easy access via State Highway 288 and Beltway 8 provided those looking to move or stay in a competitive environment like Pearland with convenient access to work in Houston employment centers, such as downtown, NASA, Houston Ship Channel and the Texas Medical Center. While Pearland will always be dependent on these employment centers, it is important over time to employ a robust economic development effort to focus on diversifying and growing the economy of our City.

Growth and diversification can result in an array of benefits, including improved fiscal sustainability, increased demand for retail, dining, and entertainment options, the opportunity for excellent local jobs with shorter commutes, and a strengthened local business community that can support a stronger civic culture. A robust local economy is vitally important to the sales and property tax base that generates the revenue our city, county and schools depend on to provide services to our residents and educate our youth.



Pearland Town Center

Why were EDCs created and what purpose do they serve?

In the 1980s and 1990s, the Texas Legislature realized that in order to boost statewide growth, cities needed ways to develop their local economies.

The Development Corporation Act (Act) was passed allowing cities to create a non-profit development corporation with a Board of Directors to operate separately from the City to promote the creation of new and expanded industry. Later the Act was expanded to allow for a voter approved local option sales tax to carry out a wide variety of economic, civic and commercial development activities in Texas cities. The Pearland Economic Development Corporation (PEDC) is a Type B corporation that was approved in 1995 by voters of the City of Pearland through a local election. The effort to create PEDC was led by Mayor Tom Reid, City Council and the Pearland Chamber of Commerce.

Under the Act, Type B corporations such as PEDC, can provide funding for a wide variety of civic and commercial projects. Some of these projects are related to the recruitment and retention of businesses and require the creation or retention of primary jobs. However, many public infrastructure and civic projects, such as entertainment and convention facilities, parks and sports facilities and open space improvements, do not require primary job creation.

A primary job is defined by the Act to mean a job that is available at a company, for which a majority of the products or services of that company are ultimately exported outside the community infusing new dollars into the local economy. For instance, Kemlon’s headquarters and manufacturing facility on Main Street is an example of a business enterprise that exports products or services.

Currently over 700 corporations like PEDC exist around the state to assist Texas cities with the funding of economic development activities, infrastructure, and parks. The use of local sales tax is the most effective tool to promote economic growth in Texas communities and one that is envied by communities around the nation. From the recruitment of Merit Medical’s medical device manufacturing facility in Lower Kirby to providing funding for the Natatorium at the Recreation Center, PEDC has a long tradition of projects in all these areas that have increased Pearland’s economic competitiveness.

What does PEDC do?

PEDC serves as the lead economic development group for the Pearland community and is committed to enhancing our community’s economic vitality through the attraction, retention, and expansion of primary employers. PEDC proactively pursues new primary jobs and capital investments through a range of activities such as marketing, relationship building, project management, project support and the provision of incentives. PEDC acts as a catalyst to encourage private investment that diversifies the city’s economic base and preserves our exceptional quality of life.

In addition, PEDC works to ensure our business climate and built environment strongly support our attraction and retention efforts by focusing on aesthetics, infrastructure, quality of life, image, workforce and quality development and redevelopment of key Pearland districts and corridors.

How PEDC is funded and governed?

PEDC is funded by a half-cent local sales tax that is authorized by the Act and was approved by the voters in 1995. This is in addition to the 1% sales tax levied by the City and half-cent by Brazoria County. Funding is separate from the City and may not be used for City General Fund purposes, but only the purposes allowed by the Act.

The PEDC Board of Directors are appointed by City Council. The Act and bylaws govern the affairs of the Corporation and per the bylaws, expenditures must be approved by both the Board of Directors and City Council.

Any activities of an economic development corporation must always be in furtherance, and attributable to, a “project” that is authorized by the Act.



A Storied History

Pearland...one of the nation's fastest-growing cities...a flourishing, progressive community like no other...diverse and globally connected...ideally located...with leadership focused on creating opportunities.

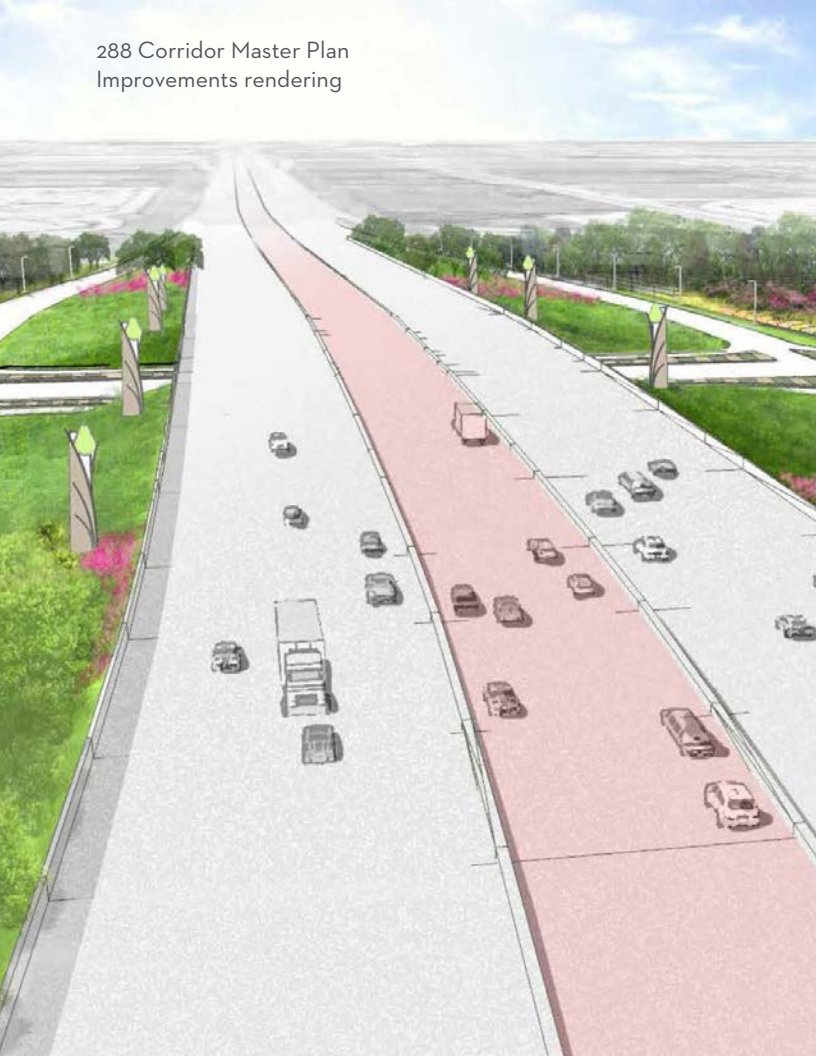
Over the past 25 years, PEDC has been strategic and intentional in all aspects. The Corporation has worked diligently to create jobs and capital investment, improve infrastructure and mobility, enhance parks and recreation, and elevate Pearland's image and community pride, all focused on creating a compelling community for companies to grow and a destination for attracting skilled workers.

A history of thoughtful planning

Sustaining economic prosperity and ensuring long-term competitiveness must be built on a foundation of strong local assets, identification of priorities, and expectations of action. As the community continues to grow, it is essential there is a strong economic development vision to guide its development. PEDC has a central role in carrying out the economic development activities of the community, and throughout its 25-year history, has developed and implemented strategic and other plans to ensure it continues to have specific objectives and goals to work towards in implementing that vision. Most significantly, PEDC has led the creation and implementation of several community strategic plans with the two most recent being the Pearland 20/20 community strategic plan (created in 2013 and updated in 2015) and the Pearland Prosperity strategic plan (created in 2020).

In addition, PEDC has spearheaded multiple other planning efforts, including the Lower Kirby Master Plan, the 288 Corridor Master Improvements Plan, the City Gateways Beautification Strategy, Broadway Corridor Development Plan, and the SH 35 Corridor Redevelopment Strategy.

288 Corridor Master Plan Improvements rendering



Lonza's viral and immunotherapy development and manufacturing facility



Dover Energy's manufacturing and operations center



Attracting and Retaining Businesses, Jobs and Investment



Lower Kirby

Economic development is often synonymous with business attraction and retention. As a result of PEDC investment in Pearland business over its 25-year history, an impressive **5,400 jobs have been created** and nearly 1,000 have been retained at local businesses. PEDC's efforts have resulted in one billion in private capital investment for the community. **Seven of the top ten businesses** with the 2019 highest assessed property tax values are companies that PEDC has attracted to the community.

PEDC has always had a targeted approach to marketing and recruitment, focusing on several key industries, such as manufacturing, office headquarters and energy. Due to the city's proximity to the Texas Medical Center and the rich supply of talented human capital, a major emphasis over the years has been the recruitment of industry leaders in the biotech, medical device and health care fields to Pearland. The following pages include brief summaries for a small number of businesses PEDC has recruited or assisted to grow jobs, investment and tax base in our community. PEDC works with companies of all sizes, from large corporations to small businesses and these highlights include select examples of primary employer projects.

Life Science

Lonza

In 2018, Lonza debuted a 300,000 square-foot life science facility in Pearland, currently the largest dedicated cell and gene therapy manufacturing facility in the world. The company sought a location for this "Center of Excellence" that would provide a diverse workforce and convenience to its first Houston location in the Texas Medical Center area, while maintaining a presence on the "third coast" of biotech. Additional factors that made Pearland's Lower Kirby District an attractive choice for Lonza were its accessibility to Houston via State Highway 288 and Beltway 8, the nearby life sciences community, infrastructure, and quality of life which offered attractive benefits such as top-rated schools and a reasonable cost of living. Lonza currently employs more than 500 at its Pearland facility.

PEDC's relationship with Lonza and the company's awareness of Pearland stemmed from PEDC's long-term support and involvement with strategic partner BioHouston. During the initial recruitment process which began in 2014, PEDC assisted Lonza and its consultants in locating a site and provided an incentive package for an initial 100,000 square-foot clinical manufacturing and R&D facility. While the initial facility was under construction, Pearland competed with other locations nationwide and was ultimately selected as the location for a 200,000 square-foot expansion to allow the production of commercial quantities of viral gene and cell therapies. Since the facility's opening in 2018, PEDC has continued to support Lonza's expansion efforts, allowing for additional laboratories, clean rooms and parking for the Pearland facility. PEDC's recruitment efforts with Lonza have resulted in over **\$104 million in capital investment for the community.**

Adient Medical

The forward strategic vision of PEDC, its incentives for life science companies and the community's close proximity to the Texas Medical Center and major research universities led Adient Medical to build its footprint in Pearland alongside other high-profile life science firms.

Adient, which developed the first absorbable blood filter for preventing pulmonary embolism, was also drawn to Pearland's affordable housing and skilled labor force. The company's 2018 relocation and opening of its 1,900 square-foot office and research space in the Reflection Bay of Shadow Creek produced over **\$600,000 in capital investment for Pearland.**

Base Pair Biotechnologies

Base Pair Biotechnologies is a provider of aptamer discovery and development services for research institutions, universities and pharmaceutical companies. The company develops aptamers, novel chemical components for research and medical DNA diagnostics, which can be used as substitutes for antibodies in many applications.

PEDC initially recruited the company to Pearland in 2014, offering assistance with locating office space in Sunrise Lake Center and an incentive package. In late 2016, PEDC began working to retain the company as they needed to expand to a larger facility. In 2017, the company expanded with a relocation to a 5,000 square-foot office and laboratory space on Broadway, allowing for an additional eight employees and a **total capital investment of \$650,000 in the community.**

"Our Pearland site is the most diverse workforce out of any of our locations. This has served as a huge draw when recruiting new talent, as many of our employees have a connection to the Pearland community. The attractive quality of life aspects such as highly rated schools have also been beneficial as we recruit talent."

SERKAN EROGLU
Head of Human Resources at Lonza

"We were looking for a community with affordable housing and business property in close proximity to the Texas Medical Center. The incentives PEDC offered were also an advantage to making Pearland the home for Adient Medical."

MITCH EGGERS
CEO and President at Adient Medical

Headquarters

Kelsey-Seybold

PEDC’s recruitment endeavors over a four-year period led to the 2012 decision by Kelsey-Seybold, a large multi-specialty clinic system in greater Houston, to move its administrative headquarters to Pearland. More than 800 employees now work at the administrative headquarters in Pearland and the company has invested more than **\$36 million in the community.**

Recruitment efforts by PEDC included assistance with site selection, infrastructure assistance and an incentive package. In addition, the company was attracted to the convenience of nearby freeway access to both State Highway 288 and the Sam Houston Tollway. Pearland’s Shadow Creek Ranch stood out as a particularly appealing site for the 170,000-square-foot administrative building because of its great amenities, retail shopping and restaurants, as well as the potential for a highly educated employee base, affordable housing, highly rated schools, reduced commute times for its workforce that lived predominately in the southern part of the Greater Houston area and lower land costs as compared to other areas of Houston.

Endress+Hauser

“The campus investment will strengthen cooperation and relationships with our sales representatives, strategic partnerships and our customers. We are excited to continue expanding our presence and business in the Gulf region and look forward to growth in Pearland.” said Matthias Altendorf, CEO, Endress+Hauser.

In 2019, Endress+Hauser invested \$38.5 million to build a 112,000 square-foot Gulf Coast Regional Campus in Pearland’s Lower Kirby District. The campus offers

areas for calibration, repair and training, including a state-of-the-art Process Training Unit. The facility houses teams to support Endress+Hauser’s products, solutions and services, SpectraSensors’ gas analysis systems for the U.S. and international customers and Analytik Jena’s product lines for laboratory instrumentation. The campus also contains a building and warehouse location for Endress+Hauser’s partner for Sales and Service in the Gulf Region, Vector Controls and Automation Group.

In early 2018, PEDC was contacted by the company’s site consultant requesting site and incentive information. PEDC assisted the company in locating the site for its facility and worked with the City to extend water to the site.

Texas Pipe and Supply

In 2016, Texas Pipe and Supply (formerly FloWorks), a leading specialty supplier of pipe, valves, fittings, and related products, constructed its 210,000 square-foot Houston regional operations facility at the northwest corner of Bailey Road and SH 35.

In 2014, PEDC was contacted by FloWorks’ site selection consultant who was evaluating the potential locations for the company to consolidate a number of distribution and office facilities into one facility. PEDC coordinated with the City and Brazoria County on efforts to attract the company to Pearland. These efforts not only included proposing potential sites and helping secure incentives for the project, but also assisting the company with acquisition of the site, securing agreements to allow the company to purchase the land from Pearland ISD. **Texas Pipe and Supply has invested \$70 million into the community and in 2019, was the top taxpayer in Pearland ISD.**

Energy Rental Solutions

Energy Rental Solutions (ERS), a Caterpillar dealer dedicated to the specialty rental business, relocated its new headquarters to Pearland in 2019. The 40,000 square-foot building includes office and warehouse space and is located on a 12-acre site on Rice Drier Road and State Highway 35. **The facility brought more than \$4 million in capital investment to Pearland and is home to approximately 55 employees,** including executive management, sales, operations, administrative, service technicians, and warehouse personnel.

PEDC worked with a private developer to persuade ERS to select a site in the Rice Drier redevelopment area that is part of the area identified as Business Park North in the State Highway 35 Redevelopment Strategy. PEDC and the City partnered with the developer to improve the infrastructure in the area including drainage and the reconstruction of Rice Drier Road. PEDC committed almost \$3.5 million in infrastructure to the area that will support more than 58 acres of development.

Wilmar Oleo

Wilmar Oleo North America, a subsidiary of Wilmar International based in Singapore, is a leading agribusiness in Asia. In 2008, the company opened its U.S. headquarters office in Pearland which houses sales and administrative functions for their primary product, palm oil. In 2015, they relocated the Pearland office to the Pearland Town Center where they lease 5,280 square feet.

To assist with expansion efforts and ensure Wilmar’s continued presence in Pearland, PEDC worked with the company’s executives to renew its lease with the Pearland Town Center in 2019 and commit to expand the company’s workforce in Pearland. Wilmar has added additional sales, administrative and logistics personnel and now has 25 employees.



Kelsey-Seybold's administrative headquarters



Endress+Hauser groundbreaking, 2019

“We continue to make investments that enable growth and further expansion in the US market.”

MATTHIAS ALTENDORF
CEO, Endress+Hauser



Texas Pipe and Supply's operations facility



Merit Medical's medical device
manufacturing facility



Medical Device

Cardiovascular Systems, Inc.

Minnesota-based Cardiovascular Systems, Inc. (CSI), a leading medical device manufacturer of innovative, interventional treatment systems for vascular disease, selected Pearland as the home of its second manufacturing facility in the United States in 2009 after a two-year recruitment process by PEDC. CSI manufactures a minimally invasive medical device that treats peripheral arterial disease and further prevents amputations of the leg.

Through strategic partnerships and resourceful incentives, the PEDC was instrumental in bringing this biotech target to the city. As part of the recruitment package, PEDC acquired the land, constructed the 46,000-square-foot manufacturing facility and leased it back to CSI for a 10-year term. In addition, PEDC also provided incentives for the project and assisted CSI in securing a job creation grant from the Texas Enterprise Fund.

Not only did the recruitment of CSI bring \$10 million in capital investment to Pearland, as the first primary employer in Lower Kirby, the recruitment of the CSI facility to Pearland was instrumental in setting the tone for development of the Lower Kirby District, paving the way for many additional employers in the coming years.



Merit Medical Systems

In 2011, PEDC successfully recruited Merit Medical Systems, a global medical device company, to build its new 118,000 square foot research and development and manufacturing facility on a 12-acre site just north of Shadow Creek Ranch in the Lower Kirby District.

Headquartered in Utah, Merit serves hospitals worldwide by manufacturing more than 2,000 proprietary, disposable medical devices used in diagnostic and interventional cardiology and radiology procedures. Approximately 300 employees work at the Pearland location.

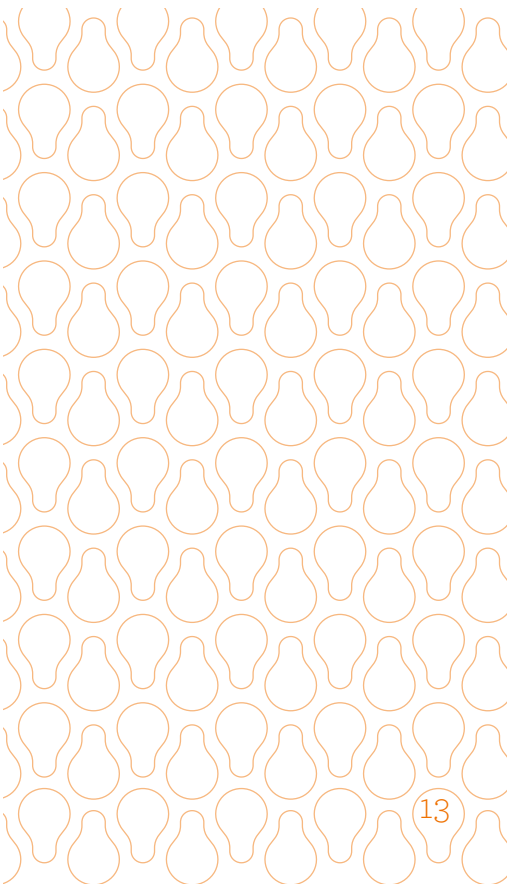
PEDC was originally notified by the Governor's economic development office and the Greater Houston Partnership that Merit Medical was looking for a new location. During the recruitment process, PEDC assisted Merit with finding a specific site within our community and an incentive package to compete with the other areas they were considering.

Merit Medical was drawn to Pearland's growing population, diverse workforce tapped into university systems in Houston, proximity to Greater Houston, exceptional infrastructure, nearby services and establishments, and an area that was safe and respected. Merit also named investments, infrastructure and retail amenities as a reason they chose the Pearland community.

Merit Medical was the second major recruitment project in Lower Kirby and has **invested over \$14 million dollars** into the Pearland community.

“Merit was looking for a large, growing workforce, an educated community, an array of services immediately around the facility for the employees, and the proximity to the Greater Houston area.”

RICHARD JEPSON
Managing Director at
Merit Medical Systems



Manufacturing

Kemlon Products

PEDC was instrumental in providing valuable resources and helping Kemlon Products, a multi-discipline energy and manufacturing company, narrow its search for the relocation of its multidiscipline manufacturing facility of high-quality electrical connectors, sensors, probes and related components for hostile environments. PEDC contracted to purchase the land that was later assigned to Kemlon and also provided incentives for the company’s original relocation of its headquarters to Pearland in 1997. The recruitment of the company’s 120,000 square-foot headquarters on State Highway 35 secured Kemlon as the first major high-tech manufacturing company to relocate to Pearland.

Also among Kemlon’s deciding factors was the site’s safe location. Located just four miles south of William P. Hobby International Airport, it is easily accessible to customers and employees via State Highway 35 and Beltway 8. Additional factors in the decision-making were Pearland’s affordable housing, exceptional schools and potential employee base.

PEDC has assisted Kemlon with expansion efforts over the years, providing incentives to expand the company’s operations in 2006 and 2010. Most recently PEDC worked with Kemlon to acquire 23.5 acres purchased from the City to further expand its campus as part of Catalyst No. 2 Business Park North outlined in the State Highway 35 Redevelopment Strategy.

To date, Kemlon has invested more than **\$10.8 million in the community and currently employs more than 120 individuals on its 30-acre campus.**

Dover Energy

In 2013, Dover Energy, which provides highly-engineered solutions for the safe and efficient extraction and handling of critical

fluids worldwide in the drilling, production and downstream markets, selected Pearland as the location for its 150,000 manufacturing and operations center during a multi-city site search. PEDC assisted Dover Energy with regulatory and zoning issues throughout the six-month site selection process, along with providing an incentive package to secure the relocation in the city.

In 2020, Dover expanded its campus with the construction of a 12,000 square-foot Innovation Lab. The new building houses test rigs, allowing R&D engineers to develop new application solutions and conduct product performance testing under demanding operating conditions. Dover currently employs over 300 at the Pearland campus and has invested **over \$26.6 million in the community.**

Tool-Flo Manufacturing

Tool-Flo Manufacturing, which is owned by IMC Group, is a manufacturer of tools and products for the oil/gas, automotive, aerospace and medical industries. The IMC Group, a Berkshire Hathaway-owned company, is one of the world’s largest companies for metalworking products and metal removal technology, supplying a dynamic comprehensive line of precision carbide metalworking tools. IMC also provides engineering and manufacturing solutions to major industries throughout the world. The PEDC began working with IMC Group in early 2015 on the project, assisting with selecting potential locations within the city and incentives for the project. The 80,000 square-foot facility includes office, manufacturing and training space. The facility is located on a 15-acre site on the southeast corner of Kirby Drive and N. Spectrum Boulevard in Lower Kirby. Tool-Flo Manufacturing invested \$20 million to build the facility, which is home to approximately 160 employees, including management, engineering, sales, operations and administrative personnel.

Rollac Shutters of Texas

Having outgrown their manufacturing facility and expansion options for its exterior rolling shutters, solar zip shades and awnings, family-owned Rollac Shutters began looking for a new Houston-area location in 2001.

“Pearland was attractive to us for many reasons. Safe, easily accessed by multiple major thoroughfares, a strong workforce, with good schools, good police and minimal flooding.”

MARK RING
Assistant General Counsel at Kemlon

“Dover was looking to consolidate the manufacturing and operations of several stand-alone businesses into one site that was convenient and would best position it for future growth, and we found a great location for them that will suit all of their needs in a modern business park environment.”

JARRETT VENGHAUS
Executive Vice President,
Regional Director at Jones Lang LaSalle
Represented Dover in its purchase of the land.

PEDC recruited Rollac Shutters to Pearland, offering site assistance and incentives, leading to Rollac’s new 105,000 square-foot headquarters and manufacturing facility on W. Orange Street. The new facility allowed the company to engage in environmentally responsible manufacturing practices and integrate sustainability principles in its day-to-day operations. Rollac’s capital investment in the community totals **\$3.5 million.**

Koza’s

A long-time pillar of the community and founded in 1965, Koza’s specializes in embroidery, screen-printing, laser-engraving and advertising specialty sales. For more than 20 years, the company has produced and shipped clubhouse and locker room caps for major sporting events, including Super Bowls and the 2017 Houston Astros World Series Championship.

In 2018, PEDC assisted Koza’s with the purchase of the former McCoy’s Lumber building adjacent to its current location at 2910 S. Main St. The purchase, which allowed Koza’s to expand its manufacturing operations, brought its total capital investment in the community to **\$2.2 million.**

Brask Neela

Another successful PEDC recruitment project in 2010 resulted in Louisiana-based Brask Neela constructing a new manufacturing facility in Pearland. The custom-fabricated heat transfer equipment manufacturer built a state-of-the-art fabrication facility on 9.45 acres in Pearland’s Industrial Drive Business Park. The strategic move allowed the company to better service petrochemical and chemical customers in Texas City, Freeport and Baytown as well as global clients.

Having the support of city officials and developing long-term relationships with the business community and local government were key to Brask Neela’s decision to build its fabricating facility in Pearland. To assist in relocation efforts, PEDC issued a \$3.44 million industrial revenue bond on behalf of Brask Neela for land acquisition and construction of their new facility.

In addition to PEDC’s assistance with land acquisition and attractive incentives, Brask Neela was drawn to the location’s proximity to the workforce, the area’s infrastructure and open communications with the City. The impressive fabricating facilities include 100,000 square feet of production area, a clean room for high alloy material, a sandblast shop and capacity for high-quality engineering, fabrication, repair and maintenance of products operating in energy-related industries.

PEDC also assisted Brask Neela with an expansion project in 2015, providing incentives for the creation of 20 additional jobs at the facility, bringing total capital investment in Pearland by Brask Neela to **\$6.3 million.**

Mitsubishi Heavy Industries Compressor Corp.

In 2015, Mitsubishi Heavy Industries Compressor International Corporation (MCO-I) opened Pearland Works, its new office, manufacturing and service facility in Pearland’s Lower Kirby District. The 180,000 square-foot facility, located on Kirby Drive, houses packaging and assembly, vertical and horizontal rotor storage, repair and maintenance services, administrative offices and a training center.

PEDC began working with MCO-I in 2013, who was looking to potentially acquire a site in the Lower Kirby District to manufacture compressors and mechanical steam turbines. Throughout the two-year recruitment process, PEDC worked with the company to resolve zoning and detention issues and also with CenterPoint Energy to increase electricity and natural gas infrastructure to the site. In 2017, PEDC, MCO-I and the Lower Kirby Pearland Management District completed the \$5 million reconstruction of Hooper Road to allow for additional heavy traffic for MCO-I and other area developments.

In addition, MCO-I also constructed a 49,500 square-foot warehouse facility, which opened later in 2015. MCO-I currently employs over 110 at its Pearland facility and has brought **more than \$45.4 million in investment to the community** and its 2019 tax base is \$91.1 million.

“We spent a lot of time searching for property and when we drove into Pearland on Kirby Drive, it immediately felt like we were at home,”

DENNIS FLOLO
President at Tool-Flo

“As a family-owned business, location and incentives were most important to us. Pearland offered both and we love it here!”

EVA KONRAD
Vice President at Rollac Shutters

“Pearland provided incentives, proximity to workforce both for shop and office, infrastructure, and clear communication to address any needs with city officials.”

KEVIN SAREEN
Business Development Manager at Brask Neela

Engineering

Ref-Chem

Accessibility and incentives were major factors for Odessa-based engineering and construction company Ref-Chem when the company relocated to Pearland in 2012. A Burns & McDonnell company, Ref-Chem specializes in heavy industrial construction, engineering, EPC and maintenance. Employees onsite include management personnel, engineers, designers and administrative staff.

Fully committed to its employees, clients and community, Ref-Chem found Pearland to be particularly attractive because of its accessibility from several major highways. Ref-Chem seeks to positively impact the community in which its employees live and work and evaluated several different locations during its search. Incentives and ongoing support and engagement with PEDC proved beneficial during the relocation process. PEDC also assisted by connecting infrastructure to its site at Beltway 8 and Tom Bass Parkway.

To date Ref-Chem employs 100 at its 39,000 square-foot facility and has invested **\$8.5 million into the community.**

CobbFendley

CobbFendley, a privately-held, Houston-based consulting firm providing civil engineering, real estate and surveying services, relocated its offices to Pearland in 2012. Since that time, PEDC has assisted CobbFendley to increase its footprint in Pearland, continually helping the company to locate new office space as it grew, assisting with three expansions over the last seven years.

In late 2019, CobbFendley announced the latest expansion of its Pearland office, relocating to the Trinity Professional Building on Country Place Parkway. The latest expansion grew CobbFendley Pearland's office space from a 20-person capacity (4,667 square-feet) to a total lease space of over 11,000 square-feet with room for a total of 36 full-time employees.

Mott McDonald

Mott McDonald, a leading North American engineering and environmental consulting firm, selected Pearland as the location for its Pipeline Division and Houston Subdivision headquarters in the early 2000s. Headquartered in Millburn, NJ, Mott McDonald provides comprehensive services in the areas of infrastructure, pipeline, utility, tunnels, transportation, water and wastewater markets.

The company's original Pearland offices were located on Cullen Parkway, however PEDC assisted Mott McDonald with an expansion and relocation to a 20,000 square-foot office space in the Shadow Creek Business Center in 2012. Today the company employs 80 at its Pearland offices and has invested over \$3.5 million into the community.

Freese and Nichols

Freese and Nichols, a professional planning, consulting and engineering firm, opened its Pearland office in 2000. In 2009, PEDC assisted the company with an expansion, allowing the company to relocate to a 13,000 square-foot office in Pearland Town Center. The company currently has 50 employees at its Pearland office and has contributed over \$600,000 in capital investment for the community.

“Pearland continues to offer great incentives to companies that are considering a relocation, or starting a business; and even after our move here, PEDC continued to support our business with good follow-up and engagement, looking to help us grow. Pearland is accessible from many of the major highways, which is a great benefit for our employees and clients.”

DWAYNE BOUDREAUX
Senior Vice President at Ref-Chem

“CobbFendley's growth in Pearland is representative of the firm's exciting new opportunities and the strong relationships built with clients across the Gulf Coast Region,”

BRAD MATLOCK
P.E., Principal.

Ref-Chem's Grand Opening, 2013



Trinity Professional Building, home to CobbFendley



BizConnect Program

Collaborate, Grow and Thrive

One of the long-standing partners of the PEDC has been the Pearland Chamber of Commerce who represents Pearland's business community. PEDC's partnership with the Chamber began shortly after its formation in 1995. One of the cornerstones of economic development at PEDC has been working with the Chamber to develop the BizConnect business retention program in 2004.

BizConnect created a model approach to retention efforts through a formal, collaborative program involving multiple organizations that can influence the business climate and respond to employer needs. The program seeks to understand the challenges and opportunities facing Pearland businesses and build a knowledge base of issues and opportunities, both potential and in the current business climate. Partners then work collaboratively to alleviate barriers to competitiveness. They identify and support businesses with plans or potential to expand, prevent existing businesses from relocation elsewhere and respond to opportunities for business recruitment based on relationships with local firms.

Local employers benefit from BizConnect in key areas:

- Expansion assistance
- Financing
- Workforce development
- Tax incentives
- Sites, buildings and permitting
- State and local resources

The BizConnect team establishes business relationships by visiting companies, sharing available resources and addressing and solving issues and needs in Pearland's valued business community.

Since its creation, the BizConnect Program has conducted over 700 on-site visits with local employers, held numerous educational seminars, luncheons, plant tours and worked to provided assistance to Pearland's businesses.

Retail Development

As part of PEDC’s efforts to continually attract and retain primary employers, we are committed to ensuring our community has quality of life amenities needed to support this business climate. Early in our community’s growth, retail development did not keep up with the local demand for goods and services. However, over the past fifteen years, Pearland has emerged as a regional shopping destination in the Houston region. PEDC played an active role in recruiting and assisting retail development in the community and is committed to ensuring we maintain our sales tax base.

PEDC recruited and worked with the City to ensure the success of developments such as the Pearland Town Center, Shadow Creek Ranch Town Center and the Center at Pearland Parkway. For example, PEDC provided over \$650,000 in assistance for public infrastructure to the developer of the Shadow Creek Ranch Town Center, home to HEB and Academy. PEDC also recruited retailers Bass Pro and Costco to Pearland. Retail sales are crucial to the City’s tax base. In 2019, 25% of the City’s general fund was derived from sales tax revenue.

Bass Pro Shop

Infrastructure for Economic Growth

Key Infrastructure Projects

To facilitate growth of the Pearland community and create a robust economy with a strong tax base to support our City and schools, it is imperative to have infrastructure and connectivity that supports existing business and new businesses growth.

Since its inception in 1995, PEDC has proudly contributed close to **\$84 million to infrastructure projects dedicated to growing and improving the Pearland community.** Many of these projects have been public-private partnerships that have facilitated and leveraged investment from the private sector to bring investment and jobs to Pearland. A major focus of PEDC infrastructure investments has been in the Lower Kirby District and State Highway 35 corridor which are covered in a later section.

In addition to completing work that’s underway or near completion, the community has consistently expressed a desire to see Pearland continue to advance projects that enhance road and highway capacity and connectivity within the community.

Improving East-West Mobility

As Pearland has continued to grow, so has the need for additional thoroughfares to allow residents to travel across the community. PEDC funding pioneered two of the City’s main east-west thoroughfares with the McHard and Bailey road projects to be completed by 2021. These roads assisted in creating four-lane divided east-west alternatives to Broadway/FM518, and also provided safer passage over the BNSF rail line that runs through the community.

The McHard Road/Shadow Creek Parkway extension, which will be completed as a four-lane, divided thoroughfare from Pearland

Parkway to FM 521, began with PEDC issuing \$3.2M in debt in 2002 to build the bridge from State Highway 35 to Mykawa. This project provided improved access for our many businesses located in the Mykawa area and was the first step to improving east-west mobility in our community and provided the first bridge for the community over the BNSF rail lines.

In 2007, PEDC issued approximately \$13.5 million in debt for what would be the first steps in expanding Bailey Road to four lanes from State Highway 35 to State Highway 288, with the first phase being the extension from State Highway 35 to Veterans, the second community overpass over the BNSF rail lines. The City, with state and federal funds, later completed the segment from Veterans to FM 1128. In 2020, Brazoria County, also with state and federal funds, completed the final segment west of FM 1128 to complete the four-lane divided roadway across our City.

Not only were these two projects instrumental in providing four-lane access across the entire City, they also improved access to areas for business development.

State Highway 288 North Bound Frontage Road

PEDC funded \$750,000 for the new northbound frontage road to be constructed in 2021 from Magnolia Parkway to Broadway. This project, a partnership between PEDC, the City and Brazoria County, will reduce congestion at the State Highway 288 and Broadway/FM 518 intersection, the most congested intersection in Brazoria County. The new frontage road will also provide improved access to commercial businesses on the southeast corner of Broadway and State Highway 288, including Target, Kohl’s and Cinemark Theaters.

Business Center Drive

In 2013, PEDC facilitated and contributed \$4.1 million to another significant project along the State Highway 288 Corridor, which led to the recruitment of Costco to Pearland. The public-private partnership with Brazoria County, City of Pearland and developer Parkside Capital, resulted in a \$7.2-million public infrastructure project to extend a four-lane segment of Business Center Drive from County Road 59/Magnolia Parkway to Broadway. The project, which provided an alternate route to the heavily congested Broadway and access to the Pearland Town Center from State Highway 288, also included widening and reconstructing a portion of Magnolia Parkway immediately west of State Highway 288 in Brazoria County.

This extension provided access to 86 acres of undeveloped commercial property and brought development to a formerly dormant area, including the recruitment of Costco, who has produced \$22 million in additional sales tax, is one of Pearland’s top ten taxpayers and brought 130 jobs to the community.

Water and Wastewater Improvements

As Pearland has grown, positioning its primary corridors to support catalytic development is needed to stimulate private investments and add primary jobs along those corridors. These improvements include extending wastewater along Broadway from Cullen to State Highway 288, extending wastewater along State Highway 35 and water and wastewater improvements along State Highway 288 from S. Spectrum to Fellows Road.

Lower Kirby District

For the last fifteen years PEDC has been the driving force behind transforming a relatively undeveloped area on the southwest corner of State Highway 288 and Beltway 8 into Pearland’s signature location for the intensive, mixed-use, “urban” district that many young professionals seek in a destination to live and work.

The master plan for the Lower Kirby District, created by PEDC in 2011, includes urban residential, office, retail, a technology/research campus and light manufacturing, all linked by aesthetically pleasing landscaped boulevards with community-friendly walking trails and parks. The master plan includes a regulatory, infrastructure and financing framework that depend heavily on the two municipal management districts that were created by PEDC in partnership with landowners and developers in the District.

The overarching master plan, developed to maximize return on investment and building consistency, coupled with a phased infrastructure strategy, created a uniquely positioned investment opportunity for Pearland and potential investors. PEDC has served in a developer role for the District, overseeing and coordinating the implementation of the master plan.

The Lower Kirby District is the southern anchor of Houston’s famous Kirby Drive. In 2006, PEDC issued approximately \$6.5 million of debt to extend Kirby Drive from Shadow Creek Parkway to Beltway 8 and bring sanitary sewer and water to the District. The Kirby Drive extension provided access to hundreds of acres of undeveloped property in the district. This major investment was soon followed by PEDCs second major investment in the District, the development of a 46,000 square feet Class A medical device manufacturing and office facility for Cardiovascular Systems Inc.’s new Texas operations. This nearly \$10 million investment set the precedent for the District, forecasting the type of quality buildings and companies that would soon locate to the District.

This stretch of Kirby Drive at the southwest corner of State Highway 288 and Beltway 8 is attractive to healthcare, life sciences, technology, research and manufacturing companies and provides extensive office and retail business opportunities. A number of major developments are currently under construction or have been completed in the last ten years, which have brought over \$225 million in investment, along with \$291.3 million in taxable value and 1,383 new jobs to the City. These developments include:

- ENDRESS+HAUSER
112,000 square-foot Gulf Coast Regional Center campus
- LONZA HOUSTON CENTER FOR EXCELLENCE
300,000-square-foot viral and immunotherapy development and manufacturing facility, representing the largest dedicated cell and gene therapy manufacturing facility in the world
- TOOL-FLO
80,000-square-foot headquarters, training and manufacturing facility
- PT SOLUTIONS
46,000-square-foot headquarters and distribution facility
- BASS PRO SHOPS
150,000 square-foot retail location developed by Poag & McEwen
- IVY DEVELOPMENT
Mixed-use development proposed to include office, continuing care retirement center, retail, condominiums, townhomes and apartments

- MERIT MEDICAL
92,000-square-foot research and development and medical device manufacturing facility
- DOVER ENERGY
150,000-square-foot manufacturing and operations center
- MITSUBISHI HEAVY COMPRESSOR CORPORATION
180,000-square-foot office, manufacturing and warehouse facility
- CARDIOVASCULAR SYSTEMS, INC.
46,000-square-foot medical device manufacturing facility
- PEARLAND SURGERY CENTER
44,500-square-foot, state-of-the-art ambulatory surgical center



Gateway on Kirby Drive

Mitsubishi Heavy Industries Compressor Corporation's office, manufacturing and warehouse facility

Infrastructure Improvements in Lower Kirby

While Kirby Drive was PEDC’s first major infrastructure contribution in the Lower Kirby District, the Corporation has since continued to invest in the District, facilitating and financing multiple projects that have increased value and brought additional development to the area.

In 2017, PEDC, along with the Lower Kirby Pearland Management District (LKPM D) and Mitsubishi Heavy Industries Compressor Corporation, completed a \$5 million reconstruction of Hooper Road, allowing for additional traffic flow from area developments. PEDC contributed \$3.9 million towards the project.

PEDC partnered with the City, developer Spectrum 86 Partners and LKPM D to extend N. Spectrum from Kirby Drive to the TxDOT ditch in 2018, a \$1.9 million project. The four-lane roadway extends from Kirby Drive east to the TxDOT ditch with a landscaped and irrigated median, decorative lighting and a traffic signal. PEDC contributed \$326,000 towards the design and construction of the traffic signal.

PEDC also worked to extend S. Spectrum from State Highway 288 to Kirby Drive. The \$5.2 million extension, which was constructed in two phases and completed in 2020, included a four-lane roadway landscaped and irrigated median with decorative lighting, new water/sewer lines and a traffic signal at Kirby Drive. PEDC contributed \$1.1 million towards both phases of the project.

PEDC was instrumental in installing underground electricity along Kirby Drive. The project, which was completed in three phases, installed underground electrical conduit along the east side of Kirby Drive from Fruge to the north side of the Kirby Ditch, then further north on Kirby and east along S. Spectrum, and in the final phase, further north on Kirby and west along N. Spectrum. A total of \$1.8 million was invested by PEDC to provide underground electric service in the District.

Regional detention has been a long-standing priority of the district. In 2013, PEDC developed the Lower Kirby Regional Detention Master Drainage Plan to create a more attractive urban development, reclaim land from flood plain, construct drainage and detention infrastructure, and increase property values. The Plan includes 478 acres within its regional detention service area and proposes multiple regional detention facilities to provide 451-acre feet of storage. PEDC has since invested more than \$2.9 million in the regional system.

Mixed Use in Lower Kirby

In the eastern half of the District, PEDC has worked to create mixed use developments that complement the office, research and development and light manufacturing companies that have been recruited to the Kirby Drive corridor. Currently the area includes a 130,500 square-foot Bass Pro Shops recruited to Pearland in 2007 by PEDC.

The Ivy development is a planned development at the southwest corner of South Spectrum Boulevard and the State Highway 288 frontage road that began infrastructure development in 2019 and will include offices, retail, townhomes, apartments, along with a public park and amenities.

PEDC and the developer, America Modern Green, are partnering to finance the \$2.6 million in public park improvements that will be completed in 2020, including the first phase of the District’s trail system, which will serve active and passive recreation needs of those who live, work, or visit within the District, and a pedestrian bridge across Clear Creek. PEDC contributed \$1 million to the park and trail improvements.

Corridors and Districts

The majority of Pearland’s available commercial development and redevelopment sites are concentrated around the community’s primary corridors of State Highway 288, Broadway/FM 518 and Main Street/State Highway 35. Not surprisingly, many of Pearland’s existing jobs are also clustered in these same areas. PEDC has continually invested in these key districts and corridors to ensure they are efficient, aesthetically pleasing and developable areas that are attractive destinations for both existing and new jobs and investment.

State Highway 288 Corridor Master Improvements

The 288 corridor since 1995 has transformed from a rural area to the economic engine of Pearland, with millions and millions of square-feet of retail, office, two major hospitals, surrounded by high quality residential communities. The economic impact of the 288 corridor to our community cannot be overstated. The long-term sustainability and growth of these developments are vitally important to our jobs, sales and property tax base that the city and schools depends on to generate the revenue to provide services to our residents.

The 288 Corridor Master Improvements Plan is a recognition of the economic importance of the area and was developed to drive significant investment in the corridor by creating a high-quality level of aesthetics in the 50 acres of public right of way that will complement and enhance the private development in the corridor. The improvements will dramatically raise the visual impact of the open space/right of way to create a sense of arrival and place, instead of four miles of nondescript and poorly maintained freeways. The plan capitalizes and enhances on the nearly \$1 billion in mobility improvements completed in 2020 in the corridor and is part of a key initiative of both the Pearland 20/20 and Pearland Prosperity plans to beautify key Pearland corridors and gateways.

In 2012, PEDC, the City and local commercial property owners worked to successfully have the state legislature, in 2013, create the Pearland Municipal Management District No. 2 (PMMD2). The District through its taxing authority will maintain the improvements in the corridor. PEDC led the collaboration between the City, PMMD2 and other community partners to develop the 288 Corridor Master Improvements Plan, which provided design concepts and landscaping plans to beautify key intersections along the 288 Corridor.

The multiple phase improvements include significant landscaping and irrigation at the Broadway and McHard/Shadow Creek Parkway intersections, including water features, Pearland gateway monumentation and sixteen 40-foot Pearland sculptures. Other improvements include the addition of street lighting to portions of the corridors, sidewalks, brick pavers, bridge and barrier painting, decorative retaining walls, enhanced under bridge lighting, and

upgraded traffic signal poles. The improvements are expected to be complete in early 2022. PEDC is funding the entire \$19.5 million cost of the 288 Corridor Master Plan improvements, and as of 2020 had already contributed \$4.5 million to the project.

SH 35 Corridor Redevelopment

State Highway 35 is one of Pearland’s principal commercial corridors and home to primary employers such as Kemlon, Texas Pipe and Supply, Aggreko, Weatherford, Koza’s and Energy Rental Solutions. In the Pearland 20/20 Community Strategic Plan, it was determined that the overall development potential of the corridor is held back by areas that do not meet present community standards. In 2016, PEDC completed the State Highway 35 Redevelopment strategy to build upon the strategic plan suggestions and provide the “big picture” strategic actions identified in five catalyst projects that are needed to encourage more investment in the corridor.

By improving infrastructure and streetscape within the corridor, the image and sense of place, market appeal and overall taxable value of the area can increase dramatically. To begin implementing this catalyst concept, the SH 35 Gateways & Corridor Enhancements Concept Plan was developed. The concept plan focused on the entryway at Beltway 8, including two monument signs near Clear Creek, planting the medians with canopy trees, enhancing pedestrian areas at major intersections, and framing the roadway with smaller street trees along the right-of-way. PEDC invested \$6.4 million in the project and completed construction on these enhancements in 2019.

Also stemming from the State Highway 35 Redevelopment Strategy is the redevelopment of the Rice Drier area, which is identified as Catalyst 2 Business Park North in the strategy. In this area, PEDC has successfully led efforts in recent years to clean up the environmentally contaminated Emchem site, demolish the abandon Rice Drier elevators and recruit both West Texas Cooling and Energy Rental Solutions to the area. PEDC is also funding multiple phases of public infrastructure improvement in the area to support almost 58 acres of development. Rice Drier and Halik streets are old and narrow asphalt roads that are in regular need of maintenance due to truck traffic from commercial and industrial growth in the area. Improvements included storm water conveyance, detention and outfall to Old Town ditch, which were completed in 2019, and the reconstruction of Rice Drier west of Main, which will be completed in 2020. Also included is the reconstruction of Halik west of Main, to be constructed in 2021. The improvements will include a 38-foot wide concrete road with curb and gutter, storm sewers, new waterlines, shared detention facility, and a six-foot sidewalk with brick pavers. PEDC, when all public infrastructure phases are completed, will invest \$3.5 million in the Rice Drier Redevelopment area.

Pearland Town Center



Broadway Corridor Master Plan

In accordance with the Pearland Prosperity strategic plan’s priority to continue to improve the economic vibrancy of the City’s primary corridors, PEDC completed the Broadway Corridor Development Plan in 2020. The plan was developed with extensive community feedback, including input gathered from workshops and interviews, meetings with TxDOT, an open house, stakeholder meetings, and a community online survey.

The focus of the plan was to evaluate the impact of Broadway’s reconstruction and widening, an \$88 million TxDOT project, scheduled to begin in 2024. Multiple recommendations were made to reduce right-of-way needs for the project, along with a property impact analysis of TxDOT’s widening on specific representative parcels. Also included are recommendations on drainage, utilities, bike/pedestrian facilities, regulatory framework, and approaches to improving the appearance of the corridor.

The plan included an analysis of alternate congestion relief options that might be possible by diverting traffic to other roadways. The report specifically reviews constructing a north-south connection between Veterans and Mykawa and turning Walnut Street into an eastbound one-way couplet with Broadway being westbound only from McLean to Barry Rose Road, which will require both further study and obtaining additional community input. PEDC invested \$400,000 to develop the Master Plan.

Gateways and Entry Features

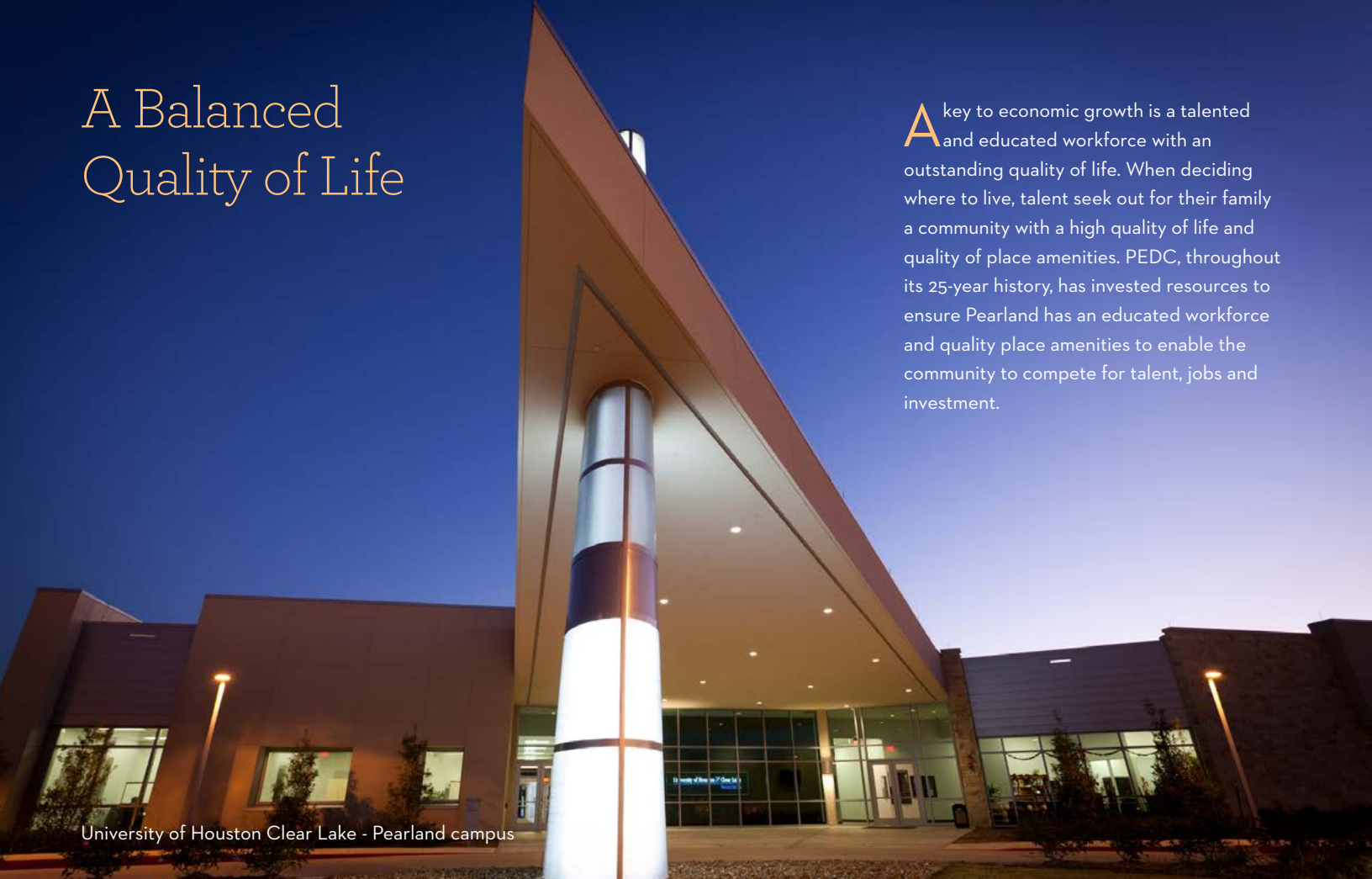
The primary transportation corridors and gateway entry points into Pearland play an important role in shaping perceptions and placemaking. Gateways and major corridors are typically the areas that potential residents, businesses and investors first see when they arrive in our community. PEDC, along with Pearland stakeholders, consider attractive gateways and corridors to be integral to holistic economic development.

As Pearland expanded, city limits were not always visible and along many corridors, there was no indication that you had entered the community. A priority in both the Pearland 20/20 and Pearland Prosperity strategic plans, in 2014 PEDC led efforts to complete a City Gateways Beautification Strategy. The beautification strategy, designed to establish Pearland as a unique location characterized by its own sense of place, included a coordinated gateway implementation program.

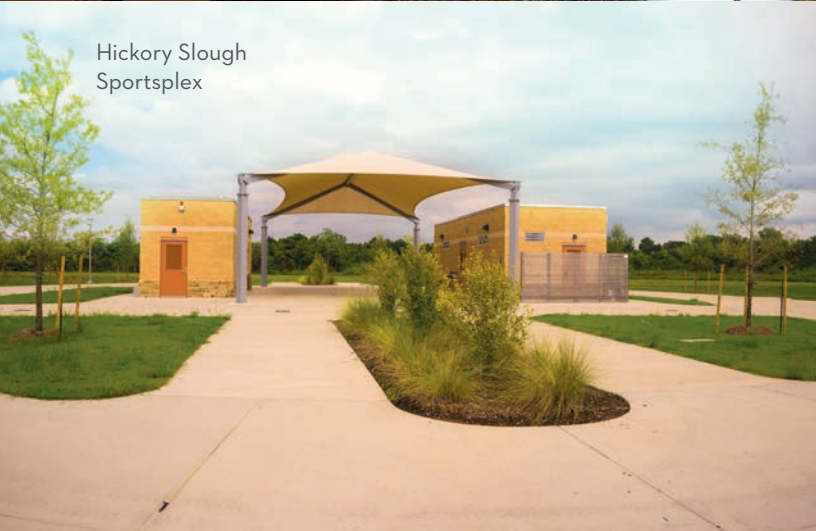
To date, PEDC has invested \$2.5 million to construct gateways, entry features and corridor enhancements on Cullen Parkway, Pearland Parkway, Dixie Farm Road, Scarsdale and Broadway east. Entry features were also constructed as part of the larger corridor projects on the State Highway 35 Corridor and Lower Kirby and will be constructed along the State Highway 288 Corridor that are not included in this total. These aesthetically pleasing, well-maintained entry features ensure Pearland remains an attractive destination for jobs and investment.

A Balanced Quality of Life

A key to economic growth is a talented and educated workforce with an outstanding quality of life. When deciding where to live, talent seek out for their family a community with a high quality of life and quality of place amenities. PEDC, throughout its 25-year history, has invested resources to ensure Pearland has an educated workforce and quality place amenities to enable the community to compete for talent, jobs and investment.



University of Houston Clear Lake - Pearland campus



Hickory Slough Sportsplex



Pearland Recreation Center and Natatorium



Costco Wholesale

University of Houston-Clear Lake at Pearland
In Fall 2007, the City of Pearland and PEDC announced a partnership with University of Houston-Clear Lake (UHCL) to construct a three-building satellite campus in Pearland. The aim was to offer Pearland residents the opportunity to continue their collegiate studies close to home and earn advanced degrees in areas such as business, education and marketing.

In 2010, UHCL Pearland opened its first building on the campus, a 31,000 square-foot classroom and administrative building. The building was constructed by the City and leased to UHCL. To assist in the financing of the project and to support the construction of additional space on the campus for growth, PEDC agreed to lease office space at the campus that would not be needed immediately. From 2010 to 2016 PEDC paid more than \$600,000 in rent that was utilized to pay the debt service for the campus.

In 2015, PEDC and the City worked with UHCL to support a successful effort to receive \$26.4 million in legislative funding for a health sciences building. The City transferred the south portion of the campus property to the university system in 2016. The debut of the 70,000 square-foot health sciences building in 2019 created additional opportunities for the community's growing educational and workforce needs, offering science and simulation labs that enrich and expand students' educational experiences associated with the University's Bachelor of Science in nursing.

Pearland Recreation Center and Natatorium
PEDC contributed more than \$1.9 million to the construction of the Natatorium at the 107,000 square-foot Pearland Recreation Center, which opened to the community in July 2010. The Natatorium is a partnership between Pearland ISD and the City. The fitness and swimming pool complex houses a 15,000-square-foot gymnasium, weight room, activity room, racquetball courts, locker rooms, an elevated story indoor track, a 50-meter competition pool and other various amenities.

Hickory Slough Sportsplex
PEDC contributed nearly \$700,000 to the first phase of construction for the Hickory Slough Sportsplex, which celebrated its grand opening in 2015. The sportsplex encompasses six outdoor grass sports fields, three of which are lighted, parking accommodations for more than 400 vehicles, a landscaped promenade and viewing deck, and concessions and restroom facilities.

Clear Creek Trail Master Plan
In July 2018, the U.S. Army Corps of Engineers (USACE) received \$295 million in appropriations to fund the long-planned drainage improvements to the Clear Creek Watershed, which will include a major widening of Clear Creek from Dixie Farm to State Highway 288. The Clear Creek Trail Master Plan was completed in 2020 to capitalize on this significant infrastructure project and ensure suitable locations for future trails and related amenities are incorporated into the plans. The Clear Creek Trail also realizes the long-term vision of the City's 2007 Trail Master Plan.

Of the Clear Creek Trail's ultimate 21 miles, 41% or 8.5 miles are already developed, under construction, or have funding in place. The master plan was funded by PEDC and developed through coordination with the various stakeholders of the project, including the City of Pearland, Harris County Precinct #1, Brazoria Drainage District #4, Houston Parks Board, and Harris County Flood Control (HCFC).

The Clear Creek trail system, as planned, will be a signature recreational amenity for the community. Trails are consistently ranked as one of the top amenities valued by our residents via focus groups, surveys, and master planning efforts. Having comprehensive plans and focusing on connectivity, both within the community and the region, will help the proposed trail compete for potential state and federal funding to offset costs. PEDC has invested \$133,000 in the planning effort.

A City Looking to the Future

Pearland has enjoyed a rich past, and we look to the next quarter-century – and beyond – for continued opportunities to accomplish projects that advance our community’s shared vision for sustained and strategic growth.

Throughout much of its recent history, Pearland has been defined by transformative population growth, and developing the infrastructure, services and systems to accommodate it. As recent data suggests that the community’s most rapid population growth is in the past, PEDC will continue its focus on economic diversification to position Pearland as a dynamic job center with a base of primary employers that bring new wealth into our community while continuing to acknowledge the importance of Pearland’s local-serving business sectors.

As we move into the future, PEDC’s efforts to enhance mobility, beautification, and redevelopment will be essential to securing high-value job growth and ensuring Pearland’s success in the decades to come.

PEDC’s board of directors and staff wish to thank the community for its support throughout the years and look forward to another 25 years of working toward economic growth and diversification and ensuring Pearland remains a community of choice in Greater Houston.



Pearland Town Center



PEDC-assisted Employers and Projects

The below is a partial list of employers and projects that PEDC has assisted during its 25-year history.

PEDC worked with many of the companies below by providing site location assistance, support with infrastructure, or a variety of other services. Not all employers below received incentives or financial assistance from the Corporation.

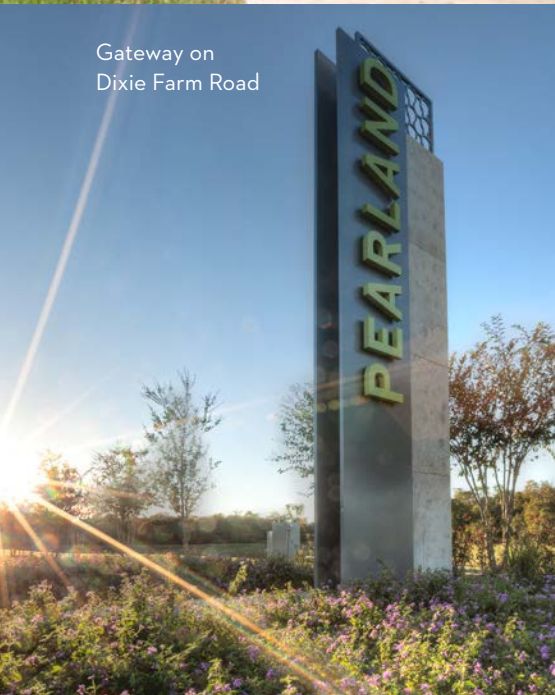
ADIENT MEDICAL
AGGREKO NORTH AMERICA
ALDI
AMERICAN BUSINESS CONSULTING LLC
BAKFISH BREWING COMPANY
BASE PAIR BIOTECHNOLOGIES, INC.
BEN BEST
BOBCAT OF HOUSTON
BRASK, INC.
BRENNTAG SOUTHWEST, INC.
BUC-EE’S
CAPROCK OIL TOOLS, INC.
CARDIOVASCULAR SYSTEMS, INC.
COBBFENDLEY
DELTA RIGGING & TOOLS
DIAMOND BOLT INC.
DIGITAL2000
DIONISIO WINERY
DOVER ENERGY
DOVER PRECISION COMPONENTS
EAGLE HANGERS
ENDRESS+HAUSER
ENERGY RENTAL SOLUTIONS
ETHOENERGY (formerly TurboCare)
FREESE AND NICHOLS, INC.
FRONTIER FORKLIFTS AND EQUIPMENT
GARTNER COATINGS, INC.
HAMPTON INN HOUSTON-PEARLAND
HCA HOUSTON
HEALTHCARE PEARLAND
HCA HOUSTON HEALTHCARE
TRAINING FACILITY

HOLIDAY INN EXPRESS &
SUITES PEARLAND
HOUSTON AIRCRAFT INSTRUMENTS, INC.
HOUSTON PLYWOOD INDUSTRY INC.
HOUSTON TUBULARS INC.
INDUSTRIAL POLYMERS CORPORATION
ISE-MAGTECH
IVY DEVELOPMENT – LOWER KIRBY
KELSEY-SEYBOLD ADMINISTRATIVE
OFFICES
KEMPLON PRODUCTS
AND DEVELOPMENT
KEYSTONE ENGINEERING GROUP
KOZA’S INC.
KWIK EQUIPMENT SALES
LIGHTING ETC. INCORPORATED
LONZA
M&S LOGISTICS
MEMORIAL HERMANN
MERIT MEDICAL SYSTEMS
MITSUBISHI HEAVY INDUSTRIES
COMPRESSORS CORPORATION
MOTT MACDONALD
NATIONAL OILWELL VARCO
NAVY FEDERAL CREDIT UNION
PACKAGING SERVICE CO, INC.
PEARLAND COUNSELING CENTER
PEARLAND SURGERY CENTER
PEARLAND TOWN CENTER
POLYGLASS COATINGS LIMITED, LLC
ENDURA PAINT
PROFAX

PT SOLUTIONS
REF-CHEM
ROCKMM MANUFACTURING INC.
ROLLAC SHUTTER OF TEXAS, INC.
SCANA OFFSHORE SERVICES
SHADOW CREEK BUSINESS CENTER
SHADOW CREEK TOWN CENTER
SHAWCOR
SHERMAN ROTO TANK
SIMMS AUTOMOTIVE
SOLVCHEM, INC.
SPECIALIZED MANUFACTURING
SUMMIT ON-SITE SOLUTIONS
SUNRISE LAKE
TEXAS CHILDREN’S PAVILION
FOR WOMEN
TEXAS HONING, INC.
TEXAS PIPE AND SUPPLY
(formerly FloWorks)
THIRD COAST TERMINALS
TOOL-FLO MANUFACTURING INC.
TRIGON PRODUCTS, INC.
TRINITY PROFESSIONAL BUILDING
TOTAL ENERGY SOLUTIONS
TRACELOGIX CORPORATION
WEATHERFORD INTERNATIONAL PLC
WEST TEXAS COOLING TOWER
WILMAR OLEO NORTH AMERICA LLC
WOODCREEK FIRE STATION
DEVELOPMENT
ZAPP
ZT WEALTH ADVISORY



State Highway 35
Entryway and
Corridor Enhancements



Gateway on
Dixie Farm Road



288 Corridor Master Plan
Improvements Rendering

PEDC Quality of Life and Infrastructure Projects

Corridor Improvements

SH288 Corridor Master Plan Improvements
SH35 Redevelopment Strategy - Catalyst 1: Streetscape
SH35 Redevelopment Strategy - Catalyst 2: North Business Park (Rice Drier)
Broadway East
Pearland Parkway & Dixie Farm
Cullen
OTS monument

Lower Kirby

Regional Detention/Drainage
South Spectrum Boulevard West Phases I & II
Park at Ivy Development
LK South Spectrum East District Sign
Beltway 8 and SH288 Water Lines
Underground Electrical Phase III
North Spectrum Traffic Signal
Hooper Road Reconstruction
Kirby Drive Entryways and Corridor Enhancements
Underground Electrical Phase II
Underground Electrical Phase I
Hooper Road Utilities
Water and Sewer
Kirby Drive Extension

Quality of Life

Hickory Slough (Max Road) Sports Complex
Natatorium: Pearland Recreation Center

Road Projects

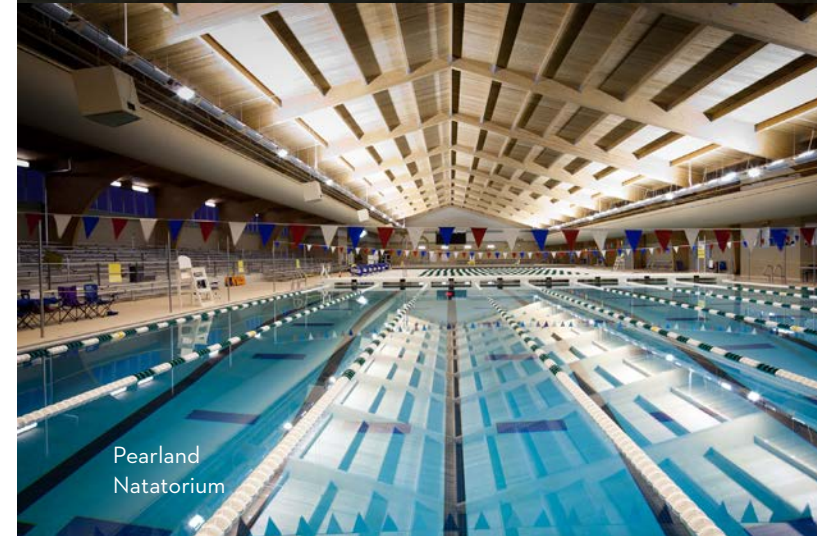
SH 288 North Bound Frontage Road: CR59-FM518
Business Center Drive Extension
Bailey Road Expansion and Overpass
McHard Road Extension and Overpass
Fite Road
Roy Road
Industrial Drive
Shadow Creek Ranch Town Center Infrastructure

Water/Wastewater

State Highway 288 Water and Wastewater
State Highway 35 Wastewater
Broadway Wastewater Extension: Cullen to SH 288
Mykawa Road & State Highway 35 Water & Wastewater
Cullen Extension Water Distribution and Wastewater



Bailey Road bridge



Pearland
Natatorium



288 Corridor Master Plan
Improvements Rendering



Gateway on State
Highway 35

PEDC Board of Directors *(Previous and Current)*

PEDC has a volunteer-led board of directors, and we would like to thank the individuals who have served over the past twenty-five years.

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HELEN BECKMAN
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BRANDON DANSBY ^C
KURT EVENSON
RANDY FERGUSON
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MAYOR TOM REID ^E
FRED WELCH ^E

^C Current PEDC Board of Directors member
^F Founding PEDC Board Member
^E PEDC Ex-Officio Board Member

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FRED WELCH

^S Current PEDC staff member



25 years of
successfully growing
the Pearland community

Creation of
5,400 jobs

Retention of nearly
1,000 jobs

Securing **\$1 billion** in private
capital investment to Pearland

Contributed
\$84 million to Pearland
infrastructure projects

Attracted **seven of the ten**
2019 highest assessed
property tax value
businesses



pearlandcdc.com

