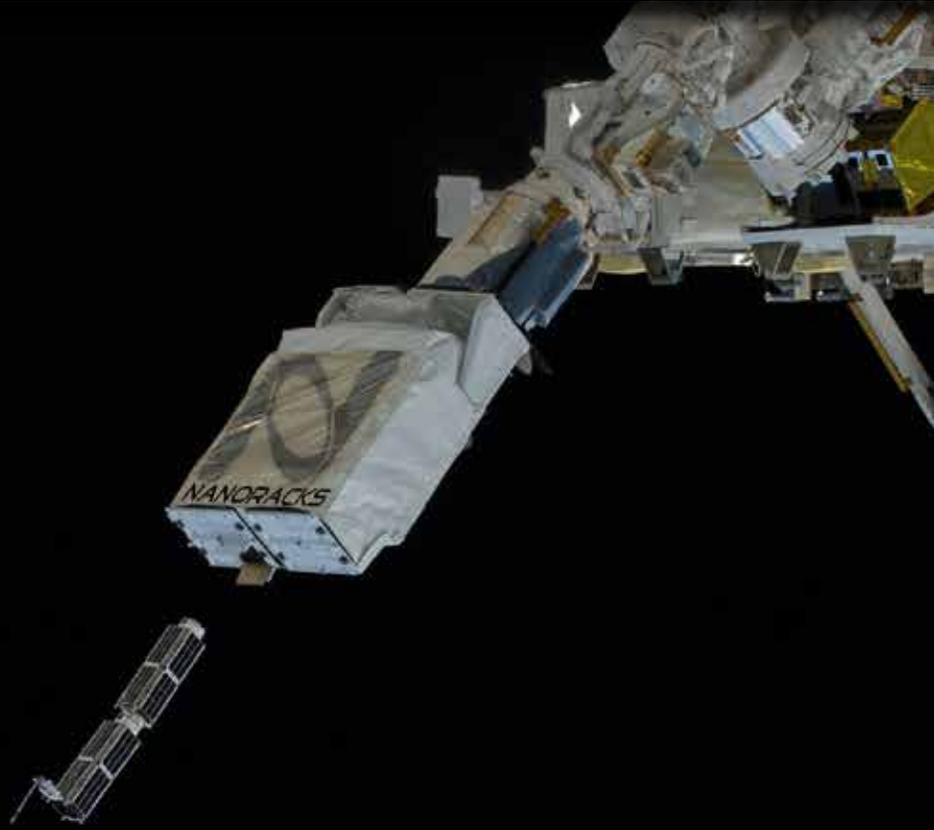


GATEWAY

Webster
TEXAS

Spring 2016
Volume 24, Number 2



Inside the Aerospace Capital

Webster's NanoRacks

Concierge to the Stars – FedEx to Outer Space



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Calendar of Events

April

| | | |
|----|--------|---|
| 5 | 6 p.m. | City Council Meeting |
| 6 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 8 | 6 p.m. | Senior Game Night |
| 12 | 6 p.m. | Webster Economic Development Corporation Meeting |
| 19 | 6 p.m. | City Council Meeting |
| 20 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 22 | 6 p.m. | Senior Game Night |
| 30 | | Prescription Drug Take Back - Webster Fire Station #1 |

May

| | | |
|----|--------|--|
| 3 | 6 p.m. | City Council Meeting |
| 4 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 10 | 6 p.m. | Webster Economic Development Corporation Meeting |
| 13 | 6 p.m. | Senior Game Night |
| 17 | 6 p.m. | City Council Meeting |
| 18 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 27 | 6 p.m. | Senior Game Night |
| 30 | | City Offices closed for Memorial Day |

June

| | | |
|----|--------|--|
| 1 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 7 | 6 p.m. | City Council Meeting |
| 10 | 6 p.m. | Senior Game Night |
| 14 | 6 p.m. | Webster Economic Development Corporation Meeting |
| 15 | 6 p.m. | Planning & Zoning Commission Meeting (if needed) |
| 21 | 6 p.m. | City Council Meeting |
| 24 | 6 p.m. | Senior Game Night |

Tae Kwon Do

Tae Kwon Do classes are offered to beginners through Black Belt on Mondays, Tuesdays, and Thursdays. Fees are \$25 per family/household for residents of Webster and \$50 per family/household for non-residents.

For more information about these exciting activities, call Bryan Morgan at 281.316.4137 or check www.cityofwebster.com.

Senior Game Nights

Seniors are invited to join their peers for a light meal, great conversation, and fun games. Play Farkle, "42," Phase 10, Chickenfoot, and more at the Webster Civic Center Complex, 311 Pennsylvania.

GATEWAY

COVER – Webster's NanoRacks, the only private logistics company operating aboard the International Space Station, deploys CubeSats from the Japanese Experimental Module.

GATEWAY

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The Mayor's Report

by Donna Rogers

More often than not, a sign of a strong economy is diversification, just as financial advisors tout an investment portfolio that focuses on more than one sector.



Rather than invest completely in technology or financial companies, for example, an investment strategy that includes multiple sectors, like utilities, consumer goods, telecommunications, and the like, is considered prudent. The old adage against putting all eggs in one basket illustrates this philosophy. While Houston, considered the energy capital of the United States, is far from immune to the effects of the price of crude below \$40 per barrel and OPEC's refusal to cut oil supply, Houston remains a diverse powerhouse—top medical center in the world, one of the busiest ports in the world, fourth most populous city in the United States, one of the world's largest manufacturers of petrochemicals, one of the strongest aerospace sectors, and the list goes on. The same premise pertains to Webster's strong, highly diversified,

resilient economy. Within Webster's 6.7 square miles, where more than 80% of its real estate is commercial, the municipality has paved the way for a vibrant, diverse mixture of retail, dining, entertainment, medical, aerospace, hospital-ity, office, and, now—business park.

Magnolia Court Business Park

While the term "business park" has been around for quite some time, Webster is fortunate that one of its newest and most dynamic commercial developments adheres to this versatile, popular category—but in remarkable ways. Magnolia Court Business Park, located midway between Interstate 45 and Highway 3 on Magnolia Avenue, is home to some

of the most cutting-edge businesses in the region—those with international renown and those that are the first of its kind. Certainly, the dynamic duo father and son team of John and Ross Wycoff is responsible for rapidly launching this ultra-successful business park amid 10.8 acres, as the Wycoffs purchased the land in January 2015 and constructed over 96,000 square feet to date, for a total buildout of nearly 180,000 square feet.

Within Magnolia Court Business Park, the largest footprint is ARI- Armaturen, with 35,000 square feet (and an additional 40,000 square feet for future expansion). This privately-owned German valve company, which has been in business for more than 50 years, manufactures advanced quality valves for a variety of industries, like food and beverage, power plants and renewable energy, steelworks, chemical plants, shipbuilding, paper mills, and manufacturing—at three locations in Germany and operates nine sales offices in the



One of Webster's newest and most notable developments is Magnolia Court Business Park. Mayor Donna Rogers joins Ross and John Wycoff at ARI-Armaturen's new facility. In the background, Total Floors' new building is nearly complete.

United Kingdom, Denmark, France, Austria, China, Malaysia, Singapore, Russia, and soon—Webster. With more than 20,000 products, ARI-Armaturen illustrates that valves are big business, and there are many types of valves—stop valves, butterfly valves, knife gate valves, pressure relief valves, pressure reducing valves, control valves, ball valves, gas valves, check valves, and the list goes on. ARI-Armaturen's new Webster facility at Magnolia Court Business Park will open in April where it will accommodate a growing, highly successful global market.

The Japanese technology company Olympus has landed inside nearly  25,000 square feet—in the middle of the business park—and is slated to open August 2016. Olympus, perhaps best known for its digital cameras, was actually established in 1919 as a microscope and thermometer business. Today, this publicly traded company is quite diverse with products and services for cameras and audio, medical and surgical, life sciences and imaging, and industrial solutions. The new Webster headquarters' focus is on the latter category, although there is a pervasive integration of all of these categories or divisions in the technology, equipment, software, and applications associated with "industrial solutions." Olympus' position as a world leader in nondestructive testing technologies with a portfolio of the most innovative test, measurement, and imaging instruments for use in industrial and research applications ranging from aerospace, power generation, petrochemical, manufacturing, automotive, and healthcare is represented at this new facility. Global demand continues to escalate for Olympus' portable, sophisticated, and compact devices and software that enable accurate and instant analyses of corroded pipes, contaminated soil, faulty welds, hazardous metals, and compromised

structures—amid all kinds of inspection environments. These nondestructive test devices, like videoscopes that extend the reach of the human eye into small, enclosed, or remote areas, capture high quality images, collect data, and provide analyses. Olympus' Webster headquarters is dedicated to industrial solutions—testing, measuring, imaging, and analyzing.

Another international company, Tri-Sen Systems,  has landed in an 18,000 square foot building at Magnolia Court Business Park. While Tri-Sen has had its world headquarters in Webster for decades on Texas Avenue, the growing company needed a larger footprint. An innovator of turbomachinery control products, especially for nuclear power plants and chemical plants, Tri-Sen has a 35-year history in custom engineering projects all over the globe. Tri-Sen's development of the first digital governor, the TS500 in 1980, revolutionized the market for turbine speed control, and, since that time, the company has celebrated many invention milestones for both critical and non-critical applications. Tri-Sen's products and solutions for controls for turbines, compressors, and generators are found in refineries, petrochemical and fine chemical plants, power generation facilities, oil and gas production, pulp and paper mills, sugar mills, and waste heat recovery systems. While Tri-Sen has offices in Japan, Singapore, China, and The Netherlands, Webster continues to be the company's world headquarters. The new Webster facility will be open in May.

An established company, Total Floors, with fifteen years of service, is opening this month inside a magnificent 10,000 square foot facility. Total Floors, 

a full-service flooring company that specializes in hardwood, tile, granite, natural stone, and carpet, offers design and installation services for custom flooring, countertops, kitchens, and baths—both residential and commercial. The countertop, backsplash, and wall tile offerings are nearly as extensive as flooring options to complement renovation and remodeling projects, custom home building, and commercial buildout. This new Webster building with showroom and offices, represents a relocation and expansion from Houston to Magnolia Court Business Park for this retailer that's an accredited member of the National Tile Contractors Association and National Wood Flooring Association.

Saloon Door Brewing chose Webster and Magnolia Court Business Park for its first brewpub.  The 5,000 square foot facility with 10-barrel brew system is home to an innovative, entrepreneurial operation that features 12-15 beers on tap—like Vanilla Cream Ale, Citrus Wheat, Amber Ale, Chocolate Milk Stout, Peanut Butter Stout, Blonde Ale, and Porter. The brewery features a tasting room that accommodates 154 visitors, along with extra space and capacity on the patio. A grand opening for Saloon Door Brewing is planned for late April. The father and son duo Jeff Graham and Jason Graham teamed with Josh Anderson, Brewmaster, with over a decade of experience, and Austin Webber to turn the brewery dream into reality.

PetroPages, a premier marketing and graphic design firm that  caters especially to the oil and gas, specialty chemical, and energy industries, is expanding to a 3,300 square foot loft building in June. PetroPages, known for ingenuity

and insightfulness in generating the first online process industry's buyers guide in 1995, continues to be a market leader in cost effective solutions to connect industrial buyers with suppliers. The new PetroPages Directory, for example, contains no distracting ads, links, press releases, or CAD drawings. PetroPages offers complete graphic design services, marketing, web design, search engine optimization, social media, brand identity, trade show collateral, ad design, and 3D animation.

Becker Marine Systems, another established international company that is celebrating its 70th anniversary, touts its world headquarters



becker marine systems

in Hamburg, Germany and its only US operation in Webster, Texas—at Magnolia Court Business Park. Becker Marine Systems is a market leader in the world's shipping and shipbuilding industry with its patented Flab Rudder, Twisted Rudder, and Twisted Fin, along with maneuvering solutions and energy saving devices for a variety of vessels. Becker products have been installed on over 8,000 vessels. This pioneer in marine technology continually

evolves to deliver greater efficiency, sustainability, and safety, for instance, in the use of environmentally friendly liquefied natural gas (LNG) for propulsion and electricity. Becker developed and operates the Hummel LNG Hybrid Barge, which works like a floating power plant to supply external and low-emission power to cruise ships at the Port of Hamburg.

Finally, the developers, themselves, chose Magnolia Court Business Park to locate their new 10,000 square foot headquarters. Wycoff Development and Wycoff Development Construction has been providing construction services since 1985 and has completed over 3,500,000 square feet of commercial space amid 1,000 acres. As with Magnolia Court Business Park, which transformed raw, undeveloped land into a vibrant, extraordinary commercial project in a year's time, Wycoff focuses on build-to-suit and design-build. From start to finish, the Wycoff team handles all phases of construction, including planning, engineering, surveying, platting, site work, infrastructure, and buildout.



Wycoff Development

Odyssey Business Park

Wycoff's next project is on the west side of Interstate 45, on NASA Parkway, amid 24 acres in Webster. This project, named "Odyssey Business Park," will be a business park with retail along the NASA Parkway corridor. As diversity is key to long-term commercial vibrancy, Magnolia Court Business Park and the forthcoming Odyssey Business Park play a major role in attracting remarkable companies to Webster. Certainly, Magnolia Court Business Park has exceeded expectations with the caliber, scope, and timing of big businesses, like ARI-Armaturen, Olympus, Tri-Sen, Total Floors, Saloon Door Brewing, Becker Marine, and PetroPage. Father and son duo John and Ross Wycoff have delivered, and we look forward to working with them on Odyssey Business Park.



Odyssey Business Park on W. NASA Parkway

Results from the Swimming Pool Survey *by Mayor Donna Rogers*

Webster strives to be a leader among cities, and with that description comes a lot of hard work, weighty decisions, and fiscal responsibility. We face competition and obstacles as we maintain the "Webster Advantage" that results in top-notch public safety, one of the lowest property tax rates in the region, business attraction and retention, an ISO rating of 1, excellent water quality, sound infrastructure, and many other unique services that benefit residents' and businesses' bottom lines year after year.

There is always a balancing act in desiring something and paying for it—especially when it comes to the public's money. For this reason, when the topic of a city pool or multipurpose recreation facility arose during fall 2015, I sought to obtain the input of my constituents—those who would fund the project, as the capital project would cost between \$2.9M to \$11.3M, require staffing and maintenance that would cost between \$100K to \$1.3M annually, depending on the facility's scope, and raise property taxes in the range of approximately \$20 to \$140 per \$100,000 in taxable value.

In December 2015, I mailed out letters to citizens, businesses, and property owners requesting that they complete a short survey containing four questions to gauge community interest in a potential swimming pool or multipurpose recreation facility.

The results from the survey indicate that the majority of constituents do not want a pool or multipurpose recreation facility. Of the 2,300 letters that were sent, 11% or 253 respondents completed the survey. There were 144 respondents who were against the pool and 92 respondents who were in favor of a pool. At the upcoming planning session, Council, as a whole, will discuss the surveys and direct staff accordingly.

Looking forward, we have a number of important public infrastructure projects that will consume our focus, assist us in maintaining the Webster Advantage, and propel us onward as a leader among cities.

Inside the Aerospace Capital: NanoRacks

Webster's "Concierge to the Stars," the "FedEx to Outer Space," is the "Commercial Doorway to Space" with its latest platform—the NanoRacks Airlock.

One of the City's most innovative aerospace companies, NanoRacks, with its headquarters at 555 Forge River Road—in close proximity to Johnson Space Center—has been revolutionizing commercial space logistics. In fact, NanoRacks is the only private company that works with a full range of countries, governments, agencies, institutions, and businesses—around the globe—to transport satellites, scientific experiments, communication and observation sensors and devices to the International Space Station and low Earth orbit. NanoRacks has turned countries, like Peru and Lithuania, into space-faring nations, as this resourceful Webster firm flies their experiments in microgravity to NanoRacks' facilities aboard the International Space Station (ISS), provides instructions to the astronauts, including insertion of the payload into the NanoLabs Platform, and oversees daily data download to the countries.

For the past five years, since the company's inception, NanoRacks has been the pioneer in deploying over 300 payloads to space using NanoRacks facilities and systems on the ISS. Over 200 of those payloads were internally operated inside the ISS, and nearly 100 satellites were deployed from the ISS. As NanoRacks is the first company to market its own hardware and services aboard the ISS, NanoRacks is forging an incredibly transformative chapter in the commercialization of space and defining how space truly becomes a place of business. The impetus behind the company's remarkable innovations and rapid growth in creating the pathway to space is an increasing global demand for enhanced communications



and observation—for Earth, along with research conducted in zero gravity. "Earthlings" seek to learn more about their planet—from instant communication and intelligence gathering across the globe to the study of coastlines, weather patterns, or animal migration. And, the best platform is via satellites and the ISS.

Opening a Small Door to Space

As the commercial doorway to space, NanoRacks has a symbiotic relationship with NASA, as the vision of providing goods and services in low-earth orbit would have been impossible without a Space Act Agreement



For the Orbital-ATK-6 launch, which transpired on March 22, 2016, NanoRacks processed 29 customer CubeSats (primarily satellites for observation and communication).

(between NanoRacks and NASA) that allowed NanoRacks to self-fund and market globally its own research hardware and facilities as part of the U.S. National Laboratory. And, in similar manner, NanoRacks' growing success, drive to expand its products and services, and desire to meet worldwide demand is in line with NASA's mindset to collaborate—to foster the commercialization of space. While NanoRacks—and other commercial aerospace companies—transform the ISS and low earth orbit into an independent place of business that is accessible, viable, sustainable, and profitable, NASA can focus its mission on deep space exploration—Mars and beyond.

NanoRacks' next innovation and growth cycle, which is a new, larger payload accommodation system, the NanoRacks Airlock, relies on NASA, just as NASA is the beneficiary of NanoRacks' innovation. To date, NanoRacks' externally deployed payloads, processed in Webster, bound for the ISS, and delivered to NASA before their installation on spacecraft from a variety of commercial companies, such as Orbital/ATK Cygnus and SpaceX Dragon, are dependent upon the Japanese Aerospace Exploration Agency (JAXA). Upon arrival at the ISS, payloads must pass through the Japanese Experiment Module (JEM) Airlock for deployment using the Japanese robotic arm. However, the JEM airlock is quite small—less than 25 cubic feet; usage is limited to approximately ten times annually; and access is restricted.

Building a Bigger Doorway to Space

What NanoRacks proposes is not only an airlock that is five times the volume of the JEM airlock but also one that the company designs, builds, and owns. NASA would install the \$12M to \$15M NanoRacks Airlock on the



Two NanoRacks modules, each containing up to three CubeSats, are deployed from the Japanese Robotic Arm aboard the International Space Station.

ISS' Node 3 (a module of the ISS, also called "Tranquility," that's owned by NASA) by mid-2018. While the benefits to NanoRacks, NASA, and a growing worldwide clientele are immense, this airlock innovation and investment truly prolongs the life and utilization of the ISS, as the commercialization of space is vital to funding research and operations, propelling new projects and exploration globally, and transforming life on Planet Earth. Certainly, experimentation in zero-gravity business will increase exponentially—inside and outside the ISS, as will satellite deployment. The NanoRacks Airlock System provides the opportunity for increasing the size, number, and frequency for payloads to the ISS and deployment from the ISS.

NanoRacks' vision of commercializing space on a global scale has become a reality for this innovative Webster aerospace logistics company that would be the first private firm in history to design, build, and own a complex part of the ISS. Since the company's inception, business has grown tremendously for this commercial launch services provider that touts its clientele as elementary schools, biopharma companies, research institutions, countries, universities, businesses, and aerospace firms.

Space Logistics – the First of its Kind

From start to finish, this commercial launch services company handles complex paperwork, takes the payload through all three phases of NASA's rigorous safety protocols, manifests the payload for flight on a commercial launch vehicle, runs the on-orbit operations of the payload or experiment, including astronaut crew time, and returns payload—if needed.

When a client signs a contract with NanoRacks for services, typically, the payload will launch within 14 months. When NanoRacks and NASA execute the Space Act Agreement that will install NanoRacks new, larger, US-based air lock on the ISS, logistics will expand exponentially—as NanoRacks will no longer be dependent on the limited schedule and smaller capacity of the Japanese airlock.

First Space Distillery = Cosmic Taste

One of NanoRacks' most famous payloads has been Scotch whiskey that spent nearly three years aging aboard the ISS. Scientists (whiskey creators and distillers) at Scotland's famed Ardbeg Distillery sought to determine the effects of microgravity on terpene, a set of organic compounds found in the company's award-winning whiskey and other foods that provide a distinct

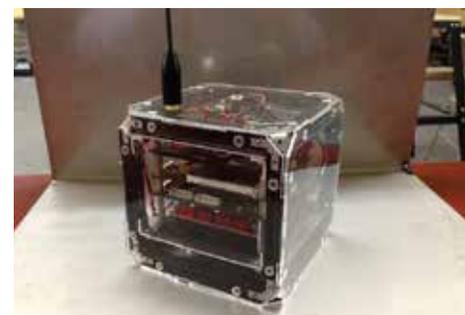
flavor. In 2011, NanoRacks transported un-aged Ardbeg whiskey, along with wood shavings carved from inside an oak cask, to the ISS in 32 "MixStix" (sealed vials or tubes containing a glass barrier to keep the whiskey and oak separate until arrival).

Upon arrival at the ISS via a Soyuz rocket, an astronaut cracked the tubes, mixed the distilled liquid with the charred wood shavings, and placed the specimen inside the NanoLabs Platform. Simultaneously, Ardbeg maintained a control sample at its distillery.

In September 2014, the samples returned to Earth, flown by a Soyuz spacecraft. The whiskey underwent three analyses—gas, high pressure, and sensory—to determine gas composition, individual components, taste and smell. Both the zero-gravity and Earth samples had similar alcohol and gas levels, but the chemical ratios were radically different.

In space, the whiskey bonded with the oak less intensely, providing a smokier taste and more pungent smell. The end result of this experiment is the pronouncement that zero-gravity inhibits or retards fermentation. Space whiskey does not bond with the oak to the extent it does in gravity.

As the effect of zero gravity on foods, drinks, fragrances, and myriad consumables remains mysterious, Ardbeg's experiment paves the way for new tests, as space is one of the most unique research platforms, and NanoRacks provides the logistics – pick-up, process, delivery, and return services.



This NanoRacks' single-unit CubeSat will be deployed from the International Space Station.

Space Logistics—the First of its Kind

Satellites for observation and communication are in demand on a global scale. NanoRacks has launched over 96 CubeSats to date. In March 2016, NanoRacks processed 29 CubeSats (small satellites, roughly the size of a shoebox) for launch aboard the Orbital-ATK-6. Below, the graphics illustrate some of the steps required to deploy these CubeSats from the International Space Station (ISS).



1. NanoRacks' CubeSat Deployers, loaded with CubeSats (up to six CubeSat units each), are packed in cargo transfer bags and shipped to the launch vehicle.



2. The deployers are launched to the International Space Station by a commercial launch vehicle.



3. Upon arrival at the ISS, an astronaut removes the deployers from the bags and installs the deployers onto the Japanese Experiment Module Airlock.



4. An astronaut transfers the deployers to the outside of the International Space Station where they are accessible to the Japanese Experiment Module robot arm.



5. The deployers are grappled and positioned by the Japanese Experiment Module robotic arm to their proper orientation for CubeSat deployment.



6. CubeSats are deployed from the International Space Station one or two at a time—each deployment requires a 3-hour interval to avoid collision.



7. Once all the CubeSats are deployed, the empty deployers are returned to inside the International Space Station.



8. An astronaut removes the empty deployers and repackages them back into the cargo bags for return to Earth and reuse on future missions.



Brock Howe, Project Manager, and Mike Johnson, Chief Technology Officer, discuss NanoRacks' mounting plate for the JEM deployment device.

NanoRacks handles all paperwork, takes payload through all three phases of NASA's stringent safety process, manifests payload for flight on a commercial launch vehicle, runs the on-orbit operations for payload or experiment, including crew time, and provides payload return if desired.

Brock Howe, a product-driven engineer and manager with over 25 years of experience in the aerospace and oil industries, is driven to build a viable commercial industry in low Earth orbit that makes space accessible and beneficial to humanity, as well as fostering future commercial exploration to the Moon, Mars, and beyond. A vibrant commercial low Earth orbit infrastructure enables NASA and other governmental agencies and nations to focus on deep space exploration. Howe's expertise in design, analysis, fabrication, certification, and operations, coupled with high motivation and keen intelligence, is key to NanoRacks' evolution.

Mike Johnson, an aerospace engineer with over two decades of experience in the aerospace sector—especially in spacecraft design, fabrication, and operations, seeks to maximize the utilization and value of existing and future space assets. Johnson's extensive work with major NASA programs, like Mir, Shuttle, Soyuz, and HTV is invaluable to NanoRacks' operations and unique relationship with NASA and other space agencies. Johnson's credentials include nine US patents with the tenth in process, as this entrepreneurial, inventive, dedicated, and brilliant engineer is transforming the business and activities of space.

Commercial Real Estate Deal of the Year

Houston Business Journal awards SpaceWalk with top honors

One of the biggest, most exciting commercial projects in Webster is the destination development, called "SpaceWalk," which encompasses over 200 acres along Interstate 45 from TopGolf to Clear Creek. This area, long hailed as the prime location for an extraordinarily unique, themed retail, dining, entertainment, and hotel development, has found its perfect partnership with Medistar Corporation, led by Monzer Hourani, and the City of Webster, led by Mayor Donna Rogers.

Aerospace Capital

SpaceWalk's iconic name elicits the City's rich aerospace foundation and riveting future. As Webster is home to NASA's Johnson Space Center, Space Center Houston, and companies like Boeing, Lockheed Martin, Stinger Ghaffarian Technologies, Ad Astra Rocket Company, NanoRacks, TracLabs, Airbus, Orbital Sciences Corporation, and Jacobs, the development capitalizes on space-themed elements and design. An initial conceptual site plan replicates an orbital trajectory or path, just as special walkways, lighting, water features, amenities, and park evoke a futuristic, cutting-edge space-themed destination that engages visitors to stay, shop, dine, and enjoy unique entertainment experiences.

Acclaimed by *Houston Business Journal* as the Commercial Real Estate Deal of the Year Winner, SpaceWalk holds a super-regional appeal. SpaceWalk's positioning along the "backbone of Texas," Interstate 45, where 250,000 vehicles traverse daily, offers superb exposure and access. Topgolf, which opened in November 2015 at the northern end, has proven the vibrancy of this location, as the sports entertainment destination reports its highest sales volume within

the company's portfolio in Webster.

While SpaceWalk remains at least a year away before construction commences within this southern sector, infrastructure work has already begun, and great retailers, entertainment venues, and hotels are being courted and positioned. SpaceWalk's land plan will be amended numerous times to accommodate businesses' latest prototypes amid a walkable, uniquely themed development.

Themed Destination Development

Certainly, many "wow" factors coalesce for SpaceWalk. As the project's southern border is Clear



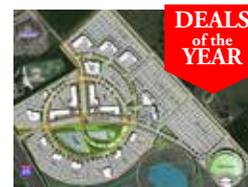
Webster's Mayor Donna Rogers, Houston Business Journal's Cara Smith and Joe Martin, and Medistar's Vice President of Business Development Paul McCleary celebrate an important win for Webster's Destination Development Project "Spacewalk."



Medistar's CFO Rick Zachardy, Webster's Mayor Donna Rogers, and Medistar's Vice President of Development and Acquisitions Kelly Lindig receive top honors from Houston Business Journal's inaugural "Deals of the Year" Gala in January 2016.

Creek, the waterway's allure is significant when paired with a boardwalk or "spacewalk" that features restaurants, entertainment venues with live music, and amphitheater. SpaceWalk's access not only from Interstate 45 but also from Highway 3—with a corridor that will be built on City right-of-way, affords excellent circulation for the super-regional and visitor population that this development serves.

Webster's development partner, Medistar, the largest investor within the City, plans to spend more than \$500M on this award-winning project that promises to be a world-class destination.



**DEALS
of the
YEAR**

**Commercial
Real Estate**

**Medistar
Buys Land
in Webster
from
Exxon**

SpaceWalk's focus is entertainment, retail, dining, and hospitality with its perfect positioning midway between downtown Houston and Galveston on I-45 with 250,000 vehicles daily. This super-regional destination development with its exceptional exposure and access is bordered by some of the most vibrant and iconic retail and entertainment venues to the north (Fry's Electronics, Academy Sports + Outdoors, Cinemark, Main Event, and TopGolf) with a waterway to the south (Clear Creek) that's ideal for a boardwalk entertainment district.

Webster Property Taxes

by William Michael Rodgers, CPA, Director of Finance

Property tax levies are determined by the budgets they support. The rates that will generate the appropriate levy are adopted by the governing body each year. This article explores the history of property taxes for the City of Webster, Texas, which has continually featured one of the lowest tax rates in the region.

Two Separate Components

The debt service rate produces enough revenue to cover bond obligations for the following year. The rate for maintenance and operations (M&O) provides money for salaries, supplies, and city services. These two numbers, when added together, make up the total ad valorem tax rate for a government.

Tax Rate History

For more than 20 years, Webster has maintained a tax rate under 30 cents [Figure 1]. This can be attributed to the substantial amount of sales tax revenue the City receives from its commercial establishments. This also makes Webster rather unique among its surrounding cities. While the average tax rate for cities in the Clear Lake area is 48.62 cents, Webster's 2015 rate of 23.447 cents is among the lowest [Figure 2].

Composition of a Tax Bill

Property owners in the City of Webster paid a total tax bill of \$2.26987 per \$100 of taxable value in 2015. Residents in the Edgewater community sent an additional \$1.20 per \$100 of taxable value to the Harris County Municipal Utility District #481. Sixty-two percent of the collected revenue filled the coffers of the Clear Creek Independent School District. Another eighteen percent was distributed to Harris County. By sustaining a low rate, Webster comprised only ten percent [Figure 3].

Property taxes take center stage during the budget preparation season. The City Council is keenly aware of taxes' impact upon constituents. With prudent management and fiscal responsibility, Webster can continue its tradition of low taxes for some time to come.

Figure 1 – Webster Property Tax Rate History



Figure 2 – Bay Area Houston Tax Rates

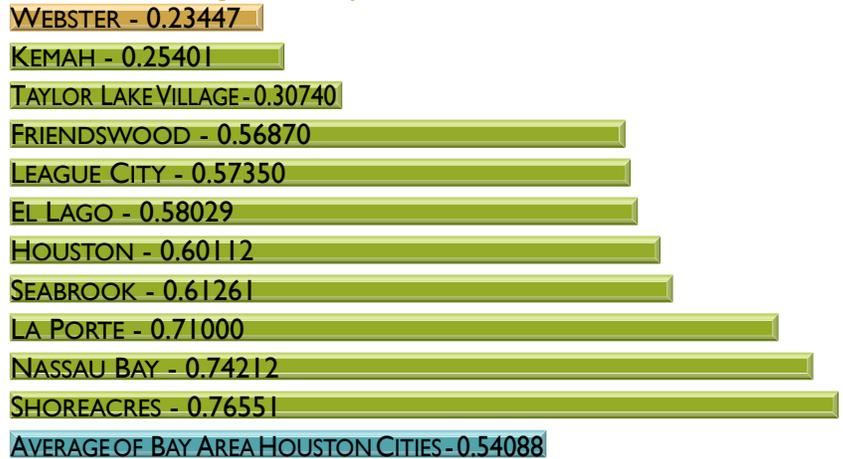
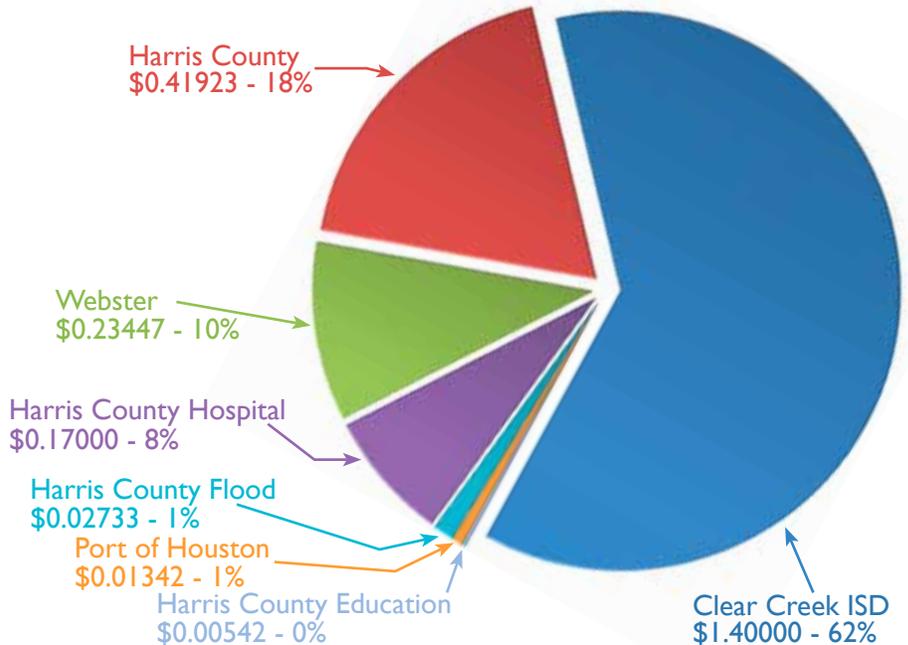


Figure 3 – Composition of Tax Bill



Public Meeting Notes

November 3, 2015 City Council Meeting

- Accepted Republic Services' proposed Franchise Agreement extension with a 12 percent increase for the Collection, Hauling and Disposal of Municipal Solid Waste in the City of Webster for a one year contract extension beginning December 1, 2015. (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).
- Adopted an ordinance amending the Fiscal Year 2015-16 Annual Budget (Budget Amendment No. 1). (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).
- Approved purchase of two shade structures at Texas Avenue Park from Shade Structures, Inc. (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).
- Cancelled the second scheduled City Council Meeting for December 15, 2015. (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).
- Approved the minutes of the Regular Meeting of October 20, 2015. (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).
- Excused the absence of Jennifer Heidt (Rogers, Wilson, Tosto, Gaines, Dolan, Graves).

November 17, 2015 City Council Meeting

- Held a Public Hearing to receive all comments regarding the proposed Special Use Permit request for an itinerant vendor's permit for a Christmas Tree Lot at 17611 Old Galveston Road, Webster, Texas.
- Approved a Special Use Permit request for an itinerant vendor's permit for a Christmas Tree Lot at 17611 Old Galveston Road, Webster, Texas. (Rogers, Heidt, Wilson, Tosto, Gaines, Graves).
- Approved the purchase of a Focus 3D-X330 laser scanner from FARO Technologies Incorporated. (Rogers, Heidt, Wilson, Tosto, Gaines, Graves).
- Adopted a resolution casting a ballot for the election of Ed Heathcott to the Board of Directors of the Harris County Appraisal District. (For: Rogers, Heidt, Tosto, Gaines, Graves. Abstain: Wilson).
- Approved the minutes of the Regular Meeting of November 3, 2015. (Rogers, Heidt, Wilson, Tosto, Gaines, Graves).
- Excused the absence of Natalie Dolan. (Rogers, Heidt, Wilson, Tosto, Gaines, Graves).

December 1, 2015 City Council Meeting

- Recognized Detective Juan Quintana for earning his Bachelor of Science degree in Criminal Justice.
- Approved Bonner Carrington Corp. to proceed with an application for Planned Development of an approximately 14 acre

tract in the City of Webster. (For: Rogers, Heidt, Wilson, Tosto, Gaines, Dolan. Against: Graves).

- Approved the purchase of electronic ticket writing software and equipment from Tyler Technologies, Inc. (Unanimous).
- Accepted the Investment Report for the quarter ended September 30, 2015. (Unanimous).
- Approved a 0.3 percent annual cost of living stipend increase for the Mayor and City Council. (For: Rogers, Wilson, Tosto, Gaines, Graves. Against: Heidt, Dolan).
- Approved a contract with Pauline Small regarding consulting services for the City of Webster. (Unanimous).
- Approved the minutes of the Regular Meeting of November 17, 2015. (Unanimous).

January 5, 2016 City Council Meeting

- Authorized the City Secretary to place the proposed amendments to the City of Webster Charter on the May 7, 2016 Special Election Ballot. (Unanimous).
- Scheduled a date for a City Council Special Meeting Workshop to review, discuss, and provide direction regarding Staffing for Adequate Fire and Emergency Response ("SAFER") Grants for Tuesday, January 26, 2016. (Unanimous).
- Approved the minutes of the Regular Meeting of December 1, 2015. (Unanimous).

January 19, 2016 City Council Meeting

- Directed the City Manager to establish a Galveston Bay Foundation Rain Barrel Program in the City of Webster. (Unanimous).
- Approved and authorized the Mayor to execute an agreement to participate in an annual tourism marketing program with Space Center Houston. (Unanimous).
- Approved a resolution providing that a General and Special Election be held on May 7, 2016. (Unanimous).
- Authorized the Mayor to execute a contract with Hartwell Environmental Corp., to rehabilitate the existing wastewater treatment plant sand filters. (Unanimous).
- Approved a resolution declaring March 7-11, 2016 and October 17-21, 2016 as "Webster Clean-Up Weeks". (Unanimous).
- Appointed Donna Rogers, by acclamation, as Chairman of the Board of Directors of the City of Webster Tax Increment Reinvestment Zone No. 1 for a term ending January 1, 2017. (Unanimous).
- Approved the minutes of the Regular Meeting of January 5, 2016. (Unanimous).

January 26, 2016 City Council Special Meeting

- Reviewed, discussed, and provided direction to Staff regarding the Staffing for Adequate Fire and Emergency Response ("SAFER") Grant.
- Directed Staff to apply for the Staffing for Adequate Fire and Emergency Response ("SAFER") Grant. (Rogers, Heidt, Wilson, Gaines, Dolan, Graves).

February 2, 2016 City Council Meeting

- Adopted a resolution authorizing the application by Mariposa Apartment Homes at Clear Creek. (For: Rogers, Heidt, Wilson, Tosto, Graves, Dolan. Against: Graves).
- Adopted a resolution authorizing the Texas Coalition for Affordable Power, Inc. (TCAP) to negotiate an electric supply agreement for five years for deliveries of electricity effective January 1, 2018. (Unanimous).
- Authorized the City Manager to accept a Grant from the State of Texas, Criminal Justice Division for the Body Worn Camera Project. (Unanimous).
- Accepted the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2015. (Unanimous).
- Accepted the Investment Report for the quarter ended December 1, 2015. (Unanimous).
- Scheduled April 9, 2016 at 9:00 a.m. for the City Council's Strategic Planning Session to review, discuss, and provide direction on issues surrounding the creation of the City of Webster Fiscal Year 2016-17 Proposed Annual Budget. (Unanimous).
- Scheduled April 12, 2016 for a Webster Election Candidates' Forum. (Unanimous).
- Approved the minutes of the Regular Meeting of January 19, 2016. (Unanimous).
- Excused the absence of Larry Tosto from the January 26, 2016 City Council Special Meeting Workshop. (Unanimous).

February 16, 2016 City Council Meeting

- Approved the first reading of an ordinance amending the Code of Ordinances, Chapter 22 (Businesses), Articles II (Food Business Establishments). (Unanimous).
- Authorized the Mayor to execute Utility Conveyance and Security Agreements with Harris County Municipal Utility District 481 for water, sewer, drainage, and paving improvements to serve Edgewater Section 5, Section 6-Phase 2, Section 6-Phase 3, Section 12-Phase 2, Section 12-Phase 3.8. (Unanimous).
- Approved the minutes of the Special Meeting of January 26, 2016 and the Regular Meeting of February 2, 2016. (Unanimous).



City of Webster
 101 Pennsylvania
 Webster, TX 77598
 www.cityofwebster.com

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 Webster, TX

City Officials

| | |
|---|--------------|
| Mayor: Donna Rogers..... | 281.678.4090 |
| Council Position No. 1: Jennifer Heidt..... | 281.332.1826 |
| Council Position No. 2: Andrea Wilson..... | 281.332.1826 |
| Council Position No. 3: Larry Tosto..... | 281.332.1826 |
| Council Position No. 4: Beverly Gaines..... | 281.332.1826 |
| Council Position No. 5: Natalie Dolan..... | 281.332.1826 |
| Council Position No. 6: Martin Graves..... | 281.332.1826 |

City Offices – 101 Pennsylvania Ave.

| | |
|--|--------------|
| EMERGENCY Ambulance-Fire-Police..... | 9-1-1 |
| City Hall Main Switchboard..... | 281.332.1826 |
| Building Permits..... | 281.338.2925 |
| Chief Building Official..... | 281.316.4131 |
| City Manager..... | 281.332.1826 |
| City Secretary..... | 281.332.1826 |
| City Planner..... | 281.316.4122 |
| Code Enforcement..... | 281.316.4106 |
| Community Development Director..... | 281.316.4129 |
| Economic Development Director..... | 281.316.4116 |
| Economic Development Specialist..... | 281.316.4135 |
| Emergency Management..... | 281.316.3712 |
| Environmental Health Inspector..... | 281.316.4133 |
| Finance Director..... | 281.316.4102 |
| Fire Department (Non-Emergency)..... | 281.332.2711 |
| Fire Station #1 & Fire Marshal – 18300 Hwy. 3..... | 281.332.2711 |
| Fire Station #2 – 18208 Egret Bay Blvd..... | 281.332.2711 |
| Human Resources (Personnel)..... | 281.332.1826 |
| Marketing & Tourism..... | 281.316.4121 |
| Municipal Court..... | 281.338.6702 |
| Police Department (Non-Emergency) 217 Pennsylvania Ave..... | 281.332.2426 |
| Public Works Service Center..... | 281.316.3700 |
| Recreation..... | 281.316.4137 |
| Webmaster..... | 281.316.4121 |

City Services

| | |
|--------------------------------------|--------------|
| Animal Control..... | 281.316.3700 |
| City Trash Hauling..... | 281.316.3700 |
| Civic Center Rental..... | 281.316.4114 |
| Republic Services (residential)..... | 281.446.2030 |
| Republic Services (commercial)..... | 713.849.0400 |
| Tickets - To Pay By Credit Card..... | 281.338.6702 |
| Utility Billing..... | 281.316.4120 |
| Water/Sewer Line Breaks..... | 281.316.3700 |

Telephone & Utility Services

| | |
|-------------------------|--------------|
| AT&T..... | 800.464.7928 |
| CenterPoint Energy..... | 281.534.4569 |
| Comcast..... | 800.776.9993 |
| Reliant Energy..... | 713.207.7777 |
| Verizon..... | 800.483.4000 |

Government Services

| | |
|---|--------------|
| Clear Lake City Water Authority..... | 281.488.1164 |
| Clear Lake Courthouse Annex..... | 281.486.7250 |
| Harris County Tax Office..... | 713.224.1919 |
| Harris County Public Health..... | 713.439.6000 |
| Poison Control (UTMB)..... | 800.222.1222 |
| Texas Dept. of Public Safety (Drivers License)..... | 281.486.8242 |
| U.S. Post Office, 17077 Texas Avenue..... | 281.316.0379 |

Community Services

| | |
|---|--------------|
| Bay Area Houston Economic Partnership..... | 832.536.3255 |
| Bay Area Houston Transportation Partnership..... | 832.771.0773 |
| Bay Area Turning Point Hotline (domestic violence, sexual assault, homeless)..... | 281.286.2525 |
| Clear Lake Area Chamber of Commerce..... | 281.488.7676 |
| Clear Lake City-County Freeman Branch Library..... | 281.488.1906 |
| Innovative Alternatives..... | 832.864.6000 |
| Interfaith Caring Ministries..... | 281.332.3881 |

City Council



Jennifer Heidt
Council Position 1



Andrea Wilson
Council Position 2



Larry Tosto
Council Position 3



Donna Rogers
Mayor



Beverly Gaines
Council Position 4



Natalie Dolan
Council Position 5



Martin Graves
Council Position 6