



GCEDD

BOARD OF DIRECTORS

MEETING

April 23, 2025



GCEDD Board Meeting

Wednesday, April 23, 2025

Conference Room 2D

Zoom Meeting registration:

<https://us02web.zoom.us/join/ztZcpc-2srDMrHdcTCSR-GoPz6yJs7NedapWG>

- I. Call to Order**
- II. Welcome Remarks**
- III. Pledge of Allegiance**
- IV. Roll Call and Housekeeping: Darryl Briscoe**
- V. Public Comment**
- VI. Action Items**
 - Meeting Minutes – Request approval of the minutes from the January 27, 2025
 - GCEDD Financial Report – Shaun Downie
 - a. Request approval of the financial report for the period ending March 31, 2025
- VII. Information**
 - Loan Program Report – Christina Cornelius
 - Board Updates – Darryl Briscoe
 - a. Board Member Updates
 - b. Board Committee
 - c. GCEDD and LDC rebranding under one umbrella
 - Broadband Update – Darryl Briscoe
- VIII. Presentations**
 - Workforce Solutions – Ron Borski
 - IDA Introduction – Milton Reed
 - TEDC - Aaron Demerson
 - Community Spotlight Brazoria County – Patti Worfe
- IX. Other**
 - General Staff Updates
 - Other Business
 - Closing Remarks
 - Next Meeting – July 23, 2025 (In-Person)
- X. Adjourn Meeting**



WELCOME REMARKS

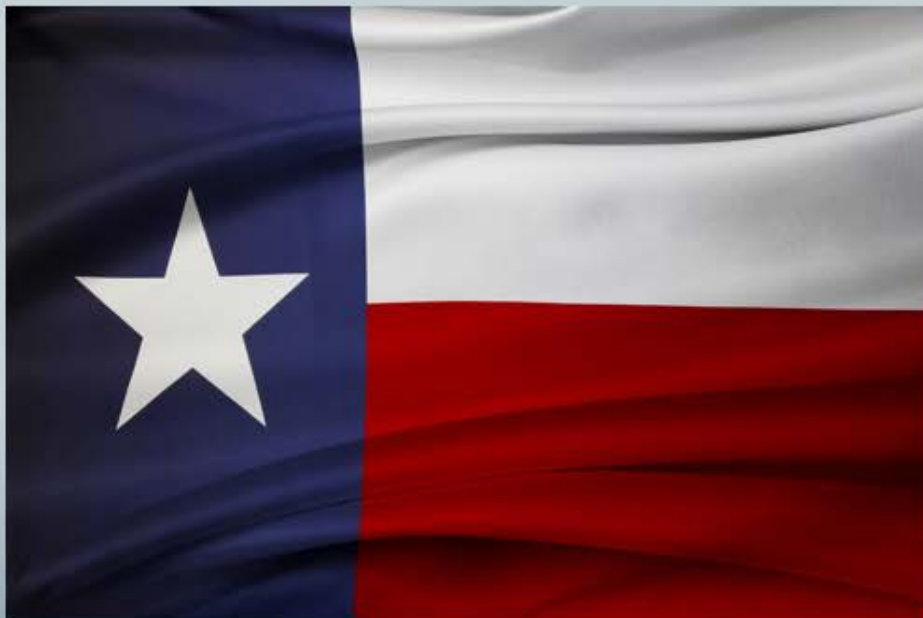
Welcome everyone to today's board meeting; we appreciate your presence and contributions to our discussions.



PLEDGE OF ALLEGIANCE



PLEDGE OF ALLEGIANCE



Honor the Texas flag; I pledge
allegiance to thee, Texas, one
state under God, one and
indivisible.

ROLL CALL



PUBLIC COMMENTS



ACTION



MEETING MINUTES



GCEDD FINANCIAL REPORT





MEETING MINUTES

Request approval of the
minutes from the
January 27, 2025 meeting.





Discovery Meeting: (project title)

(continued)

Second: Colt Christian

Motion Passes

- GCEDD Financial Report, Arathi Nayak
 - a. Request approval of the financial report for the period ending December 31, 2024

Motion to approve: Patti Worfe

Second: Andrew Van Chau

Motion Passes

VII. Information

- Board Updates – Darryl Briscoe

New Board members: Elizabeth Huff representing City of Sugarland

Commissioner Kendric Jones has taken over representation for the County of Waller.

- Loan Program Report – Gilbert Washington
- Broadband Update – Darryl Briscoe

H-GAC will be traveling to 5 locations across the region to engage the community on broadband solutions.

HGAC is putting out a RFQ to engage ISPs to help local governments with broadband planning and implementation.

VIII. Presentations

- Workforce Solutions – Ron Borski
- Board Member Community Spotlight

Walker:

- Shared the growth and opportunities by industry and with Polytech College
- Discussion of infrastructure and sewage challenges
- Upcoming approval of EDC by-laws
- Collaborative with TDC for inmate transition and reentry into the community and workforce

Ft Bend/Regional:

- Nuclear Power Plant Update
- Shared outlook for nuclear opportunities and current collaborative efforts
- Reviewed Legislative Recommendations
- UH Energy Initiative – Debalina Sengupta
 - Trademark of 'The Energy University'
 - Overview of the organization, initiative, and community outreach/education

Discovery Meeting: (project title)

(continued)

IX. Other

- General Staff Updates
- Other Business
- Closing Remarks
- Next Meeting – April 23, 2025 (In-Person)

X. Adjourn Meeting



FINANCIAL REPORT

Request approval of the financial report for
the period ending March 31, 2025.



**H-GAC COMPONENT UNITS
GULF COAST ECONOMIC DEVELOPMENT DISTRICT
BALANCE SHEET
AS OF 03/31/2025**

ASSETS	<u>3/31/2025</u>	<u>3/31/2024</u>
Cash	951,905	2,448,458
Accounts Receivable		22,503
Loan Receivable		
Regular -RLF	719,660	814,513
CARES ACT - RLF	1,405,177	1,512,225
CARES ACT - RLF 2	958,016	853,270
RRR RLF Loan	1,026,458	1,158,250
Total ASSETS	<u>5,061,217</u>	<u>6,809,219</u>
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable - H-GAC	13,139	1,879,586
Total Liabilities	<u>13,139</u>	<u>1,879,586</u>
Equity		
Retained Earnings	4,897,030	4,819,736
	4,897,030	4,819,736
Net Income	151,048	109,897
Total Equity	<u>5,048,078</u>	<u>4,929,633</u>
Total LIABILITIES & EQUITY	<u>5,061,217</u>	<u>6,809,219</u>

**H-GAC COMPONENT UNITS
GULF COAST ECONOMIC DEVELOPMENT DISTRICT
STATEMENT OF REVENUE AND EXPENDITURES
01/01/25 - 03/31/2025**

REVENUE

	<u>3/31/2025</u>	<u>3/31/2024</u>
Notes Interest		
- EDA RLF	6,058	5,999
- CARES RLF	10,757	8,362
- CARES RLF 2	6,740	7,812
- RRR RLF	4,261	5,744
Program Revenue		
- EDA Cares		220,870
- EDA Broadband		-
- EDA Planning	18,903	-
- CDFI	150,000	-
- Fortbend County		-
Interest	<u>2,638</u>	<u>8,621</u>
Total REVENUE	199,357	257,409

EXPENSE

Bank Fee	-	-
H-GAC Management Expense		
- Personnel	28,672	56,852
- Indirect	3,819	2,645
- Other Contract Services		79,751
- Travel	167	865
- Rent	1,456	1,122
- Grants		-
- Others	14,195	6,279
- Bad Debt Expense - Write Off	-	-
Total EXPENSE	48,309	147,512
NET INCOME	<u>151,048</u>	<u>109,897</u>



LOAN PROGRAM REPORT



	FortBend	CARES 2	CARES 1	Regulr RLF	Total
RLF Awarded	1, 298, 000	1, 021, 000. 00	1, 652, 500	879, 458	
RLF disbursed	1, 298, 000	1, 021, 000. 00	1, 652, 500	837, 813	
Available to lend from original award	–	–	–	41, 645	
Committed	–	–	–		
Principal Collection till date	271, 542	254, 484. 35	1, 267, 745	367, 988. 0	
WriteOff	–	–	29, 586	75, 165. 7	
New Loans Disbursed		191, 500. 00	1, 050, 000	325, 000. 0	
Yet to Disburse	–	51, 000. 00	–	–	
Total avilable to lend for Loans	271, 542	11, 984. 35	217, 745	84, 633. 1	501, 272
Outstanding RLF	1, 026, 458	958, 015. 65	1, 405, 169	719, 659	4, 109, 301
MIP Expense as of 3/10/2025	288. 45	–	853. 19	18057	
Interest Collected -	\$ 4, 260. 53	6, 740. 38	\$ 10, 756. 68	6058. 05	
Bank Interest Allotted	880. 75	120. 00	880. 75	756. 50	
Late Fees Collected	–	–	–		
Funds Avilable for admin	\$ 4, 852. 83	6, 860. 38	\$ 10, 784. 24	\$ (11, 242. 45)	11, 255

We recover overcharged administrative expenses from the available RLF regular principal.

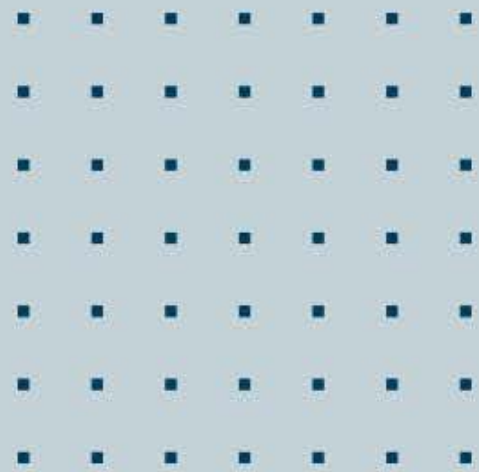


BOARD UPDATES

- **BOARD MEMBER UPDATES**
 - **BOARD COMMITTEE**
 - **GCEDD AND LDC REBRANDING**
- 

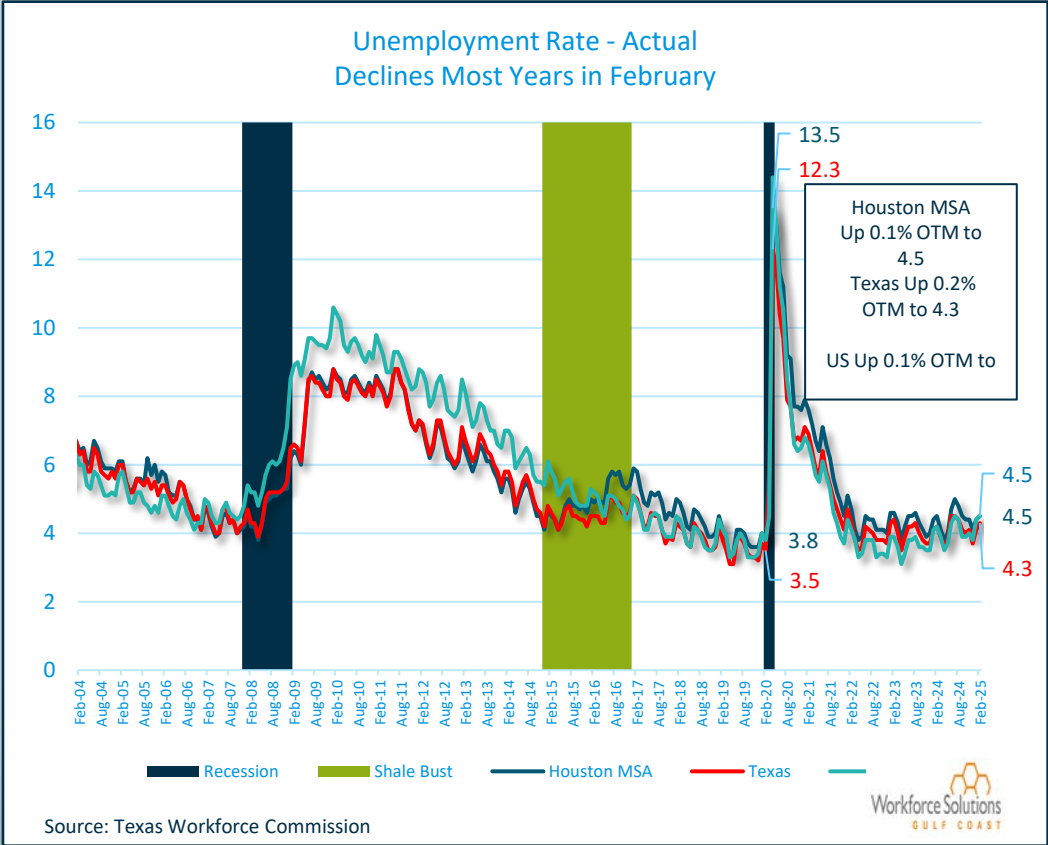
BROADBAND UPDATE





WORKFORCE SOLUTIONS

Actual Unemployment Rates – February 2025



Geographic Subdivision	Unemployment Rate		
	Feb 2025	Jan 2025	Feb 2024
U.S	4.5	4.4	4.2
Texas	4.3	4.1	4.2
Houston MSA	4.5	4.4	4.4
Austin County Texas	3.9	3.7	3.9
Brazoria County Texas	4.5	4.4	4.5
Chambers County Texas	4.7	4.7	4.6
Colorado County Texas	3.9	3.7	4.1
Fort Bend County Texas	4.4	4.2	4.2
Galveston County Texas	4.4	4.3	4.3
Harris County	4.5	4.4	4.5
Liberty County Texas	5.3	5.3	5.4
Matagorda County Texas	5.9	5.7	5.5
Montgomery County Texas	4.2	4.0	4.1
Walker County Texas	4.4	4.2	4.4
Waller County Texas	5.3	5.0	4.9
Wharton County Texas	4.5	4.4	4.5



Benchmark Revisions

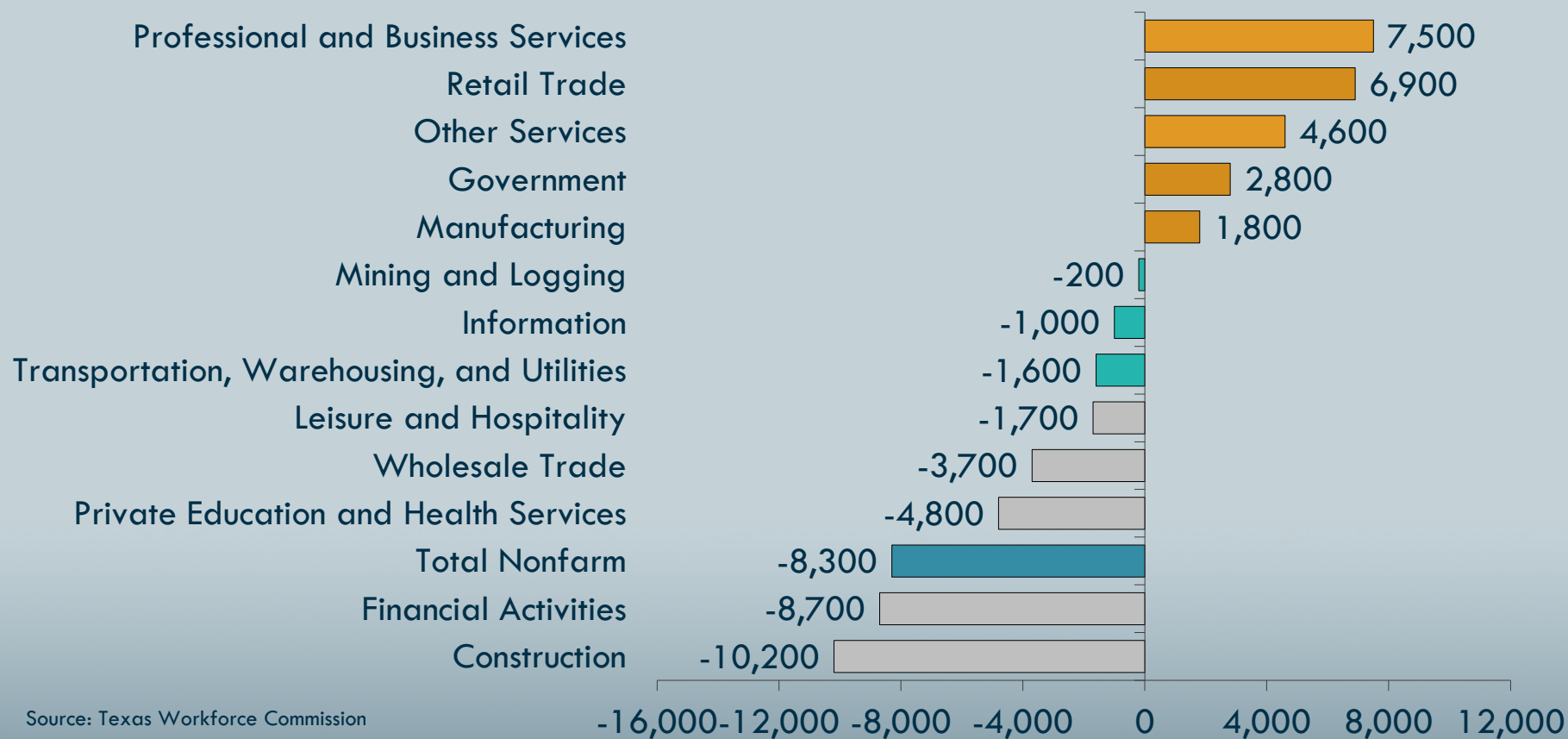
Houston-The Woodlands-Sugar Land Metropolitan Statistical Area	December 2023 to December 2024				Difference
	Original Estimate		Revised Estimate		
	Over-the-Year Change Net	Percent	Over-the-Year Change Net	Percent	
Total Nonfarm	57,800	1.7%	49,500	1.4%	-8,300
Mining and Logging	400	0.6%	200	0.3%	-200
Oil and Gas Extraction	0	0.0%	500	1.4%	500
Support Activities for Mining	300	0.8%	2,000	5.3%	1,700
Construction	15,200	6.5%	5,000	2.2%	-10,200
Construction of Buildings	3,400	5.4%	-800	-1.3%	-4,200
Heavy and Civil Engineering Construction	5,300	9.7%	2,900	5.4%	-2,400
Specialty Trade Contractors	6,500	5.6%	2,900	2.5%	-3,600
Manufacturing	2,900	1.2%	4,700	2.0%	1,800
Trade, Transportation, and Utilities	3,800	0.5%	5,400	0.8%	1,600
Wholesale Trade	7,900	4.4%	4,200	2.4%	-3,700
Retail Trade	-4,200	-1.3%	2,700	0.8%	6,900
Transportation, Warehousing, and Utilities	100	0.1%	-1,500	-5.4%	-1,600
Information	200	0.6%	-800	-2.6%	-1,000
Financial Activities	8,400	4.5%	-300	-2.6%	-8,700
Professional and Business Services	1,500	0.3%	9,000	1.6%	7,500
Professional, Scientific, and Technical Services	7,000	2.5%	10,300	3.7%	3,300
Management of Companies and Enterprises	1,100	2.4%	600	1.3%	-500
Administrative and Support and Waste Management and Remediation Services	-6,600	-2.8%	-1,900	-0.8%	4,700
Educational and Health Services	10,100	2.2%	5,300	1.2%	-4,800
Educational Services	900	1.2%	-300	-0.4%	-1,200
Health Care and Social Assistance	9,200	2.4%	5,600	1.5%	-3,600
Ambulatory Health Care Services	5,000	2.5%	3,300	1.7%	-1,700
Hospitals	2,600	2.7%	1,700	1.7%	-900
Leisure and Hospitality	6,700	1.9%	5,000	1.4%	-1,700
Other Services	4,200	3.3%	8,800	7.0%	4,600
Government	4,400	1.0%	7,200	1.6%	2,800
Federal Government	1,100	3.2%	1,900	5.3%	800
State Government	2,300	2.4%	3,400	3.5%	1,100
Local Government	1,000	0.3%	1,900	0.6%	900

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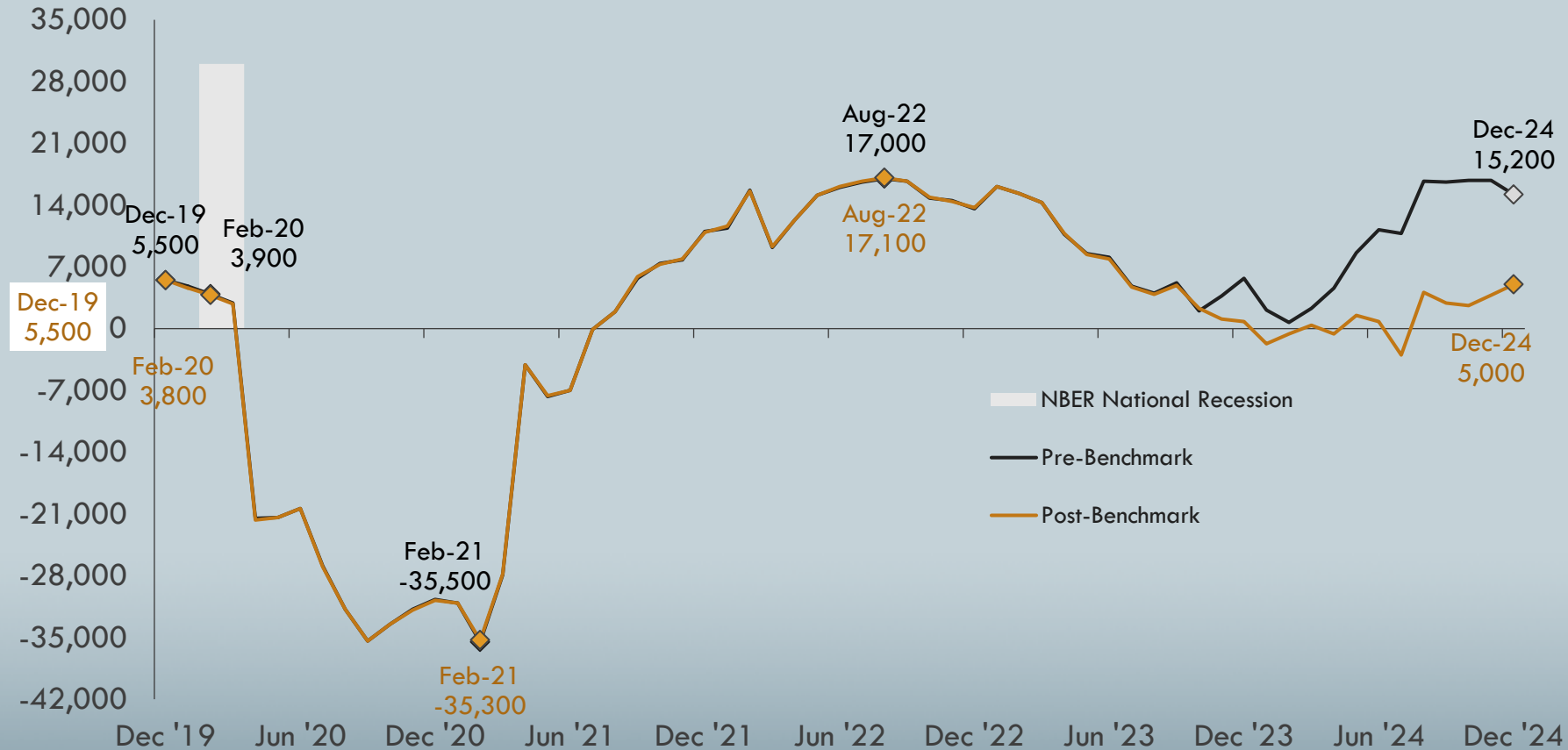
Benchmark Revisions

Over-the-year Change Revision Amount December 2024 by Sector



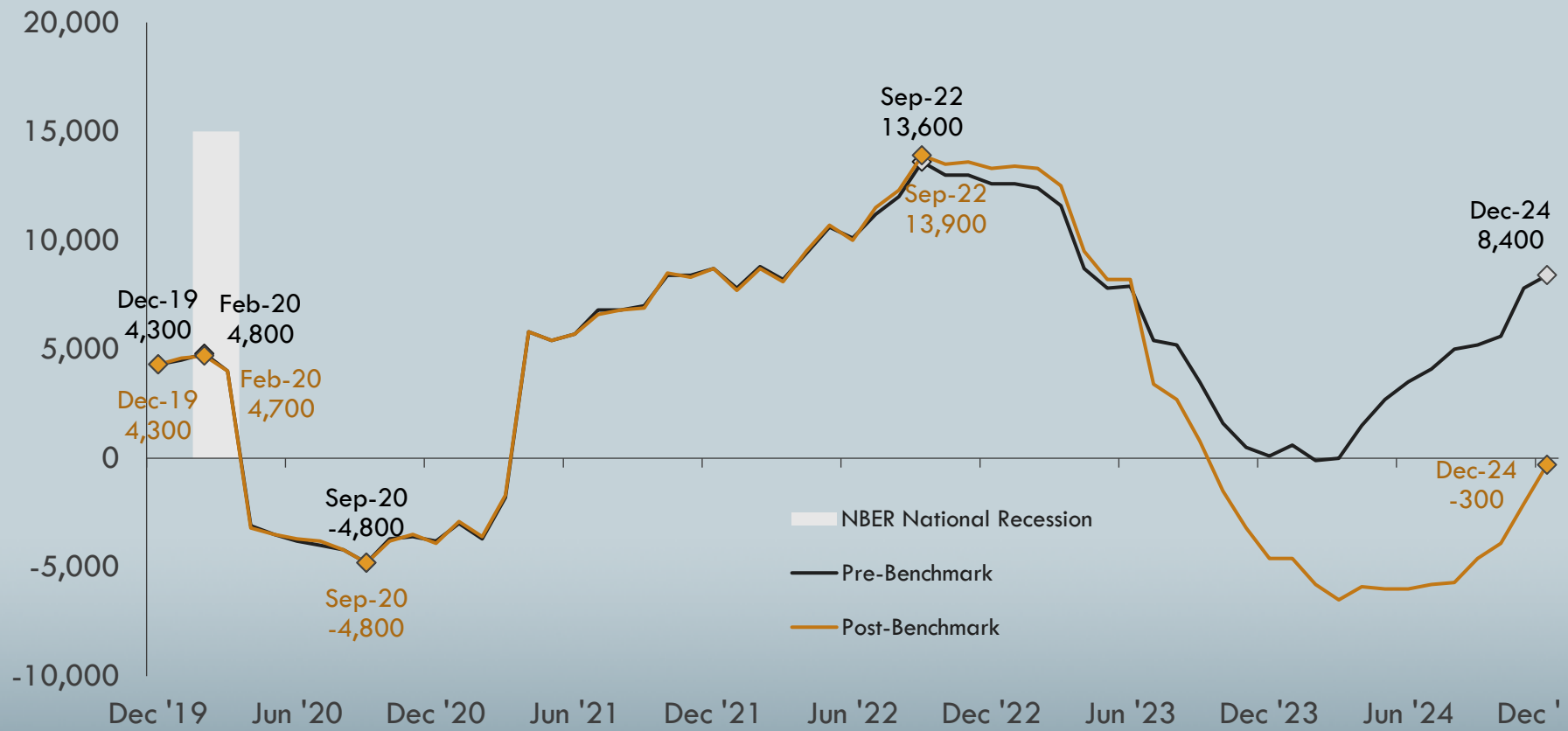
Source: Texas Workforce Commission

Construction Benchmark Revision



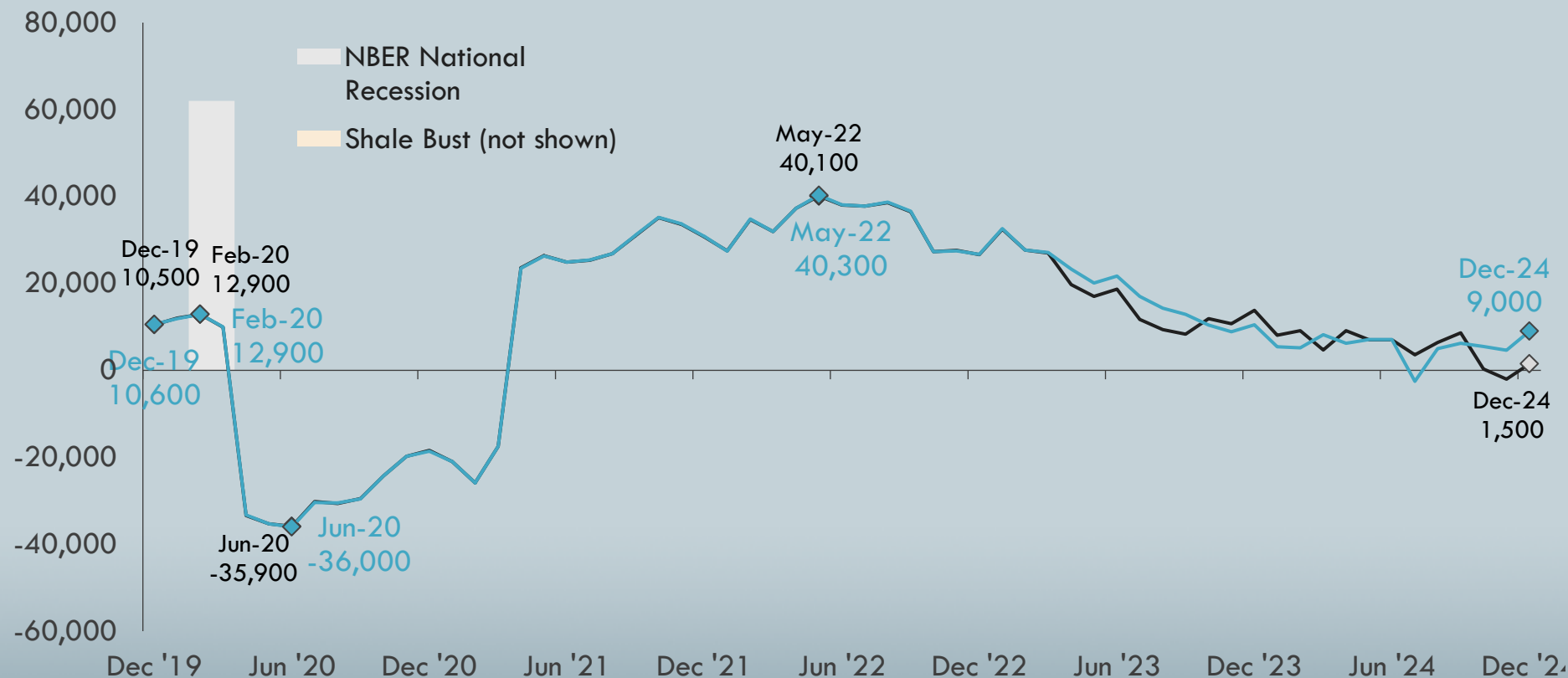
Source: Texas Workforce Commission

Financial Activities Benchmark Revision



Source: Texas Workforce Commission

Professional and Business Services Benchmark Revision



Source: Texas Workforce Commission

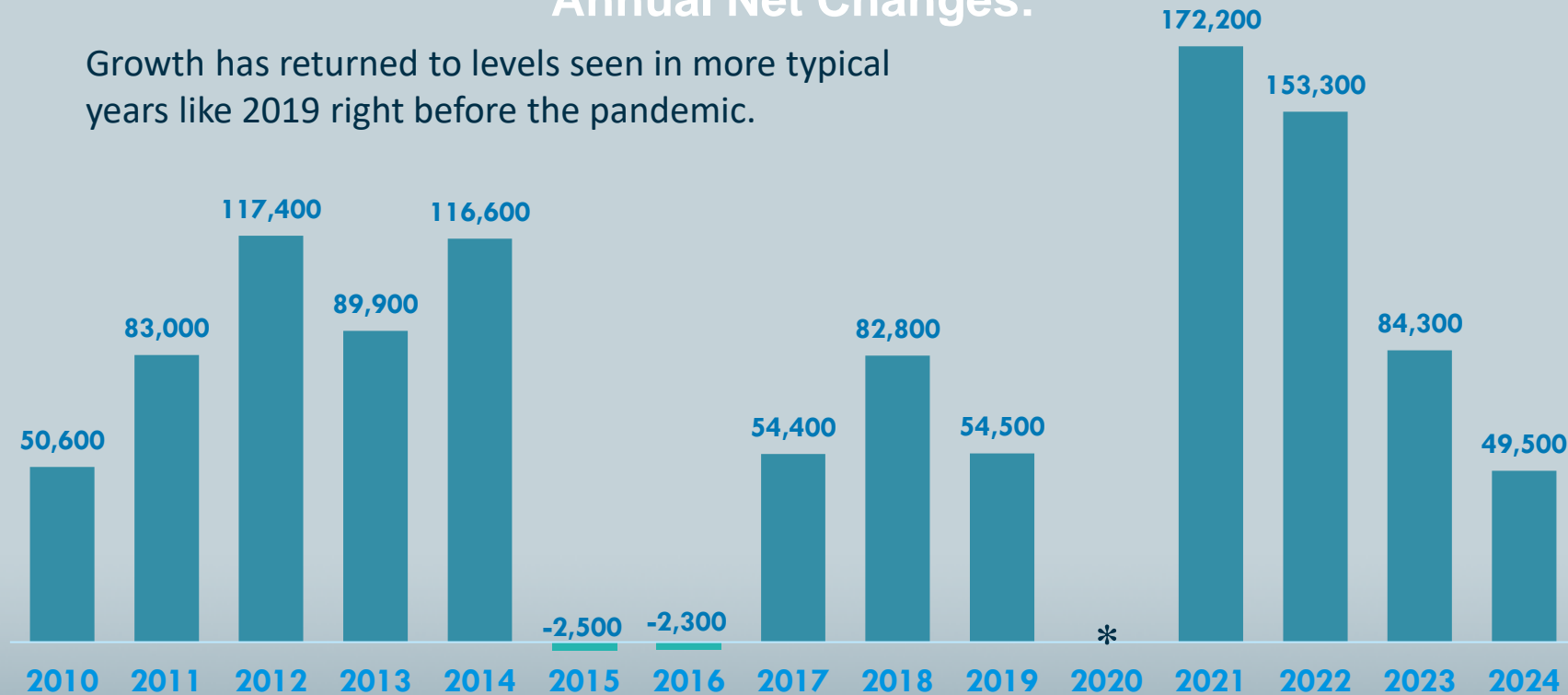
Annual Growth Trends

Houston MSA Total Nonfarm Employment (NSA)

Elevated job growth due to recovery from the pandemic is over.

Annual Net Changes:

Growth has returned to levels seen in more typical years like 2019 right before the pandemic.



Shale Boom

*excludes loss of -184,000 jobs in 2020 to preserve chart scale

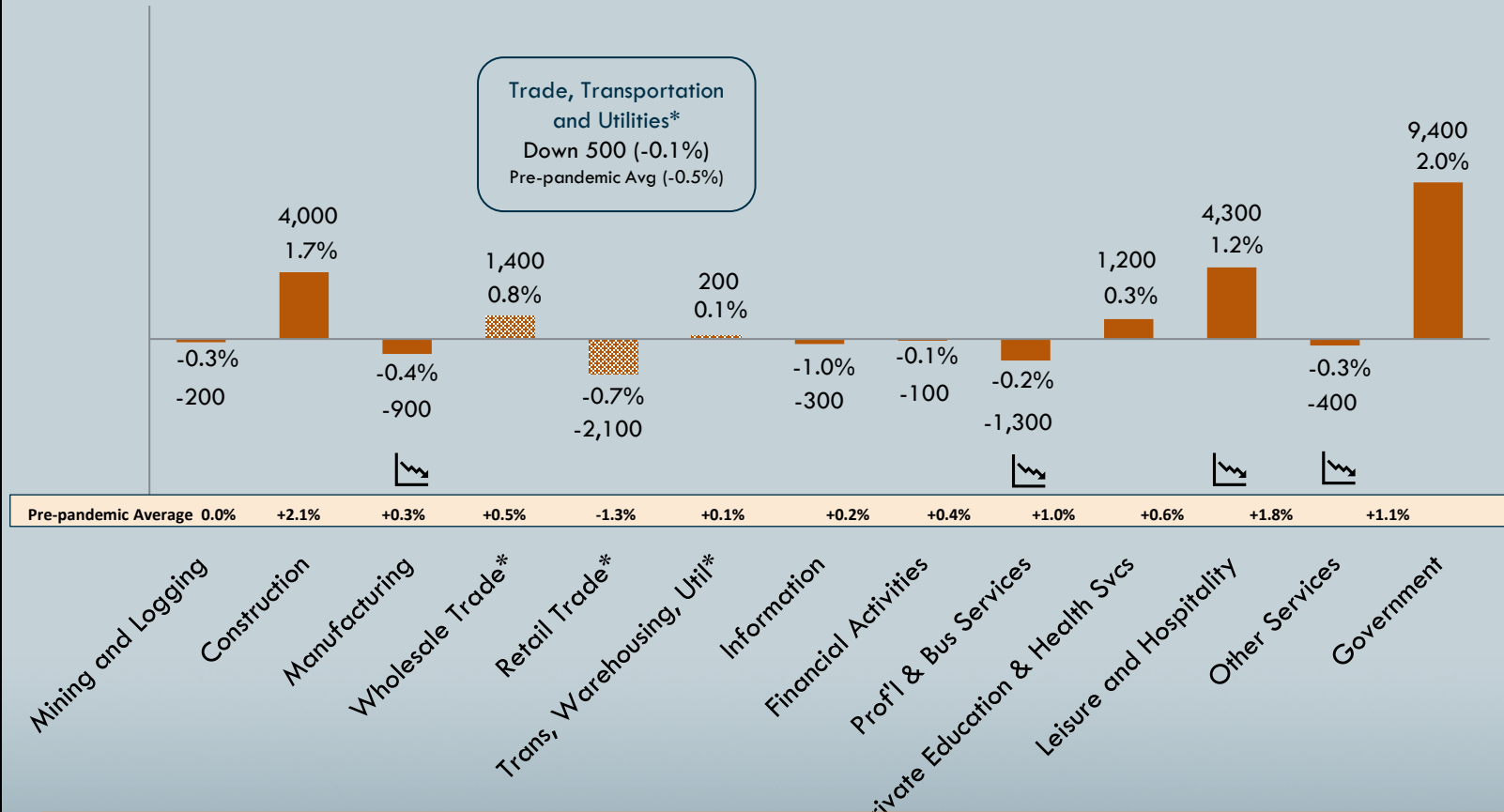
Source: Texas Workforce Commission



Houston-Galveston
Area Council

Houston-The Woodlands-Sugar Land MSA Month Change January 2025 to February 2025 Up 15,200 (0.4%)

Pre-pandemic average for February = +0.8%



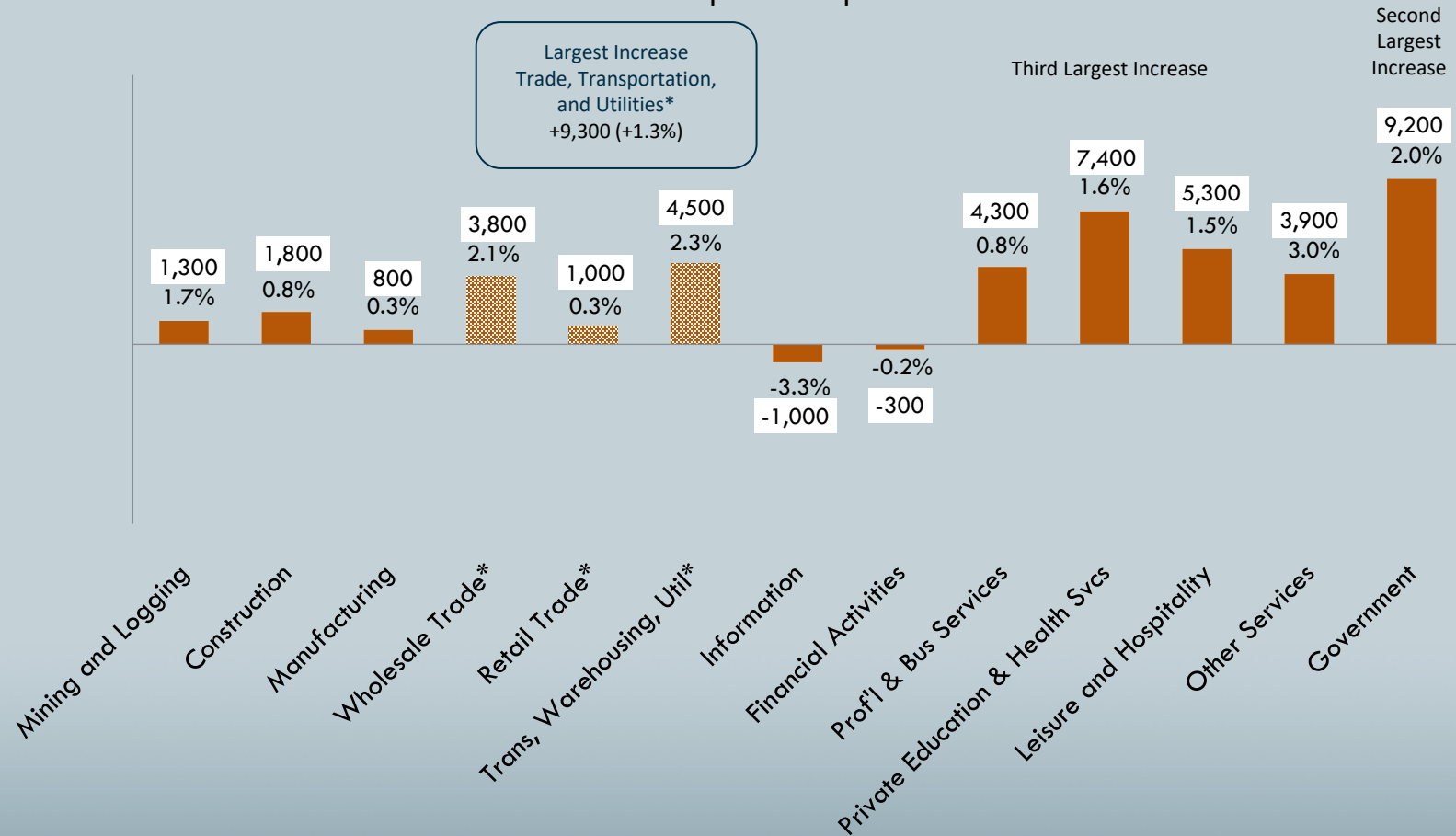
*The Trade, Transportation, and Utilities super sector is the aggregate of Wholesale Trade, Retail Trade, and Transportation, Warehousing, and Utilities.

Source: Texas Workforce Commission



Houston-Galveston
Area Council

Houston-The Woodlands-Sugar Land MSA
Annual Change February 2024 to February 2025
Up 42,000 (1.2%)
U.S. Comparison Up 1.2%



*The Trade, Transportation, and Utilities super sector is the aggregate of Wholesale Trade, Retail Trade, and Transportation, Warehousing, and Utilities.

Source: Texas Workforce Commission





INTRODUCING IDA

Industrial Development Advantage Profile Presentation



Presented by:

Steve Radel, Milton Reed
Industrial Development Advantage, LLC



- Industrial Development Advantage, LLC (IDA) is a multi-faceted firm that focuses on acquiring, redeveloping and divesting environmentally distressed properties for itself and its clients.
- On sites we own or are hired as a contractor, we provide all levels of project oversight and construction management. This includes but is not limited to, complex superfund sites, brownfield development sites and environmental clean-up projects.



- We manage environmental liabilities and liability reserves, providing environmental remediation and construction services, including earthwork, demolition, site (re)development and entitlements process, from planning, engineering to project permitting.
- We remove barriers to development on sites that have long term environmental remediation and monitoring.
- Spur development on potentially prime real estate and large-scale beneficial reuse projects.
 - Closed industrial sites and plants
 - CCR landfills and impoundments
 - Superfund/Brownfield sites



Liability Assumption Transaction – Advantages to Economic Development

- Best risk management and securitization program in the industry including:
 - Pollution Legal Liability Policy
 - Excess of Indemnity Policy
 - Contractors Pollution Liability Policy
 - Bonding
 - Collateralization
 - Known and Unknown Liabilities up to 100 million
- Flexible and creative financing options including:
 - placement of remediation funds into escrow accounts for release upon completion of mutually established milestones and confirmation by an independent engineer
 - guaranteed income products
 - deferred payment plan options



IDA Target Sites:

Overlooked sites with great history or great potential...except for the contamination (10+ acres)

- Privately owned sites that if developed fit well within the governing body's economic development plan
- Public sites with known original responsible party



IDA Project Highlights

Former BP/Atlantic Richfield Site ~ East Chicago, IN

- EPA 55 Acre NPL Superfund Site. Former housing project with complex ownership, negative press, agency stakeholders and zoning change requirements.
- \$75M expected investment in the site will produce 500 long-term jobs.
- **IDA and the EPA entered into the first ever Administrative Agreement with a non-labile party to implement a final remedy at a Superfund site listed on the NPL, including covenants not to sue.**
- EPA Region 5 team received formal commendation for productive reuse of NPL Superfund site in Environmental Justice community.



Former Energy Harbor Portfolio Site ~ OH, PA, WV

- *Energy Harbor OH Portfolio Sites* – Liability Transfer of three CCR sites in post-closure care with waterfront development potential in the Cleveland and Toledo areas.
- *Little Blue Run Impoundment* – Liability Transfer and ongoing closure of 128 Million CY of CCR on 1700 acres in Western PA and WV.
- *Hatfield Ferry Landfill* – Liability and ongoing closure responsibilities for 4 Million CY of CCR in this 138 acre landfill.



IDA

INDUSTRIAL DEVELOPMENT ADVANTAGE



IDA

INDUSTRIAL DEVELOPMENT ADVANTAGE





Former US Steel Site ~ Fairless Hills, PA

- *1800 Acre Former Integrated Steel Manufacturing Facility, acquired and repositioned and now known as the Keystone Trade Center Site.*
- *Led negotiations with seller, led due diligence associated with acquisition.*
- *Post closing, IDA manages all site capping and pad construction work, including sourcing and placing all fill imported in accordance with PA Clean Fill Regulations.*
- *IDA also manages all demolition activities performed at the site.*
- *IDA's survey team performs weekly drone flights to survey all work areas and prepare up to the minute status reports for the client to gauge development progress.*



IDA

INDUSTRIAL DEVELOPMENT ADVANTAGE



IDA

INDUSTRIAL DEVELOPMENT ADVANTAGE



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INDUSTRIAL DEVELOPMENT ADVANTAGE



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INDUSTRIAL DEVELOPMENT ADVANTAGE



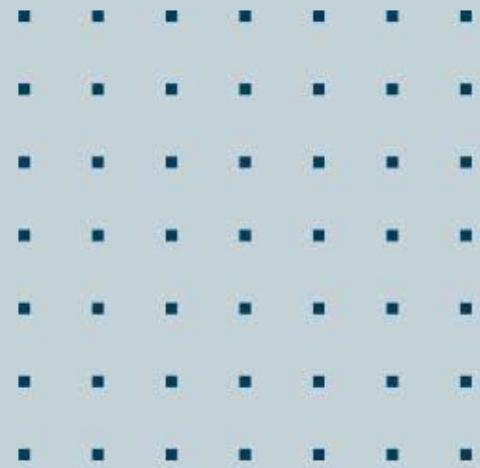


**QUESTIONS
THANK YOU**

www.indevadv.com

The TEDC logo is centered within a yellow rectangular box. The letters "TEDC" are rendered in a bold, dark blue, sans-serif typeface. The background of the slide is light blue, featuring two large dark blue hexagons and two yellow hexagons at the top. On the left and right sides, there are hexagonal cutouts showing a low-angle view of a skyscraper's steel framework with a construction crane at the top.

TEDC



BOARD MEMBER COMMUNITY SPOTLIGHT

OTHER



- General Staff Updates
- Other Business
- Closing Remarks
- Next Meeting – July 23, 2025 (In-Person)



THANK YOU!

Thank you all for your valuable input and participation in today's board meeting; your insights have been instrumental in shaping our decisions moving forward.

