



QUADRANTS

NORTH HOUSTON DISTRICT NEWS



PUBLIC SAFETY AWARDS

Honoring those who serve
and protect North Houston

NEW HPD STATION

City of Houston breaks ground
on North Belt Station

FIELD SERVICES IN ACTION

Keeping North Houston
appealing & accessible

SUMMER 2025

MARK YOUR CALENDAR

MONTHLY

**Houston Police Department
Positive Interaction Program
(PIP) Meetings**

HPD NORTH BELT DIVISION
100 Glenborough, 10th Floor

COMMUNITY MEETINGS BUSINESS MEETINGS

3rd Tuesday (bimonthly) 3rd Thursday
7:00 p.m. Noon

Info: hpdnorthbeltdivision@houstonpolice.org

**EVERY SATURDAY
IN OCTOBER**

**Ability Skateboarding
& Action Sports Clinic**

NORTH HOUSTON SKATE PARK
12351 Kuykendahl Road

10:00 a.m. - 11:00 a.m.

Skateboarding is for EVERYONE! Ages 6+, All abilities welcomed, registration required.

Info: Info@abilityskateboarding.org or call (210)514-8958

OCTOBER 18

**Tricks & Treats
Skate Jam**

NORTH HOUSTON SKATE PARK
12351 Kuykendahl Road

Time: To Be Announced

Put on your costumes and come out for family fun with music, food, and more!

Info: @northhoustonk8park

OCTOBER 30

Fall Festival

ALDINE BRANCH LIBRARY
11331 Airline Drive

5:00 p.m. - 7:00 p.m.

Community partners, scary storytelling, black light spooky room, and more!

Info: ald@hcpl.net or 832-927-5410

ON THE COVER



At the North Houston District’s Public Safety Appreciation Luncheon, Vice President of Public Safety Tracy Harrison led a heartfelt program honoring 30 outstanding public safety professionals. Held at the Sonesta Hotel Houston IAH Airport, the event celebrated community partnerships and welcomed nearly 200 attendees.

Read more on page 4.

NHD BOARD OF DIRECTORS

- | | | |
|---|--|---|
| CHAIR
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<i>Transwestern</i> | DIRECTORS
Terry Alexander
<i>HPI Holdings</i> | George Lunnon, Jr.
<i>State Farm Insurance</i> |
| VICE CHAIR
Melody Douglas
<i>Finance & Administration Advisor</i> | Mozell Darthard Jr.
<i>CDM Youth & Wellness Center</i> | Karen Marshall
<i>Metropolitan Transit Authority</i> |
| TREASURER
Margaret Eyster
<i>Magoo’s PrintShop, Inc.</i> | Cory Driskill
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<i>Aldine ISD</i> | Dr. Quentin Wright
<i>Lone Star College–Houston North</i> |
| | Michael Kasmiersky
<i>Lincoln Property Company</i> | |

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

Special thanks to our creative partners:

Foreword Photographs by Emily Jaschke

NHD STAFF

- Greg Simpson**
PRESIDENT
- Bart Baker**
EXECUTIVE VICE PRESIDENT & CHIEF OPERATING OFFICER
- Robert Fiederlein**
VICE PRESIDENT, PLANNING & INFRASTRUCTURE
- Tracy Harrison**
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- Karen Davis**
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- Monica Gijon**
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- Brenda Spratt**
SUPPORT SERVICES

INVESTING IN SAFETY & SECURITY

New Police Station Ensures Long-Term HPD Presence in the North Houston District

On August 12, 2025, local leaders gathered for a ceremonial groundbreaking to mark the start of construction of the new Houston Police Department North Belt Police Station.

The event featured remarks and a symbolic shovel turning by several key figures, including City of Houston Mayor John Whitmire, HPD Chief J. Noe Diaz, Houston Fire Chief Thomas Muñoz, HPD Captain C.T. Harrington, and Tax Increment Reinvestment Zone (TIRZ) 11 Executive Director Sally Bradford.

Expected to open next summer, this new facility underscores the strong collaboration between city leadership, law enforcement, and public safety agencies working together to build a safer future for North Houston.

First Co-Located Public Safety Facility in the City of Houston

The 27,000 square-foot police station will be the new headquarters for the Houston Police Department North Belt Division. The police station will share a 10-acre parcel with Houston Fire Department Fire Station 84, off Gears Road in the District's Northwest Quadrant.

The City of Houston and TIRZ 11 are collaborating on the project, sharing the cost of the estimated \$20 million construction.

Houston Police Department North Belt Division

In January 2018, HPD established the North Belt Division to better serve four beats located adjacent to Beltway 8 on the north side of Houston that were previously serviced by three patrol divisions. The North Belt Division covers Willowbrook, George Bush Intercontinental Airport, and the TIRZ 11/North Houston District region.

Since its opening, the North Belt Division has operated out of a leased space at 100 Glenborough funded by the North Houston District.

"The office space has been a great base for the North Belt Division. Going forward, we are excited to see the positive impact that a tailor-built space will have on the types of public safety programs that can be implemented and the ways that we collaborate with our law enforcement partners," shares Tracy Harrison, the North Houston District Vice President of Public Safety.

Check back for updates as the project progresses!



From left, TIRZ 11 Executive Director Sally Bradford, HPD Captain C.T. Harrington, City of Houston Mayor John Whitmire, HPD Chief J. Noe Diaz, and Houston Fire Chief Thomas Muñoz.



North Belt Police Station Public Entry rendering courtesy of HPD



City of Houston Mayor John Whitmire and NHD VP of Public Safety Tracy Harrison



Art sculpture, Comm-Unity Rings, by artist Obi Grant will be featured.

Where Safety and Security intersect



northhouston.org/connect

HONORING HEROES: PUBLIC SAFETY LUNCHEON CELEBRATES THOSE WHO PROTECT NORTH HOUSTON

On May 15, 2025, the North Houston District hosted a Public Safety Appreciation Luncheon, honoring first responders and community members who help keep the District safe. More than 200 attendees gathered at the Sonesta Hotel Houston IAH Airport to recognize 30 exceptional honorees



Tracy Harrison, NHD VP of Public Safety, Officer A. Muñoz, The Impact Maker award recipient, and Greg Simpson, NHD President

for their leadership, service, and commitment to public safety.

Tracy Harrison, Vice President of Public Safety, opened the program by thanking this year's honorees for their continued efforts to build a safer, stronger North Houston.

"This luncheon is our opportunity to express sincere gratitude to those who go above and beyond," Harrison said. "Their work not only protects lives and property, but strengthens our entire community."

The luncheon serves as a powerful reminder that North Houston thrives because so many work together to keep it safe.

"This event is about more than recognition—it's about connection," said Harrison. "It reminds us that public safety is a shared responsibility, and we're stronger when we work together."



Bart Baker, NHD Exec. Vice President and Deputy S. Walker, a Heartbeat Hero Award recipient



NHD board members Steve Moore, Terry Alexander, Charles Lopez, and George Lunnon

THIS LUNCHEON IS OUR OPPORTUNITY TO EXPRESS SINCERE GRATITUDE TO THOSE WHO GO ABOVE AND BEYOND.

Tracy Harrison
North Houston District Vice President of Public Safety



More than 200 attendees gathered at the Sonesta Hotel Houston IAH Airport to recognize 30 exceptional honorees for their leadership, service, and commitment to public safety.

Visit northhouston.org to view the full event photo gallery.



Captain Harrington, HPD, Tracy Harrison, NHD VP of Public Safety, and Asst. Chief Skelton, HPD



Edison Toquica, Harris County District Attorney's Office Chief Investigator and Chief Paul Córdova, Aldine ISD Police Department



Tracy Harrison, NHD VP of Public Safety, Trooper A. Rose, Operation Freedom award recipient, and Greg Simpson, NHD President

THIS EVENT REMINDS US THAT PUBLIC SAFETY IS A SHARED RESPONSIBILITY, AND WE'RE STRONGER WHEN WE WORK TOGETHER.

Tracy Harrison
North Houston District Vice President of Public Safety



Houston Fire Department

Thank You to Our Event Sponsors

GOLD

LandCare
Your land. Our care.

SILVER



Singh Management



CONGRATULATIONS TO OUR PUBLIC SAFETY HONOREES

THE BEACON AWARD

Officer Linda Smith Aldine ISD Police Department

DEDICATION TO DUTY

Officer Michael Almaguer Aldine ISD Police Dept.

HEARTBEAT HEROES

Deputy Somone Walker Harris County Sheriff's Office

Deputy Keitric Hubert Harris County Sheriff's Office

THE IMPACT MAKERS

Officer Aaron Negrete Houston Police Department

Officer Andrea Muñoz Houston Police Department

LOYALTY IN SERVICE

Senior Captain Terry Hall Houston Fire Department

Captain Galen Hargrave Houston Fire Department

Engineer Operator Chad Rogers Houston Fire Dept.

Engineer Operator Lance Gandy Houston Fire Dept.

Firefighter Cedric Allen Houston Fire Department

Firefighter Joel Key Houston Fire Department

OPERATION FREEDOM

Trooper Adam Rose Department of Public Safety

Trooper Brian Poat Department of Public Safety

PUBLIC SAFETY PARTNER OF THE YEAR

The Harvest

PUBLIC SAFETY PERSON OF THE YEAR

Michael Gallo Villa Serena Communities

THE SHIELD OF LEADERSHIP

Sergeant Richard Carreon Metro Police Department

SUPERIOR CASE RESOLUTION TEAM AWARD

North Belt Crime Suppression Team

Lieutenant James Crawford Houston Police Dept.

Sergeant Ian Gallagher Houston Police Department

Sergeant Jason Campbell Houston Police Department

Officer Ryan Caldera Houston Police Department

Officer Dante Coppola Houston Police Department

Officer Adan Lopez Houston Police Department

Officer Julio Luna Houston Police Department

Officer Raul Tellez Houston Police Department

Officer Shaun Houlihan Houston Police Department

Officer Victor Villarreal Houston Police Department

Officer Kimberly Villareal Houston Police Dept.

Officer Michael Hewitt Houston Police Department

Officer Mo Cherubin Houston Police Department

Officer Daniel Shurtleff Houston Police Department

NHD CRE MARKET REPORT

2025
Q2 SUMMARY

INDUSTRIAL/FLEX

20.1M **8.6%**
SQUARE FEET VACANCY RATE

\$8.98 **7.7%**
MARKET RENT CAP RATE
PER/SF



OFFICE CLASS A

3.6M **55.4%**
SQUARE FEET VACANCY RATE

\$19.3 **10%**
MARKET RENT CAP RATE
PER/SF



OFFICE CLASS B/C

6.8M **37.6%**
SQUARE FEET VACANCY RATE

\$17.45 **10.7%**
MARKET RENT CAP RATE
PER/SF

RETAIL

7M **11.2%**
SQUARE FEET VACANCY RATE

\$23.24 **7.3%**
MARKET RENT CAP RATE
PER/SF



APARTMENTS

19.34k **12.7%**
UNITS VACANCY RATE

\$977 **6.7%**
MARKET RENT CAP RATE
PER/UNIT



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

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



BEAUTIFYING THE DISTRICT

Field Services in Action

Over the past several years the District has become a regional logistics and distribution hub, with more than 20 million square feet of industrial/flex space. That means an increase in large truck traffic moving goods in and out of the area.

That increase in truck traffic can take a toll on infrastructure in the District and impact how the area looks. Our Field Services team monitors areas where this increase in truck traffic has damaged curbs and rights-of-way and seeks solutions, like those in these photos, that help keep the area appealing and accessible.



BEFORE



AFTER

W. Hardy Road at Beltway 8



BEFORE

AFTER

Ella Blvd. at Beltway 8

KEEPING THE NORTH HOUSTON DISTRICT CLEAN AND GREEN

Critical to the District's work to keep the area appealing is picking up litter from rights-of-way and street-sweeping key intersections and roadways throughout the District. The numbers below are for May, June and July 2025. Almost 168,000 pounds of litter collected in just one quarter, which is roughly the weight of the space shuttle!



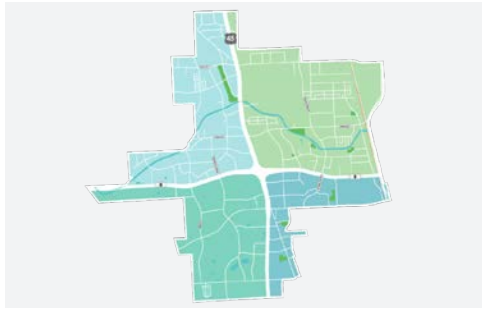
For more, visit, northhouston.org/field-services.



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

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



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

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

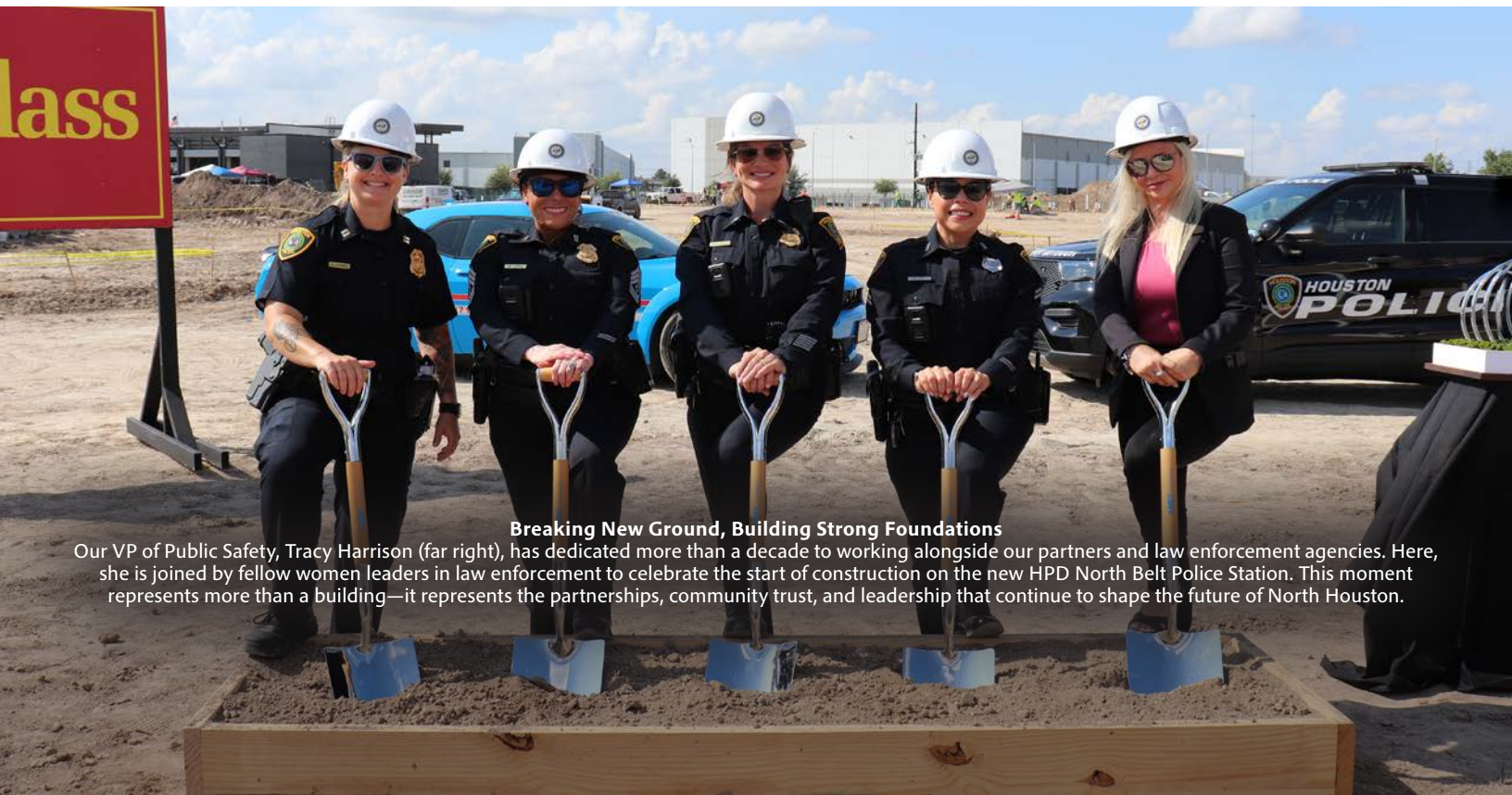
The District's service area includes four quadrants that span across the intersection of I-45 North and Beltway 8.



¿Habla español?



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



Breaking New Ground, Building Strong Foundations

Our VP of Public Safety, Tracy Harrison (far right), has dedicated more than a decade to working alongside our partners and law enforcement agencies. Here, she is joined by fellow women leaders in law enforcement to celebrate the start of construction on the new HPD North Belt Police Station. This moment represents more than a building—it represents the partnerships, community trust, and leadership that continue to shape the future of North Houston.