



**PEARLAND**

ECONOMIC DEVELOPMENT CORPORATION

2023 ANNUAL REPORT



Pearland's Lower Kirby

# LETTER FROM OUR CHAIR



## Greetings friends, colleagues, and community partners,

The Pearland Economic Development Corporation (PEDC) takes pride in its role as an integral contributor to the ongoing success of our community. Throughout the past year, PEDC has diligently worked to bring opportunities to Pearland, enhancing the prosperity and quality of life for our businesses and residents. This effort is aligned with our commitment to continued economic growth, as guided by the community's Pearland Prosperity Strategic Plan.

Collaborating with various companies, PEDC successfully attracted more than \$71 million in investments and new jobs to our community. Notable expansions included projects for companies such as Kelsey-Seybold, Lonza, Aggreko, and Buc-ee's.

The year witnessed significant milestones in infrastructure and community beautification projects, including the extension of McHard Road, the construction of the Lower Kirby Trail, and the completion of the State Highway 288 Master Plan. These enhancements not only improve mobility, but also lay the groundwork for future developments, positioning Pearland as a city known for forward-thinking, strategic planning, and sustainable growth.

Advancements in workforce development have been a key focus, exemplified by the successful launch of WorkInPearland, as well as partnerships with educational institutions and Pearland employers to establish training programs and career pathways for our community. These initiatives underscore our commitment to cultivating a skilled workforce, ensuring Pearland remains a center for innovation and economic prosperity.

Looking ahead to 2024, PEDC remains dedicated to Pearland's future prosperity. Our focus on economic diversification, attracting new projects, and bringing jobs to our community will persist. We are steadfast in our goal to position Pearland as the community of choice for both residents and businesses in the Greater Houston region.

On behalf of the PEDC board of directors and staff, we express our gratitude to the community for its unwavering support over the past year. We look forward to ensuring Pearland's continued success.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Koza, Jr.', written in a cursive style.

Jerry Koza, Jr.  
Chair, PEDC

Should you have any questions, comments, or concerns regarding this report, please contact the PEDC at 281-997-3000 or [info@pearlandedc.com](mailto:info@pearlandedc.com).

# PEARLAND PROSPERITY STRATEGIC PLAN

## PEARLAND PROSPERITY

PEDC has been the driving force behind the Pearland Prosperity, the community's strategic economic development plan that was developed in 2019 and adopted in 2020. Guided by two overarching goals, the plan and its implementation work toward economic growth and diversification, as well as ensuring that Pearland is a community of choice in Greater Houston.

The plan details a strategic focus of resources on infrastructure improvements and economic growth, as well as an emphasis on quality-of-life benefits for all residents. These goals are pursued through several strategic initiatives grouped into seven, high-level focus areas: Business Development, Business Formation & Early-Stage Growth, Site Development, Corridors, Infrastructure & Mobility, Quality of Life & Quality of Place, and Workforce & Talent.

As documented throughout this report, the Pearland Prosperity Implementation Committee has worked consistently since the plan's adoption to implement these focus areas and strategic initiatives.

To view the full plan and implementation progress updates, visit [www.pearlandprosperity.com](http://www.pearlandprosperity.com).



*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 Pearland continues to prosper, it is essential that its growth is guided by a strong economic development vision. PEDC has a central role in carrying out the community's economic development activities. It has continually developed and implemented strategic plans with specific objectives and goals to ensure progress toward achieving its vision.*

*In 2023, the PEDC, along with local government, education, healthcare and business entities, began updating the plan. In the four years since its development, not only has the community accomplished many of the strategic initiatives outlined in the Pearland Prosperity plan, but as the city matures as a community, its principal opportunities and challenges continue to evolve. National and global competitive realities have also shifted dramatically in recent years. PEDC looks forward to launching the updated holistic economic development strategic plan in 2024.*

# BUSINESS DEVELOPMENT



## **MILLAR, INC. DEBUTS CUTTING-EDGE HEADQUARTERS AND MEDICAL DEVICE MANUFACTURING FACILITY IN LOWER KIRBY**

Millar, Inc. debuted its new headquarters and manufacturing facility in Pearland's Lower Kirby in August 2023. The state-of-the-art facility, spanning 56,000 square feet and situated on a five-acre site on N. Spectrum Boulevard, now serves as the hub for approximately 140 employees and encompasses Millar's research and development as well as manufacturing capabilities.

Millar, Inc. is a leading developer and manufacturer of pressure sensor-enabled devices that partners with global leaders in technology, manufacturing, and healthcare to turn breakthrough technologies into

*"Even before we built this new headquarters, everyone in Pearland made us feel welcome," expressed Russell Millar, Millar Board Member and Core Technology Engineer. "We looked at multiple areas, and Pearland was the best fit for our needs, thanks to the foresight of the local community leaders. As we stand on the brink of expansion, we are excited about the next phase and our continued collaboration with the Pearland community."*

life-saving medical innovations. Founded in 1969, Millar, Inc. pioneered the development of pressure sensor technology, directing its design and manufacturing expertise toward integrating that technology into catheters for life sciences and clinical applications.

Their relocation to Pearland became a reality through a strategic partnership with the PEDC and Pearland city officials. The collaboration, initiated in 2017, aimed to recruit Millar, Inc. to relocate to Pearland. The site selected by Millar, Inc. for its cutting-edge facility was part of a tract owned by PEDC, marking a successful transaction that facilitated Millar's move.

# BUSINESS DEVELOPMENT



## CATALYZING ENTREPRENEURSHIP AND GROWTH IN 2023

During its inaugural year of operation in 2023, the Pearland Innovation Hub underwent a transformative period characterized by dynamic initiatives that propelled the hub's mission to foster the growth and success of Pearland's entrepreneurs, start-ups, and small businesses. The hub, a PEDC initiative grown from efforts of a Pearland Chamber of Commerce committee, is designed to connect entrepreneurs and small businesses in Pearland with the necessary resources to thrive and prosper.

### A NEW HOME

In an exciting milestone, the Pearland Innovation Hub opened a physical space at Spacio.us near Broadway Bend and Pearland Parkway, ushering in a multitude of benefits for both the hub and its members. The move granted the Pearland Innovation Hub access to facilities and a vibrant environment designed to foster creativity and collaboration.

### DYNAMIC EVENTS

Throughout the year, the Pearland Innovation Hub orchestrated numerous networking events, bringing together industry professionals, thought leaders, and entrepreneurs. These events served as platforms for knowledge exchange, collaboration, and the establishment of meaningful connections within the innovation ecosystem.

The inaugural Ideation Competition launched in 2023. This event allowed local students to showcase their innovative concepts, receive constructive feedback, and potentially secure support for further development. The competition garnered attention from the broader community, positioning the Pearland Innovation Hub as a place for groundbreaking ideas.



Another notable event hosted by the hub was the first micro-lending fair, connecting entrepreneurs with potential investors and lenders. This event provided members with a unique opportunity to secure funding for their projects and facilitated the creation of a collaborative ecosystem where investors and entrepreneurs could form valuable partnerships.

### A COMMUNITY RESOURCE

Crucially, the hub demonstrated its commitment to facilitating access to regional resources by establishing partnerships with public, private, nonprofit, and educational organizations. These partnerships empowered members to tap into a diverse range of resources, including mentorship programs and entrepreneurial coaching, funding opportunities through connections and events with micro-lenders, and educational initiatives. These collaborative efforts with external organizations solidified the hub's position as a vital connector within the regional innovation landscape.

# BUSINESS DEVELOPMENT

## LOWER KIRBY THRIVES WITH COMPLETION OF SIGNIFICANT OFFICE WAREHOUSE PROJECT

In Pearland's Lower Kirby, the Brennan Investment Group project reached completion, marking a significant milestone in the area's ongoing growth. The newly unveiled Class-A distribution building, spanning 216,004 square feet and situated on a 12-acre site at the intersection of Kirby Drive and North Spectrum Boulevard, stands as a testament to the district's strategic location and continued development.

This achievement is part of a broader initiative that encompasses several office warehouse projects, potentially contributing more than 1 million square feet to the district. The benefits to the Pearland

community are not only evident in completed projects, but also in those currently in progress. These include Levey Group's Levey Logistics Park, featuring plans for two, Class-A industrial buildings spanning approximately 650,000 square feet at Beltway 8 and Alameda School Road; Adkisson Group's proposed 128,250-square-foot distribution building at Beltway 8 and Hooper Road; and Stream Realty's anticipated 392,188-square-foot distribution project at the corner of Kirby Drive and North Spectrum Boulevard.

As Pearland's Lower Kirby continues to evolve and expand, these projects not only contribute to economic growth, but also bring opportunities and benefits to the local community, solidifying the district's role as a hub for progress and prosperity.



# BUSINESS DEVELOPMENT

## PEDC RECEIVES CHAIRMAN'S AWARD AT PEARLAND CHAMBER OF COMMERCE'S ANNUAL BANQUET

PEDC's Board and staff were honored to accept the Chairman's Award from outgoing chair Sasha Costa during the Pearland Chamber of Commerce's annual banquet.

The [Pearland Chamber of Commerce](#), a longstanding partner of PEDC since its formation in 1995, represents the local business community. Chairman Costa highlighted the partnership between the Chamber and PEDC over the past year, particularly in advancing initiatives outlined in the Pearland Prosperity Strategic Plan. These initiatives encompassed key areas such as entrepreneurship and workforce development.



From the BizConnect employer retention program, to the establishment of the Pearland Innovation Hub, to the collaborative efforts in developing and coordinating workforce resources for local employers, PEDC and the Pearland Chamber have joined forces on multiple fronts to bolster the growth of local businesses.

PEDC expresses gratitude to Sasha and the Pearland Chamber for their ongoing support and is genuinely honored to have received this award.

## THE PULSE OF PEARLAND'S BUSINESS COMMUNITY

As part of the Business Development focus area outlined in the Pearland Prosperity Strategic Plan, PEDC remains committed to fostering the growth and prosperity of existing businesses. In a proactive move, PEDC partnered with Polco in August to conduct the second, bi-annual survey.

### Key insights gleaned from the survey shed light on the positive sentiments expressed by Pearland businesses:

# 1

#### Pearland businesses value the City's overall governance and business-centric services

- Approximately 70% applauded the City for being honest, generally acting in the best interest of the community, and the overall direction that Pearland is taking.
- 75% were also pleased with the overall quality of commercial development and the overall opportunity for business growth and expansion in Pearland.

# 2

#### The City's business climate remains strong

- A strong majority reported that they would recommend working in Pearland (93%) or operating a business in Pearland (89%) to someone who asks.
- About 80% of respondents praised Pearland as a place to do business, and more than 90% praised Pearland as a place to work, which was higher than the national average.
- 75% felt their company grew in the past five years, and 85% expected their business to grow in the next five years.



# PEARLAND PROSPERITY IMPLEMENTATION CONTINUES



## TRANSFORMING PEARLAND: STATE HIGHWAY 288 MASTER PLAN IMPROVEMENTS COMPLETE

In a significant milestone for Pearland, the final phase of the State Highway 288 Master Plan Improvements reached completion by the close of 2023.

This comprehensive upgrade

spans from Beltway 8 to Magnolia Parkway and brings a myriad of enhancements to benefit the community.

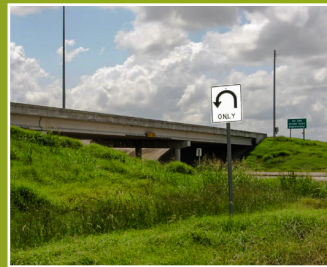
The newly completed improvements boast a blend of landscape elements, improved irrigation, vibrant lighting, water fountains, iconic pear sculptures, thoughtfully designed sidewalks, and distinctive gateway markers.

Over the past twenty-five years, the SH 288 Corridor has evolved from a rural landscape to a thriving commercial hub, featuring millions of square feet dedicated to retail and office spaces, two cutting-edge hospitals, and top-tier residential developments. Recognizing the corridor's pivotal role, a collaborative effort between the City, PEDC, and local businesses in 2014 birthed a master plan. This visionary plan aimed to elevate the corridor's aesthetic appeal and fortify its infrastructure, complementing the substantial \$1 billion investment from the 288-managed toll lane project.

The implementation of the 288 Master Improvements Plan stands as a cornerstone in the Pearland Prosperity Community Strategic Plan. This transformative initiative unfolds through a robust partnership involving the City, PEDC, and Pearland Municipal Management District #2. Together, they are propelling Pearland toward a future defined by prosperity and community well-being.

### Key Stats

- 2,000 Linear Feet Of Sidewalk
- 44,000 Square Feet Decorative Pavers
- 22,000 Linear Feet Of Curb
- 66 Streetlights
- 16 Pear Sculptures
- 8 Pearland Gateways
- 6,000 Oleanders
- 3,500 Trees
- 8 Fountains



Before



After



Before



After



Before



After



Before



After



## LOWER KIRBY TRAIL COMPLETION

The completion of the new Lower Kirby Trail stands as a pivotal achievement aligned with the Pearland Prosperity Community Strategic Plan. This comprehensive plan underscores our commitment to elevating the quality of life for Pearland residents through strategic improvements, with a particular focus on enhancing parks and trails.

Completed in July 2023, this 1.25-mile trail winds along the western bank of a detention corridor, originating from Endress+Hauser's facility on Beltway 8 and extending to the pedestrian bridge at Clear Creek. Noteworthy features include strategically placed shade structures, bench seating for comfortable rest areas, and meticulously designed landscaping in shaded sections.

Funded and constructed by the Lower Kirby Pearland Management District, the trail emerges as a valuable asset for the expanding workforce in the Lower Kirby area. Beyond providing convenient access to Ivy Park and Clear Creek Trail, it establishes crucial connections to key points of interest. These include the bridge behind Buc-ee's across Clear Creek and the newly developed segment of the Clear Creek Trail, seamlessly linking to the West Pearland Library and the Shadow Creek Sports Complex. The Clear Creek Trail, once completed, will be a signature recreational amenity, spanning 21 miles and running the length of Pearland from east to west.

The Lower Kirby Trail reflects our commitment to enhancing community well-being and connectivity. Its completion not only boosts the recreational options for residents, but also serves as a valuable amenity for the workforce in the area. As we look to the future, we remain committed to projects that contribute to our flourishing community and align with the strategic vision outlined in the Pearland Prosperity Plan.



## ENHANCING CONNECTIVITY: COMPLETION OF MCHARD ROAD/SHADOW CREEK PARKWAY EXTENSION

In a significant stride toward improved connectivity, the 3.5-mile Mykawa-to-Cullen segment of the McHard Road/Shadow Creek Parkway extension was successfully completed and opened to traffic in April 2023. This extension, featuring a four-lane divided thoroughfare stretching from Pearland Parkway to FM 521, now forms an integral part of the 10-mile Shadow Creek Parkway/McHard Road corridor.

Designed to alleviate traffic and congestion, the completed segment offers an additional alternate east/west route between SH 288 and SH 35, providing enhanced mobility for residents and commuters in Pearland. The strategic positioning of this extension comes as a response to the City's continuous growth, addressing the escalating need for additional thoroughfares to facilitate seamless travel across the community.

Since 2002, PEDC has played a pivotal role by funding the first phase of the project—the McHard bridge from SH 35 to Mykawa. This initial phase not only improved access for businesses in the Mykawa area, but also laid the foundation for enhancing east-west mobility within the community. Moreover, it marked a significant milestone by providing the community with its first bridge over the BNSF rail lines.

The completion of the Mykawa-to-Cullen segment is a testament to Pearland's commitment to infrastructure development, ensuring that the City evolves in tandem with its growing population and economic activities. This expanded thoroughfare will contribute to the continued ease of travel for residents and businesses alike.

# WORKFORCE AND TALENT



## WORKINPEARLAND: BRIDGING TALENT AND OPPORTUNITY, TRANSFORMING THE FUTURE OF EMPLOYMENT IN PEARLAND

In March 2023, WorkInPearland, Pearland's Workforce and Job Resource, officially launched. Developed through a collaborative partnership between PEDC and the Pearland Chamber of Commerce, WorkInPearland serves as a vital link connecting employers to Pearland's talented workforce and providing comprehensive job postings, regional training programs, and workforce support services.

Job seekers, regardless of residency, can register to access local jobs, regional training programs, and workforce support services throughout the year. Area businesses can showcase their organizations and career opportunities through customizable virtual booths.

Pearland Mayor Kevin Cole emphasized, "This website is free to both Pearland-based employers and all job seekers. WorkInPearland is a place where you can find your next career move to work right here in Pearland."

Within the first week of its launch, WorkInPearland saw more than 150 job seekers visiting the 40+ employer booths showcased on the platform. By the end of 2023, more than 2,073 job seekers connected with 72 Pearland

companies, resulting in over 993 job applications. Notably, companies such as Kemlon, Lonza, Koza's Inc., and Third Coast confirmed hires directly through the platform.

Jim Johnson, President and CEO of the Pearland Chamber of Commerce, stated, "WorkInPearland provides individuals the opportunity to explore careers available in Pearland and serves as an ongoing resource for residents and businesses."

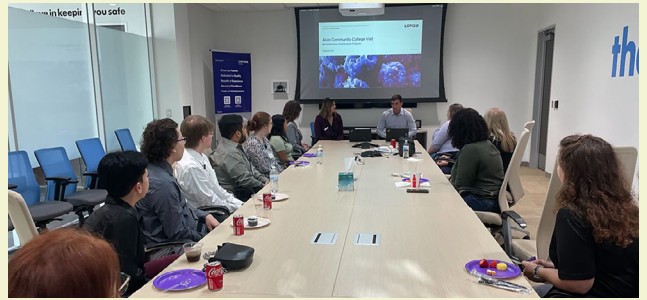
In September, WorkInPearland extended its impact by hosting an in-person job fair at the Pearland Recreation Center. The event, conducted in collaboration with the Pearland Chamber of Commerce and Workforce Solutions – Pearland, provided nearly 600 job seekers with valuable opportunities to engage with more than 68 actively hiring employers. Attendees also had the chance to explore various training and educational resources available within Pearland, highlighting a collaborative effort to foster employment opportunities and workforce growth in our community.



## EMPOWERING INDUSTRY THROUGH WORKFORCE TRAINING

A key initiative of the Pearland Prosperity Plan is to “connect and enhance Pearland’s talent pipeline through a collaborative approach.” Throughout 2023, PEDC worked with businesses, community, and education partners to meet Pearland employers’ workforce needs.

### ACC BIOTECH TRAINING CERTIFICATE LAUNCHES



The tremendous growth of Pearland-area biotech companies such as Lonza, Millar Inc., and Merit Medical demanded a faster workforce pipeline. PEDC stepped in to address this need by collaborating with Alvin Community College (ACC) and Lonza to create a two-level, biotech certification course that prepares students for an in-demand career in 12 weeks.

“The launch of this program has the potential to create a significant and enduring impact,” said Lindsay Lawrence, manager of brand positioning and engagement at Lonza Houston. “Not only will it affect the students who participate, but also our industry and local economy, and ultimately the patients who may receive life-changing treatments produced here in Pearland.”

The first cohort of seven graduated from the program in late 2023, with several going through the interview process to begin their careers at Lonza.

PEDC’s forward-thinking approach extended to the formation of an advisory committee involving the University of Houston-Clear Lake at Pearland, ACC, Lonza, Millar Inc., Merit Medical, and nonprofit BioHouston. This collaborative effort aims to explore and expand similar certifications and training programs, ensuring a sustained and positive impact on Pearland’s biotech industry.

### A PARTNER IN WORKFORCE TRAINING FUNDING



As part of its ongoing efforts, PEDC collaborated with businesses to guide and complete applications for the Upskill Texas Initiative through the Texas Workforce Commission. In a competitive, multi-stage process supported by the PEDC, Aggreko secured funding amounting to \$223,981 to implement specialized, upskill training for their in-house technicians.

The tailored training program aims to equip Aggreko’s technicians with the necessary skills to navigate evolving technology, meet the increasing demands of clean energy,

and address customer needs effectively. This strategic initiative enhances the workforce’s capabilities, and positions Aggreko at the forefront of innovation in their industry.

Earlier in the year, with assistance from PEDC, Aggreko also received valuable assistance in achieving the “We Hire Vets” recognition at the Texas Conference for Employers. This recognition solidifies Aggreko’s commitment to supporting veterans in the workforce and places them among the six companies statewide to receive this honor.

These accomplishments underscore the collaborative efforts between PEDC and our business community, highlighting the commitment to workforce development and innovation, as well as recognizing outstanding contributions within Pearland.

# BIZCONNECT PROGRAM AND EMPLOYER RETENTION

## BIZCONNECT

PEARLAND'S BUSINESS RETENTION  
AND EXPANSION PROGRAM

Recognizing the vital role of local businesses in community prosperity, PEDC has implemented a dedicated business retention and expansion initiative. In partnership with the Pearland Chamber of Commerce, the BizConnect program is tailored to address the unique needs and interests of existing businesses in the area. With a commitment to fostering a stable business environment, BizConnect offers the following expertise to employers:

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

The BizConnect team cultivates strong relationships with businesses through regular visits, sharing available resources, and actively addressing any issues or needs within the business community. In the year 2023 alone, BizConnect conducted visits to more than 45 employers, organized numerous educational seminars and luncheons, and offered valuable assistance to businesses in Pearland.



# MISSION STATEMENT AND FINANCIALS

## PEDC MISSION STATEMENT

The Pearland Economic Development Corporation (PEDC) is committed to enhancing our community's economic vitality through the attraction, retention, and expansion of primary employers. PEDC works to ensure our business climate and built environment strongly support these efforts by focusing on aesthetics, infrastructure, quality of life, image, workforce, and quality development and redevelopment of key Pearland districts and corridors.

## PEDC FINANCIALS

	FY 2023 YEAR-END ACTUAL	FY 2024 AMENDED BUDGET
<b>OPERATING REVENUES</b>		
Sales Tax	15,078,283	15,858,273
Interest Income	1,614,167	1,262,839
Intergovernmental	12,000	12,000
Miscellaneous	655,033	1,510,000
<b>TOTAL</b>	<b>17,359,483</b>	<b>18,643,112</b>
<b>EXPENDITURES</b>		
Operating*	3,503,375	4,051,556
Incentives	1,113,455	507,000
Transfers to City	16,746,289	9,596,259
Capital Outlay/Infrastructure	651,619	1,659,150
Inventory	0	5,000
Bond Payments	273,600	267,700
<b>TOTAL</b>	<b>22,288,335</b>	<b>16,086,665</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>- 4,928,852</b>	<b>2,556,447</b>
<b>FUND BALANCE - BEGINNING</b>	<b>39,708,717</b>	<b>34,779,865</b>
<b>FUND BALANCE - ENDING</b>	<b>34,779,865</b>	<b>37,336,312</b>

\*Operating expenditures include salaries, supplies, rent, marketing, and strategic plan implementation services.

The PEDC was created in 1995 as a nonprofit, Type B corporation under the Texas Development Corporation Act. It is primarily financed by a half-cent sales tax collected in the City of Pearland. State law allows the city to collect this sales tax to pursue specifically authorized economic development activities in Pearland.

The seven members of the PEDC's Board of Directors are appointed by and serve at the discretion of the Pearland City Council. The corporation's annual budget is also approved by City Council.

# OFFICERS AND DIRECTORS



*Koza*



*Bruns Clay*



*Hanks*



*Slater*



*Washington*



*Bakthavatsalam*



*Fernandez*

**Jerry Koza Jr., Chair**, joined the PEDC board in 2021. He is the co-owner of Profax/Lenco. He is also a board director for the Northern Brazoria County Education Alliance. A former City of Pearland Planning and Zoning Commission board member, Jerry previously served twice on the Pearland Charter Review Committee, the Pearland Citizens Drainage Committee, and as a board director for the American Welding Society Houston Section.

**Michi Bruns Clay, Vice Chair**, joined the PEDC board in 2022. Michi is the Founder of Encompass Healthcare Management, Inc. and a founding member of the Greater Pearland Area Chapter of The Links Inc., where she is the chair of Services to Youth. Michi serves on the Pearland Prosperity Implementation Committee, is a facilitator in the Brazoria County-focused STEMulation Academy, and contributes to Keep Pearland Beautiful. She previously served with the Pearland Chamber of Commerce.

**Dena Hanks, Secretary**, joined the PEDC board in 2023. She is an interior designer and owner of Hanks Design Group. A founding board member of the Pearland Leadership Foundation, where she serves as vice-chair. Other board services include the President of the Pearland ISD Education Foundation and the Pearland High School Academic Decathlon Booster Club. She served on multiple committees of the Pearland Chamber of Commerce, and other previous service includes the Pearland Library Advisory Board, Brazoria County Library and Foundation Board, Adult Education Center, Pearland ISD Long Range Planning Committee, and Women in Leadership in Pearland.

**Craig Slater** joined the PEDC board in 2023. He is the owner of Craig Slater Insurance Agency. Currently a Pearland Chamber of Commerce Ambassador, Craig previously served as Chair for the Pearland Charter Review Committee and is a past president of the Pearland Rotary Club.

**JW Washington** joined the PEDC board in 2023. He is currently Senior Director, Product & Training – RapidCare for AriensCo. He serves on the Houston Livestock Show and Rodeo Houston Metro Go Texan Committee, the National Association of Landscape Professionals National Collegiate Landscape Competition. JW has also volunteered his time on the Houston Community College Advisory Board: Agricultural & Horticultural Academic Programs, as a coach and mentor for Pearland ISD junior high & middle school robotics teams, certified United States Youth Soccer (USYS) trainer for area youth soccer clubs, and Game Day Soccer League team manager.

**Deenadayalan (Deen) Bakthavatsalam** joined the PEDC board in 2023. He is currently Chief Scientific Officer of rBIO - an early-stage biopharma company. He also serves as Director/Advisor of Life Sciences for Cubio Innovation and CEO of Caren mHealth. Deen serves on judging panels for Medtech Innovator, a nonprofit global accelerator for medical devices, digital health, and diagnostic companies, and DECA, an organization for students in high schools and colleges around the globe who want to learn business and entrepreneurship.

**Rick Fernandez** joined the PEDC board in 2024. Rick, a lifelong Pearland resident, is the President and CEO of Cop Stop. Rick also served with the Pearland Police Department in the Patrol Division, Honor Guard, and as a Public Information Officer. He volunteered for the Pearland Fire Department before the department went to a paid full-time organization. Rick volunteered at Grace Church Houston on their Safety Team for 15 years.

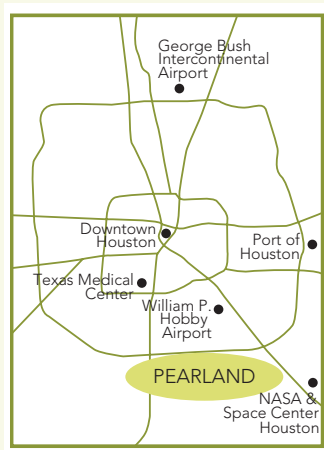
*PEDC staff and leadership express their sincere appreciation to outgoing board members Mona Chavarria, David Graham, Randeep Nambiar and Chad Thumann for their service on the board and to our community.*

## STAFF

Matt Buchanan, President  
Brian Malone, Vice President  
Mou Sarkar, Workforce Director  
Melissa Cook, Director of Marketing  
Valerie Marvin, Senior Development Manager  
Jess Byerly, Development Manager  
Roxanne Luna-Larsen, Office Coordinator

## EX-OFFICIO MEMBERS

Kevin Cole, Pearland Mayor  
Trent Epperson, Pearland City Manager  
Jim Johnson, Pearland Chamber of Commerce President and CEO  
Matt Buchanan, PEDC President



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