



Houston-Galveston  
Area Council

# Bringing Back Main Street Roundtable

January 23, 2024

Brazoria County Historical Museum | 100 E. Cedar Street | Angleton

## AGENDA

**9:30 a.m. Check In, Breakfast, and Networking**

**10 a.m. Welcome and Introductions**  
John Wright, Mayor of Angleton

**10:05 a.m. Expert Panel: Resources and Strategies for Downtown Development**

Introduction: Andrea Tantillo, Houston-Galveston Area Council

- Jose Cantu, Planner, Houston-Galveston Area Council  
*Community impacts of H-GAC's Livable Centers program*
- Martha Eighme, Director of Communications and Marketing, City of Angleton  
*Choosing the right team to spur revitalization efforts in your downtown*
- Shad Comeaux, AICP, Principal and Vice President, Freese and Nichols, Inc.  
*How to Develop an Implementable Plan*
- Otis Spriggs, AICP, Director of Development Services, City of Angleton  
*Strategies for an aging community and potential funding sources*
- Derrick Dees, Downtown Property Owner  
*A developer's perspective on downtown redevelopment – The Dirty South and Bowman Suite and Gayle Suite B&B*

**11:10 a.m. Roundtable**  
Facilitated sharing among participants and presenters

**11:25 a.m. Wrap Up and Future Events**

**11:30 a.m. Tour of Downtown Angleton**



Thank you to the City of Angleton for hosting this event today.

The next Bringing Back Main Street Roundtable will be Tuesday, April 23, location TBD.

More information is available at [h-gac.com/bringing-back-main-street](https://h-gac.com/bringing-back-main-street)

*This event is eligible for 2.5 CM from the American Planning Association.*





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## **Jose Cantu, Community & Environmental Planner, Houston-Galveston Area Council**

Jose is a Planner within the Community and Environmental Planning department at the Houston-Galveston Area Council. Jose served as the main point of contact for the Livable Centers Program for almost two years and is responsible for coordinating H-GAC's Missing Middle Housing Peer-Exchanges. He has served as Project Manager for seven Livable Centers studies, one of which was recognized by the American Planning Association for "Advancing Equity and Inclusion" and has hosted two Missing Middle Housing peer exchanges.

Before joining H-GAC in 2022, he worked with a local private developer where he helped plan the development of affordable infill housing in Kansas City, Missouri. Jose holds a Bachelor's degree in Urban Planning and Design from the University of Missouri – Kansas City.

When not working, Jose enjoys fishing the many bayous, rivers, lakes, and shores across the Houston Region.

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## **Martha Eighme, CPC, CTE, Director of Communications and Marketing, City of Angleton**

Martha Eighme believes she has the best job in the city.

Whether it is planning the next community special event, overseeing communications in a crisis, collaborating with a developer, or moving a city project forward, she enjoys the diversity of her position.

One of her first goals, when coming to the city in 2010, was to develop events that would bring people to Angleton. By 2011 Angleton had launched Market Days, Freedom Fireworks and later the Concert in the Park series as well as additions to the beloved Heart of Christmas gift to the community. These events not only bring people to Angleton but help create community pride and quality of life for residents.

Martha serves as the City of Angleton Public Information Officer and is proud of the improvements in city government transparency and communications and is the editor for INSIDE Angleton city magazine that puts a magazine chock full of valuable information in each resident's home.



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Martha also takes pride in being part of the team that is bringing development projects to fruition. From housing to retail and industrial, Angleton is working on development from all angles.

Martha lives in Angleton with her husband. She has four children, and three beautiful grandchildren. She loves to cook and enjoys being on the water whenever possible.

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**Shad Comeaux, AICP | Principal and Vice President | Account Director, Western Gulf Coast Division, Freese and Nichols, Inc.**

Shad Comeaux is an FNI Principal/Vice President, Account Director, and an Urban Planner. Additionally, he leads the urban planning efforts in the Western Gulf Coast Division. Shad has led various planning projects, including small area/downtown plans, comprehensive plans, and campus master plans. He has applicable experience in zoning, future land use and redevelopment. His passion for client service leads him to provide open communication, timely responsiveness, and efficient project delivery. Shad's experience with community and stakeholder involvement allows him to address the specific needs and concerns of clients while also building consensus among citizens. His experience with assisting communities and institutions through visioning, goalsetting and priority recommendations has allowed him to develop and utilize various techniques to gather information during any stage of the planning process. As a former municipal planner, Shad has unique insight into challenges and opportunities that lead to plans based on reality with achievable implementation strategies.

Since transferring from FNI's Fort Worth office to the Pearland office in 2012, he has been instrumental in growing planning services in the Western Gulf Coast Region, leading projects such as the Downtown and Comprehensive Plans for Port Arthur, his hometown; also working with the cities of Angleton, Seabrook, Conroe, Fulshear, Jersey Village, Missouri City, Pearland, La Porte, Stafford, Tomball, and Texas City.

Shad is involved in the Texas Chapter of the American Planning Association, is a former Director of the Houston Section, and is certified by the American Institute of Certified Planners. He has been with Freese and Nichols since 2007 and has a Bachelor of Environmental Design from Texas A&M University and a Master of City and Regional Planning from the University of Texas at Arlington.

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## **Otis Spriggs, AICP, Director of Development Services, Adjunct Instructor–Intro to Land Use, Texas Southern University, City of Angleton**

Otis Spriggs, AICP, has over 30 years of progressive experience in the Planning and Development field. His professional experience includes diverse city and municipal governments, suburban communities, and private sector markets. He Came to the City of Angleton in 2022 with immediate goals of engaging community stakeholders and improving doing business with the city from a permitting and development perspective.

Otis is adept in Land Use Planning and Zoning, Comprehensive Plan preparation, Community Development functions, Budgeting, Geographic Information Systems (GIS) Mapping, Legislative Affairs, and Community Engagement.

Otis loves travel and cooking, and his perfected specialty is Louisiana pralines.

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## **Derrick Dees, Financial Advisor and Developer, Angleton, Texas**

Derrick Dees is a fifth generation Brazoria County native, growing up in Angleton and Danbury. After graduating from the University of Texas with a Bachelor of Business Administration degree, he returned to Brazoria County to begin his career as a financial advisor. Derrick has more than 20 years of financial advising experience helping individuals and companies navigate the myriad of available investment options with unparalleled service. He currently is a Fee only Fiduciary advisor with The Clarus group.

In 2014, Derrick purchased and renovated one of the historic buildings in downtown Angleton – which is now home to the Angleton office of Clarus Wealth Group.

In 2019, Derrick purchased and renovated the Bowman Building and the Train Store. He delicately balanced vintage charm with modern accents and it is now home to The Dirty South – a live-music venue, restaurant, and bar, as well as two beautiful bed and breakfast units upstairs called the Bowman and Gayle Suites. He also purchased a former law office next door to The Dirty South and after the renovation was complete, it became the location of Brazos Avenue Market – a clothing and gift boutique,

Derrick has a knack for seeing possibility when others see impossibility. He has helped revive downtown Angleton and has brought economic growth to Angleton.

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