

**STATE OF TEXAS
COUNTY OF WALLER
CITY OF HEMPSTEAD**

BE IT REMEMBERED that on the 16th day of November 2023 at 5:00 P.M., the Type A and Type B Board of Directors of the Hempstead Economic Development Corporation of the City of Hempstead, met in joint session at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas.

The Open Meetings Act will make the minutes available to the public upon written request.

The HEDC meeting agenda is available online on the City of Hempstead's website at www.hempsteadcitytx.com.

Mayor Erica Gillum	4B President	Present
Mildred Jefferson	4B Treasurer	Present
Rosa DeLoera	4B Member	Present
Brad Austin	4B Vice President	Absent
Z'aundria Warren	4A Treasurer	Present
Soraya Rodriguez	4A Secretary	Absent
Jackie Jackson	4A Member	Present
Overton Stewart	4A Vice President	Absent
Kenneth Pilcher	4B Member	Present
Brent Rystrom	4A President	Absent
Vacant	4B Secretary	N/A

Also in attendance are City Secretary Sabrina Alvarez, City Attorney Charles Williams, and the Chief of Operations, Kollye Kilpatrick.

1. Call to Order. Type B Erica Gillum called the meeting to order at 6:00 p.m.
2. Public Comments. None
3. Discussion and action on Minutes dated October 13, 2023. Type A: No quorum; no action
Type B: Mildred Jefferson motioned to accept the minutes, seconded by Kenneth Pilcher. All in favor, the motion carried.
4. Discussion and action on paying the monthly bills. Type A: No quorum; Type B: Mildred Jefferson motioned to accept the payment of monthly bills, seconded by Kenneth Pilcher. All in favor, the motion carried.

5. Presentation from Riley Wogernese with Cobblestone Hotels. Presentation by Riley Wogernese with Cobblestone Hotels. Starting in 2008 he recognized the need for smaller communities. They are upper midscale hotels, 35 to 60 rooms. The contractor has 14 under construction across 29 states. Small town investment raises 30% of development costs, work with economic development corporation. A feasibility study is needed. Type B Kenneth Pilcher asked what portion of the hotel are franchised based. Riley Wogernese answered 90%. Type A Kenneth Pilcher stated he loves the concept of a nice addition to the community. He stated that he would like to sit down with owners of the hotel and learn more about the hotel, how it operates and the cost. Type B Mildred Jefferson asked does the feasibility study needs to be done before they sit down and talk. Riley Wogernese replied that it's strictly up to the EDC, whatever they feel comfortable with. Type B Rosa DeLoera asked what is the closest hotel to Waller County? Riley Wogernese replied to the closest one is in Winters, TX.

6. Consideration and action on a budget amendment to finance a hotel feasibility study in the amount up to \$20,000.00. Type B Kenneth Pilcher made a motion to approve to set the monies aside for a feasibility study. Type B Mildred Jefferson seconded the motion. Type B members all in favor, motion carried. Type A members no action; no quorum.

7. Consideration and action authorizing TJ Baggett Company to prepare an appraisal for the 14.9 -acre HEDC property for a fee in the amount of \$2,000.00. Type B Erica Gillum suggested to the board to table this item. Three companies were reached out to, but only one came back with an amount. She suggests the board members have a further conversation with agent. Type 4B Kenneth Pilcher made a motion to table this item. Type B Mildred Jefferson seconded the motion. Type B members all in favor, motion carried. . Type A members no action; no quorum.

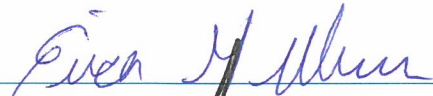
8. Consideration and action on hiring HEDC Director. Type B Erica Gillum stated that we previously had a director and then he stepped down and then the board decided to hire a consulting company. GSLI is very good at what they do, but they are a tool. She stated the EDC needs a full-time in-house director with all commitment and responsibilities that come with the job. GSLI was paid out of last year's budget, utilize tools with GSLI until the contract runs out. Type A Z'aundria Warren stated the city needs someone vested to better the city. Type B Kenneth Pilcher stated he served as the director for 13 months and absolutely agrees that the city needs a full-time person as director. Type B Kenneth Pilcher made a motion to conduct a review of the existing job description, develop a strategic plan, review salary and benefits and advertise recruitment plan and budget. Type B Member Rosa DeLoera seconded the motion. Type B members all in favor, motion carried. . Type A members no action; no quorum.

9. Consideration and action on a Budget Amendment to fund Finance Director to oversee Hempstead Economic Development Corporation and the City of Hempstead finances. (Council created the position on 11/6/2023. Funds to be transferred from "capital outlay and dues, fees and subscriptions."). Type B Kenneth Pilcher made a motion to accept the budget amendment to fund the Finance Director. Type B Mildred Jefferson seconded the motion. Type B members all in favor, motion carried. . Type A members no action; no quorum.

10. Consideration and action on removing previous President Wille Ray Gooden and Treasurer Sherion Grant from the First National Bank of Bellville and adding new President Brent Rystrom and Treasurer Z'aundria Warren. Type B Mildred Jefferson made a motion to table the item. Type B Kenneth Pilcher seconded the motion. Type B members all in favor, motion carried. Type A members no action; no quorum.

11. Consideration and action on changing Hempstead Economic Development Corp. address for the First National Bank of Bellville back to 1125 Austin Street Hempstead, Texas 77445. . Type B Mildred Jefferson made a motion to approve changing Hempstead Economic Development Corp address. Type B Rosa DeLoera seconded the motion. Type B members all in favor, motion carried. Type A members no action; no quorum.

12. Adjourn. Type B: Kenneth Pilcher adjourned the meeting at 7:00 p.m., seconded by Rosa Deloera. All in favor, the motion carried. Type A members no action; no quorum.

Mayor Erica Gillum: 

4A President Brent Rystrom 

4A Secretary Soraya Rodriguez 