

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

BE IT REMEMBERED that on the 28th day of November 2023 at 6:00 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	Present
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 Bridgette Begle, and the Chief of Operations, Kollye Kilpatrick.

1. Call to Order. Type B President Erica Gillum called the meeting to order at 6:04 p.m.
2. Public Comments. Judith Richey addressed the hiring of the EDC Director, the contract of GSLI and her concerns about there being no consistency, tremendous money spent on furnishings and urged the new board to make sound decisions to keep Hempstead moving forward.
3. Discussion and action on Minutes dated October 13, 2023. Type A: Jackie Jackson motioned to accept the minutes, seconded by Soraya Rodriguez. All in favor, the motion carried. Type B took action on November 16, 2023, Meeting.

4. Discussion and action on paying the monthly bills. Type A: Jackie Jackson motioned to accept the payment of monthly bills, seconded by Z'aundria Warren. All in favor, the motion carried. Type B took action on November 16, 2023, Meeting.

5. Discussion for Economic Development to conduct a review of existing job description, development strategy plan, review of salary and benefits, advertising recruitment and planned budget. Type B Kenneth Pilcher stated that the board must come up with the responsibilities of the director and setting the direction, plan, and strategy. The director will be held accountable and executes. Type B Erica Gillum agreed with Kenneth Pilcher and stated the director needs a skilled assessor, go to businesses, city officials, and gather information. The director needs to interact and know how to interact. Type B Kenneth Pilcher stated to the board to work off the job description he created and change number one with what he wrote down. Type A Soraya Rodriguez stated that with the right work ethic and drive, the right person will go above and beyond the job description. Mr. Ramiro Bautista with Waller County EDC stated on the job description to insert the word local on maintain liaisons. Type B Kenneth Pilcher stated to the board that he did a salary evaluation of different internet sites to come up with a comparison of salaries across the board. Mr. Kenneth Pilcher stated to the board that the salary can start at 110k up to 135k depending on qualifications, a vehicle allowance, and relocation if possible.

11. 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 how long is the development stage? Mr. Riley Wogernese answered with 15 months. Type B Kenneth Pilcher also asked the amount of investment magnitude. Mr. Riley Wogernese stated it depends on the size of the hotel, it ranges from 2.8 million to 3 million.

6. A Public Hearing of the Board of Directors of the Hempstead Economic Development Type A and Type B Corporations to hear comments from the public on a Project to sell approximately 14.9 acres of HEDC-owned land for the purpose of economic development. Public Hearing Opened at 6:52 P.M. Public Hearing closed at 6:52 P.M.

7. A Public Hearing of the Board of Directors of the Hempstead Economic Development Type A Corporations to hear comments from the public on the proposal to amend its Bylaws pursuant to Section 11.01, "Amendments to Bylaws" to amend the requirements for bonded Officers. Public Hearing Opened at 6:53 P.M. Public Hearing closed at 6:55 P.M. Judith Richey stated to the board to make sound decisions and monies are a great responsibility. To have the board members who write checks have them bonded.

8. A Public Hearing of the Board of Directors of the Hempstead Economic Development Type B Corporations to hear comments from the public on the proposal to amend its Bylaws pursuant to Section 11.01, "Amendments to Bylaws" to amend the requirements for bonded Officers. Public Hearing opened at 6:55 P.M. Public Hearing closed at 6:55 P.M.

9. Consideration and action on amending Section 4.03 "Bonds" of the Bylaws of the HEDC Type A Board to change the requirements on bonded Officers. Type A : Jackie Jackson motion to accept to change the requirements on bonded officers, seconded by Z'aundria Warren. All in favor, the motion carried.

10. Consideration and action on amending Section 4.03 "Bonds" of the Bylaws of the HEDC Type B Board to change the requirements on bonded Officers. Type B : Mildred Jefferson motion to accept to change the requirements on bonded officers, seconded by Rosa DeLoera. All in favor, the motion carried.

Attorney Bridgette Begle stated that multiple board members were bonded in the past, and the board had such a huge turnover, the city pays for the bonds regardless of if they on the board or not. On the A Board the President and the Treasurer will be bonded. On the B Board the President and Treasurer will be bonded as will. No check writing authority will be granted to non-bonded members. Type B : Mildred Jefferson motion to accept to change the requirements on bonded officers stated by City Attorney seconded by Kenneth Pilcher. All in favor, the motion carried. Type A : Z'aundria Warren motion to accept to change the requirements on bonded officers stated by City Attorney seconded by Sorya Rodriguez. All in favor, the motion carried.

12. Consideration and action on a budget amendment to finance a hotel feasibility study in the amount up to \$20,000.00 (Type B Board approved to set monies aside for a study 11-16-23) Type A Jackie Jackson made a motion to approve to set the monies aside for a feasibility study. Type A Z'aundria Warren seconded the motion. Type A members all in favor, motion carried.


13. Consideration and action on hiring HEDC Director. (Type B Board approved to conduct a review of the job description, development strategy plan, review salary and benefits, advertising, and a recruiting plan budget on 11-16-23) Type A and Type B Board held a workshop on what the job description, salary, please see item 5 on the agenda. City Council will take action on December 4, 2023 meeting, per Attorney's direction.

14. 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 Board approved 11-16-23) Type A : Jackie Jackson motion to accept to change the Budget Amendment to fund Finance Director to oversee Hempstead Economic Development Corporation and the City of Hempstead Finances, seconded by Soraya Rodriguez. All in favor, the motion carried.

15. 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.) Type A : Jackie Jackson motion to accept 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, seconded by Soraya Rodriguez. All in favor, the motion carried.

16. 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.) Type A : Z'aundria Warren motion to accept action changing Hempstead Economic Development Corp. address for the First National Bank of Bellville back to 1125 Austin Street Hempstead, Texas 77445, seconded by Jackie Jackson. All in favor, the motion carried.

12. Adjourn. Type B: Mildred Jefferson adjourned the meeting at 7:36 p.m., seconded by Kenneth Pilcher. All in favor, the motion carried. Type A: Jackie Jackson adjourned the meeting at 7:36 p.m., seconded by Z'aundria. All in favor, the motion carried.

Mayor Erica Gillum: 

4A President Brent Rystrom 

4A Secretary Soraya Rodriguez 