

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

BE IT REMEMBERED that on the 11th day of December 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	Absent
Brad Austin	4B Vice President	Present
Z’audria Warren	4A Treasurer	Present
Soraya Rodriguez	4A Secretary	Present
Jackie Jackson	4A Member	Present
Overton Stewart	4A Vice President	Present
Kenneth Pilcher	4B Member	Present
Brent Rystrom	4A President	Present
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 6:06 p.m.
2. Public Comments. Dave Burkey stated to the board that he wanted to build a hemp facility, he is working on financials, he will create a PowerPoint presentation, will help with development group. He stated it will help Hempstead grow, bring jobs to grow the town.
3. Discussion and action on Minutes dated November 16, 2023 & November 28, 2023. Type B: Kenneth Pilcher motioned to accept the minutes, seconded by Mildred Jefferson. All in favor, the motion carried. Type A: Overton Stewart motioned to accept the minutes, seconded by Jackie Jackson. All in favor, the motion carried.

4. Discussion and action on paying the monthly bills. Type B: Kenneth Pilcher motioned to accept the payment of bills, seconded by Brad Austin. All in favor, the motion carried. Type A: Overton Stewart motioned to accept the minutes, seconded by Jackie Jackson. All in favor, the motion carried.
5. Consideration and action authorizing an appraiser to prepare an appraisal for the 14.9 -acre HEDC property for a fee in the amount of \$2,000.00. Type B: Kenneth Pilcher motioned to authorize an appraiser for the 14.9-acre HEDC property, seconded by Mildred Jefferson. Kenneth Pilcher spoke to Mr. Baggett and stated that Mr. Baggett comes with experience, and he has his complete support. Erica Gillum stated the agent for the property is Krystal Kirvacka. Three bids were sent out and only one came back, taking recommendation of TJ Baggett. Krystal did eight comparable, Mr. Baggett is semi-retired. Overton Stewart asked about the sell of the property. Type B All in favor, the motion carried. . Type A: Z'aundria Warren motioned to authorize an appraiser for the 14.9-acre HEDC property, seconded by Jackie Jackson. All in favor, the motion carried.

6. Discussion on Hempstead Economic Development Corporation Type A & Type B Master Plan Project. Tony Ly with STOA Developers had a discussion with the board about the Master Plan Project. Kenneth Pilcher inquired whether this was a new initiative for consideration. Erica Gillum clarified that it had been voted on, passed, and is in the budget; council approval has been obtained. Tony Ly provided an overview of the project, emphasizing planning for city growth in the next 5, 10, and 15 years. Development focuses on medical, technology, rooftops, and infrastructures, comparing with patterns from other cities. Noted the potential increase in employees due to Daikin and discussions with HEB director for a facility in Hempstead. CC Ly is the President of STOA an architecture firm with over 40 years of experience. Master Plan Importance: Emphasis on lacking rooftops, developers, housing projects, and infrastructures. Highlighted the necessity of a master plan to attract developers and investors. The master plan will encompass recreation, restaurant, retail, and educational aspects. Phase 1: City Hall needs an extensive image revamp. Infrastructure, wastewater, and public utilities are key components. The master

plan will be reviewed with the board and subjected to public hearings. Funding Programs: Plans to develop funding programs, federal and state, to support the city in phases. Feasibility market study to be conducted by a third party for healthcare, retail, education, and rooftops to determine costs. Vision for Hempstead: Erica Gillum discussed the vision, incorporating technology, a hospital, entertainment, a River Walk, a new downtown city hall, and convention centers, student housing, and rooftops. Challenges in meeting requirements for attracting businesses like HEB were acknowledged. Realistic Budgeting: Emphasis on staying realistic and ensuring the master plan is within the budget to sustain Hempstead. Assurance of funding opportunities that won't burden the city with taxes. County and City Collaboration: Tony Ly explained the lack of division in the county, citing Waller County's willingness to participate in the health department. Emphasis on available funds and the plan's presentation to the state for funding. Strategic Planning: Discussion on strategically planning city growth and making the city presentable. Tony emphasized the need to attract developers and plan strategically for growth.

Mr. Ramiro Bautista concurs that the county necessitates a comprehensive growth plan, particularly when undertaking projects of this magnitude. He underscores the valuable resources, energies, and innovative capacities inherent in Prairie View A&M University (PVAMU), emphasizing its potential to contribute significantly to the success of the initiatives. Mr. Bautista acknowledges the commercial and infrastructural developments, including ongoing street construction, which further solidify the university's role in fostering progress within the community.

In addition, Mr. Ramiro Bautista highlights the importance of engaging in grant writing activities. By leveraging PVAMU's academic and research strengths, there exists a considerable opportunity to secure external funding through grants. This approach aligns with strategic planning, ensuring financial support for the envisioned projects and facilitating sustainable growth for the county. Mr. Bautista's input underscores the potential synergy between educational institutions like PVAMU and broader community development initiatives, emphasizing the importance of collaboration and resource utilization for holistic and enduring progress.

PV's Role: Kenneth Pilcher inquired about Prairie View A&M University's (PV) role. Tony Ly stressed the need for affordable student housing and collaboration with PV for student lists. Potential partnership in infrastructure costs discussed between PV and Hempstead. Positive Energy for Hempstead: Brent Rystrom suggested an urban planning program given the proximity, which was well-received. CC Ly discussed creating positive energy for Hempstead and injecting progressive concepts for attraction. Completed Projects and Examples: Examples of completed projects such as Bastrop, Fort Bend County, and City of Carrollton were discussed.

7. Adjourn. Type B: Kenneth Pilcher adjourned the meeting at 6:55 p.m., seconded by Mildred Jefferson. All in favor, the motion carried. Type A: Oberton Stewart adjourned the meeting at 6:55 p.m., seconded by Jackie Jackson. All in favor, the motion carried.

Mayor Erica Gillum:



4A President Brent Rystrom



4A Secretary Soraya Rodriguez

