

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

BE IT REMEMBERED that on the 13th day of March 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 regular joint session at the City of Hempstead, 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.

Willie Ray Gooden, Sr.	4A	President	Present
Overton Stewart	4A	Vice President	Present
Cheryl Hardwick	4A	Secretary	Present
Sherion Grant	4A	Treasurer	Present
Jackie S. Jackson, Sr.	4A	Member	Present
Mildred Jefferson	4B	Treasurer	Present
Annette Baker	4B	Member	Present
Raul Villarreal	4B	Member	Absent
Anthony Alvarez	4B	Vice President	Present
Phil Richey	4B	Secretary	Present
Elizabeth Ayala	4B	Member	Attended via Zoom
Mayor Erica Gillum	4B	President	Present

Also, in attendance

Clarence P. Landry Jr, HEDC director

Lilliana Rodriguez, HEDC Administrative Assistant

Bridgette Begle, City Attorney

1. Call to Order

The HEDC meeting was called to order by Type A President Willie Ray Gooden at 6:06 pm.

- 2. Public Comments.** Judith Richey publicly commented on her confusion about HEDC Director Clarence P. Landry Jr. attending the Historic Black towns and settlement alliance conference. Also, suggesting that the HEDC board members establish an attendance meeting policy for future conferences.

Bruce Kirby introduces himself and states his accomplishments in work life. He continues to add that he attended the HEDC meeting to know what is happening with the community and expressed how important it is to be engaged. Lastly, a community should not be divided but working together.

Dr. Denise Mattox introduced herself and stated that the zoom link for public comments would not work for the public and asked for the issue to be fixed.

3. Comments by HEDC Director Clarence P. Landry, Jr. and HEDC Administrative Assistant Lilliana Rodriguez on CDI certification classes.

HEDC Director Clarence P. Landry stated he took CDI Year two classes and explained his learning.

HEDC Administrative Assistant Lilliana Rodriguez also stated that she took CDI Year one class and explained her learning and networking.

4. Discussion and consideration of Minutes dated February 13, 2023.

Type B

Phil Richey motioned to accept minutes dated February 13, 2023, seconded by Annette Baker. All in favor, the motion carried.

Type A

Cheryl Hardwick motioned to accept minutes dated February 13, 2023, seconded by Jackie Jackson. All in favor, the motion carried.

5. Discussion and consideration on paying the monthly bills.

Type A

Sherion Grant made a motion to pay monthly bills was seconded by Jackie Jackson. All in favor, the motion carried.

Type B

Phil Richey made a motion on paying monthly bills, seconded by Anthony Alvarez. All in favor, the motion carried.

6. Discussion on Open meetings act and Public Information act training certifications.

HEDC Administrative Assistant Lilliana Rodriguez discussed the importance of completing both certifications that week.

7. Consideration and action on purchasing extra HEDC benches.

Type A

Sherion Grant made a motion to purchase 10 more HEDC benches, seconded by Overton Stewart. All in favor, the motion carried.

Type B

Mildred Jefferson made a motion to purchase 10 more HEDC benches, seconded by Annette Baker. All in favor, the motion carried.

8. Discussion and consideration of the HEDC vision statement.

A discussion was had regarding the vision statement.

“The vision for the Hempstead Economic Development Corporation is to serve as the economic development catalyst for business development and to attract strategic business partners and social services agencies to enhance the quality of life for citizens of the City of Hempstead for the 21st century”.

Type A

Jackie Jackson motioned to approve the HEDC vision statement, seconded by Sherion Grant. All in favor, the motion carried.

Type B

Phil Richey motioned to approve the HEDC vision statement, seconded by Anthony Alvarez. All in favor, the motion carried.

9. Discussion and consideration of HEDC core values.

A discussion had to be crafted on HEDC’s core values: Intentionality, Integrity, and Community.

Type A

Sherion Grant motioned to approve the HEDC core values, seconded by Jackie Jackson. All in favor, the motion carried.

Type B

Mildred Jefferson made a to approve the HEDC core values, seconded by Anthony Alvarez. All in favor, the motion carried.

10. Discussion by board member Annette Baker regarding the upcoming graduating senior fundraising event and making board members more aware of the forthcoming events.

Annette Baker stated that she is holding a scholarship fundraising event honoring her late husband, Dr. Baker. She was also requested to send out reminders to board members about HEDC events.

11. Presentation by HEDC director Clarence P. Landry, Jr., on an overview of projects and benchmarks.

HEDC director Clarence P. Landry, Jr. presented a PowerPoint on federal resources on creative community development. He explained the CDBG overview and section 108 basics. Lastly, establish how section 108 CDBG can fund infrastructure and housing.

12. Discussion on the 14-acre lot owned by HEDC and located on Highway 6.

- Discussion on the request survey of the entire lot by the interested developer.
- Discussion on the request for a market study of the area requested by interested developers; and
- Discussion on possible architectural design and site plan by interested developers.

Mayor Erica Gillum discussed accepting a surveyor for a 14-acre HEDC lot. Clarence P. Landry Jr explained that the HEDC would sell the property to interested developers and be co-developers in said project.

13. Discussion on preparing a strategic plan for the City of Hempstead by Lisa Mutchler with Texas A&M Engineering Extension Service.

A discussion was made about having Lisa Mutchler with the Texas A & M Engineering Extension service for HEDC SWOT Analysis.

14. Convene in open session pursuant to Section 551.074 of the Government Code to hear a complaint or charge against an officer or employee (Type B Board member: Phil Richey)

Multiple complaints on Type B Secretary Phil Richey over his behavior and comments toward the HEDC board and department. Mayor Erica Gillum explained that she hoped the HEDC board could work collectively to move the city forward. She then continued to explain the disrespect and harassment from Type B Secretary Phil Richey toward HEDC employees. She asked Type B Secretary Phil Richey to resign his position on the HEDC board. Phil Richey responded that he tries to conduct himself best for the HEDC and declined Mayor Erica Gillum's request for resignation. Type A Treasurer Sherion Grant responded that efforts for the HEDC board must be made respectfully. Type A board member Jackie Jackson expressed his frustration towards the topic stating that the HEDC board already talked about this issue with Phil Richey and is unsure why his behavior continues. Type B Treasurer Mildred Jefferson noted that we all need to work together and that an apology goes a long way. Phil Richey did not apologize. Lastly, Type B Vice President Anthony Alvarez stated that he's unsure if that is Phil Richey's nature to critique others but that our meetings should be about working together.

Type B President Mayor Erica Gillum made a motion for the recommendation to go to the council to remove Type B secretary Phil Richey from the HEDC board. Mildred Jefferson seconded the motion made the motion, and it was seconded by Annette Baker.

Type B vote only.

Annette Baker- Aye
Mildred Jefferson- Aye
Anthony Alvarez- Aye
Erica Gillum- Aye

All in favor of Type B, the motion carried.

15. Adjourn.

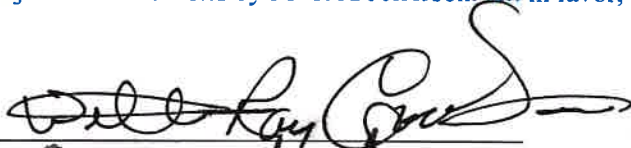
Type A

Overton Stewart motioned to adjourn the HEDC meeting, seconded by Jackie Jackson. All in favor, the motion carried.

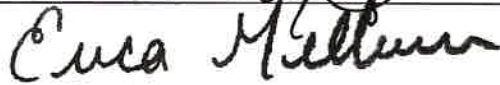
Type B

Motion made by Annette Baker to adjourn and a second by Mildred Jefferson. All in favor, the motion carried.

Type A President Willie Ray Gooden:



Type B President Mayor Erica Gillum:



Type A Secretary Cheryl Hardwick:

