



**NOTICE OF A REGULAR JOINT MEETING OF THE
HEMPSTEAD ECONOMIC DEVELOPMENT CORPORATIONS
TYPE A & TYPE B**

Notice is hereby given that a joint workshop meeting of the Hempstead Economic Development Corporation Type A & B of the City of Hempstead will be held on Monday, May 13, 2024, at 6:00 P.M. at Hempstead City Hall, 1125 Austin Street, Hempstead, Texas, 77445 at which time the following subjects will be discussed, to-wit.

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

Also, on attendance,
 Dr. Ramiro Bautista, HEDC Director
 Lilliana Rodriguez, HEDC Administrative Assistant
 Charles Williams, City Attorney

OPEN SESSION:

1. Call to order. By Mayor Erica Gillum at 6:14 p.m.
2. Public Comments. Crystal Krivacka (Fife Realty) thanked HEDC for the opportunity of a recent transaction.
3. Discussion and action on minutes dated April 8, 2024 (Workshop and Meeting).
 Type B Discussion motion made by Kenneth Pilcher seconded by Mildred Jefferson
 Type A Discussion motion made by Soraya Rodriguez seconded by Overton Stewart
 All in favor, motions carried.

4. **Presentation by Placer.ai.**

Tiffany presented on Zoom comments were made by Kenneth Pilcher.

5. **Presentation, consideration, and action on a Resolution and completion of the participation agreement for Tex Pool. Motion to discuss.**

Type B motion made by Kenneth Pilcher seconded by Mildred Jefferson

Type A motion made by Z'aundria Warren seconded by Soraya Rodriguez

Motions made to agree on preparation of participation agreement and resolutions.

All in favor, motions carried.

6. **Consideration and action on a Resolution and completion of the registration packet for Texas CLASS.**

Type B Motion made by Kenneth Pilcher seconded by Mildred Jefferson

Type A motion made by Z'aundria Warren seconded by Soraya Rodriguez

Motions made to agree on preparation of registration packet and resolutions.

All in favor, motions carried.

7. **Presentation by CHEAF (Strategic Plan).**

Presentation viewed by board members followed by Q&A with the board and CHEAF representative.

8. **Presentation by Flock Safety (Business Recruitment, Attraction, and Retention).**

Presentation viewed by board members followed by Q&A with the board and Representatives of Flock Safety.

9. **Discussion and possible action on authorizing a notice of publication for a Project with Flock Safety.**

Type by motion made by Kenneth Pilcher seconded by Mildred Jefferson to table item.

All in favor, motion carried.

10. **Discussion and possible action on authorizing a notice of publication for the Hempstead City Park Public Restrooms Upgrade Project.**

Discussion opened with the board members, Dr. Ramiro Bautista, and Mayor Erica Gillum.

Type B motion made to authorize notice of bathroom budget and grant budget of up to 10k to repair bathroom toilets in Hempstead City Park to improve resident's and visitor's' quality of life made by Kenneth Pilcher. Seconded by Mildred Jefferson

All in favor, motion carried.

11. **Discussion with a Local Realtor about realtor services for the HEDC Lots in the Business Park.**

Dr. Ramiro Bautista informed board members of the 5 current lots owned by the HEDC and consideration for a local Realtor for representation to list the 5 lots.

Local Realtor, Melissa Hegemeyer (Hegemeyer Realty), made an introduction and provided knowledge on the business lots that she previously was attempting to list for HEDC.

12. Discussion and action on dedicating one lot (Business Park detention) to the City of Hempstead.

Item tabled.

13. Discussion and action on Art Rendering (color) and Site Location for the City Hall outdoor LED display sign project.

Discussion opened among the board members and Dr. Ramiro Bautista, and Lilliana Rodriguez.

Motion made to approve original site location, obtain a new quote from Waller County Electric for this item, and continue to work on the color scheme made by Type B Kenneth Pilcher seconded by Mildred Jefferson

All in favor, motion carried.

14. Discussion and action on Waller County Electric quote for the outdoor LED display sign.

Type B motion made by Kenneth Pilcher seconded by Mildred Jefferson to table item.

All in favor, motion carried.

15. Comments from the Director.

- City Council Meetings Attendance/Participation
- HEDC Updated Budget FY 2023-2024
- HEDC Property Closing
- HEB Distribution Campus
- TOMA Training Certificates
- HEDC Marketing flyer
- Community Event Flyer
- Social Media
- HEDC Yard Signs
- Hempstead PD Meet & Greet
- Gazebo Park Benches
- Open Records Request
- Vendor Packet
- HEDC Committee Application
- HEDC Printed Board Packets
- Texas Consensus Forecast March 2024
- Sales Tax Information
- Retail and Site Selection Response Packets
- HEDC Economic Development Week Proclamation

CLOSED SESSION

The closed session was called into order by Mayor Erica Gillum at 8:49 pm

15. The Boards will convene in Executive Session pursuant to Section 551.072 of the Government Code to deliberate Real Property.

16. The Boards will convene in Executive Session pursuant to Section 551.071 of the Government Code to Consult with the Attorney.

17. The Boards will convene in Executive Session pursuant to Section 551.074 of the Government Code to deliberate Personnel Matters.

OPEN SESSION:

Open Session was called to order by Mayor Erica Gillum at 9:33 p.m.

18. Discussion and action on submitting an offer on the new EDC Building.

Discussion opened between board members, Dr. Ramiro Bautista, Realtor Crystal.

Motion made to extend the offer to purchase the new EDC Building.

Type A motion made by Overton Stewart seconded by Z'aundria Warren.

All in favor, motion carried.

19. Consideration and action on paying monthly bills.

Type A motion made by Soraya Rodriguez seconded by Overton Stewart.

All in favor, motion carried.

20. Discussion and action on the HEDC Director's employment agreement.

Discussion opened among the board members.

Motion made to extend the presented 2-year agreement at the agreed salary previously approved by the board members.

Type B motion made by Kenneth Pilcher seconded by Mildred Jefferson

Type A motion made by Soraya Rodriguez seconded by Z'aundria Warren

All in favor, motions carried.

21. Adjourn.

Meeting Adjourned by Mayor Erica Gillum at 9:42 p.m.

Type A President:



Vice
Type B President:



Type A Secretary:

