

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

BE IT REMEMBERED that on the 24th day of April 2024, A.D., 2024 at 3:00 P.M. the City Council met in a Special Meeting at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas, there being present, to-wit:

Erica Gillum, Mayor
Lonnie Garfield, Mayor Pro-Tem
Cindy Pearce, Councilmember
Mildred Jefferson, Councilmember
Nora Hodges, Councilmember (Via Zoom)
Karon E. Neal, Councilmember (Via zoom)

Justin Pruitt, City Attorney
Sabrina Alvarez, City Secretary

1. Call to order and invocation.

Mayor Erica Gillum called the meeting to order at 3:00 P.M. and Mayor Pro-Tem Lonnie Garfield gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

None.

4. Consideration and possible action to approve an Ordinance authorizing the Mayor to execute a Development Agreement concerning the annexation and related development terms with the owner of primarily undeveloped land generally located at the southeast corner of the intersection of Business US 290/10th Street and Locust Street in the extraterritorial jurisdiction of the City of Hempstead.

Attorney Justin Pruitt stated that the city had several meetings with the developer. This agreement sets the tone for the annexation and usage of the development agreement. How the property will be used. Mayor Pro-Tem Lonnie Garfield asked how long the annexation will take. Attorney Justin Pruitt stated that if it's filed that day, it will be effective that same day. Councilmember Mildred Jefferson stated it was a great opportunity for the city. Councilmember Mildred Jefferson made a motion to approve the Ordinance. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

5. Consideration and possible action to approve a Resolution authorizing the Mayor to execute a Chapter 380 Economic Development Agreement with the owner of primarily undeveloped land generally located at the southeast corner of the intersection of

Business US 290/10th Street and Locust Street in the extraterritorial jurisdiction of the City of Hempstead.

This is the second portion of the project, developer asked to work out a development deed, tax abatements, chapter 380, Texas Economic Development programs. If terms are met, property taxes will be rebated for a ten-year period. The developer must invest two hundred million dollars, 100 local jobs. If they default on the agreement provisions are set, ability to reduce incentive agreement if it comes to that. Councilmember Mildred Jefferson asked is this the best for the city. Attorney Justin Pruitt stated yes. The 380 Agreement allows for a lot of freedom to work with the city. Councilmember Cindy Pearce stated that she was glad to see the twelve-month commencement date included. Councilmember Mildred Jefferson made a motion to approve the Ordinance. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

6. Consideration and action on a Resolution of the City Council of the City of Hempstead appointing persons to the Planning and Zoning Commission of the City of Hempstead.

Mayor Erica Gillum stated that Samantha Glover had some health issues that was the cause of her missing so many meetings, but that she wanted to be reinstated. Councilmember Cindy Pearce reported that she had previously missed 7 meetings and asked if her health issues had improved. Mayor Erica Gillum stated yes that if she misses three or more consecutive meetings then Ms. Glover will be reevaluated. Councilmember Mildred Jefferson made a motion to approve the Resolution. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried.

25. Adjourn City Council Meeting.

Councilmember Mildred Jefferson made a motion to end the meeting at 3:19 P.M Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

PASSED AND APPROVED this the 20th day of May, A.D., 2024.

APPROVED:

/s/: Katherine Ragston Ward, Mayor

ATTEST:

/s/: Sabrina Alvarez, City Secretary