

NOTICE OF A REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF HEMPSTEAD

PLEASE NOTE:

Public comments and matters from the floor are limited to 3 minutes per person. Allotted minutes cannot be transferred to other individuals.

If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Council form available upon entrance to the meeting.

Please silence all cell phones and electronic devices.

Notice is hereby given that a Regular Meeting of the City Council of the City of Hempstead will be held on **Monday, the 4th day of December A.D., 2023 at 6:00 P.M.** at the **Hempstead City Hall, 1125 Austin Street, Hempstead, Texas**, at which time the following subjects will be considered, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comments.
4. Consideration and action on the appointment of Frank Rodriguez as Fire Marshal.
4. Consideration and action on a Resolution of the City Council of the City of Hempstead approving the 2024 City of Hempstead's City Holidays.
5. Consideration and action on awarding the bid for the Hempstead Economic Development Corporation Type A & Type B Master Plan Project.
6. Consideration and action on approving the Hempstead Economic Development Corporation Job Description and direction on posting the job notice.
7. Consideration and action to approve the Hempstead Economic Development Corporation Type A & Type B Bylaw amendments removing the requirement for the Vice President of each Board to be bonded and adding the requirement that only a bonded President or bonded Treasurer be authorized to write and/or sign checks.
8. Consideration and action authorizing Langford Community Management to submit for the Resilient Communities Program Grant on behalf of the city.
9. Consideration and action on opting out of the PFAS litigation (In Re: *Aqueous Film-Forming Foams Products Liability Litigation*, MDL 2:18-mn-2873 (D.S.C.) and *City of Camden, et al., v. DuPont de Nemours and company, et al.*, No. 2:23-cv-03230-RMG.)
10. Consideration and action to approving release of Waller County MUD 39 area from extraterritorial jurisdiction (558.54 acre tract of land situated in the Peter Harper Survey, Abstract No. 137 and the Lancelot Abbott Survey, Abstract No. 1, Waller County, Texas; said 558.54 acre tract of land being the same tract of land as conveyed to M-Four Devco, Ltd. And recorded at Waller County Clerk's File No. (W.C.C.F.) 1810051 of the Official Public Records of Real Property (O.P.R.O.R.P.)).
11. Consideration and action on a preliminary replat of Block 121 the south ½ lot of 9 and all of 10, Faudel Estrada and Yasmin Adame.
12. Consideration and action on a preliminary replat of Block 50, Lots 1-5, Javier & Melissa Padilla.

13. Consideration and action on payment of current bills (December).

The City Council of the City of Hempstead reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below authorized by Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), and 551.086 (Certain Public Power Utilities: Competitive Matters). Council may act in Open Session on any item listed for Executive Session.

14. Adjourn City Council Meeting.

Dated this the 1st day of December, A.D., 2023.

By: 

Sabrina Alvarez, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of a Regular Meeting of the governing body of the City of Hempstead is a true and correct copy of said Notice, and that a true and correct copy of said Notice was posted on the City Hall bulletin board and entrances to City Hall, in the City Hall of said City of Hempstead, Texas, a place convenient and readily accessible to the general public at all times, and that said Notice was posted on December 1, 2023 at 2:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 1st day of December, A.D., 2023.

By: 

Sabrina Alvarez, City Secretary

PUBLIC PARTICIPATION BY TELEPHONE

The City of Hempstead City Council **may** conduct the meeting scheduled at **6:00 P.M. on Monday the 4th day of December 2023 at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas.** The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public upon written request.

The toll-free dial-in number to participate in the meeting telephonically is:

1-346-248-7799; Access Code 989-478-2100

IF CITY COUNCIL MEMBERS ARE GOING TO APPEAR BY VIDEOCONFERENCE A QUORUM OF COUNCILMEMBERS MUST BE PRESENT AT THE LOCATION.

NOTICE OF MEETING BY VIDEO CONFERENCE

The City of Hempstead City Council **may** conduct the meeting scheduled at **6:00 P.M. on Monday the 4th day of December 2023 at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas** by videoconference in addition to allowing in person attendance. A quorum of the City Council will be physically present at the Hempstead City Hall, 1125 Austin Street, Hempstead. The public may participate in the City Council Meeting by using the following information:

1-346-248-7799, Access Code 989-478-2100



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION NO. 23-_____

APPROVING THE CITY OF HEMPSTEAD'S 2024 CITY HOLIDAYS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

That the following dates be approved by the City Council to be the 2024 City Holidays:

Monday	January 1	New Years Day
Monday	January 15	M. L. King, Jr. Day
Monday	February 19	Presidents Day
Friday	March 29	Good Friday
Monday	May 27	Memorial Day
Wednesday	June 19	Juneteenth
Thursday	July 4	Independence Day
Monday	September 2	Labor Day
Monday	November 11	Veterans Day
Thursday	November 28	Thanksgiving Day
Friday	November 29	Additional Thanksgiving Day
Wednesday	December 25	Christmas Day
Thursday	December 26	Additional Christmas Day

That the following dates be approved by the City Council to be the 2024 “nonbusiness days” pursuant to Section 552.0031(f) for purposes of the Texas Public Information Act.

Day of Week	Date	
Tuesday	1/2/24	Nonbusiness Day
Wednesday	1/3/24	Nonbusiness Day
Monday	4/1/24	Nonbusiness Day
Tuesday	5/28/24	Nonbusiness Day
Friday	7/5/24	Nonbusiness Day
Tuesday	9/3/24	Nonbusiness Day
Tuesday	11/27/24	Nonbusiness Day
Friday	11/29/24	Nonbusiness Day
Tuesday	12/24/24	Nonbusiness Day
Friday	12/26/24	Nonbusiness Day

PASSED AND APPROVED this the __4th__ day of December, A.D., 2023.

APPROVED:

Erica Gillum, Mayor

ATTEST:

Sabrina Alvarez, City Secretary



6001 Savoy Drive, Suite 100
Houston, TX 77036
O 713.995.8784
F 713.995.8765
www.stoaintl.com

Hempstead Master Plan Project
1125 Austin Street
Hempstead, Texas 77445

October 31, 2023

Re: Hempstead Master Plan Project

Dear Chair and Members of the Evaluation Committee,

STOA International Architects, Inc. dba STOA Architects (STOA) and our entire team are grateful for the opportunity to showcase our extensive qualifications and express our keen interest in collaborating for the **City of Hempstead Master Plan Project** for Architectural Design Services. Our integrated project team is well-prepared to offer architectural design and project management. With a dedicated team of experienced architects, designers, and planners, we are well-equipped to provide innovative and sustainable solutions for the **City of Hempstead Master Plan Project**. Our firm has a deep commitment to creating spaces that enrich communities, enhance sustainability, and align with the unique identity and vision of our clients.

At **STOA Architects, Inc.**, we take great pride in our 40 years of experience as a full-service architectural design firm. Over the years, we've had the privilege of working on a diverse range of projects that have contributed to the growth and development of communities in Texas and beyond. Our extensive portfolio includes Municipal Planning, Master Planning, Fire Stations, Police Stations, Convention Centers, Community Centers, Visitor Centers and many more. **STOA** has performed design services for projects with construction budgets ranging from less than \$50 K to \$150 Million.

Our enduring commitment to quality and innovation has led to numerous successful partnerships with municipalities throughout Texas. Notable projects like the Mount Belview Master Plan, Brazos Lakes Master Plan, George H.W. Bush Community Center, Houston Community College Master Plan, City of Kendleton City Hall/Community Center, City of Needville Police Headquarters Master Plan, City of Pearland Train Depot Visitor Center, and Fort Bend County Epicenter stand as testament to our dedication to shaping functional and aesthetically pleasing spaces that serve the needs of the communities we work with. We look forward to continuing our journey in the architectural work field, creating spaces that enrich lives and foster community growth for the next 40 years and beyond.

In order to provide **City of Hempstead** with one stop services, **STOA** formed a comprehensive team of architect design service professionals to cover Building Design services, architectural and design services, and code compliance services. Most of **STOA** team members have worked on **Master Planning Projects**. Through these strategic partnerships, we present with a team of multi-disciplinary architect design services with a proven success record to achieve the necessary "whole building" approach. We are a Houston-based team and we have proven for many years to provide quality services to our clients.

We listen attentively to our client's concerns, we know the right questions to ask and the proper documents to request, and we can quickly develop a report with our client as their representative to minimize disruption of user groups and to foster an environment to innovate, learn, and work into a better tomorrow. The **STOA** project team will work with the **City of Hempstead** on the design and documentation of the Master Planning Project including coordination with the city design review and cost review. Our Project team will coordinate its work with the Superintendent or designated representative.

STOA's powerful management expertise, talented and innovative team and cutting-edge resources make us confident in promising the highest quality design that will serve the **City of Hempstead** to reinforce their commitment to be responsive, results-oriented, trust-builders, and accountable to the community and future generations to come. We see the opportunity to work with the **City of Hempstead** as an exciting partnership as well as a significant contribution to the enrichment for the **City of Hempstead Master Plan Project**.

Please feel free to contact us for additional information. We would be honored to meet with the **City of Hempstead** committee and discuss our experiences. Thank you very much for your consideration.

Sincerely,

C. C. Lee, AIA, LEED AP
President and CEO

PH 713.995.8784 | FAX 713.995.8765

TABLE CONTENTS

1 - FIRM INFORMATION

- + Background information, including history and staff
- + Awards and recognition
- + General philosophies
- + General approaches to urban planning

2 - EXPERIENCE & QUALIFICATIONS OF KEY PERSONNEL

- + Biographies and resumes of firms principals and staff members proposed for this specific project
- + Statement of availability of all key staff

3 - RELEVANT EXPERIENCE

- + 2-3 relevant work samples for similar cities
- + References (names and contact information)
- + Status of implementation of the above

4 - SUBCONTRACTORS

- + Identify subcontractors (if applicable), including profile and qualifications pertaining to this project

5 - PROJECT STATEMENT & COST PROPOSAL

- + A brief statement of project understanding
- + Proposed timeline for completion of the project, including start date, milestones, and project completion date
- + Assumptions/expectations of City staff's responsibilities and deadlines, if applicable, should be noted
- + Statement of Legal Standing, including pending controversies and/or legal disputes. If none, that should be noted
- + Phase 1 - Project initiation and data gathering
- + Phase 2 - Community Engagement
- + Phase 3 - Document Production
- + Phase 4 - Plan Adoption
- + Fee Schedule for Additional Services

1 - FIRM INFORMATION

1.1

+ BACKGROUND INFORMATION, INCLUDING HISTORY AND STAFF

1.2

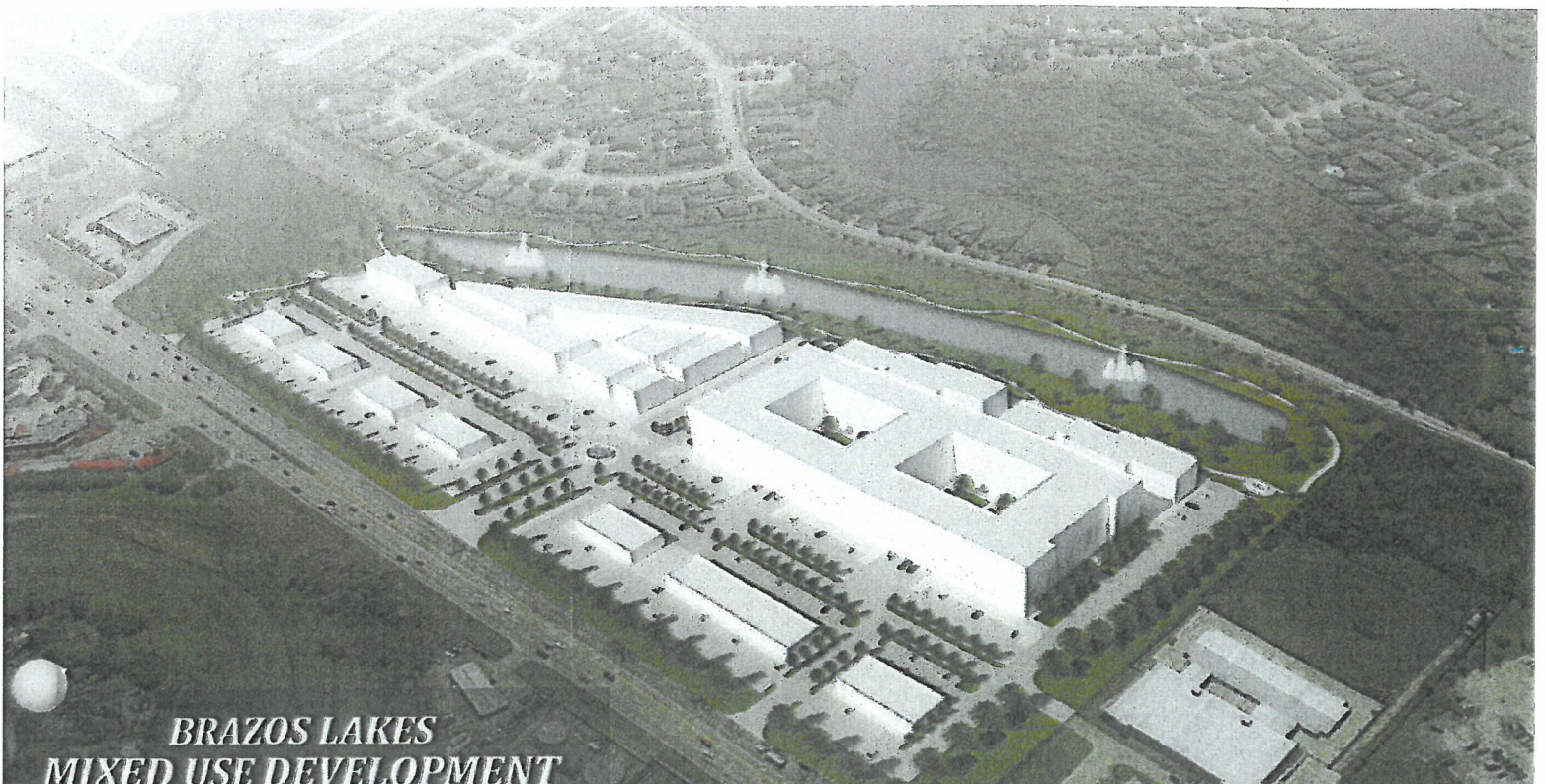
+ AWARDS AND RECOGNITION

1.3

+ GENERAL PHILOSOPHIES

1.4

+ GENERAL APPROACHES TO URBAN PLANNING



1.1 BACKGROUND INFORMATION, INCLUDING HISTORY AND STAFF

Firm Name STOA International Architects, Inc. 	Corporate Address & Phone Number (Texas Office) 6001 Savoy Drive Houston, TX 77036 713.995.8784	Number of Offices 2 in TX 2 in FL 4 Total	
Year Established 1983	Primary Contact Chao-Chiung Lee cclee@stoaintl.com PH: 713.980.1627 FX: 713.995.8765	Website Address www.stoaintl.com	
Texas Vendor Identification Number 17604889406	Federal Employer Identification Number 760488940	Years In Business 40 Years in Business	
Location(s) of Business Primary and Subsidiary Offices			
Houston Office 6001 Savoy Dr. Suite 100 Houston, TX 77036 Primary (HQ) Staff 25 Employees	Dallas Office 800 Exposition Ave. #1 Dallas, TX 75226 Subsidiary Staff 7 Employees	Pensacola Office 121 E. Government St. Pensacola, FL 32502 Subsidiary Staff 22 Employees	Panama City Office 97 W. Oak Avenue Panama City, FL 32401 Subsidiary Staff 7 Employees

FIRM HISTORY

Founded in 1983, STOA International Architects, Inc. (HUB/MBE) is an award-winning architecture firm delivering innovative design solutions that not only serve the operational goals of our clients, but that also express the importance of our client's role in the greater community at large. Our future-oriented designs focus on the shape of the environment and the people inhabiting the space to build a sense of community for a better tomorrow.

STOA has developed a Holistic Design Approach to achieve a stable, healthy, balanced, peaceful, and harmonious relationship between the built environment and its natural surroundings. Since our inception, STOA has designed projects that are diverse in size, type, and budget, including multi-family housing, educational facilities, libraries, health care institutions, multi-purpose service centers, community centers, public park support facilities, and convention centers.

STOA Architects have been the recipient of over 60 Regional, National and International Design Awards from various organizations and fellow members of the American Institute of Architects. We're immensely proud of this recognition and attribute this to our belief that ideas based on different schools of thought, with more

1.2 AWARDS AND RECOGNITION



AWARDS & RECOGNITION

STOA Architects have been the recipient of over 60 Regional, National and International Design Awards from various organizations and fellow members of the American Institute of Architects. We're immensely proud of this recognition and attribute this to our belief that ideas based on different schools of thought, with more solutions to choose from, improve the chances of achieving the best possible design.

AWARDS LIST

Sanderson Elementary School, Houston ISD
Golden Trowel Award for Outstanding Masonry Design, Associated Masonry Contractors of Houston

Stephen F. Austin High School ROTC Building
Houston Meritorious School Architecture, Texas Assoc. of School Administrators/Texas Assoc. of School Boards

University of Houston Parking Garage, Shell Retail Space and Welcome Center
Golden Trowel Honorable Mention for Outstanding Education College/ University Design on the University of Houston Parking Garage & Shell Retail Building, Texas Masonry Contractors

American School & University Educational Interiors Showcase, Outstanding Design in Student Centers / Service Areas Category

Golden Trowel Award for Outstanding Masonry Design, Associated Masonry Contractors of Houston

Wharton County Junior College, Richmond Campus Fort Bend Technical Center
Golden Trowel Award for Outstanding Masonry Design, Associated Masonry Contractors of Houston

Houston Community College Northeast Campus
Merit Award, Metal Construction Association

STOA'S PHILOSOPHY

Our design philosophy is that our architecture respects the context, people, and culture where the building is placed. Our design will be sensitive to the needs and objectives of our clients, the program, the users, and the schedule and budget. We do not have a preconceived design solution or style that is superimposed on any project. We listen closely to our client's concerns, desires, needs, and management philosophy, then creatively translate them into problem solving concepts that provide the foundation for architectural design. It is during this process that we gain a clear understanding of the institutional standards and they become a part of the design for the project. In general terms, the design result on any project evolves from the owner requirements, the physical environment, the personality of the owner (each owner has a personality, whether an individual, a corporate entity, or a university entity), and the ability of the architect to incorporate all requirements, both objective and subjective, into a viable design.

STOICISM PHILOSOPHY

Our company culture is rooted in Stoicism Teaching, emphasizing a calm and collected approach to challenges. By integrating Stoic principles into our daily practices, we foster personal growth, equanimity, and deliver high-quality architectural solutions.

STO*ICISM

The belief that virtue, the highest good, is based on knowledge, and that the wise live in harmony with the divine reason that governs nature. A primary aspect of Stoicism involves improving the individual's ethical and moral well-being: "Virtue consists in a will that is in agreement with Nature." This principle also applies to the realm of interpersonal relationships; to be free from anger, envy, and jealousy. Stoic moral theory is also based on the view that the world is a unity.

FENG SHUI PHILOSOPHY

The term "architect" has a long history in many different cultures, but not in 5,000 years of Chinese culture. However, there are professionals from Chinese culture/history called "Feng-Shui Masters." These masters and the architects of modern-day have the same role. The history of feng-shui and the people who have spent generations perfecting their practice have revealed its benefits through beautifully constructed buildings all over China. Having just said that Modern Architectural practice and Feng-Shui practice are the same, there is a slight difference in the core focuses of each discipline. Modern architecture deals mainly with the material aspects of design; physical scales we can see and feel. Feng-Shui does not only deal with the material but also the invisible. One of these invisible or hidden aspects is called Qi (Chi), which stands for life's energy. In other words, Feng-Shui "expands" the modern architectural understanding of space and time. Feng-Shui adds more invisible or hidden aspects of architecture and helps architects serve their clients in a more meaningful way. It raises our "moral responsibility" to safeguard our clients' well being. With this Feng-Shui knowledge, we can strive to serve our clients beyond the traditional sense of architectural services.

STOA'S APPROACH

STOA is the only architectural firm in the U.S. that is equipped with the capability to holistically address the psychological, behavioral, and economic aspect of building design through Feng Shui spatial values. Our firm has long practiced a unique design approach that incorporates traditional Feng Shui practices with modern green design methods, which we call "Green TEA" (Total Environmental Alignment). Green Architecture is a design approach that minimizes the harmful effects on human health and the environment by applying LEED principles and resource efficient materials. STOA's Green Tea approach aligns the energy and spiritual experience of Feng Shui with the modern ideas of energy efficiency. STOA considers factors such as the size, shape, and layout of the building as well as the landscape and surrounding buildings to create an ideal environment.

QUALITY MANAGEMENT PROGRAM

STOA utilizes our Quality Management Program (QMP) to govern project management, design, production, and deliverables. We assign a QM committee to confirm our team's services and deliverables conform to STOA's contract.

SCHEDULING

STOA's PM develops in collaboration with consultants' PMs a task-based schedule using scope/cost/ standards input from the Program. Critical milestones are incorporated into the design and proposed construction schedule. To identify and quantify project challenges, based on Program requirements, we further define specific tasks for programming, site investigations, design, construction documents, construction, and commissioning, and predict customary durations.

SOFTWARE & TECHNOLOGY

STOA Architects successfully works with project delivery methods such as CMAR, Design-Build, Design/Bid/Build (DBB), Public/Private-Partnership (3P) and other forms of integrated project delivery in both the public and private sectors. Our goal is to bring the same teamwork and collaborative approach to every project, regardless of delivery method. Our team adopts innovative approaches applying cutting edge technology to increase value for our clients while implementing sound and efficient processes in a collaborative environment. Compliance and assurance are major priorities in all phases. Our participation with alternative delivery methods provides us with talents and skills necessary to work closely with contractors to make certain construction scope, cost, schedule, and standards are top-of-mind. While each project brings potentially unique circumstances influencing selection of the most appropriate delivery method, STOA knows how to facilitate dialogue, understand complexities of each project, and help steer our clients in the direction making the most sense for project success.

SOFTWARE & TECHNOLOGY

STOA is a leader in applying technology systems. We have developed and have in place numerous systems and policies focused on success of our projects, clients, and people. We use RevitTM as our project modeling system to aid in development and documentation of projects. Other systems such as AutoCADTM, RhinoTM and SketchTM-up are employed for internal and external visualization purposes. Our project management software tracks office-wide and project resources and aids accurate invoicing. Advantages of technology during design and documentation include:

- Three-dimensional integration of architecture, interiors, and structural and building service systems
- Assists error-free documentation
- Reduction in systems clashes thus reducing contractor's RFIs and thus potential change orders
- Attributes added to components

2 - EXPERIENCE & QUALIFICATIONS OF KEY PERSONNEL

2.1

+ BIOGRAPHIES OF KEY PERSONNEL

2.2

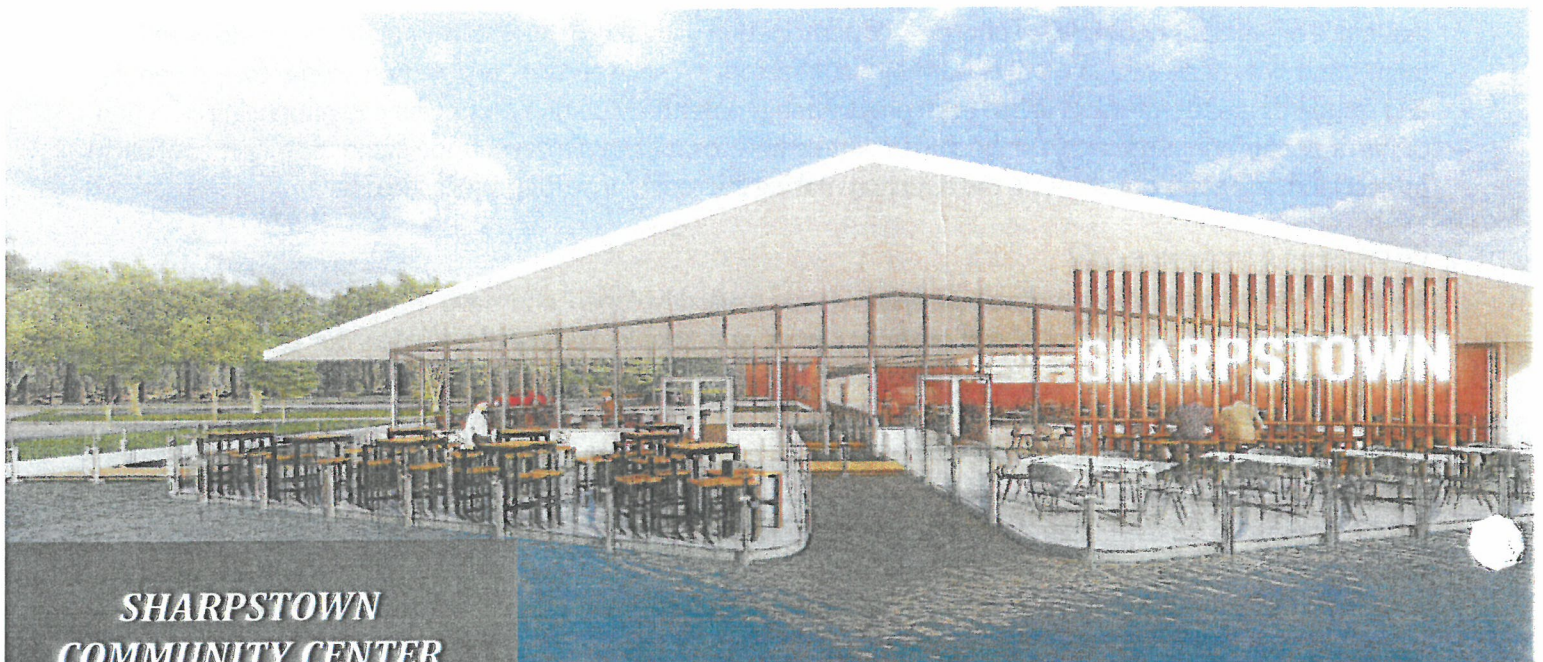
+ RESUMES OF KEY PERSONNEL

2.3

+ ORGINZATION CHART

2.4

+ STATEMENT OF AVAILABILITY OF ALL KEY STAFF



**SHARPSTOWN
COMMUNITY CENTER**

2.1 BIOGRAPHIES OF KEY PERSONNEL



Chao Chung Lee AIA, LEED AP - Project Director

CC Lee serves as the Project Director, overseeing and leading the strategic direction of a given project. In this critical role, CC Lee is responsible for coordinating and managing all project-related activities, ensuring that it stays on course and aligns with the client's objectives. As Project Director, CC Lee possesses a deep understanding of the project's scope, budget, and timeline, and plays a pivotal role in decision-making, problem-solving, and resource allocation to ensure successful project completion. With their expertise, leadership, and a keen eye for detail, CC Lee is integral to the project's overall success.

Registered Architect (TX) #8176

Joseph Esch - Project Manager

Joe Esch serves as the Project Manager for the Hempstead Master Plan Project. With extensive experience in project management and a proven track record of successfully leading complex initiatives, Joe brings a wealth of knowledge and expertise to the role. His responsibilities include overseeing the project's various facets, ensuring effective communication among team members, stakeholders, and contractors, and meticulously monitoring progress to meet project objectives within established timelines. Joe's leadership and organizational skills make him an invaluable asset in driving the Hempstead Master Plan Project to a successful completion.

Texas Real Estate License, Certified Economic Development Finance Professional (EDFP)

Mario Bolullo, RA - Project Planner

Mario Bolullo is the Project Planner for our team, and his role is pivotal in ensuring the successful execution of our projects. With a background in project management and an innate ability to meticulously plan and organize tasks, Mario plays a key role in developing project timelines, setting milestones, and coordinating various aspects of the project. His strong analytical skills, attention to detail, and effective communication are invaluable in keeping projects on track and within budget. Mario Bolullo's expertise and dedication make him an integral part of our project management team, ensuring that our projects are completed efficiently and to the highest standards.

Registered Architect (TX) #10830

Cynthia Ramirez, M. Arch - Project Designer

Cynthia Ramirez serves as the Project Designer, demonstrating her critical role in shaping and guiding the design aspects of the project. With a keen eye for detail, creative vision, and a strong understanding of the project's objectives, Cynthia takes a leading role in developing innovative and practical design solutions. Her expertise and experience in architectural and design principles are instrumental in transforming project concepts into tangible, aesthetically pleasing, and functional structures. Cynthia's dedication to excellence and her ability to translate ideas into reality make her an invaluable asset to the project team.

Suzanne Lee, RA, LEED AP, NCARB - QA/QC Manager

Suzanne Lee serves as the Quality Assurance/Quality Control (QA/QC) Manager, a crucial role responsible for ensuring the highest standards of quality and accuracy in project deliverables. In this capacity, Suzanne plays a pivotal role in meticulously reviewing and verifying project components to guarantee they meet or exceed predefined quality benchmarks. Her extensive experience and meticulous attention to detail make her well-suited for this role, where she meticulously oversees all aspects of quality management, assuring clients and stakeholders of a top-tier project outcome. Suzanne Lee's expertise and dedication as the QA/QC Manager are integral to upholding the project's excellence and integrity.

Registered Architect (TX) #17503

Marek Radomski - Production Manager

Marek Radomski serves as the Production Manager, overseeing the manufacturing and production processes within the organization. With a keen eye for detail and a deep understanding of production logistics, he plays a pivotal role in optimizing efficiency, quality, and cost-effectiveness in the production operations. Marek Radomski is known for his exceptional leadership and problem-solving skills, ensuring that production goals are met while maintaining the highest standards of quality and safety. His extensive experience and expertise make him an invaluable asset to the team, driving successful production outcomes. Marek also has twenty years of experience in production and management, design, construction, and building information modeling (BIM).

Ramón Patiño, M. Arch - Senior Architect

Ramón Patiño holds the position of Senior Architect, bringing a wealth of experience and expertise to the role. With an extensive background in the field of architecture, he plays a pivotal role in leading and overseeing architectural projects within the organization. As Senior Architect, Mr. Patiño is responsible for guiding the design process, providing strategic input, and ensuring the highest standards of architectural excellence are maintained. His leadership and specialized knowledge make him an invaluable asset in driving successful and



CHAO CHIUNG LEE, AIA, LEED AP, CEO

PRINCIPAL IN CHARGE / PROJECT DIRECTOR

C.C. Lee, founder of STOA International Architects, Inc. has been in business for over 40 years, and has been working in the field of architecture for 40+ years. CC Lee serves as the Project Director, overseeing and leading the strategic direction of a given project. In this critical role, CC Lee is responsible for coordinating and managing all project-related activities, ensuring that it stays on course and aligns with the client's objectives. As Project Director, CC Lee possesses a deep understanding of the project's scope, budget, and timeline, and plays a pivotal role in decision-making, problem-solving, and resource allocation to ensure successful project completion. With their expertise, leadership, and a keen eye for detail, CC Lee is integral to the project's overall success.

Education

Master of Architecture,
Washington University in St. Louis

Bachelor of Architecture
Tunghai University, Taiwan

Diploma of Urban Planning
Tunghai University, Taiwan

AMDP In Real Estate
Graduate School of Design
Harvard University

Registrations

Registered Architect (TX) # 8176

Registered Architect 12 other states

LEED Accredited Professional,
(USGBC)

Registered Accessibility Specialist
216

Registered Interior Designer (TX) #
1707

NCARB Certified

Total Years of Experience
50

Office Location
Houston, Texas

Relevant Experience

- Mount Belview Multi-Use Development Master Plan, Mount Belview, TX
- Brazos Lakes Mixed-Use Development Master Plan, Missouri City, TX
- George H.W. Bush Community Center Remodel, Spring TX
- Houston Community College Master Plan, Houston, TX
- City of Kendleton City Hall/Community Center, Kendleton, TX
- City of Needville Police Headquarters Master Plan, Needville, TX
- City of Pearland Train Depot Visitor Center, Pearland, TX
- Fort Bend County Epicenter, Rosenberg, TX
- Welcome Center, Retail, and Parking Garage - University of Houston
- PFC Admin Annex - Fort Bend ISD
- Don Cook Natatorium - Fort Bend ISD
- Fort Bend ISD Warehouse Center - Fort Bend ISD
- Fire Station No. 27 - City of Houston
- Houston Airport System Mickey Leland International Terminal, City of Houston, TX
- Richmond Police Headquarters Historical Renovation and Addition, City of Houston, TX
- Pensacola Regional Airport | Parking Garage & Sky Bridge, Pensacola, FL
- Fort Bend County Veteran Center, Fort Bend, TX
- George R. Brown Convention Center, City of Houston, TX
- Regional Headquarters - Texas Department of Public Safety
- Sienna Branch Library - Fort Bend, TX
- METRO – Fallbrook Bus Operating Facility
- City of Houston - Southeast Water Treatment Plant
- Port of Houston Authority – Amenities Building
- METRO - West Loop Park & Ride
- METRO - Evergreen Project, Houston, Texas
- METRO - Light Rail CBD to Dome – MIS
- METRO - Midtown Urban Design: Bus Stations
- Fort Bend Central Appraisal District Office, Rosenberg, TX



JOSEPH ESCH

PROJECT MANAGER

Joe Esch serves as the Project Manager for the Hempstead Master Plan Project. With extensive experience in project management and a proven track record of successfully leading complex initiatives, Joe brings a wealth of knowledge and expertise to the role. His responsibilities include overseeing the project's various facets, ensuring effective communication among team members, stakeholders, and contractors, and meticulously monitoring progress to meet project objectives within established timelines. Joe's leadership and organizational skills make him an invaluable asset in driving the Hempstead Master Plan Project to a successful completion.

Education

Master of Business Administration
University of Minnesota, Carlson
School of Management

Bachelor of Arts,
Business Administration
Wichita State University

Certifications / Licenses

Certified Economic Development
Finance Professional (EDFP)
National Development Council

Certified Commercial Investment
Member Designation (CCIM)
CCIM Institute

Texas Real Estate License
Texas Real Estate Commission

Total Years of Experience
25

Office Location
Houston, Texas

Relevant Experience

- **ESCH DEVELOPMENT SOLUTIONS, LLC - President/Owner - June 2021- Present**
- City of Rosenberg, TX –Annually renewing contract to manage their economic development program and rebuild the department. Current key projects include the creation of a city council strategic plan, creation of an economic development strategic plan, management of the visioning and redevelopment of Highway US90A, development and implementation of the city wide wayfinding signage project, coordination with Fort Bend County on state legislation for targeted incentives used in the attraction of a full-service hotel, support and alignment of city's bond election efforts.
- City of Simonton, TX – Assisting with the alignment of the city's economic development sales tax corporation boards and operations. Currently part of a consulting team with Ardurra for the development a Comprehensive Land Use Plan for the City.
- City of Needville, TX – Annually renewing contract providing a wide array of services to the Mayor, City Council and Board of Needville Development Corporation including general administration, budgeting, policy creation and implementation, strategic planning, board administration, economic development, as well as development regulations and processes. Examples of several key projects include: creation of a Comprehensive Land Use Plan, advising Mayor on needed policies and procedures, evaluation of development opportunities, and leading negotiations on related development agreements, assessing current operations and advising the city on general administration and economic development policies.
- City of Bastrop, TX – Multiple engagements with the city to assist with development efforts. Currently assisting the City in the attraction of a private sector partner for a hospitality development project adjacent to the City's convention center. Engaged to assist in identifying key issues, processes, and options for city consideration. Craft recommendations on strategic approach to the project, identify potential private sector partners, and lead discussion with potential private sector partners. Previously conducted a strategic assessment and alignment of the City's Type B economic development corporation. Crafted recommendations to the city manager and council resulting in the adoption of formal council policy direction on economic development goals, objective and expectations.
- City of Missouri City, TX - Created re-development strategies, drafted policies recommendations and incentive applications for the city's economic development efforts.
- Missouri City Moving Forward Bond Campaign, TX – Organized and coordinated non-profit bond committee that successfully advocated for the passage of City of Missouri City 2021 bond election resulting in voter authorization of over \$85 million bonds for mobility projects, parks and city facilities.

JOSEPH ESCH - CONTINUED

PROJECT MANAGER

Relevant Experience

- **LIMESTONE COMMERCIAL REAL ESTATE - Vice President - September 2020 – December 2021**
- **Representations**
- Baker Ripley
 - > 4202 Read Rd, 7,500 existing building, Houston, TX
 - > 4400 Almeda Genoa, 2.5 acres of land, Houston, TX
 - > Keegan Property, 28 acres of land, Houston, TX
- Employer Flexible - Sale of 55,500 SF HQ office building, Houston TX
- FE Group – Site selection services to support company's railcar decommissioning services
- N & N Beaumont, LLC - Assessment and sale of three parcels of land, ~30 acres
- Tilson Homes – Strategic land acquisition
- **Leases**
- Bailes, Bates and Associates, HQ Office, Sugar Land, TX
- Eduard Jorge Salon, Sugar Land, TX
- Locktopia Escape Room, Houston, TX
- Water's Edge Winery, Missouri City, TX
- **Sales and Purchases**
- Universal Plant Services - Sale of two office buildings, Deer Park, TX
- Comprehensive Care - Sale of former nursing home facility, Webster, TX
- Private Owner – Sale of 8.5 acres of land, League City, TX
- Tilson Homes - Acquisition of 2.9 acres of land, Waco, TX
- **CITY OF MISSOURI CITY - Director of Economic Development - August 2013 – September 2020**
- Lead city's business development efforts resulting in the location and development of over 4,000,000 SF of projects in all asset classes including:
 - > Structured city approach and negotiated the development of the 1,000,000 SF Amazon distribution center without any economic development incentives
 - > Negotiated incentive packages to attract Best Buy's ~550,000 SF, \$100,000,000 regional distribution center
 - > Crafted and lead city's efforts to develop new business park resulting in 127 acre "Park Eight-Ninety"
- business
 - park
 - > Identified, structured and coordinated efforts resulting in the relocation of Houston Community College \$30,000,000 campus to a redevelopment target area of the city
- Coordinated with the legal department managing city's legislative efforts including creation and adoption of council legislative strategic policy, selection of lobbying firm, legislative tracking, reporting and coordination of city response
- Created economic development investment policies and associated financial models for the application of city incentives
- **CITY OF SUGAR LAND - Executive Director, Business and Intergovernmental Relations-June 1999 – December 2009**
- Attracted and negotiated \$54 million investment in full service 300 room hospitality project
- Served as project manager for the planning and construction for a variety of critical high-profile projects including:
 - > 60,000 SF Sugar Land Conference Center
 - > 20,000 SF Corporate Airport Terminal
 - > General Aviation Complex
 - > Public infrastructure and public structured parking in Town Square
- Secured 99-year lease on 52 acres of University of Houston property for city development in exchange for city \$2.5 million investment in expansion of UH facilities
- Developed city investment strategy which resulted in development of an award winning 32-acre, \$200 million mixed use development project
- Lead city tenant attraction efforts resulting in the location of over 30 new corporate office and industrial tenants including worldwide headquarters for Minute Maid
- Created and implemented the vision for an entertainment district comprised of \$36 million AAA quality minor league baseball stadium, \$85 million 6,500 seat indoor concert venue and 50-acre festival site.



MARIO BOLULLO, RA

PROJECT PLANNER

Mario Bolullo has 40+ years of experience will be the Project Planner for our team, and his role is pivotal in ensuring the successful execution of our projects. With a background in project management and an innate ability to meticulously plan and organize tasks, Mario plays a key role in developing project timelines, setting milestones, and coordinating various aspects of the project. His strong analytical skills, attention to detail, and effective communication are invaluable in keeping projects on track and within budget. Mario Bolullo's expertise and dedication make him an integral part of our project management team, ensuring that our projects are completed efficiently and to the highest standards.

Education

Master of Urban Planning
Autonomous University of Madrid

Bachelor of Architecture
Autonomous University of Madrid

Registrations

Registered Architect (TX) # 10830

NCARB Certified # 34878

Total Years of Experience

42

Office Location

Houston, Texas

Relevant Experience

- Mount Belview Multi-Use Development Master Plan, Mount Belview, TX
- Brazos Lakes Mixed-Use Development Master Plan, Missouri City, TX
- Fire Station No. 27 - City of Houston
- Regional Headquarters - Texas Department of Public Safety
- Houston Airport System Mickey Leland International Terminal, City of Houston, TX
- Mobile Government and Criminal Justice Building, City of Mobile, AL
- Sienna Branch Library - Fort Bend, TX
- George R. Brown Convention Center, City of Houston, TX
- Richmond Police Headquarters Historical Renovation and Addition, City of Houston, TX
- Welcome Center, Retail, and Parking Garage - University of Houston
- Fort Bend Central Appraisal District Office, Rosenberg, TX



CYNTHIA RAMIREZ, M. ARCH

PROJECT DESIGNER

Cynthia Ramirez serves as the Project Designer, demonstrating her critical role in shaping and guiding the design aspects of the project. With a keen eye for detail, creative vision, and a strong understanding of the project's objectives, Cynthia takes a leading role in developing innovative and practical design solutions. Her expertise and experience in architectural and design principles are instrumental in transforming project concepts into tangible, aesthetically pleasing, and functional structures. Cynthia's dedication to excellence and her ability to translate ideas into reality make her an invaluable asset to the project team.

Education

Master of Architecture
Prairie View A&M University

Bachelor of Architecture
Prairie View A&M University

Affiliations

American Institute of Architects

NCARB

Total Years of Experience

16

Office Location

Houston, Texas

Relevant Experience

- Brazos Lakes Mixed-Use Development Master Plan, Missouri City, TX
- Mickey Leland International Airport Terminal- City of Houston and Houston Airport System, TX
- Southeast Water Purification Plant Administrative Service Building Renovation, City of Houston, TX
- Bayport Caonpy Expansion, Bayport Container Terminal Construction
- Fort Bend County Epicenter, Rosenberg, TX
- Administration Building, Blinn College, TX
- PFC Admin Annex, Fort Bend, TX
- Don Cook Natatorium, Fort Bend, TX
- Fort Bend ISD Warehouse Center, Fort Bend, TX
- Sienna Plantation Branch Library, Fort Bend, TX



SUZANNE LEE, RA, LEED AP, NCARB

QA/QC MANAGER

Licensed with 30+ years of experience, Suzanne Lee serves as the Quality Assurance/Quality Control (QA/QC) Manager, a crucial role responsible for ensuring the highest standards of quality and accuracy in project deliverables. In this capacity, Suzanne plays a pivotal role in meticulously reviewing and verifying project components to guarantee they meet or exceed predefined quality benchmarks. Her extensive experience and meticulous attention to detail make her well-suited for this role, where she meticulously oversees all aspects of quality management, assuring clients and stakeholders of a top-tier project outcome. Suzanne Lee's expertise and dedication as the QA/QC Manager are integral to upholding the project's excellence and integrity.

Education

Master of Architecture
University of Texas

Bachelor of Architecture
University of Tamkang (Taiwan)

Registrations

Registered Architect, Texas, No. 17503

LEED Accredited Professional,
USGBC

NCARB Certified

Total Years of Experience

30

Office Location

Houston, Texas

Relevant Experience

- Administration Building Addition and Renovation, City of Houston and Houston Airport System, TX
- Houston Police Department Mounted Patrol Facility, City of Houston, TX
- George Bush Intercontinental Airport Mickey Leland International Airport Terminal D Modernization - City of Houston and Houston Airport System, TX
- George Bush Intercontinental Airport Terminal C Renovation and Addition, City of Houston and Houston Airport System, TX
- George Bush Intercontinental Airport Terminal B Renovation, City of Houston and Houston Airport System, TX
- Forestry Complex Renovation - Parks and Recreation Department
- Heights Branch Library - City of Houston
- Welcome Center, Retail, and Parking Garage, University of Houston, TX
- Houston Police Department Mounted Patrol Facility, City of Houston, TX
- El Franco Lee Health Center, Harris Health System
- George Bush Intercontinental Airport Mickey Leland International Airport Terminal D Modernization, City of Houston and Houston Airport System, TX
- George Bush Intercontinental Airport Terminal C Renovation and Addition, City of Houston and Houston Airport System, TX
- George Bush Intercontinental Airport Terminal B Renovation City of Houston and Houston Airport System, TX
- Heights Branch Library, City of Houston, TX



MAREK RADOMSKI

PRODUCTION MANAGER

Marek Radomski serves as the Production Manager, overseeing the manufacturing and production processes within the organization. With a keen eye for detail and a deep understanding of production logistics, he plays a pivotal role in optimizing efficiency, quality, and cost-effectiveness in the production operations. Marek Radomski is known for his exceptional leadership and problem-solving skills, ensuring that production goals are met while maintaining the highest standards of quality and safety. His extensive experience and expertise make him an invaluable asset to the team, driving successful production outcomes. Marek also has twenty years of experience in production and management, design, construction, and building information modeling (BIM).

Education

Master of Science in Architecture
and Town Planning

Master of Science in Civil Engineering

Total Years of Experience

20

Office Location

Houston, Texas

Relevant Experience

- Mount Belview Multi-Use Development Master Plan, Mount Belview, TX
- Brazos Lakes Mixed-Use Development Master Plan, Missouri City, TX
- Fort Bend County Epicenter, Rosenberg, TX
- The University of Texas M.D. Anderson Cancer Center, chapel renovations, Houston, TX
- UT Health System – Harris County Psychiatric Center, renovation of two nursing units, Houston, TX
- UT Health System, Harris County Psychiatric Center, lobby and security vestibule renovation, Houston, TX
- UT Health System – Harris County Psychiatric Center, evaluation of deficiency of life safety Houston, TX
- Riverside General Hospital – Surgery Dept. Houston, TX
- Riverside General Hospital – Surgery Dept. Houston, TX
- Riverside General Hospital – ICU, Houston, TX
- Memorial Hermann southwest Hospital – Core Lab Consolidation, Houston, Texas
- Memorial Hermann Southwest Hospital – departmental relocation, Houston, TX



RAMÓN M. PATIÑO, M. ARCH

SENIOR ARCHITECT

Ramón Patiño holds the position of Senior Architect, bringing a wealth of experience and expertise to the role. With an extensive background in the field of architecture, he plays a pivotal role in leading and overseeing architectural projects within the organization. As Senior Architect, Mr. Patiño is responsible for guiding the design process, providing strategic input, and ensuring the highest standards of architectural excellence are maintained. His leadership and specialized knowledge make him an invaluable asset in driving successful and innovative architectural solutions.

Relevant Experience

- George H.W. Bush Community Center Remodel, Spring TX
- City of Kendleton City Hall/Community Center, Kendleton, TX
- City of Needville Police Headquarters Master Plan, Needville, TX
- City of Pearland Train Depot Visitor Center, Pearland, TX
- Hardy Senior Citizen Center, Harris County, TX
- University of Texas Health Science Center, Houston, TX
- Sienna Branch Library, Fort Bend, TX
- Blueridge Library, City of Houston, Houston, TX
- Port Arthur Housing Authority Office Study, Port Arthur, TX
- Bayport Canopy Expansion: Bayport Container Terminal, Houston, TX
- Fort Bend Central Appraisal District Office, Rosenberg, TX

Education

Master of Architecture
Cornell University

Bachelor of Architecture
University of Houston

Qualifications + Awards

Member of:

-Cornell Alumni Association
University of Houston Alumni Association

-Houston Hispanic Architects & Engineers (HHAEE)

-Design Award:
AIA Houston 2001 Best Corporate Interiors Award for Sonangol USA Headquarters

Total Years of Experience

30

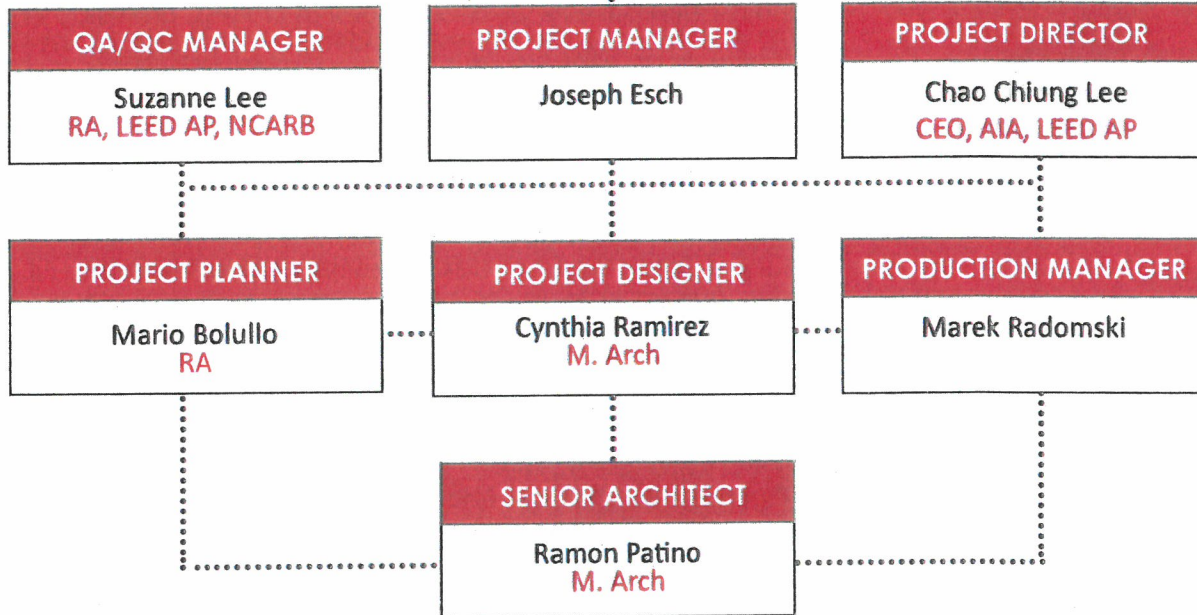
Office Location

Houston, Texas

2.3 ORGANIZATION CHART



STOA ARCHITECTS, INC.



2.4 STATEMENT OF AVAILABILITY OF ALL KEY STAFF



The Statement of Availability for all **STOA Architects, Inc.** key staff for the Hempstead Master Plan Project confirms that the essential personnel and principals required for this project are accessible and committed to its successful execution. This document assures stakeholders that the key team members are available, demonstrating their dedication to meeting project goals and timelines.

3 - RELEVANT EXPERIENCE

3.1

+ RELEVANT WORK EXPERIENCE FOR SIMILAR CITIES

3.2

+ REFERENCES (NAMES AND CONTACT INFORMATION)

3.3

+ STATUS OF IMPLEMENTATION



3.1 RELEVANT WORK EXPERIENCE



MONT BELVIEU MULTI-USE DEVELOPMENT MASTER PLAN

LOCATION

SOUTHEAST CORNER OF HWY 99 AND
146 IN MONT BELVIEU, TEXAS. 77523

CLIENT

MR. JAKE CAYLOR
TEXAS HOME DEVELOPMENT
JAKE@TEXASMODERNWASTE.COM

YEAR COMPLETED

ON-GOING - REPLAT PHASE
(ESTIMATED BY OCTOBER 2023)

SIZE

7.7 ACRES

TOTAL COST

\$20.8 MILLION

PROJECT TYPE

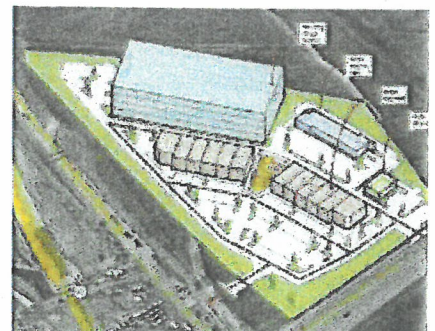
MASTER PLAN
NEW CONSTRUCTION

SCOPE DESCRIPTION

Introducing an innovative Multi-Use Land Development project spanning 7.7 Acres located at the southeastern intersection of Hwy 99 and 146 in the vibrant community of Mont Belvieu, Texas. This visionary project encompasses a range of amenities including retail establishments, a cozy coffee shop, a convenient car wash, and a self-storage facility. Thoughtfully designed, the development incorporates ample parking spaces and essential driveways to ensure seamless access.

This plan holistically captures the arrangement of Retail Stores, the inviting Coffee Shop, the practical Car Wash, and the indispensable Self-Storage facility. Careful attention is given to the integration of necessary parking spaces and driveways.

This Multi-Use Land Development initiative not only promises to enhance the physical landscape but also envisions a cohesive blend of commercial offerings that cater to the needs of the Mont Belvieu community. Through careful planning and collaboration, this project seeks to create a hub of convenience and value while adhering to the highest standards of regulatory compliance.



3.1 RELEVANT WORK EXPERIENCE



MISSOURI CITY BRAZOS LAKES - MIXED USE DEVELOPMENT MASTER PLAN

LOCATION

TEXAS STATE HIGHWAY NO.6
MISSOURI CITY, TX, 77459

CLIENT

DAZHOU GROUP

YEAR COMPLETED

REZONING ORDINANCE - 2020
REPLAT - 2023

SIZE

42 TOWNHOUSES
168 UNITS
219,000 SQ. FT.
22.50 ACRES

TOTAL COST

\$150 MILLION

PROJECT TYPE

MASTER PLAN
NEW CONSTRUCTION

SCOPE DESCRIPTION

The master plan on this mixed use development proposes a combination of functions and users that supports each other and establishes that focal point and is the combination of the residential buildings and town homes, and the commercial plaza. Also the creation of spaces with attention to details and quality materials to offer an intimate and balanced environment.

Retail shops, restaurants, cafes, lounges, recreation and open terraces will complement the individual identities required by the development, and integrating functions with the environment. visitors will be provided with a relaxed and view of the area, extended through a landscaped combination of courtyards and terraces. At ground level there's landscaped open air mall spaces and individual storefront shops as part of the design intent. A continuous canopy and large transparent exterior walls allowing strong indoor and outdoor participation. Vertical and horizontal points of access to allow various activities to happen at once while allowing foot traffic be directed smoothly.



3.1 RELEVANT WORK EXPERIENCE

STOA



LOCATION
SPRING, TX

CLIENT
HARRIS COUNTY

YEAR COMPLETED
JUNE 2023

SIZE
24,500 SF

TOTAL COST
\$4.6 MILLION

PROJECT TYPE
COMMUNITY CENTER

**HARRIS COUNTY - PRECINCT 3
GEORGE H.W. BUSH COMMUNITY CENTER - REMODEL**



LOCATION
HOUSTON, TX

CLIENT
HCC SYSTEM

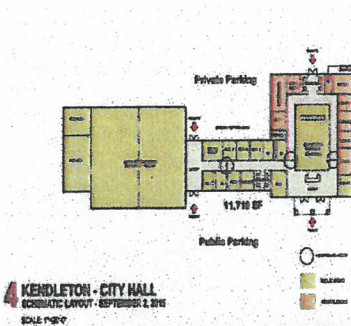
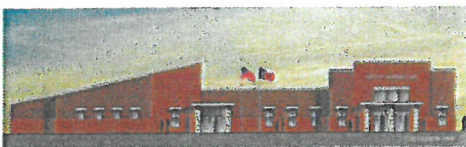
YEAR COMPLETED
2000

SIZE
75,000 SF

TOTAL COST
\$14.9 MILLION

PROJECT TYPE
HIGHER EDUCATION

**HOUSTON COMMUNITY COLLEGE
NORTH EAST CAMPUS MASTER PLAN**



LOCATION
KENDLETON, TX

CLIENT
CITY OF KENDLETON

YEAR COMPLETED
2015

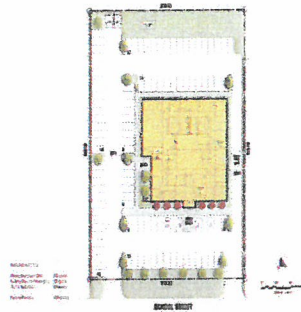
SIZE
11,719 SF

TOTAL COST
EST. \$3.1 MILLION

PROJECT TYPE
PUBLIC SECTOR

**CITY OF KENDLETON
CITY HALL / COMMUNITY CENTER**

3.1 RELEVANT WORK EXPERIENCE



LOCATION

NEEDVILLE, TX

CLIENT

CITY OF NEEDVILLE

YEAR COMPLETED

2022

SIZE

13,733 SF

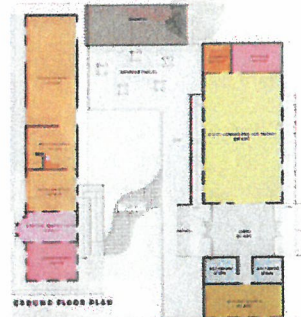
TOTAL COST

EST. \$3.5 MILLION

PROJECT TYPE

POLICE STATION

CITY OF NEEDVILLE POLICE HEADQUARTERS MASTER PLAN



LOCATION

PEARLAND, TX

SIZE

EXIST. TRAIN DEPOT
2,045 SF

YEAR COMPLETED

2018

NEW EVENT CENTER
2,990 SF

TOTAL COST

\$1.1 MILLION

EXIST. TRAIN CABOOSE
627 SF

CLIENT

CITY OF PEARLAND

PROJECT TYPE

VISTORS CENTER

CITY OF PEARLAND TRAIN DEPOT VISITORS CENTER



LOCATION

ROSENBERG, TX

CLIENT

FORT BEND COUNTY

YEAR COMPLETED

AUGUST 2023

SIZE

137,995 SF
38,000 SF PAVILLION

TOTAL COST

\$120 MILLION

PROJECT TYPE

EVENT CENTER

FORT BEND COUNTY EPICENTER MULTI-PURPOSE EVENT CENTER & PAVILION

3.2 REFERENCES



- + **Chris Surface**
Director of Development
Americus Stonehenge Holdings, LLC
Email: csurface@americusholdings.com
Phone: 281.964.9656
- + **Glenn Jarrett**
Director/Construction & Facilities
Alief ISD
Email: glenn.jarrett@aliefisd.net
Phone: 281.498.8110 x29568
- + **Bob Nguyen**
Project Manager
Rice University
Email: bqn4188@rice.edu
Phone: 713.348.5125
- + **Grady Prestage**
Commissioner
Fort Bend County
Email: prestjam@co.fort-bend.tx.us
Phone: 281.403.8000
- + **Devin Roy II, MBA, PMP**
Olivier, Inc.
Houston Community College
Email: droy@olivier-inc.com
Phone: 832.296.7170
- + **Michael Stanton**
Ph.D
Stanton Engineering Group, LLC.
Email: michael@stanton-eng.com
Phone: 713.300.9292
- + **Fred Dally, P.E.**
President & CEO
Dally + Associates, Inc.
Email: fdally@dallyassociates.com
Phone: 713.337.8881
- + **John Gruenwald, PE, RCDD**
Vice President & Co-Founder
PGA Engineers, Inc.
Email: jgruenwald@pgaengineers.com
Phone: 832.867.2161
- + **Doug Coenen P.E., ENV SP**
Principal
Walter P Moore
Email: dcoenen@walterpmoore.com
Phone: 832.431.6822
- + **Justin Schrader**
Managing Director, Principal
ProE Consulting
Email: justin@proe.consulting
- + **Mel Rasmussen**
Project Executive
Satterfield & Pontikes Construction, Inc.
Email: mel@satpon.com
Phone: 214.399.0008
- + **Candido Lizarraga**
Project Engineer
Turner Construction
Email: clizarraga@tcco.com
Phone: 713.840.8441
- + **Michael McCashland**
Project Manager
M Scott Construction, Inc.
Email: michael@mscottconstruction.com
Phone: 713.543.1573

3.3 STATUS OF IMPLEMENTATION



MONT BELVIEW MULTI-USE DEVELOPMENT MASTER PLAN

The implementation status of the Mont Belview Multi-Use Development Master Plan is currently ongoing, with progress being made in accordance with the project's timeline. The replat phase, a crucial component of the development, is anticipated to be completed by October 2023. This phase involves the restructuring and division of land parcels, which is essential for the orderly and efficient development of the multi-use project. The estimated completion date in October 2023 suggests that the project is on track and moving forward as planned.

MISSOURI CITY BRAZOS LAKES - MIXED USE DEVELOPMENT MASTER PLAN

In 2020, the Brazos Lake Mixed Development Master Plan was primarily focused on the rezoning ordinance, indicating a key step in the project's implementation. This likely involved obtaining the necessary approvals and changes in zoning regulations to align with the development's vision. As of 2023, the project has moved into the replatting phase, signifying a later stage in the development process. Replatting typically involves revising the subdivision plans, lot layouts, or land division to meet the project's evolving needs and conditions. These milestones demonstrate the progression and adaptability of the project over time, showing how it has navigated regulatory and design phases for successful development.

4 - SUBCONTRACTORS

4.1

+ IDENTIFY SUBCONTRACTORS (IF APPLICABLE), INCLUDING PROFILE AND QUALIFICATIONS PERTAINING TO THIS PROJECT



4.1 SUBCONTRACTORS

STOA Architects, Inc. has committed to not using subcontractors for the Hempstead Master Plan Project. They will handle all aspects of the project in-house, ensuring direct control over the design, construction, and management processes. This decision reflects their dedication to maintaining a cohesive and integrated approach to the project, fostering better communication and quality control throughout the entire development process.

STOA Architects, Inc. final team of subconsultants will be decided after the scope is finalized from **The City of Hempstead**. All specific consultants will be specified including (structural engineering, civil engineering, traffic engineering, MEP engineering, landscape architecture, building envelope, value engineering, environmental engineering, materials testing, etc.) when STOA Architects, Inc. is awarded the project.

5 - PROJECT STATEMENT & COST PROPOSAL

5.1

+ A BRIEF STATEMENT OF PROJECT UNDERSTANDING

+ PROPOSED TIMELINE FOR COMPLETION OF THE PROJECT, INCLUDING START DATE, MILESTONES, AND PROJECT COMPLETION DATE

+ ASSUMPTIONS/EXPECTATIONS OF CITY STAFF'S RESPONSIBILITIES AND DEADLINES, IF APPLICABLE, SHOULD BE NOTED

+ STATEMENT OF LEGAL STANDING, INCLUDING PENDING CONTROVERSIES AND/OR LEGAL DISPUTES. IF NONE, THAT SHOULD BE NOTED

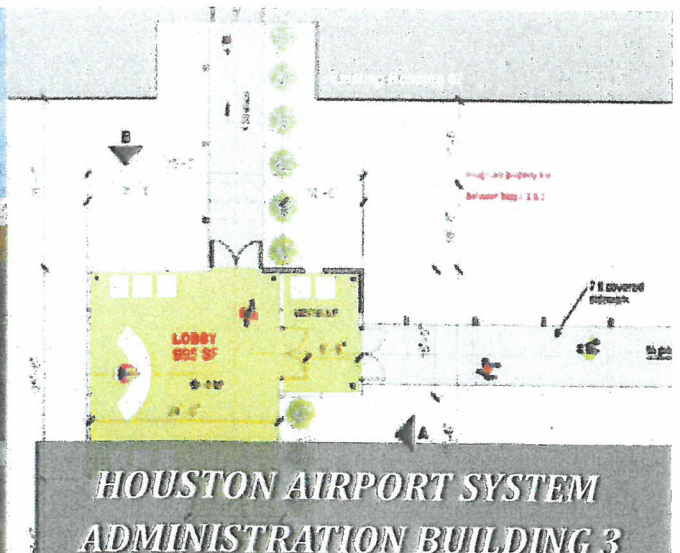
+ PHASE 1 - PROJECT INITIATION AND DATA GATHERING

+ PHASE 2 - COMMUNITY ENGAGEMENT

+ PHASE 3 - DOCUMENT PRODUCTION

+ PHASE 4 - PLAN ADOPTION

+ FEE SCHEDULE FOR ADDITIONAL SERVICES



5.1 PROJECT STATEMENT & COST PROPOSAL

Our project management protocols ensure clear communication, a quality product, and the ability to quickly address any concerns. THE TEAM's commitment to getting it right is demonstrated by numerous repeat clients over the life of the firm. As required in the RFP, additional quality control protocols are described in Section F.

- **PROJECT ROADMAP.**

As part of the project launch, we will prepare our Project Roadmap, which sets clear, mutually agreed upon expectations for the engagement. The guide includes anticipated client tasks by phase as well as a detailed list of items we typically request at the outset of the project.

- **TEAM MEETINGS.**

We will meet regularly with staff to report on findings and upcoming tasks, as well as review and discuss draft plan components. These meetings will allow us to achieve consensus on specific goals and provide the opportunity to refine our work product as we go. The frequency of these meetings will be agreed upon during the project launch.

- **STEERING COMMITTEE.**

If an oversight group is not already in place, we can assist with forming a steering committee that is representative of current economic and workforce development efforts. Members help guide and shape the plan and are responsible for attending meetings (typically monthly), providing input, and reviewing deliverables.

- **CLIENT INVOLVEMENT.**

Our team will work closely with the City and EDC and seek assistance in a number of areas.

- > Designating a point person responsible for assisting with scheduling project meetings, helping with stakeholder input (meeting logistics, advertising, translation services), and coordinating deliverables review.
- > Providing relevant plans, budget and staffing for economic development, major employer list, recent surveys, a list of partners and initiatives, and information on special districts and recent prospects.
- > Identifying key stakeholders and helping to bring them to the table.
- > Providing information on current economic conditions, as well as historical and future trends.
- > Providing input and feedback on deliverables throughout the process.

5.1 PROJECT STATEMENT & COST PROPOSAL

DISCOVERY

- **PROJECT LAUNCH.**

At the outset of the engagement, we focus on establishing clear and effective communication, which is the cornerstone of a successful project. The kickoff meeting provides the opportunity to discuss objectives, agree upon the cadence of meetings, define success factors, identify stakeholders and partners, formalize the outreach strategy, and review the team's expectations for the engagement.

- **PLANNING CONTEXT.**

The team will examine the policies, relationships, and organizational priorities that will influence the planning process. THE TEAM's current county-level work will inform this process and ensure a comprehensive understanding of the context in which the City is undertaking its strategic planning effort. This task will be expanded upon in subsequent phases and help shape our recommendations.

- > Policies.

Reviewing background documents allows us to build on existing knowledge and to better understand current initiatives and programs that may be relevant to this work.

- > Relationships.

A scan of the partner network will help define existing relationships and programs within the local Hempstead market, the broader region, and the state to identify potential partnerships and help shape recommendations regarding how the city and EDC can have the biggest impact on future economic development efforts.

- > Priorities.

Discussions with the appropriate staff will ensure our team has a full picture of the EDC's and the City's economic development initiatives and core functions, particularly related to its existing business expansion, recruitment, and retention efforts.

- **BASELINE ANALYSIS.**

Our analysts will prepare a targeted assessment of factors that define the area's overall competitiveness and are of greatest concern to economic decision makers (e.g., sales tax, tax base, housing, quality of place, business climate). Our analysis will be tailored to meet project objectives and take advantage of available data resources to consider Hempstead's current economic position within the Houston area and identify broader economic trends that may impact the county's future economic position. Comparisons will be made to the state, the US, and agreed upon benchmarks.

- **STAKEHOLDER ENGAGEMENT.**

We design a custom input process that engages the appropriate groups for a successful planning effort. Our goal is to design a strategy that provides meaningful information to the planning process, raises awareness of economic issues, supports the visioning process, and builds support for the outcome.

- > Roundtables & interviews. Our team will facilitate between 8 and 10 roundtables designed to encourage productive discussions around a targeted set of topics. We anticipate the input sessions would be comprised of the participants identified on page 17 of the RFP. The goal will be to gather information about trends, barriers, opportunities, and assets that will help shape goals and recommendations. Where appropriate, these sessions will be supplemented by one-on-one interviews to solicit feedback on issues that may not surface in a collective setting. To encourage robust and inclusive participation, we anticipate a combination of virtual and in-person engagement.

5.1 PROJECT STATEMENT & COST PROPOSAL

> Interactive tools. To expand participation in the process and ensure diverse perspectives are considered, we can facilitate the use of social media, online surveys, and other interactive tools. These tools are effective mechanisms for engaging stakeholders, gathering anecdotal information about assets and challenges, and increasing buy-in among the broader community.

> Community town halls. Our team will facilitate two town halls designed to engage a larger, communitywide group of stakeholders. These sessions will build energy around the planning process, provide additional insight into community issues, and obtain general direction regarding a guiding vision for the City's future economic development activities.

- **STRATEGIC DIRECTION.**

Working closely with the client, we will ensure the EDC's vision and mission statements align with the strategic direction that emerges from the Discovery phase. In addition, we will help craft a set of guiding principles that will embody the goals and objectives of the planning process. This step will provide a framework that both points to recommended actions and establishes priorities among available alternatives.

- **LAND USE ANALYSIS.**

THE TEAM will prepare a citywide analysis of real estate fundamentals for major commercial or "investible" property types, including multifamily, office, industrial, retail, hotel, and land. Single-family housing dynamics will be analyzed separately. These tasks will rely on a combination of public and proprietary data.

> Commercial property trends. The analysis will cover supply and demand trends to identify market opportunities for Hempstead's real estate product. We will review key real estate market indicators, including rents, vacancies, and construction deliveries, as well as the underlying drivers of demand in the key property types. Our analysts will examine the extent to which available sites and redevelopment opportunities align with targeted sectors, workforce capacity, and existing or planned infrastructure, with particular emphasis on the ETJ.

> Perception study. To understand how Hempstead is viewed as a place to develop property, and to further refine our understanding of potential opportunities, our consultants will interview approximately four to six local influencers. This task will involve engagement with developers, brokers, site selectors, and other key players in the industry to ascertain their perception of Hempstead generally, as well as relative to other locations in the Houston area. Discussions with influencers in the regional site selection process will shed light on how Hempstead is viewed as a development opportunity in the region and any potential barriers created by current land use or infrastructure.

> Future patterns of growth. Building on this analysis of Hempstead's existing real property, we will identify opportunities for expanding the City's tax base while improving quality of place. Among other things, we will consider business and resident needs as well as emerging demographic and business trends that may impact strategies pertaining to potential annexation, land use, infrastructure and transportation, building densities, and industry clusters.

- **CASE STUDIES.**

Drawing on our team's extensive network, we will research national best practices that may be a fit for organizing, funding, and operating a superior city-wide economic development program focused on growing, attracting, and retaining businesses. For each best practice identified, we will provide a brief profile outlining available organizational and programmatic information. The results of this task will help shape our recommendations and will be integrated into the final deliverable where appropriate.

5.1 PROJECT STATEMENT & COST PROPOSAL

- **VISIONING WORKSHOP.**

The culmination of this phase is a facilitated discussion of potential strategies, opportunities, and the tools needed for implementation. The purpose of the workshop will be to build consensus on economic development priorities for the City. The outcome of this task will be a set of prioritized strategies and focus areas, along with a collaborative framework for aligning available resources to accomplish them.

- **IMPLEMENTATION MATRIX.**

The team will prepare a matrix that accomplishes the following:

- > Identifies responsible parties and potential partnership opportunities
- > Establishes timelines and sets priorities
- > Includes budget estimates (where applicable) and identifies potential funding sources (including state and federal programs)
- > Defines meaningful and realistic performance metrics

- **PRESENTATION OF DRAFT PLAN.**

We will present the draft plan in meetings open to the public as agreed upon with the City. The team has experience building widespread support and excitement for the rollout. Presentations to the broader community can help identify additional champions and resources needed to move the goals and strategies forward.

- **FINAL PRESENTATION & WORKSHOP.**

Once the strategy is finalized, we will present the recommendations to City leadership. Our team is available to assist with final adoption if desired by the client. To build momentum for implementation, we will also facilitate an Implementation workshop focused on near-term tasks (60 to 90 days) in conjunction with the final presentation. This step capitalizes on the energy that is present at the rollout and helps to jump start the process.

- **COST PROPOSAL**

The breakdown shown below is an estimate and is intended to reflect the anticipated level of effort. Adjustments may be made between phases to reflect changing priorities and assignments over the course of the engagement.

> **PHASE 1 - \$73,000**

> **PHASE 2 - \$59,500**

> **PHASE 3 - \$67,500**

> **PHASE 4 - \$50,000**

> **TOTAL - \$250,000**

Table of Contents:



Prime³ Sub Solutions

& Associates

1. Firm Information
2. Experience key personnel ...
3. Past performances / relevant experienced...portfolio
4. Subcontractor.
5. Project statement & cost proposal

1- Firm information

1.1 Background information including history and staff

1.2 Awards and recognitions

1.3 General philosophies

1.4 General approaches to urban planning.



Prime³ Sub Solutions

Office : (470) 275-7748. Company email: info@primesubsolutionsusa.com

"Be Part of the Solution! "

Bertrand Ivey



Prime³ Sub Solutions

Corporate Office

5881 Glenridge Dr

Sandy Springs GA 30328

Branch Office:

7633 Michigan st

New Orleans La 70128

<https://primesubsolutionsusa.com/case-studies/>

2- Experience and Qualifications of the Key Personnel



Project Director



Bertrand A. Ivey

Chief Executive Officer

Chairman of the Board

Prime Sub Solutions LLC

Georgia Control Number

18066643

SAM ID

GND!VNFVMZM1

Certifications:

General Contractor

Years of experience:

17 years experience in construction, construction management, broad band infrastructure, and disaster recovery.

Current projects include but are not limited to:

East Tennessee Fiber Infrastructure Project (2021)

Completed fiber installations along 6000 miles of fiber in Nashville TN, Knoxville TN, Sevierville TN, Cookeville TN. Rural fiber infrastructure upgrade for Comcast customers without 5G access

New Orleans Superdome (2022)

Demolition and remodel of luxury suites, created expansion space for overflow.

Kia Automotive North America Headquarters West point, Georgia (2023-present) description:

New Construction Four 250 unit apartment buildings for (1000) units

Demo and remodel of gymnasium into 12 luxury suites

Bertrand is a solution-driven individual who never sees a problem, just opportunities to improve and create. His "be part of the solution" philosophy has brought like-minded individuals with vast skills sets together to perform on the highest levels of execution and provide continuous improvement to his clients.

Prime Sub Solutions LLC

production manager. Hal Woods



Certifications:

General Contractor in 37 states

Years of experience:

Hal Woods has over 30 years in the construction industry, including apartments, student housing, assisted living & single-family residences.

Bio.

My time spent as head of construction for several companies has allowed me the

Opportunity to be exposed to all facets of construction, from the initial project development through the final

Construction and delivery of the finished product. This exposure has allowed me to be able to develop real-time

Solutions for these ongoing issues and implement them in real-time.

***Associate * Production manager**



Anthony Glen Harris.

Certifications: Sigma Six yellow belt (2019)

Subcom/ Tyco(April 2000) O&M Crooks Crossing cable system B1 PFE.

Training for cutie / PLCN(2019)

Lucent (Jan- March 2000)

O&M TR801 Wavestar Bandwidth Manager ,LW2654A Wavestar OLS 400G

Galaxy Power systems/controller

Catel (Feb 2000)-O&M B1 training MAC/SAC cable systems

Years of Experience: 20+ years.

Links to current project are provided below:

<https://www.submarinenetworks.com/en/systems/trans-pacific/plcn>

<https://cloud.google.com/blog/products/infrastructure/announcing-the-firmina-subsea-cable>

**** Senior architect/ Project Designer/ Project Planner****



George Reynolds

Years of experience: over 15+ years

has been involved in a wide range of project types, including public infrastructure, airport, urban design, workplace consultancy, design communication, move management and design management.

Reynolds has accumulated vast experience in various projects as a managing partner of joint-venture teams, working on often-complex projects varies from (Design-Bid-Build, Design-Build, CMAR, and P3). Mr. Reynolds leads teams of architects, designers, engineers, and inspectors in our design studios – Atlanta, Charlotte, and Philadelphia.

Bio.

Inspiration comes from architectural, engineering, and construction sources. George uses his insight, expertise, and counterculture background—to think innovatively about new and latest design software. With sustainability in mind, George investigates and develops new ideas for the firm's clients.

Associate Partner ** Quality Assurance/Quality Control Manager**



Rhonda Sorina

Associate Partner

****Quality Assurance/Quality Control Manager****

Certifications:

Texas Community Development Block Grant Administrator

Former FEMA Area Manager

Security Clearance

Years of Experience :

17 years of Project Management and Disaster Management experience which includes working on multiple disaster recovery and construction projects across the nation and managing billions of dollars in grant funding.

Bio:

Rhonda and Jimmy Sorina formed Global Emergency Management, LLC in 2014.

Ms. Sorina has worked in Washington, DC, New York, Florida, Texas, Hawaii, and other states enforcing compliance with FEMA Public Assistance programs, advising in a consulting capacity on government policy issues, and overseeing long term infrastructure rebuilding projects. Rhonda worked as a Consultant to the New York State Division of Emergency Management and the Hawaii Emergency Management Agency providing policy and grants management guidance.

Associate Partner ** Quality Assurance/Quality Control Manager**

Coordinated Logistics support with over 50 semi-trucks and additional equipment mobilization and support to devastated areas following natural disasters.

Current projects:

- Put together a plan to design a green, smart hospital for the City of Hempstead.
- Global Emergency Management, LLC and the Geo Energy Management Company, collectively known as "GEM" are collaboratively undertaking an endeavor to establish two Green Energy Farms in South Carolina. The project is currently in its design phase and will provide support for working families with sustainable energy sources, emphasizing eco-friendly alternatives for fossil fuels. GEM is committed to realizing its long-term vision by acquiring and integrating Green Energy farms, integrating power sources into existing power grids, forming profitable value-added partnerships, creating jobs, and championing Clean Energy objectives. Additionally, the company will launch process improvement methodologies and energy-efficient initiatives to reduce utility costs. The initial feasibility studies are complete, and design of the phased smart grid installation and additional renewable applications (solar panel recycling, RNG, Biodiesel and Hydrogen) are underway.
- One byproduct of the GEM Solar Farm includes the design and development of a Smart Hospital in Ridgeland, SC.
- The plan includes the purchase and restoration of a building in South Carolina to create a solar panel and battery recycling facility to promote the green job initiative and enrich economic development for the community.
- GEM is in the development phase of a "Smart Building" initiative in Puerto Rico, overseeing the development and building of thousands of affordable homes utilizing HUD programs.
- Developing a self-sustaining, eco-friendly "smart" medical facility and resort in the Bahamas utilizing green building practices and green energy.

Associate : ** Support Specialist/ Consultant**



Jason Walker

Certifications: OSHA 30, N.C.C.E.R.

Years of experience: 15-20+ years in various industry fields.

Construction, logistics, & education

6 years as a entrepreneur

Founder The minority construction consortium

Co-founder of The Consortium Group Land Development

Experience: consultant, liaison, program development, talent acquisition,

Business to business (B2B). Material supply resource.

Trucking and Logistics management.

Logistics delivery management

Contract negotiations , budgeting, back office support

Business sales, account management, vendor Management, professional staffing agency.

Multiple property management. Knowledgeable in government contracting

Full scale land development

Bio:

Jason Walker displays an insatiable appetite for success ,

Associate : ** Support Specialist/ Consultant**

seeking life's greatest fulfillment & achievements by leaving
unprecedented landmarks . With the experience and management
being a skilled innovative thinker, nurtured in a conducive environment
of teaming partners .

We aim to supersede expectations from those of the highest pedigree.

Current projects.

Consulting an account management for D&W remodeling LLC

Projects brought (Dec 2022- present)

The Creek on Calloway Richland Hills, TX .

1505 Exchange Apartments Fort Worth, TX .

The Woodlands Apt Forth Worth, TX

Casa del Parque Apartments

1736 W Randol Mill Rd, Arlington, TX 76012

Sun Ridge Apartments

6608 South Fwy, Fort Worth, TX 761

Hotel/ motels full rehabilitation

Barrett elementary school (interior renovations)

Asher Capital Investment Fund project (40 States)

multifamily apartment buildings ground up build).

Description.

Exterior paint, interior paint, drywall installation, complete demolition, total renovations ,cat walk
replacement, fence/ gates replacements , Total roof replacements, flood units fire units specialty
insurance claims, emergency maintenance calls, risk management.

Associate : ** Support Specialist/ Consultant**

IT cyber Security coordinator



Madinah S. Ali

Madinah S. Ali serves as the President & Co-Founder of Safe PC Solutions, also known as Atlanta GA Computer Services, one of the leading consumer, small-office, and home-office (SOHO) Information Technology (IT) & Managed Service Providers (MSPs) that specializes in security, anti-virus protection, and data backup. In 2017, she launched the Safe PC Cloud (www.safepccloud.com) brand to focus on the midsize, enterprise, and government IT needs around cybersecurity.

Safe PC Cloud is focusing on the following core service areas

Data Backup and Recovery

Mobility Data Backup and Wi-Fi Support Services

Cloud Computing

Network Security and Redesign

IT Projects & Staff Augmentation

Managed Services

Safe PC Cloud has partnered with some of the leading cloud solution providers such as Microsoft Azure, Carbonite, Probox, Veeam, and Data Deposit Box.

Current projects:

Ms. Ali is currently the WIT Network Chair for the Atlanta Metro Area and has been selected for the 2019 Women in the Cloud Accelerator Program.

IT cyber Security coordinator

1.3 *General Philosophies

- Prim Sub Solutions LLC & Associates practice the best proven general philosophy for city planning ,embraces the principles of sustainability, inclusivity, and resilience. It prioritizes:
-
- 1. ****Sustainability:**** Integrating environmentally conscious practices to minimize the ecological footprint, promote green spaces, and foster energy efficiency in infrastructure.
-
- 2. ****Inclusivity:**** Ensuring that urban development is equitable, addressing the diverse needs of the community, and fostering a sense of belonging for all residents.
-
- 3. ****Resilience:**** Designing cities to withstand and recover from environmental, social, and economic challenges, promoting long-term viability and adaptability.
-
- 4. ****Community Engagement:**** Actively involving residents in the planning process, valuing their input, and co-creating urban spaces that reflect the collective vision of the community.
-
- 5. ****Mixed-Use Development:**** Encouraging diverse land use to create vibrant, walkable neighborhoods that blend residential, commercial, and recreational spaces.
-

- 6. ****Smart Infrastructure:**** Leveraging technology for efficient and sustainable urban management, including smart transportation, waste management, and energy systems.
-
- 7. ****Preservation of Cultural Heritage:**** Valuing and preserving the cultural identity and historical significance of urban areas, ensuring continuity with the past while embracing the future.
-
- 8. ****Accessibility:**** Prioritizing accessibility through well-connected public transportation, pedestrian-friendly design, and inclusive infrastructure for people of all abilities.
-
- 9. ****Adaptive Planning:**** Creating flexible plans that can adapt to evolving needs, technological advancements, and changing demographics over time.
-
- 10. ****Economic Vibrancy:**** Fostering economic growth by attracting businesses, promoting innovation, and creating job opportunities within the community.
-
- 11. ****Health and Well-being:**** Designing urban spaces that promote physical and mental well-being, including access to green spaces, recreational areas, and healthcare facilities.
-
- 12. ****Affordability:**** Striving for housing affordability to ensure diverse socioeconomic groups can live and thrive within the city.
-

- 13. ****Transparency:**** Emphasizing transparency in decision-making processes, providing clear information to residents, and fostering trust between the community and planners.
-
- 14. ****Climate Resilience:**** Integrating climate-resilient strategies to address the challenges posed by climate change and promote sustainable urban development.
-
- 15. ****Global Connectivity:**** Recognizing the interconnectedness of cities on a global scale and learning from international best practices to inform local planning decisions.

Prime sub solutions LLC and Associates utilize wide variations of software and technology that plays a crucial role in shaping cities for the future. They enable data-driven decision-making, streamline workflows, and enhance collaboration among planners, architects, and policymakers. By integrating smart technologies, such as GIS mapping and simulation tools, urban planners can model and analyze various scenarios to optimize infrastructure, transportation, and environmental sustainability. The goal is to create more livable, efficient, and resilient urban environments that cater to the evolving needs of diverse communities.

In urban planning, the general philosophy of quality management revolves around ensuring that the processes, projects, and outcomes meet or exceed the expectations and needs of the community. Key aspects of this philosophy include:

1. ****Stakeholder Involvement:**** Prioritizing engagement with diverse stakeholders, including residents, businesses, and local authorities, to gather input and incorporate their perspectives in the planning process.

2. ****Continuous Improvement:**** Embracing a culture of ongoing evaluation and refinement. This involves learning from past projects, monitoring performance metrics, and adapting strategies to enhance the quality of urban development over time.
3. ****Sustainability:**** Integrating principles of environmental, social, and economic sustainability into planning practices. This includes promoting green infrastructure, energy efficiency, and social equity in urban projects.
4. ****Transparency and Accountability:**** Fostering open communication and accountability in decision-making processes. Transparent practices help build trust among stakeholders and ensure that planning decisions align with community values.
5. ****Risk Management:**** Proactively identifying and mitigating potential risks in urban projects. This involves considering uncertainties and implementing strategies to address challenges that may arise during the planning and development phases.

By embracing these principles, urban planners aim to create cities that not only meet immediate needs but also contribute to the long-term well-being and satisfaction of their residents.

1.4 *General Approaches to Urban Planning

1. ****Integrated Planning:**** Coordinating efforts across different sectors such as transportation, housing, and environmental management to ensure a cohesive and interconnected urban environment.
2. ****Smart Growth:**** Promoting compact, mixed-use development to optimize land use, reduce urban sprawl, and enhance walkability, while preserving green spaces.
3. ****Transit-Oriented Development (TOD):**** Designing urban spaces around public transit nodes to reduce reliance on private vehicles, decrease traffic congestion, and promote sustainable transportation.
4. ****Sustainable Development:**** Incorporating eco-friendly practices to minimize environmental impact, including energy-efficient buildings, green infrastructure, and waste reduction strategies.
5. ****Community-Based Planning:**** Engaging local communities in the planning process to gather input, address specific needs, and build a sense of ownership and pride in the development of their neighborhoods.

6. ****Mixed-Use Zoning:**** Creating zoning regulations that allow for a mix of residential, commercial, and recreational spaces within neighborhoods to promote a diverse and vibrant urban environment.
7. ****Placemaking:**** Focusing on the creation of unique, attractive public spaces that encourage social interaction and contribute to the overall identity of a neighborhood or city.
8. ****Regenerative Planning:**** Designing urban areas that contribute positively to the natural environment, aiming to restore ecosystems, enhance biodiversity, and mitigate the impact of development.
9. ****New Urbanism:**** Emphasizing traditional neighborhood design principles, including walkability, mixed-use development, and a range of housing options to create communities with a strong sense of place.
10. ****Resilient Planning:**** Developing cities that can adapt to and recover from shocks and stresses, such as climate change, natural disasters, and economic downturns.
11. ****Incremental Development:**** Allowing for gradual, small-scale improvements and changes over time, fostering organic growth and community-driven initiatives.

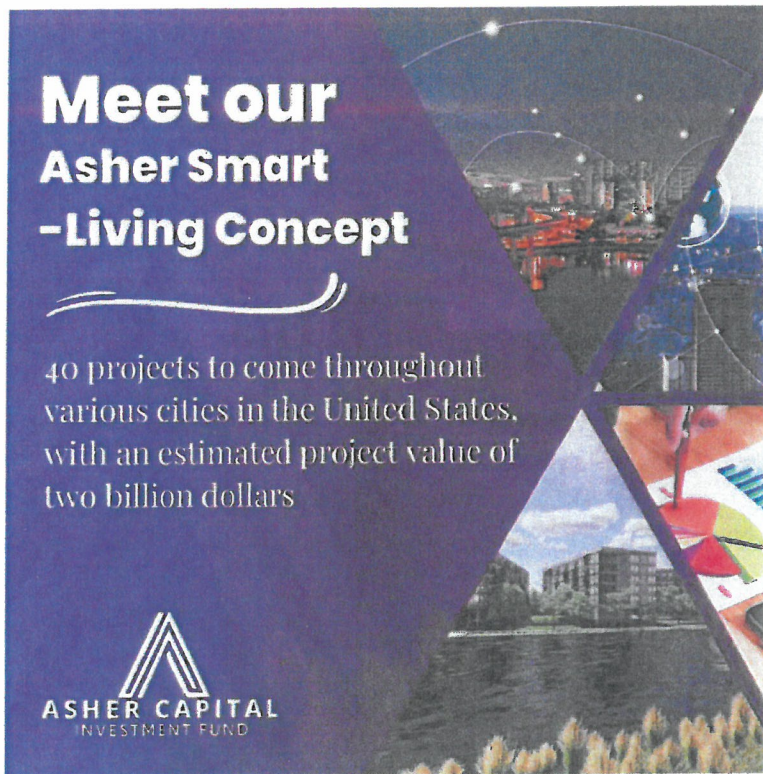
12. ****Digital Urbanism:**** Leveraging technology and data-driven solutions to enhance urban services, optimize infrastructure, and improve the overall efficiency of urban systems.
13. ****Regulatory Reform:**** Updating and streamlining zoning codes and regulations to encourage innovation, flexibility, and responsiveness to changing urban needs.
14. ****Healthy City Design:**** Prioritizing health and well-being by promoting physical activity, access to green spaces, and designing environments that support mental and social health.
15. ****Adaptive Reuse:**** Repurposing existing structures and spaces to meet evolving needs, promoting sustainability and preserving cultural heritage.

3-Relevant experience.

3.1 *Relevant work experience for similar cities

3.2 *References

3.3 *Status of implementation

The advertisement features a dark blue background with a large, stylized 'A' logo on the left. The logo is composed of three white, parallel, upward-pointing chevrons. To the right of the logo, the text 'Meet our Asher Smart -Living Concept' is written in white, bold, sans-serif font. Below this, a white wavy line separates the headline from the text '40 projects to come throughout various cities in the United States, with an estimated project value of two billion dollars'. At the bottom left, the 'ASHER CAPITAL INVESTMENT FUND' logo is displayed, featuring the same stylized 'A' above the company name. The background of the advertisement is a collage of images: a city skyline at night, a colorful abstract design, and a modern building complex. The overall design is professional and modern.

**Meet our
Asher Smart
-Living Concept**

40 projects to come throughout
various cities in the United States,
with an estimated project value of
two billion dollars

ASHER CAPITAL
INVESTMENT FUND

P2E

PRAD Equity Partners, Inc.
value • innovation • results

Mount Airy Mews PHILADELPHIA, PENNSYLVANIA



DESIGN REQUIREMENTS

\$6 million

Townhomes

Site Work

Rooftop Gardens

Living Rooms

Dining Rooms/Kitchens

Partial Basements

Storage Rooms

Bathrooms

DESIGN SERVICES

Programming

Architectural Design

Electrical Engineering

Plumbing Engineering

HVAC Design

Fire Protection Design

LEED® Design

Cost Estimating

Construction Administration

P2E provided the services as indicated in the scope of services. The design meeting focused on the existing lots being converted into nineteen townhouses—each is on three levels and has a one-car garage, three bedrooms, ENERGY STAR efficient appliances and smart home technology.

The site's design will include a gated entrance, greenspace, exterior LED lighting, site drainage, utility connections (water, sanitary and electric) and central mailboxes. P2E agreed to provide the Philadelphia Water Department (PWD) with three to four architectural boards—per the design meeting—including floor plan layouts, site plan, building sections and elevations. Landscape design will consider space planning, operational maintenance, residents' needs, community interaction, pedestrian enhancements, safety and motorists' perceptions. The design architect worked with the owner through regular meetings and continuous contact, addressing and identifying the owner's vision, needs, objectives and goals while incorporating creative design solutions.

The scope of work includes professional architectural design and engineering services for nineteen townhouses. The site and the new townhouse building structures will meet Philadelphia code regulations. Before initiating detailed design, the design team will finalize the floor plan layout for each townhouse, including equipment/appliance locations and square footage. Civil engineering has finalized the storm management draft and has reviewed the existing survey data provided by the PWD.



PRAD Equity Partners, Inc.
value • innovation • results

CoffeeAM Coffee House

CANTON, GEORGIA



DESIGN REQUIREMENTS

\$1.5 million

Retail

Mezzanine

Restrooms

DESIGN SERVICES

Programming

Architectural Design

Electrical Engineering

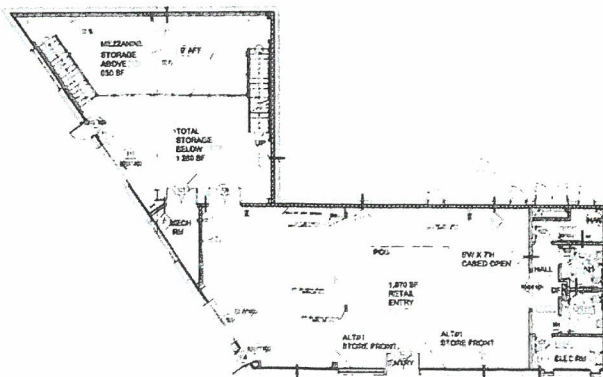
Plumbing Engineering

HVAC Design

Fire Protection Design

LEED® Design

PRAD was responsible for architectural and HVAC design, electrical engineering and plumbing design services for the adaptive reuse of warehouse space as a coffee house, with a supporting storage room, restrooms, an electrical room and mechanical space. The coffee house occupies a little over 1,800 square feet and is supported by almost 2,000 square feet of storage space.

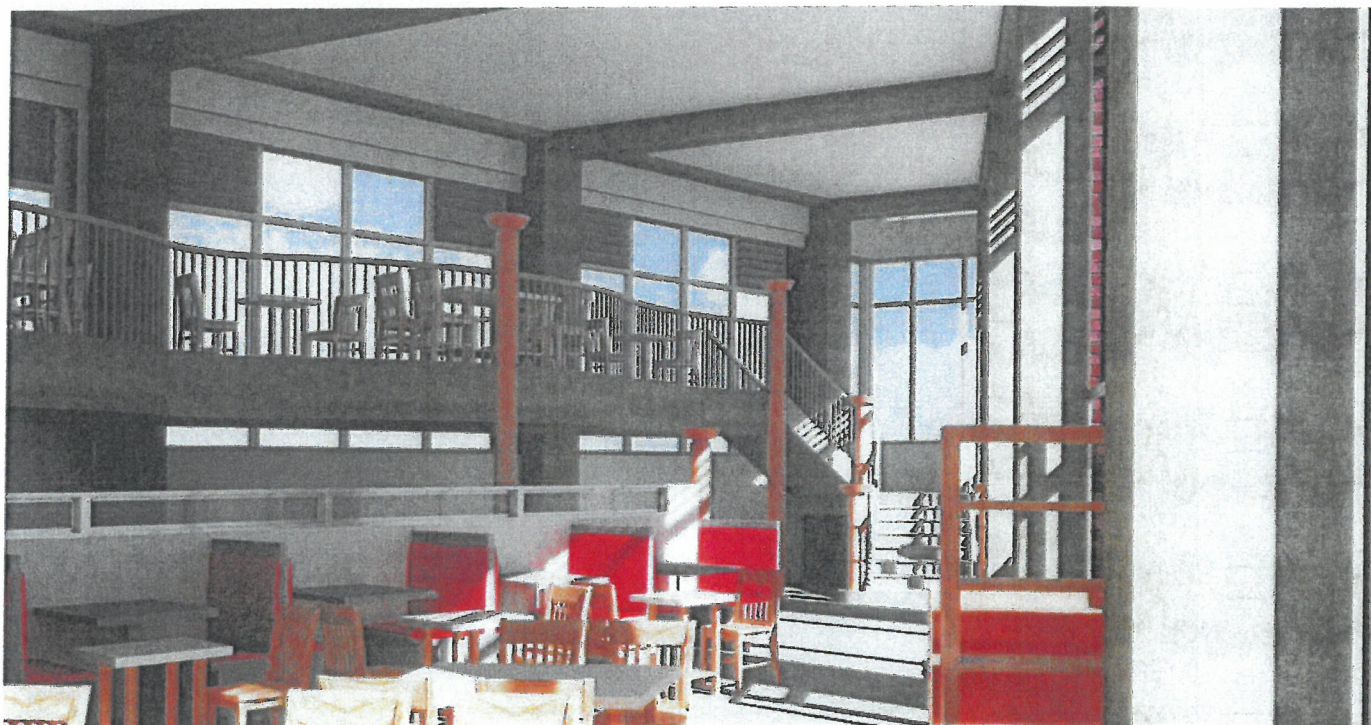




PRAD Equity Partners, Inc.
value • innovation • results

Flying Biscuit Café

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$1.6 million

Dining

Kitchen

Mezzanine Level

Bar

Restrooms

DESIGN SERVICES

Programming

Architectural Design

Electrical Engineering

Plumbing Engineering

HVAC Design

Fire Protection Design

LEED® Design

Cost Estimating

Construction Administration

The designer will visit the site and collect data regarding the existing MEP systems, ductwork, utilities piping and grease interceptor location and size and will verify the location of the main electrical room (to connect to the existing power source) with the property manager before creating architectural design and engineering documents for a restaurant fit-out of approximately 3,000 square feet.

The tenant's built-out space will consist of a kitchen, bar, dishwashing area, refrigerator/freezers, men's and women's restrooms, small office, kitchen with hood system, mechanical equipment room, seating layout to accompany up to 175 customers and a food-prep area.

Per the property owner's request, mechanical equipment or ductwork cannot be designed to be installed on the roof—mechanical condenser units are to be located adjacent to the tenant's space but within the property fence area. Intake and exhaust shall connect to the existing louvers around the perimeter storefront above the existing windows.



PRAD Equity Partners, Inc.
value • innovation • results

Greater Bible Way Temple Church

PHILADELPHIA, PENNSYLVANIA



DESIGN REQUIREMENTS

\$5.9 million

Foyer

Restrooms

Pastor's Pulpit

Choir Section

Vestibule

Foyer

Chapel

Bishop's Suite

Conference Rooms

Multipurpose Room

Kitchen

Media Room

Game Room

DESIGN SERVICES

Programming

Architectural Design

Civil Engineering

Project Scheduling

Cost Estimating

The proposed facility—located at 5188 Bible Way in Philadelphia—will sit on +/-1.30 acres, 20 minutes from Center City. Infrastructure and utilities include City water, sanitary and stormwater sewer; natural gas; and overhead power.

The PRAD (P2E) project team will work closely with the Bishop, within the provided scope of services, on a sanctuary seating 300, site planning and sanctuary design documents. The scope of work is to provide design documents, specifications and construction administration. The design team will create design documents for architectural, structural, civil, mechanical, electrical and plumbing systems with supportive technical design specifications to meet permit and Philadelphia code requirements and construction standards.

Before initiating detailed design, we will have clearly understood the Bishop's requirements, proposed site and environs for an ultimate solution. Conceptual design will start with formulating building volumes, arranging program elements and external/internal circulation and looking for solid wall versus glazing opportunities. We will optimize the building's structural, mechanical, electrical and other systems.

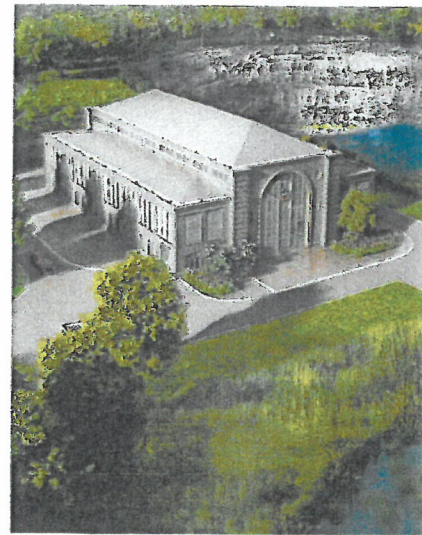
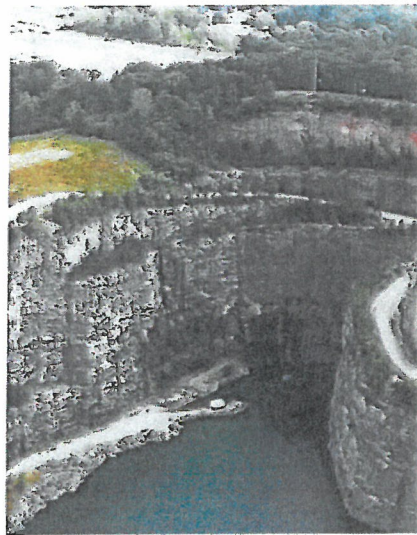
The project team met with the Bishop to show him concepts for review and consideration, with pros and cons for each option. From site design to use to building design and the selection of building materials and construction methods—every facet of the facility will be integrated by a responsive approach. We will engage our architects, designers and engineers for their input on structural, civil, mechanical, plumbing, electrical and fire protection systems.



PRAD Equity Partners, Inc.
value • innovation • results

Raw Water Tunnel Delivery System

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$400 million

Pump Station

Tunnel

Electrical Power Substation

Roadway

Parking

DESIGN SERVICES

Programming

Architectural Design

Structural Engineering

Civil Engineering

Landscape Design

Electrical Engineering

LEED® Design

Cost Estimating

Construction Administration

PRAD and its joint-venture partners, JP², were acting as owner's architect and engineer for the City of Atlanta's top infrastructure project: the Raw Water Delivery System. The program's objective was to renew the raw water conveyance and storage system for the City's drinking water. Existing infrastructure consisted of components dating back to the 1890s—critical portions were being used well beyond their design life. The new system was designed to move raw water from the Chattahoochee River to two water treatment plants and into a new storage facility. The project used the design-build delivery method with a contract manager at-risk, making it one of the largest design-build tunnels ever built in North America.

The project consisted of a five-mile-long tunnel, use of the 2.4-billion-gallon former Bellwood Rock Quarry for raw water storage (one of the largest in the world), two major construction shafts, a raw water intake and three pump stations. The 10-foot-diameter tunnel varies in depth from 250 to 500 feet.

The team developed a 65% design for the design-build tender, significantly reducing risk by ensuring that the tunnel would be bored into the best rock geology with shaft locations that minimize impact. Project challenges included mining near the river, proximity to the Brevard fault system, an inability to shut down treatment facilities and construction near residences.

Our risk management program team used contract risk assessment tools, a living risk register and project-specific subsurface investigations. We designed an energy recovery system with power-generating turbines in the drop shaft and specified green construction methods for all above-grade structures.



PRAD Equity Partners, Inc.
value • innovation • results

Rodney Cook, Sr. Park Phase I

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$25 million

Park

Pool

Walkways

Lighting

DESIGN SERVICES

Programming

Architectural Design

Landscape Design

Civil Engineering

Structural Engineering

Electrical Engineering

LEED® Design

Cost Estimating

Construction Administration

The purpose of the Upper Proctor Creek Sewer Capacity Relief project was to free up the Beckwith and Mineral Springs combined sewer trunks by diverting stormwater from the upper basin into a sewer capacity relief facility in the future Rodney Cook Sr. Park. JP² Joint Venture provided design, civil engineering, permitting and construction management services so that the City of Atlanta Department of Watershed Management could implement recommended infrastructure improvements.

The North Avenue combined sewer sub-basin lies within the Proctor Creek basin and covers over 1,600 acres with 50 miles of combined sewers. It includes the Chapel Street, Walker Street, Beckwith Street, Mineral Springs and St. Johns Street trunks and flows out into either the North Avenue combined sewer overflow (CSO) facility or the West area CSO tunnel.

The area of the City located between Philips Arena, 72 Marietta, Five Points MARTA Station and the Russell Federal Building is often referred to as "The Gulch." Immediately adjacent to its downstream edge are the Mercedes-Benz Stadium, the Georgia Dome and the Georgia World Congress Center. Over 75 percent of the area is considered impervious, consisting of parking decks, buildings, concrete slabs, drives, roads and asphalt surface parking.

P2E

PRAD Equity Partners, Inc.
value • innovation • results

Peyton Training Center

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$40 million

Office Building

Classrooms

Parking Deck

Warehouse

DESIGN SERVICES

Programming

Architectural Design

Electrical Engineering

HVAC Design

Plumbing Engineering

Fire Protection Design

LEED® Design

Cost Estimating

Construction Administration

The design for Peyton Center, in a rapidly growing area of Atlanta, is intended to present a 21st-century vision of the Department of Watershed Management in Atlanta: retention and training of personnel for lifetime careers, reduced equipment losses and increased savings—a department ready for the challenges the world faces for its water supply and distribution in a time of reduced resources and major challenges.

Peyton Center has three distinct wings, carefully arranged around a central, 2-story atrium. A large, angled, brick warehouse engages Peyton Road, shielding the entrance for truck access. Large expanses of glazing in motorized, operable windows, rotating blade fans and natural chimneys will showcase passive design in achieving energy savings. A metal- and glass-clad auditorium wing is the most prominent feature seen from the secure vehicular entrance near James Jackson Parkway—an entrance linked to the parking area by a verdant driveway winding through natural wetland.



PRAD Equity Partners, Inc.
value • innovation • results

Consolidated Rental Car Facility (CONRAC)

ATLANTA, GEORGIA

The state-of-the-art Consolidated Rental Car Facility (CONRAC) was needed to meet current and future demand for rental vehicles. CONRAC accommodates 13 rental car companies, a customer-service center, two four-level parking structures and return and storage parking spaces—137,000 square feet in total. Also included are seven "Quick Turnaround" areas—including fueling, a car wash and maintenance facilities.

CONRAC connects to the existing passenger terminals via a five-minute ride on the elevated Automated People Mover train system, the ATL SkyTrain. The joint venture team—PRAD and Austin Commercial—was construction manager at-risk. The 67.5-acre CONRAC facility is the world's largest consolidated rental car facility.



DESIGN REQUIREMENTS

\$265 million

Parking Deck

CMAR

DESIGN SERVICES

Mechanical Engineering

Electrical Engineering

Plumbing Engineering

Project Scheduling

Cost Estimating

Construction Administration

Construction Management





PRAD Equity Partners, Inc.
value • innovation • results

Public Safety Headquarters Renovation

TUCKER, GEORGIA



DESIGN REQUIREMENTS

\$15 million

Office Buildings

Conference Rooms

E-911 Center

DESIGN SERVICES

Programming

Architectural Design

Structural Engineering

Civil Engineering

Mechanical Engineering

Electrical Engineering

Plumbing Engineering

Fire Protection Design

Security and Life Safety

Cost Estimating

Construction Administration

ADA Planning

PRAD was selected to provide architectural design and engineering services for the interior renovation of two all-glass, 125,000 square-foot buildings—each five-story building being a mirror image of the other and having a 25,000 square-foot floor plate.

Renovation included finishes, mechanical systems and structural elements to accommodate the new headquarters for the County Police and Fire Rescue Departments and the County E-911 Communications Center—the 3rd-largest in the country, following Los Angeles and Miami. The sophisticated, 20,000 square-foot communications center includes 42 call stations; three supervisor stations; Emergency Management Agency room; IT server, storage and repair rooms; conference rooms; and training area.

The police department headquarters houses the DeKalb County precinct, holding cells, Crime Scene Investigation Unit, investigators' offices, Chief-of-Police offices and conference and training rooms.



PRAD Equity Partners, Inc.
value innovation results

Steve Lundquist Aquatic Center

JONESBORO, GEORGIA



SERVICES

\$12 million

Architectural Design

Civil Engineering

Mechanical Engineering

Electrical Engineering

Plumbing Engineering

Fire Protection Design

Security and Life Safety

ADA Planning

PRAD was selected to provide architectural and engineering design services for the Steve Lundquist Aquatic Center—a 41,000-square-foot natatorium with mezzanine spectator seating. The center consists of two pools: a 50-meter-long pool with a single bulkhead, ten seven-foot-wide lanes along its long axis and 22 cross-pool short courses served by three one-meter diving boards and a short-course recreational warm-up pool with four 25-yard lanes.

The building entrance lobby features stairs and an elevator up to the mezzanine Viewing Gallery, accommodating seating for up to 400 spectators. The mezzanine has fixed bleacher seating over the men's and women's locker/shower rooms. The 30,000 square-foot gymnasium includes weight rooms, vending/concession areas, public toilets, administrative offices, classrooms, meeting rooms, daycare facilities, a game room and racquetball court, locker/shower rooms, filter/chemical room, janitor's rooms, pool equipment storage rooms and mechanical/electrical rooms.



PRAD Equity Partners, Inc.
value • innovation • credits

Hartsfield-Jackson Atlanta International Airport Security Screening Checkpoint Modification

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$2 million

Open Space

Corridors

DESIGN SERVICES

Programming

Architectural Design

Mechanical Engineering

Electrical Engineering

Cost Estimating

Construction Administration

ADA Planning

Security and Life Safety

PRAD was contracted to provide design services to expand the main security screening checkpoint area at Hartsfield-Jackson Atlanta International Airport to expedite movement through security checkpoints.

The scope of work included increasing the number of security lanes, which in turn expedites pre-screen queuing. Modifications were made to the existing mechanical and electrical systems, the public address system and the lighting. A new entry to the security checkpoint was created.

Designed following TSA guidelines, the expanded security screening checkpoint area is located on the departures level of the main terminal.



PRAD Equity Partners, Inc.
value • innovation • results

Fire Stations 32, 35 and 40 Expansion

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$6 million

Dormitories

Office Areas

Conference Rooms

Kitchen

File Storage

Equipment Storage

DESIGN SERVICES

Programming

Architectural Design

Civil Engineering

Structural Engineering

Mechanical Engineering

Electrical Engineering

Plumbing Engineering

Fire Protection Design

Cost Estimating

Construction Administration

ADA Planning

Fire Station 32

PRAD provided architectural design and engineering services for more than 6,300 square feet of new space while renovating 1,650 square feet and providing 5,000 square feet of site improvements. To the station's west: a patio, foam and equipment storage, mechanical room, conference room, file and general storage areas and an exercise room were added. As a natural result of space being reallocated for an additional apparatus bay to the station's north, a telephone room, janitor's closet and public restroom were created. Dorm areas and a fire dispatch office are housed in the upper-level expansion.

Fire Station 35

PRAD provided architectural design and engineering services. The augmented station included adding an Echo Dorm, restroom, office and medical storage to the station's southwest. A Lieutenant's Dorm, restroom, BC's and BC Aide's dorm and restroom, and office areas were built out on the station's southeastern side. Over 6,300 square feet of new space and 2,200 square feet of renovated space were added. PRAD also provided a feasibility study, cost estimating and construction administration services for this \$2.3 million project.

Fire Station 40

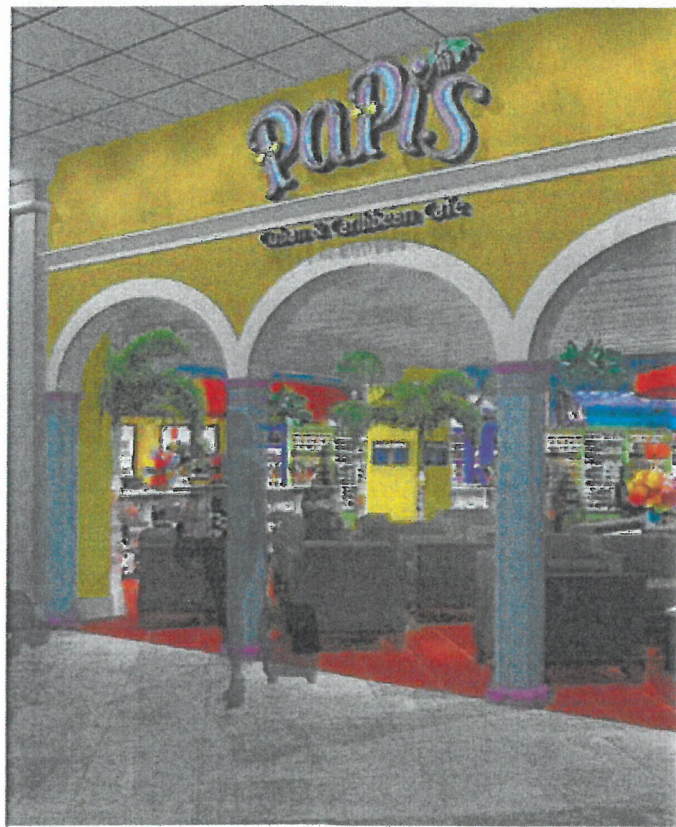
PRAD provided architectural design and engineering services for an expansion which included Lieutenant and Echo dorms and restrooms. A conference room, supply room, file storage, enlarged kitchen and equipment storage were added to the northeast.



PRAD Equity Partners, Inc.
value • innovation • results

Retail and Restaurants

ATLANTA, GEORGIA



DESIGN REQUIREMENTS

\$5 million

Dining

Kitchen

Bar

Gift Shops

DESIGN SERVICES

Architectural Design

Mechanical Engineering

Electrical Engineering

Plumbing Engineering

Fire Protection Design

Cost Estimating

Construction Administration

Papi's Cuban & Caribbean Cafe, Concourse T - PRAD provided services including architectural and fire-protection design and mechanical, electrical and plumbing engineering services—as well as construction administration services—for this new, 5,400 square-foot space.

Starbucks Coffee, Concourse E - PRAD provided all mechanical, electrical and plumbing engineering services and undertook fire protection design and construction administration for this new, 3,200 square-foot restaurant.

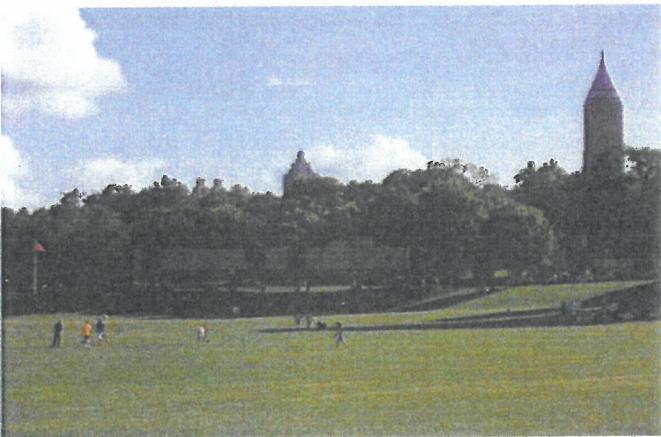
Burger King, Concourse E - PRAD provided all mechanical, electrical, plumbing engineering and fire protection design services for this new, 3,500 square-foot restaurant. Construction administration services were also provided.



PRAD Equity Partners, Inc.
value • innovation • results

City Parks ADA Compliance Program

ATLANTA, GEORGIA



For fiscal year 2006/07, the Department of Justice inspected 36 Department of Parks, Recreation & Cultural Affairs (DPRCA) facilities—782 violations were cited for non-compliance.

PRAD provided consulting and design recommendations for DPRCA on the condition assessments, modifications, expansions and renovations, and alternatives to modifications – as well as updates to meet current building codes and facilitate ADA accessibility enhancements at numerous recreational centers, historical facilities, auditoriums, natatoriums, and greenspaces. Recommendations included re-surfacing, site grading, sidewalks, ADA curb-cuts, ADA ramps, ADA signage, and parking lot striping to accommodate van accessible parking. In addition, construction cost estimates were developed to facilitate optimal use of budgets.

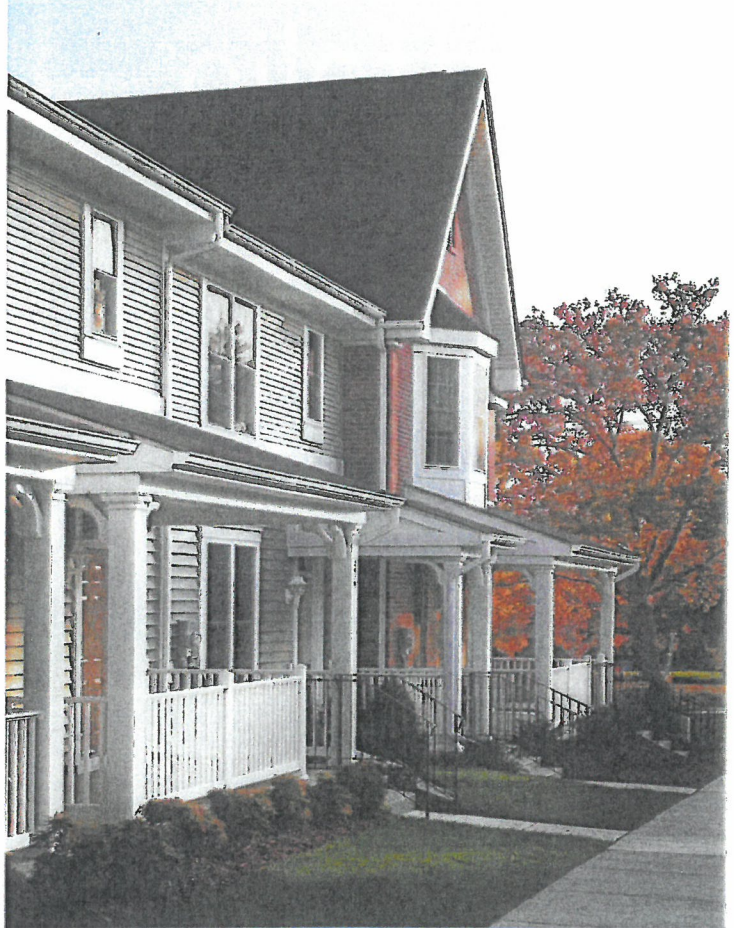
Portfolio



Pershing Pointe – Cheyenne, WY –
138 Units

Marston Pointe – Arvada, CO –
160 Unit

Bluffs of Cherry Hills – Omaha, NE
– 200 Units to Name s few





Ground up construction. & Remodeling. ...

Before exterior renovations



..... After exterior renovations



4 * Subcontractors



4.1 *Subcontractors

- Prime Sub Solutions LLC and Associates are an asset based group. Therefore all handling of the Hempstead Master planning shall be performed in the house. Guaranteeing quality assurance and security.
- After the scope of work is finalized and Prime Sub Solutions LLC and Associates are approved for the city of Hempstead TX, Prime Sub Solutions LLC and Associates Will work to establish relationships with local workforce to create employment.
- All contractors will be identified with proven background of quality work performed.
- Further information will be released upon request.

5.1 Project Statement and Cost Proposal

Project Launch

Upon successful execution of a contract, Prime Sub Solutions LLC and Associates is prepared to accomplish the following tasks:

- 1. Define Objectives: We will clearly outline the goals and objectives of the project. We will work with the City of Hempstead to understand what issues or opportunities the project aims to address and the desired outcomes.
- 2. Stakeholder Engagement: We will Identify and engage relevant stakeholders, including community members, local authorities, and other organizations. We will work quickly and efficiently to gather input and involve stakeholders in the planning process.
- 3. Feasibility Study: Prime Sub Solutions, LLC and Associates is prepared to conduct a comprehensive feasibility study to assess the practicality and viability of the project. Consideration will be taken regarding economic, environmental, and social factors.
- 4. Resource Allocation: We will determine the necessary resources including budget, manpower, and technology required for the project. Resources will be efficiently allocated to ensure a smooth implementation.

- 5. Timeline and Milestones: We will develop a realistic project timeline with clearly defined milestones, which will help in tracking progress and ensuring that the project stays on schedule.
- 6. Legal and Regulatory Compliance: We will ensure that the project complies with relevant laws, regulations, and zoning requirements, and also obtain necessary permits and approvals before proceeding.
- 7. Communication Plan: A comprehensive communication plan will be established to keep stakeholders informed throughout the project's lifecycle. Regular updates will be provided and concerns will be promptly addressed to maintain transparency.
- 8. Risk Management: Identify potential risks and develop strategies to mitigate them. Having a risk management plan in place helps in handling unexpected challenges.
- 9. Implementation: The team will execute the project to the highest-level standards and according to the established plan. We are committed to monitoring progress closely, addressing any issues promptly, and make adjustments as needed.
- 10. Monitoring and Evaluation: We commit to continuously monitor the project's performance against objectives, evaluate the outcomes and gather feedback to inform future planning efforts.

Project Initiation:

- Define the project scope and objectives.
- Identify stakeholders and gather initial input.

****Data Collection and Analysis:****

- Collect relevant data on population, infrastructure, land use, etc.
- Analyze existing conditions and identify trends.

****Stakeholder Engagement:****

- Conduct community meetings and gather feedback.
- Consider the needs and preferences of residents and businesses.

****Conceptual Planning:****

- Develop initial concepts for the urban plan.
- Consider zoning, transportation, green spaces, and other key elements.

****Technical Analysis:****

- Conduct traffic studies, environmental impact assessments, etc.
- Ensure the feasibility of proposed plans.

****Drafting the Plan:****

- Create a comprehensive urban plan based on analysis and stakeholder input.
- Include zoning regulations, development guidelines, and design standards.

****Public Review:****

- Present the draft plan to the public for review and feedback.
- Make adjustments based on community input.

****Approval and Adoption:****

- Seek approval from relevant authorities and agencies.
- Adopt the final urban plan.

****Implementation Strategy:****

- Develop a phased implementation plan.
- Identify funding sources and prioritize projects.

****Monitoring and Evaluation:****

- Regularly assess the progress of plan implementation.
- Make adjustments based on changing conditions or new information.

Documentation and Communication:* - Document the entire planning process.

- Communicate the plan to the public and stakeholders.

Long-Term Maintenance:*

- Establish mechanisms for ongoing plan updates.
- Ensure the plan remains relevant over time

Project Understanding:

Project data gathering has already begun since 10/4/2023. Our team has the unique distinction of being on the ground in Hempstead multiple times to conduct an in-depth analysis of the city's civil infrastructure including water, electrical, and broadband with the objectives of suiting the needs for present structures and future endeavor builds.

- Our comprehensive team consist of subject matter experts in the fields of civil engineering, watershed maintenance, planning and design, broadband, commercial and residential construction, power transmissions ,cyber security, material sourcing, financial

funding sourcing, total logistics delivery systems, and disaster preparedness and emergency management.

Prime Sub Solutions LLC & Associates is prepared to provide a complete rendering of the City of Hempstead Texas based on the City's needs for future planning.

Prime Sub Solutions, LLC is in good standing as a corporation, as are the Associates and there are no legal impediments or anticipated challenges to moving forward right away.

Upon approval an award and adoption of the Master Plan, we are prepared to quickly and efficiently begin implementation.

Project Costs for Master Plan Development:

Below is a cost breakdown in four phases with the inclusive costs:

Phase 1 : \$46,000.00

Phase 2: \$52,600.00

Phase 3: \$39,350.00

Phase 4: \$57,050.00

Total Project Costs: \$195,000.00

Business references

- Charles Miller. (Regional property Manager)

Disrupt Management

678-524-8959

Daryl Williams Jr

D&W Remodeling LLC

318 458-4901

- Baron McCain

Real Blue Investments LLC

318 655-2231

- Lionel Christophe

- (504)952-8132

L&M Louisiana Contractors LLC

Emmanuel Adams

(985)788-1026

Innovative liaison Group LLC

Brenda Giles

(318)422-3547

The Sihaf Group

CITY OF HEMPSTEAD JOB DESCRIPTION

Job Title: Director of Economic Development

Department: Economic Development

Reports To: Mayor

FLSA Status: Exempt

Summary:

The Director of Economic Development is responsible for planning, organizing, and implementing economic development functions from conception to completion. This includes business retention, attraction, incentive programs, research, planning, organizational capacity, and facility development. The role involves various administrative, professional, and technical tasks to implement economic development goals and objectives for the city, coordinating with the development community, local businesses, and various City departments and staff.

Essential Duties and Responsibilities:

Manage all services and activities of economic development, including attracting capital investments and diversifying employment opportunities; establish private/public partnerships for economic change aligned with the City of Hempstead's core strategies which include:

1. Support Entrepreneurship Development
2. Workforce Development
3. Business Retention and Expansion
4. Business Recruitment and Marketing
5. Work with stakeholders to provide input on the development of short and long-term economic and community development plans, create implementation plans, gather information, prepare studies, and reports, to show progress towards achieving goals.

Analyze existing economic situations for business attraction and expansion; employ modern techniques for business retention and negotiate sensitive issues; monitor program performance and report to the City Administrator and Board of Directors.

Familiarize yourself with available buildings, lands and businesses in the city and county, including public and private properties.

Monitor and evaluate the effectiveness of economic development programs and efforts.

Manage economic change through retention, expansion, and attraction of commerce and light industry; create incentive zones/programs.

Develop infrastructure to support business growth and expansion.

Represent the city in civic, cultural, charitable, business, and community activities; serve on relevant boards and organizations.

Prepare and present the annual budget for approval by the Board of Directors and City Administrator.

Maintain liaisons with local, county, state, and federal agencies, coordinate projects as necessary.

Provide information and presentations on economic development issues, programs, services, and plans to various groups and the public.

Oversee the administration of the city's enterprise zone, tax credit, and bounty programs.

Identify workforce skill needs and coordinate with educational institutions to develop appropriate training programs.

Provide project management direction and oversight.

Perform other duties as assigned.

Qualifications:

Strong communication skills and ability to build positive relationships with staff, partners, consultants, funders, and community members.

Background in leadership, management, budget oversight, and supervisory experience.

Demonstrated experience in completing time-sensitive or high-profile projects through collaboration, consensus, and creativity.

Ability to set clear priorities among multiple tasks and focus on project benchmarks and deadlines.

Comprehensive knowledge of economic and community development principles, including state and federal policies, capital improvements programming, applicable regulations, and associated data systems.

Education and Experience:

Bachelor's degree in business administration, Marketing, Economics, Public Administration, or related field, with a minimum of ten years of professional experience in community or economic development.

Preferred: Master's degree and certifications such as Certified Economic Developer (CeCD), Professional Community and Economic Developer (PCED), Small Business Development in Emerging Economies, or Economic Development Finance Professional.

Experience managing projects and people in nonprofit, public agency, or private company settings.

Direct experience with governmental groups at local, state, and federal levels, and working with various stakeholders.

Language Skills:

Excellent oral and written communication, presentation skills, and ability to lead discussions and meetings.

Mathematical Skills:

Basic math and accounting skills, with the ability to formulate and evaluate financial proposals.

Reasoning Ability:

Analytical skills to determine trends and apply results.

Anticipate reactions from public, officials, business community, and governmental agencies to manage situations.

Certificates, Licenses, Registrations:

Valid Driver's License

Physical Demands:

Mobility to work in an office setting and use standard office equipment.

Ability to operate a motor vehicle and visit various meeting sites.

Primarily a sedentary office classification, with occasional standing and walking required.

Dexterity to enter and retrieve data using a computer keyboard or calculator and operate standard office equipment.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Hempstead, Texas Economic Development Corporation **Type A** proposes to amend its Bylaws pursuant to Section 11.01 "Amendments to Bylaws" to reflect the following amendment with additions being **underlined and bold** and the deletions being ~~struck~~:

BYLAWS

OF

HEMPSTEAD ECONOMIC DEVELOPMENT CORPORATION

A NON-PROFIT CORPORATION

HEMPSTEAD, TEXAS

...

4.03 Bonds

The President, ~~Vice President, and Treasurer~~ of the Board shall ~~each~~ give an official bond in the sum of not less than One Hundred Thousand Dollars (\$100,000.00). The Bonds referred to in this section shall be considered for the faithful accounting of all monies and things of value coming into the hands of such officers. The bonds shall be procured from some regularly accredited surety company authorized to do business in the state. The premiums, therefore shall be paid by the Corporation. A copy of **the** ~~each officer's~~ bond shall be filed with the City Secretary.

A public hearing will be held by and before the Hempstead Economic Development Corporation Type A on the **28th day of November 2023**, at **6:00 p.m.** at City Hall, located at **1125 Austin St. Hempstead, Texas**. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Hempstead, Texas Economic Development Corporation **Type B** proposes to amend its Bylaws pursuant to Section 11.01 "Amendments to Bylaws" to reflect the following amendment with additions being **underlined and bold** and the deletions being ~~struck~~:

BYLAWS

OF

HEMPSTEAD ECONOMIC DEVELOPMENT CORPORATION

A NON-PROFIT CORPORATION

HEMPSTEAD, TEXAS

...

4.03 Bonds

The President, ~~Vice President, and Treasurer~~ of the Board shall ~~each~~ give an official bond in the sum of not less than One Hundred Thousand Dollars (\$100,000.00). The Bonds referred to in this section shall be considered for the faithful accounting of all monies and things of value coming into the hands of such officers. The bonds shall be procured from some regularly accredited surety company authorized to do business in the state. The premiums, therefore shall be paid by the Corporation. A copy of **the** ~~each officer's~~ bond shall be filed with the City Secretary.

A public hearing will be held by and before the Hempstead Economic Development Corporation Type A on the **28th day of November 2023**, at **6:00 p.m.** at City Hall, located at **1125 Austin St. Hempstead, Texas**. At said time and place, all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

**BY LAWS
OF
HEMPSTEAD COMMUNITY DEVELOPMENT CORPORATION
A NON-PROFIT CORPORATION**

HEMPSTEAD, TEXAS

**SECTION I
OFFICES**

1.01 Registered Office and Registered Agent

The Corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The Board of Directors may, from time to time, change the registered agent and/or the address of the registered office, provided that such change is appropriately reflected in these Bylaws and in the Articles of Incorporation.

The registered office of the Corporation is located at 1125 Austin Street, Hempstead, Texas 77445, and at such address is the Corporation, whose mailing address is 1125 Austin Street, Hempstead, Texas 77445.

1.02 Principal Office

The principal office of the Corporation in the State of Texas shall be located in the City of Hempstead, County of Waller, and it may be, but need not be, identical with the registered office of the Corporation.

**SECTION II
PURPOSES**

2.01 Purposes

The Corporation is a non-profit corporation specifically governed by the Texas Development Corporation Act of 1979, as amended (the "Act"). The purpose of the Hempstead Community Development Corporation ("HCDC") is to promote, assist, and enhance economic development in accordance with the Articles of Incorporation. The Corporation acts on behalf of the City of Hempstead, and may engage in any project authorized by Section 4B of the Act.

**SECTION III
MEMBERS**

3.01 Members

The Corporation shall have no members.

SECTION IV BOARD OF DIRECTORS

4.01 Board of Directors

The business and affairs of the Corporation and all corporate powers shall be exercised by or under authority of the Board Directors (the "Board"), appointed by the governing body of the City of Hempstead, and subject to applicable limitations imposed by the Texas Non-Profit Corporation Act, the Texas Business Corporation Act, the Articles of Incorporation, or these Bylaws. The Board may, by contract, resolution, or otherwise, give general, limited or special power and authority to the officers and employees of the Corporation to transact the general business or any special business of the Corporation requiring such authorization.

The Board may plan and direct its work through a Director, who will be charged with the responsibility of carrying out the Corporation's program as adopted and planned by the Board. The Board may contract with another entity for the services of a Director.

4.02 Number and Qualifications

The authorized number of Directors of this Board shall be seven (7).

The Mayor shall appoint the Directors of the Corporation with the approval of the Council. At least five (5) Directors shall meet at least one (1) of the following qualifications:

1. serve, or have served, as Chief Executive Officer of a company; or
2. serve, or have served, in a position of executive management of a company; or
3. serve, or have served , in a professional capacity; or
4. have experience equivalent to any of the above qualifications.

Not less than two (2) directors shall be members of the governing body of the City. Not less than three (3) directors shall be persons who are not employees, officers or members of the City of Hempstead, Texas. Each director must reside within the City of Hempstead, Texas or Waller County, Texas.

The City Council shall consider an individual's experience, accomplishments, and educational background in appointing members to the Board to ensure that the interests and concerns of all segments of the community are considered.

4.03 Bonds

The President, Vice President, and Treasurer of the Board shall each give an official bond in the sum of not less than One Hundred Thousand Dollars (\$100,000.00). The bonds referred to

in this section shall be considered for the faithful accounting of all monies and things of value coming into the hands of such officers. The bonds shall be procured from some regularly accredited surety company authorized to do business in the state. The premiums, therefore, shall be paid by the Corporation. A copy of each officer's bond shall be filed with the City Secretary.

4.04 General Duties of the Board

1. The Board shall develop an overall Economic Development Plan for the City.
2. The Board shall expend, in accordance with State Law, the tax funds received by it on direct economic development where such expenditures will have a direct benefit to the citizens of Hempstead.
3. The Board shall make reports to the City Council of the City of Hempstead.
4. The Board shall identify projects in the City for funding.
5. The Board shall be regularly accountable to the City Council for all activities undertaken by them or on their behalf, and shall report on all activities of the Board, whether discharged directly by the Board or by any person, firm, corporation, agency, association or other entity on behalf of the Board.

4.05 Implied Duties

The Hempstead Community Development Corporation is authorized to do that which the Board deems desirable to accomplish any of the purposes or duties set out or alluded to in Section 4.04 of these Bylaws and in accordance with State Laws.

4.06 Tenure

The initial terms of office for the Directors shall be three (3) Directors with two (2) year terms, and four (4) Directors with a one (1) year term as designated by the Mayor and City Council. No member of the Board shall serve more than two (2) consecutive terms. The Mayor shall appoint the Directors of the Corporation with the approval of the Council. The number of Directors shall be seven (7). Directors shall be removable at any time by the City Council by vote of three (3) Council members. The Directors of the Hempstead Economic Development Corporation may also serve as Directors of the Corporation.

4.07 Vacancies

Any vacancy occurring shall be filled by appointment by the Mayor with approval of City Council.

4.08 Meetings

The Board shall meet at least once each month at a place and time to be determined by the President. All meetings of the Board shall provide notice thereof as provided and set forth Texas Government Code Chapter 551. Any member of the Board may request that an item be placed on the agenda by delivering the same in writing to the secretary of the Board or its Director no later than five (5) days prior to the date of the Board meeting. The President of the Board shall set regular meeting dates and times at the beginning of his/her term.

Notice of any meeting shall be given to the public in accordance with the requirements of the Texas Open Meetings Act. The notice shall contain information regarding the particular time, date, and location of the meeting and the agenda to be considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

The annual meeting of the Board of Directors shall be at the regular September meeting of each year, at 6 p.m.

4.09 Attendance

Regular attendance of the Board meetings is required of all Members. The following number of absences may constitute the need for replacement of a member: three (3) consecutive absences, or attendance reflecting absences constituting 50% of the meetings over a 12-month period. In the event replacement is indicated, the member will be counseled by the President and, subsequently, the President shall submit in writing to the City Secretary the need to replace the Board member in question.

4.10 Quorum

For the purpose of convening a meeting, a simple majority of the appointed number of appointed Directors then serving on the Board shall constitute a quorum. For purposes of transacting the business of the Corporation at any meeting, a simple majority of the appointed Directors shall constitute a quorum. If there is an insufficient number of Directors present to convene the meeting, the presiding officer shall adjourn the meeting.

4.11 Compensation

The duly appointed members of the Board shall serve without compensation, but shall be reimbursed for actual or commensurate cost of travel, lodging and incidental expenses while on official business of the Board in accordance with State Law.

4.12 Voting; Action of the Board of Directors

Directors must be present in order to vote at any meeting. Unless otherwise provided in these Bylaws or in the Articles of Incorporation or as required by law, the act of a simple majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors. The Directors are local public officials within the meaning of Texas

Local Government Code Chapter 171, and shall file an affidavit with the Secretary of the Corporation if they have a substantial interest in a business entity or real property that is subject of deliberation by the Board.

In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote, unless the Board determines that no conflict of interest exists. Any Director may bring to the attention of the meeting any apparent conflict of interest or potential conflict of interest of any other Director, in which case the Board shall determine whether a true conflict of interest exists before any vote shall be taken regarding that particular matter. The Director as to whom a question of interest has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists.

4.13 Board's Relationship with City Council

In accordance with State law, the City Council shall require that the Hempstead Community Development Corporation be responsible for the proper discharge of its duties assigned in this article. All policies for program administration shall be submitted for Council approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Articles of Incorporation, these Bylaws, contracts entered into with the City, and budget and fiduciary responsibilities.

4.14 Board's Relationship with Administrative Departments of the City

Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the Mayor. The Mayor may approve such request for assistance from the Board when he finds such requested services are available within the administrative departments of the City and that the Board has agreed to reimburse the administrative department's budget for the costs of such services so provided.

Any request for legal assistance shall be made by the Board or its designee to the City Attorney. The City Attorney may provide such assistance when such services are available and the Board has agreed to reimburse the City for cost providing the legal services.

SECTION V OFFICERS

5.01 Officers of the Corporation

The elected officers of the Corporation shall be President, Vice President, Secretary, and Treasurer. The Board may resolve to elect one or more Assistant Secretaries. Or one or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and perform the duties of the office as the Board may from time to time prescribe or as the Secretary or Treasurer may from time to time delegate to his or her respective Assistant. Any two (2) or more offices may be held by the same person, except the office of President.

5.02 Selection of Officers

The Board shall select from among its Members individuals to hold office. The term of office shall be for a period of one year; provided, however, that the officer shall continue to serve until the election of their successors.

Elections shall be held at the annual meeting of the Board. Any officer may be removed by the Board at any time, with or without good cause. The removal of an officer does not also result in the removal of that person as a director of Corporation.

5.03 Vacancies

Vacancies in any office that occur by reason of death, resignation, disqualification, removal, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term of that office, in the same manner as other officers are elected to the Board.

5.04 President

The President shall be the presiding officer of the Board with following authority:

1. Shall preside over all meetings of the Board.
2. Shall have the right to vote on all matters coming before the Board.
3. Shall have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his judgment such meeting is required.
4. Shall have the authority to appoint standing committees to aid and assist the Board in its business undertakings or other matters incidental to the operation and functions of the Board.
5. Shall have the authority to appoint ad hoc committees which may address issues of a temporary nature of concern or which have a temporary affect on the business of the Board.

In addition to the above mentioned duties, the President shall sign with the Secretary of the Board any deed, mortgage, bonds, contracts, or other instruments which the Board of Directors has approved and unless the execution of said document has been expressly delegated to some other officer or agent of the Corporation by appropriate Board resolution, by a specific provision of these Bylaws, or by statute. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

5.05 Vice President

In the absence of the President, or in the event of his or her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned to him or her by the President.

5.06 Secretary

The Secretary shall keep, or cause to be kept, at the registered office a record of the minutes of all meetings of the Board and of any committees of the Board. The Secretary shall also file a copy of said minutes with the City and the same to be given, in accordance with the provisions of these Bylaws, or as required by the Texas Open Meetings Act or the Texas Open Records Act or other applicable law. The Secretary shall be custodian of the corporate records and seal of the Corporation, and shall keep a register of the mailing address and street address, if different, of each director.

5.07 Treasurer

The Treasurer shall be bonded for the faithful discharge of his/her duties with such surety or sureties and in such sum as the Board of Directors shall determine by Board resolution, but in no event shall the amount of such bond be less than an amount equal to the average of the sums which the Treasurer has access to and the ability to convert during a twelve (12) month period of time. The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The Treasurer shall receive and give receipt for money due and payable to the Corporation from any source whatsoever, and shall deposit all such moneys in the name of the Corporation in such bank, trust corporation, and/or other depositories as shall be specified in accordance with Article Seven (7) of these Bylaws. The Treasurer shall, in general, perform all the duties incident to that office and such other duties as from time to time may be assigned to him by the President of the Board.

5.08 Assistant Secretaries and Assistant Treasurers

The Assistant Secretaries and Assistant Treasurers, if any, shall in general, perform such duties as may be assigned to them by the Secretary or the Treasurer, or by the President or the Board of Directors.

5.09 Director of Community/Economic Development

The Corporation may, with the approval of City Council, employ a Director of Community/Economic Development. The Director shall serve as the Chief Executive Officer of the Corporation and shall oversee all administrative functions of the Corporation. The Director shall develop policies and procedures for the Corporation including financial, accounting, and purchasing policies and procedures to be approved by the Board and City Council. The Director may be removed by a vote of four (4) members of the Board.

5.10 Other Employees

The Corporation may employ such full or part-time employees as needed to carry out the programs of the Corporation. These employees shall perform those duties as are assigned to them by the Development shall hire, direct, and control the work of all Corporation employees.

5.11 Contracts for Service

The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy-making functions in discharging the duties discretion and policy-making functions in discharging the duties herein above set forth in this section.

SECTION VI COMMITTEES

6.01 Qualifications for Committee Membership

Members of committees shall be appointed by the President, and approved by the Board. Committee members need not be members of the Hempstead Community Development Corporation unless required by these Bylaws or Board resolution.

6.02 Standing Committees

The President shall have authority to appoint the following standing committees of the Board and such other committees as the Board may deem appropriate in the future:

1. Budget, Finance and Audit Committee: This committee shall have the responsibility of working with the Director, or the contractual entity performing

as a Director as the case may be, in the formation and promotion of the annual budget of the Board. The Committee shall present such budget to the Board and, upon approval, shall present, in accordance with these Bylaws, said budget to the City Council. In addition to the preparation of the budget for the Board, the Committee shall monitor all budget expenditures of the Board and keep the Board advised in such matters. The Committee shall further have the responsibility to oversee and work with auditors of the City or outside auditors when audits of the Board are being performed.

2. Committee for Business Retention and Expansion: This committee shall work with the Director of Community/Economic Development and shall keep the Board informed of all development and activities concerning business retention and expansion.
3. Committee for New Business Formation: This committee shall work with the Director of Community/Economic Development and shall keep the Board informed of all development and activities concerning new business formation.
4. Committee for New Business Attraction; and Recruitment: This committee shall work with the Director of Community/Economic Development and shall keep the Board informed of all developments and activities concerning business attraction and recruitment.

6.03 Special Committees

The President may determine from time to time that other committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees.

No such committee shall have independent authority to act for or in the stead of the Board of Directors with regard to the following manners: amending, altering, or repealing the Bylaws; electing, appointing, or removing any member of any such committee or any Director or Officer of the Corporation; amending the Articles of Incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the voluntary dissolution of the Corporation or revoking the proceedings therefore; adopting a plan for the distribution of the assets of the Corporation; or amending, altering, or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered, or repealed by such committee.

The designation and appointment of any such committee and delegation to that committee of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed on it or on his/her by law.

6.04 Term of Office of Committee Members

Each member of a committee shall continue as such until the next annual appointment of the Board of Directors and until his or her successor on the committee is appointed, unless the committee shall be sooner terminated or unless such member has ceased to serve on the Board of Directors, or unless such member be removed from such committee.

Any committee member may be removed from committee membership by the President, with Board approval, whenever in their judgment the best interests of the Corporation would be served by such removal.

6.05 Vacancies on Committees

Vacancies in the membership of any committee may be filled in the same manner as provided with regard to the original appointments to that committee.

6.06 Ex-Officio Members

The Mayor or the Mayor's designee(s) may attend all meetings of the Board of Directors or Committees, including executive, private or public. These representatives shall not have the power to vote in the meetings they attend. Their attendance shall be for the purpose of ensuring that information about the meetings is accurately communicated to the City Council and to satisfy the City Council obligation to control the powers of the Corporation.

SECTION VII FINANCIAL ADMINISTRATION

The Corporation may contract with the City for financial and accounting services. The Corporation's financing and accounting records shall be maintained according to the following guidelines.

7.01 Fiscal Year

The fiscal year of Corporation shall begin on October 1 and end on September 30 of the following year.

7.02 Budget

A budget for the forthcoming fiscal year shall be submitted to, and approved by, the Board of Directors, and the City Council of the City of Hempstead. In submitting the budget to the City Council, the Board of Directors shall submit the budget on forms prescribed by the City. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as shall be useful to or appropriate for the Board of Directors and the City Council of the City of Hempstead.

7.03 Contracts

As provided in Article V above, the President and Secretary shall execute any contracts or other instruments which the Board has approved and authorized to be executed and provided, however, that the Board may by appropriate resolution, authorize any other officer or officers or any other agent or agents, including the Director of Community/Economic Development, to enter into contracts or execute and deliver any instrument in the name and on behalf of the Corporation. Such authority may be confined to specific instances or defined in general terms. When appropriate, the Board may grant a specific or general power of attorney to carry out some action on behalf of the Board, provided, however that not such power of attorney may be granted unless an appropriate resolution of the Board authorizes the same to be done.

7.04 Checks and Drafts

All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation shall be signed or bear the facsimile of the President and the Treasurer, or such other person as designated by the Board.

7.05 Deposits

All funds of the Hempstead Community Development Corporation shall be deposited on a regular basis to the credit of the Corporation in a local bank that shall be federally insured and shall be selected following procedures and requirements for selecting a depository as set forth in Chapter 105 of the Texas Local Government Code.

7.06 Gifts

The Hempstead Community Development Corporation may accept on behalf of the Corporation any contribution, gift, bequest, or device for the general purpose or for any special purposes of the Corporation.

7.07 Purchasing

All purchases made and contracts executed by the Corporation shall be made in accordance with the requirements of the Texas Constitution and Statutes of the State of Texas.

7.08 Investments

Temporary and idle funds which are not needed for immediate obligations of the Corporation may be invested in any legal manner provided in Texas Government Code Section 2256 (Public Funds Investment Act).

7.09 Bonds

Any bonds issued by the Corporation shall be in accordance with the statute governing this corporation, but in any event, no bonds shall be issued without approval of the Hempstead City Council after review and comment by the City's bond counsel and financial advisor.

7.10 Uncommitted Funds

Any uncommitted funds of the Corporation at the end of the fiscal year shall be considered a part of the Fund Balance.

The Undesignated Fund Balance may be committed for any legal purpose provided the Corporation's Board of Directors and the City Council both approve such commitment. This may include the establishment of a Permanent Reserve Fund which shall be accumulated for the purpose of using the interest earnings of such fund to finance the operation of the Corporation.

SECTION VIII BOOKS AND RECORDS

8.01 Books and Records

The Corporation shall keep correct and complete books and records of all actions of the Corporation, including books and records of account and the minutes of meetings of the Board of Directors and of any committee having any authority of the Board and to the City Council. All books and records of the Corporation may be inspected by Directors of the Corporation or his/her agent or attorney at any reasonable time; and any information which may be designated as public information by law shall be open to public inspection at any reasonable time. The Texas Open Records Act and Open Meetings Act shall apply to disclosure of public information. The Board of Directors shall provide for an annual financial audit to be performed by a competent independent audit firm.

8.02 Monthly Reports

The Corporation shall provide monthly summaries of proposed dispersal of funds for anticipated projects. Expenditure of funds in the excess of \$5,000.00 must be approved by City Council.

SECTION IX SEAL

9.01 Seal

The Board of Directors shall obtain a corporate seal which shall bear the words "Corporate Seal of Hempstead Community Development Corporation"; the Board may thereafter use the corporate seal and may later alter the seal as necessary without changing the corporate name; but these Bylaws shall not be construed to require the use of the corporate seal.

SECTION X PROGRAM

10.01 Authorization

The Corporation shall carry out its program subject to its Articles of Incorporation and these Bylaws, and such resolutions as the Board may from time to time authorize.

10.02 Program

The program of the Hempstead Community Development Corporation shall be to assist, stimulate, and enhance economic development in Hempstead, Texas, subject to applicable State and Federal Laws, these Bylaws, and the Articles of Incorporation.

SECTION XI PARLIMENTARY AUTHORITY

11.01 Amendments to Bylaws

These Bylaws may be amended or repealed and new Bylaws may be adopted by an affirmative vote of five (5) of the authorized Directors serving on the Board, at a special meeting of the Directors held for such specific purpose, and the notice requirements stated hereinabove regarding special meetings shall apply. The Directors of the Corporation present at an annual meeting of the Board may, by a vote of five (5), in accord with the requirements of Article IV hereinabove, amend or repeal and institute new Bylaws, provided that at last ten (10) days prior to the annual meeting, written notice setting forth the proposed action shall have been given to the Directors, and public notice regarding such action given according the requirements of the Texas Open Meetings Act and Open Records Act.

Notwithstanding the foregoing, no amendment shall become effective unless the City Council approves the amendment.

SECTION XII DISSOLUTION

12.01 Dissolution

On petition of ten (10) percent or more of the registered voters of the City of Hempstead requesting an election on the dissolution of the Corporation, the City Council shall order an election on the issue. The election must be conducted according to the applicable provision of the Election Code. The ballot for the election shall be printed to provide for voting for or against the proposition:

“Dissolution of the Hempstead Community Development Corporation.”

If a majority of voters voting on the issue approve the dissolution, the Corporation shall continue operations only as necessary to pay the principal of and interest of its bonds and to meet obligations incurred before the date of the election and, to the extent practicable, shall dispose of its assets and apply the proceeds to satisfy those obligations. Then the last of the obligations is satisfied, and remaining assets of the Corporation shall be transferred to the City, and the Corporation is dissolved.

SECTION XII INDEMNITY

13.01 Indemnity

The Board of Directors shall authorize the Corporation to pay or reimburse any current or former Director or Officer of the Corporation for any costs, expenses, fines, settlements, judgments, and other amounts, actually and reasonable incurred by such person in any action, suit, or proceedings to which he or she is made a party by reason of holding such position as Officer or Director; provided, however, that such Officer or Director shall not receive such indemnification if he/she be finally adjudicated in such instance to be liable for gross negligence or intentional misconduct in office. The indemnification herein provided shall also extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation. The Board of Directors may, in proper cases, extend the indemnification to cover the good faith settlement of any such action, suit, or proceedings, whether formally instituted or not.

To the extent the Board of Directors authorize indemnification to Directors or Officer of the Corporation the City of Hempstead shall also provide indemnity to said Directors and Officers. However, City of Hempstead's indemnification shall only apply after Corporation's ability to indemnify has been exhausted. Nothing in this section creates personal liability on the part of Officers and Directors to any extent not otherwise provided by statute or case law.

Furthermore, the Corporation agrees to indemnify and hold harmless and defend the City of Hempstead, its officers, agents, and its employees, from and against liability for any and all claims, liens, suits, demands, and/or actions from damages, injuries to persons (including death), property damage (including loss of use), and expenses, including court costs and attorneys' fees and other reasonable costs arising out of or resulting from Corporation's activities and from an liability arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of Corporation, including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

Corporation further agrees that it shall at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, agents, employees, licensees, invitees, and other persons, as well as their property, while in the vicinity where activities are being performed. It is expressly understood and agreed that City of Hempstead shall not be liable or responsible for the negligence of Corporation including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

It is further agreed with respect to the above indemnity, that City of Hempstead will provide the other prompt and timely notice of any event covered which in any way, directly or indirectly, contingently or otherwise, affects or might affect Corporation or City of Hempstead, and City of Hempstead shall have the right to compromise and defend the same to the extent of its own interests. It is further agreed this indemnity clause shall be an additional remedy to the City of Hempstead and not an exclusive remedy.

SECTION XIV MISCELLANEOUS

14.01 Relation to Articles of Incorporation

These Bylaws are subject to, and governed by, the Articles of Incorporation and applicable State statutes under which the Corporation is organized.

OLSON & OLSON LLP

ATTORNEYS AT LAW

November 29, 2023

Notice Administrator

Via Certified Mail

In re: Aqueous Film-Forming Foams Products Liability Litigation
c/o Notice Administrator
1650 Arch Street, Suite 2210
Philadelphia, PA 19103

Counsel for Settling Defendants

Jeffrey M. Wintner
Graham W. Meli
Wachtell, Lipton, Rosen & Katz
51 West 52nd Street
New York, NY 10019

Kevin T. Van Wart
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

Michael T. Reynolds
Cravath, Swaine & Moore LLP
825 Eighth Avenue
New York, NY 10019

Class Counsel

Scott Summy
Baron & Budd, P.C.
3102 Oak Lawn Ave., Ste. 1100
Dallas, TX 75219

Michael A. London
Douglas & London
59 Maiden Lane, 6th Floor
New York, NY 10038

Paul J. Napoli
Napoli Shkolnik
1302 Av. Ponce de Leon
San Juan, Puerto Rico 00907

Elizabeth A. Fegan
Fegan Scott LLC
150 S. Wacker Drive, 24th Floor



Chicago, IL 60606

Joseph F. Rice
Motley Rice LLC
28 Bridgeside Blvd.
Mt. Pleasant, SC 29464

Re: Request for Exclusion

In Re: *Aqueous Film-Forming Foams Products Liability Litigation*, MDL
2:18-mn-2873 (D.S.C.), this document relates to:

City of Camden, et al., v. DuPont de Nemours and company, et al., No.
2:23-cv-03230-RMG.

Dear Notice Administrator, et al.,

I, by consensus of the Council of the City of Hempstead, Texas and by this notice of intent, request the City of Hempstead, Texas to be excluded as a Settlement Class Member of the above referenced litigation.

I declare under penalty of perjury that the foregoing is true and correct and that I am legally authorized to exclude the Hempstead, Texas.

Bridgette Begle
City Attorney
City of Hempstead
bridgette.begle@olsonllp.com



November 29, 2023

Notice Administrator

Via Certified Mail

In re: Aqueous Film-Forming Foams Products Liability Litigation
c/o 3M Notice Administrator
1650 Arch Street, Suite 2210
Philadelphia, PA 19103

Special Master

Matthew Garretson
Wolf/Garretson LLC
P.O. Box 2806
Park City, UT 84060

Claims Administrator

AFFF Public Water System Claims
P.O. Box 4466
Baton Rouge, LA 70821

Counsel for 3M

Kevin H. Rhodes
Executive Vice President and Chief Legal Affairs Officer
Legal Affairs Department

3M Company

3M Center, 220-9E-01
St. Paul, MN 55144-1000

Thomas J. Perrelli

Jenner & Block LLP

1099 New York Avenue, N.W. Suite 900
Washington, D.C. 2001-4412

Richard F. Bulger

Mayer Brown LLP

71 South Wacker Drive
Chicago, Illinois 60606

Class Counsel

Scott Summy

Baron & Budd, P.C.

3102 Oak Lawn Ave., Ste. 1100
Dallas, TX 75219

Wortham Tower, Suite 600 | 2727 Allen Parkway | Houston, Texas 77019-2133

Telephone (713) 533-3800 Facsimile (713) 533-3888

www.olsonllp.com



Michael A. London
Douglas & London
59 Maiden Lane, 6th Floor
New York, NY 10038

Paul J. Napoli
Napoli Shkolnik
1302 Av. Ponce de Leon
San Juan, Puerto Rico 00907

Elizabeth A. Fegan
Fegan Scott LLC
150 S. Wacker Drive, 24th Floor
Chicago, IL 60606

Joseph F. Rice
Motley Rice LLC
28 Bridgeside Blvd.
Mt. Pleasant, SC 29464

Re: Request for Exclusion

In Re: *Aqueous Film-Forming Foams Products Liability Litigation*, MDL
2:18-mn-2873-RMG (D.S.C.), this document relates to:

City of Camden, et al., v. 3M Company, No. 2:23-cv-03147-RMG.

Dear Notice Administrator, et al.,

I, by consensus of the Council of the City of Hempstead, Texas and by this notice of intent, request the City of Hempstead, Texas to be excluded as a Settlement Class Member of the above referenced litigation.

I declare under penalty of perjury that the foregoing is true and correct and that I am legally authorized to exclude the Hempstead, Texas.

Bridgette Begle
City Attorney
City of Hempstead
bridgette.begle@olsonllp.com

CITY PLANNING LETTER

August 23, 2023

Waller County Commissioners Court
836 Austin St.
Hempstead, TX 77445

Re: File No. 2304629CS

To Whom It May Concern:

University Title Company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on August 17, 2023, we find the following:

Record Owner:

FADUL ESTRADA and YASMIN ADAME

Legal Description:

Lot 10 and the South Half (S. ½) of Lot 9, Block 121, of TOWN OF HEMPSTEAD, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 106, Page 306 (commonly referred to as Volume 106, Page 311), Deed Records, Waller County, Texas

Subject to the following:

1. Restrictions:

- **Volume 106, Page 306 of the Deed Records of Waller County, Texas; and in Volume 583, Page 571, Volume 583, Page 618 and Volume 573, Page 623 of the Official Public Records of Waller County, Texas.**

2. Easements:

- **Any and all easements as shown on plat recorded in Volume 106, Page 306 of the Deed Records of Waller County, Texas.**

3. Liens:

- **None.**

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of and shall insure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

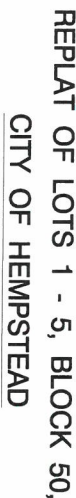
This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Natalie Meismer

University Title Company
Natalie Meismer, Commercial Examiner



WITNESS my hand in the City of Henrieville, Miller County, Tenn
this day of, 2023.

MELISSA PADILLA

COUNTY OF VALLEJO

100

2023

NOTARY PUBLIC IN AND FOR
----- COUNTY, TEXAS

allured me, one undersigned authority. On this occasion Melisso Padilla, known to me to be the person who

***** 2023 *****

COUNTY, TEXAS

IN TESTIMONY WHEREOF, in witness the official signatures of the Mayor, Aldermen and City Secretary of the City of Hempstead, Texas, this the _____ day of _____, 2021.

2

KARLÉN NEAL

MIRA MONTES

1000

This is Verity, that is, Section C, covering a Related Professional Land Surveyor of the State of Texas. We have plotted the above station from an actual survey on the ground, and that all block corners, iron pins and points of curve are precisely marked with five-eighths (5/8") iron rods three (3") long with the head flush with the ground or sidewalk enclosed in block (6") square concrete monument at least one-foot (1') deep. Unless otherwise noted, that this plot correctly represents that survey, unless otherwise noted.

COLSON C. GAILING - REGISTERED PROFESSIONAL
LAND SURVEYOR, #6805

TEPL'S FIRM NO. 10134403

[illegible]

STATE OF TEXAS

I, Debbie Hogan, Clerk of the County Court of Waller County, Texas, do hereby certify that the written instrument with its certificate of authentication is a true and correct copy of the original instrument on file in the County Clerk's Office.

of the Official Public Records of Walter County.

"WITNESS MY HAND AND SEAL OF OFFICE, at the day and date last above written."

BY: _____
Deputy

CYNTHIA B. POWERS

NOTES: 1) The tract of land shown hereon lies within Zone 'X' (Area of Minimal Flood Hazard) except area as shown

which lies within Zone "A1" (Special Flood Hazard Area with Base Flood Elevations [BFE or Depth]) of the Flood Hazard Zone according to the FIRM, Flood Insurance Rate Map# 48472C 0130F. Map Revised May 16, 2019.

2) Bearings shown hereon are based upon Grid North as determined from G.P.S. Datasets from State Plane Coordinates, Texas South Central Zone, NAD 83.

- BL. - Building Line
- F.C. - Fence Corner
- DP/RC.T. - Official Public Records of
Valter County, Texas

    - Denotes direction and distance
 from Seed Line to object.

5) This plot is subject to the Ordinalities applicable, recorded in Volume 516, Page 830 DPR.VCT., Volume 583, Page 571 DPR.VCT., Volume 583, Page 618 DPR.VCT., Volume 583, Page 623 DPR.VCT., Volume 1336, Page 637 DPR.VCT., and Volume 1336, Page 642 DPR.VCT.

b) This lot is subject to R-1 zoning as set forth by the City of Hempstead zoning ordinance.

STATE OF TEXAS)

COUNTY OF WALLER }
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this ----- day
----- 2023.

NOTARY PUBLIC IN ANTWERP

COUNTY, N.

[illegible]

BOTTS TITLE COMPANY

SINCE 1883

Serving Austin,, Burleson, Colorado, Fayette, Lee, Milam, Waller, and Washington Counties

25 North Bell, Bellville, TX 77418

Phone: 979-865-3669

FAX: 979-865-3670

LIMITED TITLE REPORT

Botts Title File No.: WR-21-068

This report is intended solely for the use and benefit of : Javier Padilla

Botts Title Company has made a search of the records of the County Clerk of Waller County, Texas, as to the following described property:

SURFACE ESTATE ONLY of Block 50 and the east 40 feet of Block 51, Town of Hempstead, Waller County, Texas, according to the map or plat thereof recorded in Volume 106, Page 306, Deed Records, Waller County, Texas, and being that same property described in deed dated January 18, 2022, executed by Fabian Jezierski, et al, to Javier Garcia Padilla and Melissa Padilla, a married couple, recorded under Clerk's File No. 2201235, Official Public Records, Waller County, Texas.

- i. The last recorded document purporting to transfer title to the land described herein shows the following:

Purported owner(s): Javier Garcia Padilla and Melissa Padilla, a married couple

- ii. The following lien(s) and applicable recorded items, if any, affecting the subject property:

Deed(s) of Trust, Financing Statement(s), Security Instrument(s), and/or other voluntary liens:

- a. Deed of Trust dated January 18, 2022, executed by Javier Garcia Padilla and Melissa Padilla, husband and wife, to David Zalman, Trustee, securing payment of a promissory note in the principal amount of \$200,000.00 payable to Prosperity Bank, recorded under Clerks' File No. 2201236, Official Public Records, Waller County, Texas, given as additional security to vendor's lien retained in deed of even date.

Abstract(s) of Judgment and/or Tax lien(s) and/or other involuntary liens:

- a. NONE.

Miscellaneous:

- a. Ordinances set out in instruments recorded in Volume 516, Page 850, Volume 583, Page 571, Volume 583, Page 618, Volume 583, Page 623, Volume 1336, Page 637, and Volume 1336, Page 642, Official Public Records, Waller County, Texas.

This search of the real property records of the County Clerk's Office of Waller County, Texas, is limited from May 25, 1995 to August 22, 2023.

This report is issued with the express understanding, evidenced by the acceptance of same, that Botts Title Company does not undertake herein to give or express any opinion as to the validity of the title to the property above described, nor as to the validity of any of the instruments reported on herein, including the purported deed(s), establishing the record owner(s) if referenced herein; but is simply reporting briefly herein as to certain of the instruments found of record pertaining to said property. **By acceptance of this report, it is understood and agreed that the liability of Botts Title Company is expressly limited to the consideration paid for same.** Our search has been limited to the above matters and the above time period; and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property.

September 1, 2023

Botts Title Company

By:



DIANE E. GREEN