

**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 20<sup>th</sup> day of May, A.D., 2024 at 6:00 P.M.** at the **Hempstead City Hall, 1125 Austin Street, Hempstead, Texas**, at which time the following subjects will be discussed, to-wit:

**OPEN SESSION**

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comments.
4. Consideration and action on minutes of April 15, 2024, April 24, 2024, May 6, 2024, and May 14, 2024, meetings.
5. Consideration and action on the bundled services agreement from HDL companies regarding Sales Tax Administration and Services.
6. Consideration and action on an Ordinance of the City Council of the City of Hempstead amending the 2023-2024 City Budget of the City of Hempstead, Texas related to the Travel and Training Budget as to the expenditure of such funds; making findings and other provisions related to the subject.
7. Consideration and action amending the provisions of the City of Hempstead, Texas Employee Guide to provide that the city does not employ any person by a written contract; providing that all employees serve at will.
8. Discussion, consideration, and action on HEDC Director's Employment Agreement.
9. Consideration and action on a Parade Permit from St. Katherine Drexel Catholic Church to be held on June 2, 2024.
10. Consideration and action on payment of current bills.
11. Presentations.
  - A. Mayor Reports-
    1. Sales Tax
  - B. Councilmembers Reports-

Mildred Jefferson-May Ann Thibodeaux presence will be deeply missed, but her legacy will continue to inspire all; the City of Hempstead extends its heartfelt condolences to the family and loved ones of Mary Ann Thibodeaux and honors her memory for the positive impact she made on our community. May her soul rest in eternal

peace. We are sending our deepest condolences to Jennifer Thomas's family for their loss and continue prayers for all.

Nora Hodges-I will be attending a symposium on Building Tomorrow Together: Achieving Quality Planned Development, taking place on June 21, 2024, at the Houston Community College West Houston Institute. Discussions will include public -private partnerships, water resources, and infrastructure funding.

### **CLOSED SESSION**

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).

12. The Council will convene in Executive Session pursuant to Section 551.071 of the Government Code to consult with Attorney.

13. The Council will convene in Executive Session pursuant to Section 551.074 of the Government Code on Personnel Matters.

### **OPEN SESSION**

Council may act in Open Session on items listed:

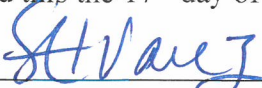
14. Adjourn City Council Meeting.

Dated this the 17<sup>th</sup> day of May, A.D., 2024.

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 May 17, 2024 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 17<sup>th</sup> day of May, A.D., 2024.

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 20<sup>th</sup> day of May 2024 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 20<sup>th</sup> day of May 2024 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**

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

**BE IT REMEMBERED** that on the 15<sup>th</sup> day of April 2024, A.D., 2024 at 6:00 P.M. the City Council met in a Regular Meeting at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas, there being present, to-wit:

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

Charles Williams, City Attorney  
Sabrina Alvarez, City Secretary

**1. Call to order and invocation.**

Mayor Erica Gillum called the meeting to order at 6:01 P.M. and Pastor Bill Montgomery gave the invocation.

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Public Comments.**

Jessica Holloman is the owner of the commercial property that is on the agenda for the zoning amendment request. The tattoo studio is a very high-end business with clientele only by appointments. He is a very talented individual and customers fly from all over the world to get tattoos from him. The city will be losing sales tax and utility money as well.

Dormic Smith is the assistant pastor for a local church and stated to council that he helps with a small utility assistance program for the citizens of Hempstead. He asked that the church and city work together to help those in crisis. He would like to get the information before the disconnect and late fees are applied.

Kinberly Hargrave stated to council she has been receiving the city's credit statements by way of Public Information Requests and she is appalled by some of the charges. She stated for the Zydeco Festival money could go to something that is needed, like street signs and lights. It is a waste of citizens' money, and the spending has got to stop.

Hamidah Wolfe spoke and stated to council not to vote for the school bond. She asked the question why some citizens got culverts installed and some did not. She also stated when the mailboxes were taken down that it delayed the mail causing homeowners to get late fees and other charges

on bills. She stated the city needed a free recreation center for the kids, who can't afford to pay fees.

#### **4. Discussion from Sid Chipman with the House of Help regarding homelessness and utilities.**

Sid Chipman with the House of Help stated that she wanted to thank the Streets and Grounds Department for fixing the potholes on the street by House of Help. She stated to council that they are a 501C nonprofit organization, they help citizens with paying their utilities, and would like to have the late fees and reconnect fees waived. She asked council to put it in a policy. She also talked about homelessness. She stated to council that there is a need for a building to house the homeless. The produce truck has fed over two hundred families and the number keeps increasing. She also stated all the churches need to combine their efforts together to help the community.

#### **5. Discussion and action from Nora Thomas on two homes located at 516 6<sup>th</sup> Street.**

Nora Thomas stated that she has two homes on one lot, in December of last year she submitted plans and in the process no paperwork was given to her from the building department. The contractor had tried to move the home because part of one home encroached into the neighbor's property. In the process of moving the home it collapsed. Building Inspector Frank Rodriguez stated they did a stop work order when the house collapsed. Attorney Charles Williams stated that per our Ordinance two houses on one lot violates our zoning, it is considered nonconforming once it's no longer there (due to the collapse). Councilmember Nora Hodges asked if it's possible to amend the Ordinance for non-conforming structures to be grandfathered, especially since this situation was no fault of the owner? Attorney Charles Williams stated that's when spot zoning is considered and that is not allowed in our zoning ordinance. Mayor Pro-Tem Lonnie Garfield stated the city has laws and rules by which we must abide.

#### **6. Consideration and action on minutes of March 18, 2024 & April 1, 2024, meetings.**

Mayor Pro-Tem Lonnie Garfield made a motion to approve the minutes. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

#### **7. Public Hearing**

**A. Zoning Matrix Amendment allowing for tattoo studios in the following manner: "P" Use Permitted by Right in the following districts: CBD Central Business District.**

#### **Public Hearing opened at 7:31 P.M.**

Crystal Krivacka stated that it's a struggle to lease all the vacant property in the downtown area. Hempstead Economic Development Director Dr. Ramiro Bautista stated to council that the city had a predevelopment meeting, and the prior administration told the client that it was allowed in the Central Business District. When he went to get permits and put utilities on the building the

building inspector told him it could not be done because it was not in our zoning matrix, so that left a bad taste in their mouths. Dave Burkey stated we need more businesses in the downtown area. Jimmy Economu stated a business is a business, there is a tattoo studio in downtown Brenham. Councilmember Nora Hodges asked if it could be specified as a special use permit. Building Inspector Frank Rodriguez stated that this will be the same process as the helicopter pad that was approved months ago.

**Public Hearing closed at 7:50 P.M.**

**B. Consideration and action on an Ordinance of the City Council of the City of Hempstead amending Article 10, Section 10.01 of the Exhibit 9B, in the City of Hempstead, Texas zoning ordinance to add a definition of “Tattoo Studios”; amending Article 3, Section 3.13, the land use matrix, to allow tattoo studios in the following manner “P” Use Permitted By Right in the following zoning districts: CBD Central Business District; and making other provisions related to the subject.**

Councilmember Nora Hodges made a motion to approve the Ordinance. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

#### **8. Public Hearing**

**A. The Hempstead City Council will hear public comments on a Project to sell approximately 14.9 acres of HEDC owned land for the purpose of economic development.**

**Public Hearing opened at 7:54 P.M.**

Jimmy Economu was against the sale of the property.

**Public Hearing closed at 7:59 P.M.**

**9. Consideration and action on Resolution of the City Council of the City of Hempstead approving as a project of the Hempstead Economic Development Corporation Type B, the Hempstead Gazebo Park Project 2024 for the installation of benches and vintage light poles at Hempstead Gazebo Park. (Second Reading)**

Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Karon Neal seconded the motion and it carried unanimously.

**10. Consideration and action on a Resolution from the City Council of the City of Hempstead determining the time and place of the meetings of City Council of the City of Hempstead, Texas; making findings and containing other provisions related to the subject.**

Councilmember Nora Hodges made a motion to approve the Resolution for now. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**11. Consideration and action on Proclamation of April as Fair Housing Month.**

Councilmember Mildred Jefferson made a motion to approve the Proclamation. Councilmember Nora Hodges seconded the motion and it carried unanimously.

**12. Consideration and action in Section 9 of the City of Hempstead Employee Guide adding Subsection A Vacancies and Announcements.**

Councilmember Nora Hodges made a motion to approve the addition of Subsection A Vacancies and Announcements. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**13. Consideration and action from Municipal Court to upgrade copier.**

Councilmember Nora Hodges made a motion to approve the copier for Municipal Court. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**14. Consideration and action of an Ordinance of the City Council of the City of Hempstead amending Ordinance No. 23-112 which will amend the City Budget for the 2023-2024 Fiscal year and authorizing amended revenues and expenditures as therein provided. (*Police Department Roof in the amount of \$1,700.00 quote from Keith Overby Roofing*)**

Councilmember Nora Hodges made a motion to approve the Ordinance. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**15. Consideration and action of an Ordinance of the City Council of the City of Hempstead amending Ordinance No. 23-112 which will amend the City Budget for the 2023-2024 Fiscal year and authorizing amended revenues and expenditures as therein provided. (*Zydeco Festival in the amount of \$3,500.00 to be held on June 1, 2024*)**

Mayor Pro-Tem Lonnie Garfield made a motion to approve the Ordinance. Councilmember Karon Neal seconded the motion. **AYES's-** Councilmember Mildred Jefferson, Councilmember Karon Neal, Mayor Pro-Tem Lonnie Garfield. **NO's-** Councilmember Nora Hodges, Councilmember Cindy Pearce. Motion carried.

## **16. Consideration and action on payment of current bills.**

Councilmember Nora Hodges made a motion to approve the bills. Mayor Pro-Tem Lonnie Garfield seconded the motion. **AYES's-** Councilmember Mildred Jefferson, Councilmember Karon Neal, Councilmember Nora Hodges, Mayor Pro-Tem Lonnie Garfield. **NO's-** Councilmember Cindy Pearce. Motion carried.

## **22. Presentations.**

### **A Mayor's Reports-**

- 1. Sales Tax- Sales Tax up 181.40% for the month of April 2024.-The City had a huge amount deposited due to pipeline being shipped to the RCR facility from March.**
- 2. Railroad Commission of Texas Docket No. 084625 & Docket No. 084377- both were approved by the Railroad Commission.**
- 3. Employee of the Month(April)- Lilian Ruiz-Very professional and helpful.**
- 4. Department of the Month (April)- Building Department-Thanks Frank Rodriguez for all his hard work, sticking to the rules.**
- 5. Returned Suburban for the Police Department to receive another officer vehicle.**

### **B. Department Head Reports-**

- 1. City Secretary- gave update on Master Drainage Grant and Resilient Communities Grant, plus the ADA restroom in the bay area will be completed by next week.**
- 2. Utility Billing Department -update on billing cycle, cutoffs, failed arrangements, 62 Service Orders generated, 18 Disconnected, 14 accounts activated.**
- 3. Municipal Court Department -issued warrants, monthly reports, upcoming court seminars, worked on docket, had dangerous dog hearings.**
- 4. Economic Development Department-woman's history month recognized the ladies at city hall with breakfast, money market account, added additional revenue saving on mowing, and utility bill.**
- 5. Police Department- Open House Thursday, April 18, 2024**
- 6. Technology Department-Revize website for city, activate city warehouse to intertwine all city buildings together, updating computers and servers, sound system for rec for townhall meetings.**
- 7. Public Works Director -update on Blumberg Rd Station, Drainage Grant Status, Urban Road Lift Station, 2-mile Bid update on progress.**
- 8. Street/Grounds Department-cleaning curbs and gutter, street signs update and update on supplies used on patching and cutouts.**
- 9. Parks & Recreation Department -after school programs, partnering with Family Ties, parties at recreation center. Rental of baseball fields, little league games, daily duties at park**
- 10. Building/Code Enforcement Department -update on citations, permits**



issued, plans reviewed.

11. Electrical Department – running new services to new homes, setting new transformers, service poles, comcast hook ups, run line to Mustang cat.

12. Water/Wastewater Department -staying ahead of leaks

13. Gas Department Report – gas leaks.

**B. Councilmembers Reports-**

1. Mildred Jefferson-I was fortunate enough to attend the ARCIT, seminar in Grandbury, TX on April 4-5, 2024. It was extremely informative and educational. I am grateful I was able to attend and gain information to share with our city officials.

2. Nora Hodges-Reminder that the “Meet the candidate’s public forum” will be held on Saturday, April 20<sup>th</sup> from 10:00 A.M. to 12:00 P.M., with breakfast served at 9:30 A.M. There will be Q & A sessions following open comments from each candidate. Sponsors are PMBC, Frazier’s, and Granny’s HSM. No Candidate is endorsed.

3. Lonnie Garfield- Report on the use of Hempstead ISD Facility. Superintendent said the city can use their facilities at any time.

**CLOSED SESSION**

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).

Specifically, City Council will meet in executive session pursuant to Texas Government Code Section 551.071 Consultation with Attorney regarding the following:

18. Consideration and action on the approval of the compensation of the City of Hempstead Economic Development Executive Director.

19. Consideration and action of an Ordinance of the City Council of the City of Hempstead amending Ordinance No. 23-112 which will amend the City Budget for the 2023-2024 Fiscal year and authorizing amended revenues and expenditures as therein provided. (*EDC Director Salary & Vehicle Allowance*)

20. Consideration and action on two homes located on 516 6<sup>th</sup> Street.

21. Discussion of the Charter Amendment process to change to Manager-Council, and the election process for future elections.

City Council opened at 8:26 P.M.

Executive Session ended at 9:06 P.M.

No action in Executive Session

## **OPEN SESSION**

Council may act in Open Session on items listed:

### **18. Consideration and action on the approval of the compensation of the City of Hempstead Economic Development Executive Director.**

Mayor Pro-Tem Lonnie Garfield made a motion to deny compensation for the Hempstead Economic Development Director. Councilmember Nora Hodges seconded the motion and it carried unanimously.

### **19. Consideration and action of an Ordinance of the City Council of the City of Hempstead amending Ordinance No. 23-112 which will amend the City Budget for the 2023-2024 Fiscal year and authorizing amended revenues and expenditures as therein provided. (*EDC Director Salary & Vehicle Allowance*).**

Mayor Pro-tem Lonnie Garfield made a motion to table the Ordinance. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

### **20. Consideration and action on two homes located on 516 6<sup>th</sup> Street.**

Mayor Pro-Tem Lonnie Garfield made a motion to deny the request from the homeowner to build two homes on one lot and refund the building permit cost back to the homeowner.

### **21. Discussion of the Charter Amendment process to change to Manager-Council, and the election process for future elections.**

No action taken; this was just discussion item.

### **25. Adjourn City Council Meeting.**

Mayor Pro-Tem Lonnie Garfield made a motion to end the meeting at 9:15 P.M. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 20<sup>th</sup> day of May, A.D., 2024.

**APPROVED:**

**/s/ Katherine Ragston Ward, Mayor**

**ATTEST:**

**/s/ Sabrina Alvarez,**

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

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

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

Justin Pruitt, City Attorney  
Sabrina Alvarez, City Secretary

**1. Call to order and invocation.**

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

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Public Comments.**

None.

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

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

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

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

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

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

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

**25. Adjourn City Council Meeting.**

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

**PASSED AND APPROVED** this the 20<sup>th</sup> day of May, A.D., 2024.

**APPROVED:**

**/s/: Katherine Ragston Ward, Mayor**

**ATTEST:**

**/s/: Sabrina Alvarez,**

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

**BE IT REMEMBERED** that on the 6<sup>th</sup> day of May A.D., 2024 at 6:00 P.M. the City Council met in a Regular Meeting at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas, there being present, to-wit:

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

Charles Williams, City Attorney  
Sabrina Alvarez, City Secretary

**1. Call to order and invocation.**

Mayor Erica Gillum called the meeting to order at 6:00 P.M. and Mayor Pro-Tem Lonnie Garfield gave the invocation.

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Public Comments.**

None.

**4. Consideration and action on a Proclamation for the 2024 Economic Development Week.**

Economic Development Director Ramiro Baustista stated to council that the Proclamation is geared to recognize and give thanks to all the economic professionals. Next year they will have a week of planned events in the city. Councilmember Nora Hodges made a motion to approve the Proclamation. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

**5. Presentation, consideration, and action on a Resolution of the City Council of the City of Hempstead approving the participation of the City of Hempstead in the TexPool Investment Pools (TexPool/TexPool Prime) and designating authorized representatives of the city pursuant to the Texas Public Funds Investment Act.**

Colby Anthony with TexPool presented to council information on the organization. TexPool is the oldest and largest local government investment pool in the State of Texas. They preserve

principal, liquidity, and yield of capital investment consistent with the Texas Public Funds Investment. The rates are 5.47% with TexPool and 5.32% with TexPool Prime. Mayor Pro-Tem Lonnie Garfield asked what are the average rates? Mr. Colby Anthony stated they usually follow the federal rate. The pool also provides Public Funds training to the entities. Councilmember Cindy Pearce asked Alan Younts to give his opinion on this item. He stated that he did support the investment pool. Councilmember Mildred Jefferson made a motion to table, no second motion, motion failed. Mayor Pro-Tem Lonnie Garfield made a motion to approve the Resolution. Councilmember Cindy Pearce seconded the motion and carried unanimously.

**6. Consideration and action on a Resolution of the City Council of the City of Hempstead to approve and authorize the City of Hempstead, Texas to participate in the Texas Cooperative Liquid Assets securities system trust pursuant to the provisions of the Public Funds Investment Act, Texas Government Code, Section 2256.001 Et Seq; appointing the Mayor as the Investment Officer and making other provisions related to the subject.**

Economic Development Director Ramiro Baustista stated to council this is another investment, to apply there are no current funds to move, it was presented to the EDC Board last month. The city received sales tax dollars and instead of them sitting, it would be to invest. Councilmember Nora Hodges made a motion to approve the Resolution. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

**7. Consideration and action of the City Council of the City of Hempstead, amending Resolution 23-035, which approved the Hempstead Economic Development Corporation Budget for the 2023-2024 Fiscal Year for the purpose of revising specific line-item expenditures therein; and making other provisions related to the subject.**

Economic Development Director Ramiro Baustista stated to council that this is not an amendment to the budget but a line-item transfer to salaries and vehicle allowance. This will update the Economic Development 2023-2024 budget with the correct amounts. Councilmember Nora Hodges asked if she thought this item was tabled in a previous meeting because the director's salary was not approved for the increase, and she does not understand why it is being moved. Economic Development Director Ramiro Baustista stated that this was not salary compensation. Mayor Pro-Tem Lonnie Garfield made a motion to approve the line-item transfers. Councilmember Mildred Jefferson seconded the motion. AYES-Mayor Pro-Tem Lonnie Garfield, Councilmember Nora Hodges, Councilmember Mildred Jefferson, Councilmember Cindy Pearce. NO's-Councilmember Nora Hodges. Motion carried.

**8. Consideration and action on a Parade Permit from Hempstead Commerce & Civic Association to be held Saturday, July 20, 2024.**

Cheryl Hardwick stated that all paperwork was submitted, and the fee was paid within the sixty-day period. She added that due to the high traffic, the Police Department wants the parade to go down 11<sup>th</sup> Street. Mayor Pro -Tem Lonnie Garfield thanked Mrs. Hardwick for all the hard work. Mayor Pro-Tem Lonnie Garfield made a motion to approve the parade permit. Councilmember Cindy Pearce seconded the motion and carried unanimously.

**9. Consideration and action on a Resolution of the City Council of the City of Hempstead for street closures for 2024 Watermelon Festival.**

Councilmember Mildred Jefferson made a motion to approve the Resolution. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

**10. Consideration and action on request from the Hempstead Commerce and Civic Association for Hotel/Motel funds for the Watermelon Festival in the amount of \$5,000.00.**

Mayor Pro-Tem Lonnie Garfield stated this is something the city gives to the association every year and he is ok with it. Councilmember Mildred Jefferson asked what does the city get from the Hotel/Motel Tax? Mrs. Cheryl Hardwick stated that money goes for advertising which brings people in to stay at our local hotels, eat at restaurants, buy fuel, etc. Mayor Pro-Tem Lonnie Garfield made a motion to approve the request. Councilmember Nora Hodges seconded the motion. AYES-Mayor Pro-Tem Lonnie Garfield, Councilmember Nora Hodges, Councilmember Cindy Pearce, Councilmember Karon Neal. NO's- Councilmember Mildred Jefferson,

**11. Consideration and action on final replat of Bam Group Subdivision 25.452 acres in the Issac Donoho Survey A-121.**

Councilmember Mildred Jefferson made a motion to approve the plat. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

**12. Mayor's Reports**

None.



13. Councilmembers Reports-

1. Mildred Jefferson-We are sending our deepest condolences to Theodore Hyden's family for their loss.

2. Nora Hodges- Thank you to Jay Lewis Brooks and the Becoming Better Organization for such a great event on April 21, 2024, at the city park to support unity in the community. It was very well attended and even had left over funds for future events. Also, thank you to the voters and candidates for their participation and attendance in the candidate forum held on April 20,2024. Thank you to Progressive Baptist Church, Frazier's, and Granny's Homestyle Cooking for sponsoring.

**CLOSED SESSION**

Specifically, City Council will meet in executive session pursuant to Texas Government Code Section 551.071 Consultation with Attorney regarding the following:

**14. Updates to be considered on City of Hempstead Utilities Policy and Procedures.**

**Executive Session opened at 6:25 P.M.**

**Executive Session ended at 7:00 P.M.**

**No action in Executive Session**

**OPEN SESSION**

Council may act in Open Session on any item listed for Executive Session.

**15. Consideration and action on updates on the City of Hempstead Utilities Policy and Procedures.**

Mayor Pro-Tem Lonnie Garfield made a motion to direct administration to draft up an Ordinance with the proposed changes and bring it back to council. Councilmember Nora Hodges seconded the motion and carried unanimously.

**16. Adjourn City Council Meeting.**

Mayor Pro-Tem Lonnie Garfield made a motion to end the meeting at 7:03 P.M  
Councilmember Karon Neal seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 20<sup>th</sup> day of May, A.D., 2024.

**APPROVED:**

**/s/ Katherine Ragston Ward, Mayor**

**ATTEST:**

**/s/ Sabrina Alvarez,**

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

**BE IT REMEMBERED** that on the 14<sup>th</sup> day of May 2024, A.D., 2024 at 6:00 P.M. the City Council met in a Special Meeting at the Hempstead Recreation Center, 635 Business Hwy 290 E, Hempstead, Texas, there being present, to-wit:

Lonnie Garfield, Mayor Pro-Tem  
Cindy Pearce, Councilmember  
Mildred Jefferson, Councilmember  
Nora Hodges, Councilmember  
Karon E. Neal, Councilmember

Charles Williams, City Attorney  
Sabrina Alvarez, City Secretary

**1. Call to order and invocation.**

Mayor Pro-Tem Lonnie Garfield called the meeting to order at 6:00 P.M. and Pastor Dormic Smith gave the invocation.

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Public Comments.**

None.

**5. Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas, canvassing the returns and declaring the results of the Special Charter Election held on May 4, 2024; and making other provisions related to the subject.**

Councilmember Mildred Jefferson made a motion to approve the Ordinance. Councilmember Cindy Pearce seconded the motion and carried unanimously.

**4. Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas, canvassing the returns and declaring the results of the elections held May 4, 2024, for the positions of Mayor and City Councilmembers; and calling a runoff election for June 15, 2024, for Councilmember, Position 1 and Councilmember Position 2; and making other provisions related to the subject.**

Councilmember Mildred Jefferson made a motion to approve the Ordinance. Councilmember Karon Neal seconded the motion and carried unanimously.

**6. Administer Oath of Office to Elected Mayor.**

City Secretary Sabrina Alvarez administered the Oath Of Office to newly elected Mayor Katherine Ragston Ward.

**7. Adjourn City Council Meeting.**

Councilmember Mildred Jefferson made a motion to adjourn the meeting at 6:04 P.M.  
Councilmember Karon Neal seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 20<sup>th</sup> day of May, A.D., 2024.

**APPROVED:**

**/s/: Katherine Ragston Ward, Mayor**

**ATTEST:**

**/s/: Sabrina Alvarez,**



1125 Austin Street  
Hempstead, Texas  
979-826-2486 Ext. 128  
[hedc.hempsteadcitytx.gov](http://hedc.hempsteadcitytx.gov)

**Hempstead Economic Development Corporation**

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City of Hempstead  
Sales Tax Reports  
May 2024

Submitted By: Ramiro Bautista, Ph.D.

### SALES TAX SNAPSHOT

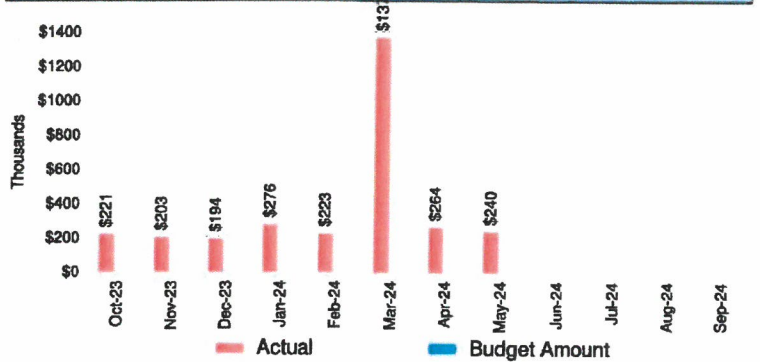
#### Hempstead

May-24

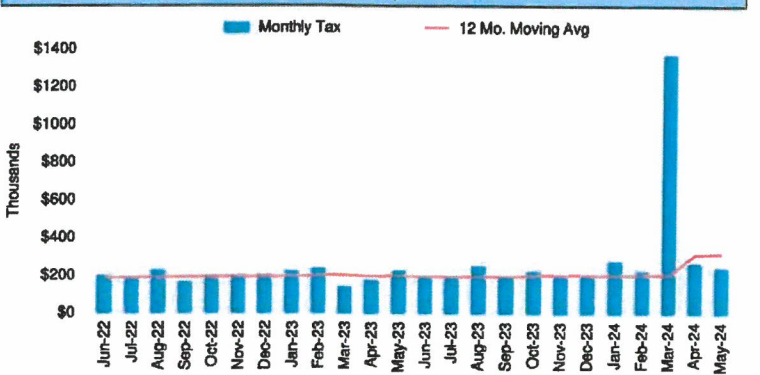
#### Sales Tax Net Payments Actual/Budgeted

FY Mo.	Actual FY2023	Actual FY2024	Budgeted FY2024	Actual YoY % Change	Prj YoY % Change
Oct	\$ 198,387	\$ 221,128	\$ na	11.5%	na
Nov	\$ 201,441	\$ 202,784	\$ na	0.7%	na
Dec	\$ 202,973	\$ 193,516	\$ na	-4.7%	na
Jan	\$ 217,973	\$ 275,685	\$ na	26.5%	na
Feb	\$ 233,940	\$ 222,878	\$ na	-4.7%	na
Mar	\$ 134,439	\$ 1,369,581	\$ na	918.7%	na
Apr	\$ 171,998	\$ 263,938	\$ na	53.5%	na
May	\$ 221,181	\$ 239,861	\$ na	8.5%	na
Jun	\$ 184,946	\$ na	\$ na	na	na
Jul	\$ 193,900	\$ na	\$ na	na	na
Aug	\$ 247,924	\$ na	\$ na	na	na
Sep	\$ 187,073	\$ na	\$ na	na	na
FYTD	\$ 1,582,332	\$ 2,989,391	\$ na	88.9%	na
FY Total	\$ 2,396,174	\$ na	\$ na	na	na
FY Estimate	\$ na	\$ 2,989,391	\$ na	na	na

#### Sales Tax Net Payments: FY Actual/Budget



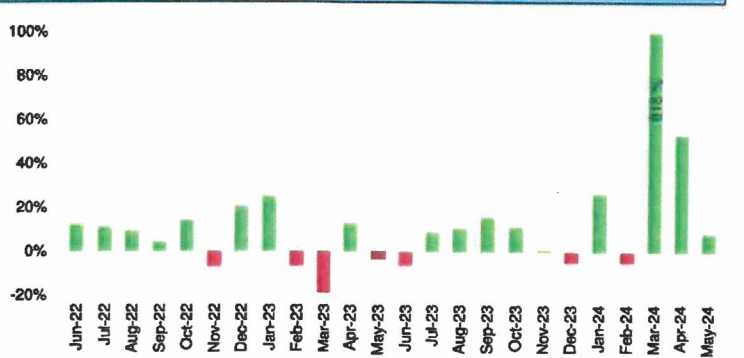
#### Sales Tax Net Payments Trend



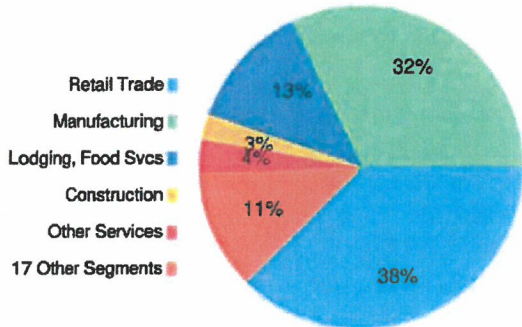
#### Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	BERG PIPE PANAMA CITY CORP.		
2	WAL-MART STORES TEXAS LLC		
3	GOLDEN DREAMS MANAGEMENT INC.		
4	BARRY FLEET SERVICES LLC		
5	SCHIEL ENTERPRISE INC.		
6	AMAZON.COM SERVICES INC (MARKETPLACE)		
7	CITY OF HEMPSTEAD		
8	BROOKSHIRE BROTHERS INC.		
9	TEXAS SOUTH III LLC		
10	O'REILLY AUTO ENTERPRISES LLC		
Top 10 Companies		\$ 1,998,361	65.5%
3739 Other Large Companies		\$ 1,004,363	32.9%
Small Companies/Other		\$ 46,195	1.5%
Single Local Tax Rate (SLT)		\$ 2,583	0.1%
Total		\$ 3,051,502	100.0%

#### Sales Tax Net Payments Change - YoY



#### Sales Tax Collections by Industry Segment



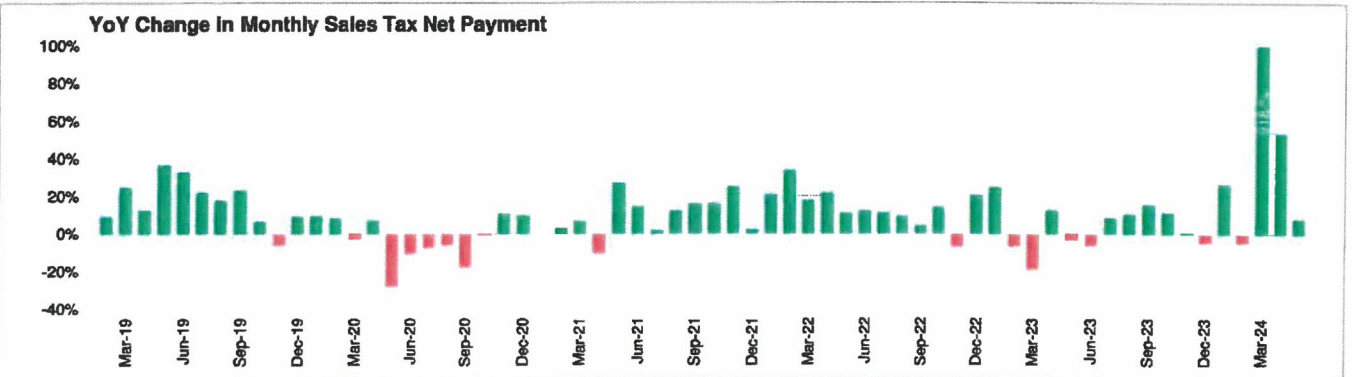
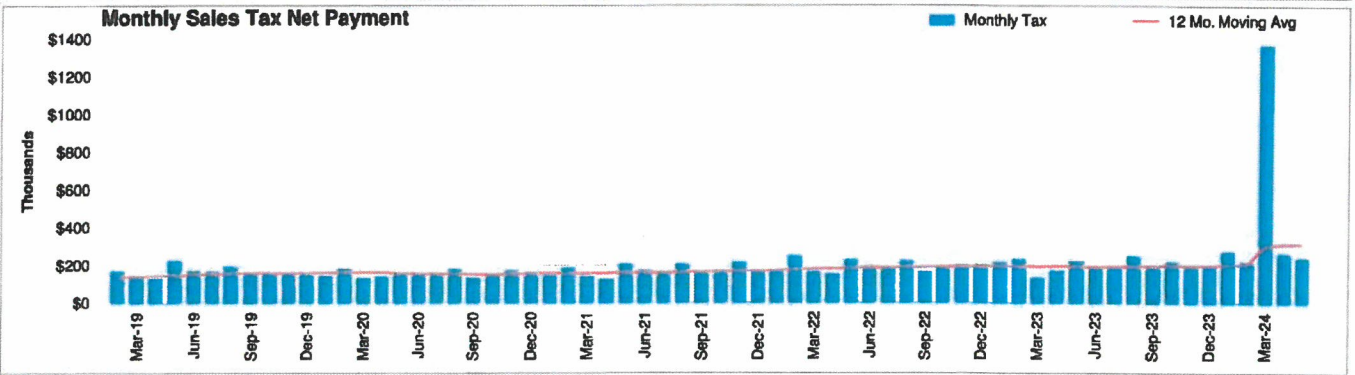
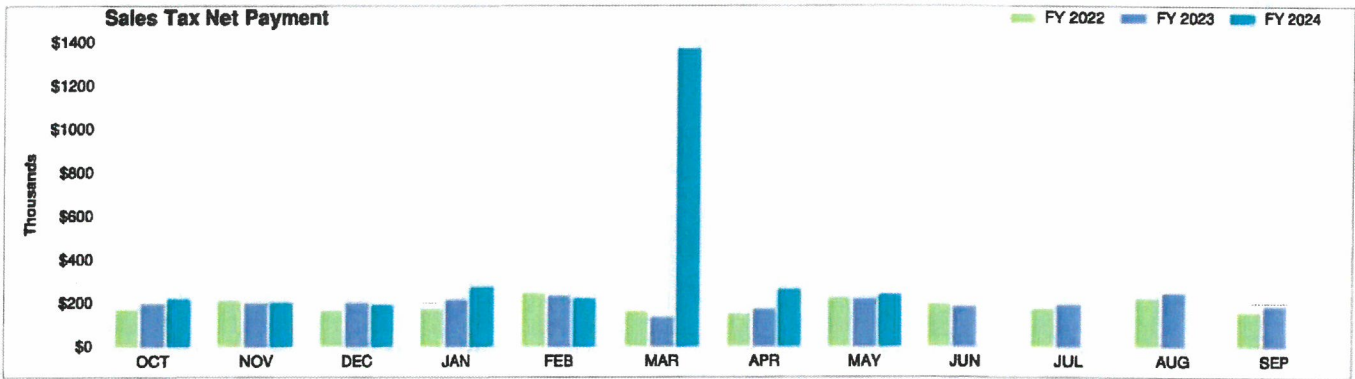
#### Industry Segment Collections Trend - YoY % Chg

SEGMENT	Dec	Jan	Feb	Mar	Apr	May
Retail Trade	0%	4.9%	-3.2%	-0.3%	2.1%	3.5%
Manufacturing	0%	95.6%	-48.9%	-79.5%	178.7%	26.3%
Lodging, Food Svcs	0%	4.1%	1.5%	-0.7%	55.9%	-33.2%
Other Services	0%	37.9%	23.4%	23.4%	-17.4%	12.4%
Construction	0%	21.5%	126.6%	-83.5%	206.3%	19.6%
All Others	0%	28.7%	-9.5%	51.7%	106.2%	91.3%
Total Collections	0.0%	27.5%	-3.9%	972.0%	41.6%	9.9%

# Hempstead - Sales Tax Net Payment Trend

Change: FY '24/'23

	FISCAL YEAR					Month		Year-to-Date	
	2020	2021	2022	2023	2024	\$	%	\$	YTD %
Oct	\$ 151,546	\$ 149,646	\$ 173,672	\$ 198,387	\$ 221,128	\$ 22,742	11.5%	\$ 22,742	11.5%
Nov	\$ 155,841	\$ 172,781	\$ 216,290	\$ 201,441	\$ 202,784	\$ 1,344	0.7%	\$ 24,086	6.0%
Dec	\$ 149,477	\$ 164,593	\$ 168,271	\$ 202,973	\$ 193,516	\$ (9,457)	-4.7%	\$ 14,628	2.4%
Jan	\$ 144,239	\$ 144,176	\$ 174,446	\$ 217,973	\$ 275,685	\$ 57,711	26.5%	\$ 72,340	8.8%
Feb	\$ 182,625	\$ 187,169	\$ 250,083	\$ 233,940	\$ 222,878	\$ (11,063)	-4.7%	\$ 61,277	5.8%
Mar	\$ 131,218	\$ 140,361	\$ 165,435	\$ 134,439	\$ 1,369,581	\$ 1,235,143	918.7%	\$ 1,296,419	109.0%
Apr	\$ 139,671	\$ 125,059	\$ 152,399	\$ 171,998	\$ 263,938	\$ 91,940	53.5%	\$ 1,388,359	102.0%
May	\$ 162,944	\$ 206,707	\$ 229,057	\$ 221,181	\$ 239,881	\$ 18,700	8.5%	\$ 1,407,059	88.9%
Jun	\$ 152,826	\$ 175,295	\$ 196,951	\$ 184,946					
Jul	\$ 157,520	\$ 160,248	\$ 178,146	\$ 193,900					
Aug	\$ 182,407	\$ 204,898	\$ 224,032	\$ 247,924					
Sep	\$ 133,572	\$ 154,743	\$ 161,531	\$ 187,073					
<b>YEAR</b>	<b>\$ 1,843,886</b>	<b>\$ 1,985,675</b>	<b>\$ 2,290,314</b>	<b>\$ 2,396,174</b>	<b>\$ 2,989,391</b>				
<b>YoY Change</b>		<b>7.7%</b>	<b>15.3%</b>	<b>4.6%</b>	<b>na</b>				



**Hempstead**  
**TOP 30 COMPANIES RANK and CHANGE SUMMARY**  
**May-24**

Rank*	Company	NAICS Key	Fiscal Year: Oct-Sep			
			Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change \$	Change % Current Fiscal YTD % Total Collections
1	BERG PIPE PANAMA CITY CORP.	5				
2	WAL-MART STORES TEXAS LLC	9				
3	GOLDEN DREAMS MANAGEMENT INC.	22				
4	BARRY FLEET SERVICES LLC	23				
5	SCHIEL ENTERPRISE INC.	9				
6	AMAZON.COM SERVICES INC (MARKETPLACE)	9				
7	CITY OF HEMPSTEAD	24				
8	BROOKSHIRE BROTHERS INC.	9				
9	TEXAS SOUTH III LLC	9				
10	O'REILLY AUTO ENTERPRISES LLC	9				
	<b>TOP 10 LARGE** COMPANIES</b>		<b>412,787</b>	<b>1,998,361</b>	<b>1,585,574</b>	<b>384.1% 65.5%</b>
11	STARCO CONSTRUCTION CO. INC.	4				
12	LOGAN INDUSTRIES INTERNATIONAL CORPORATION	5				
13	AMAZON.COM SERVICES LLC	9				
14	ZIPPS LIQUOR LP	9				
15	BLACKFIN PIPELINE LLC	25				
16	ALAMEDA MEAT MARKET #3 INC.	9				
17	FRAZIER'S ORNAMENTAL AND ARCHITECTURAL CONCRETE	9				
18	FOUR PZ PIZZA INC.	22				
19	1736 BUSINESS INC.	9				
20	A 3 H FOODS LP	22				
21	DAKS INC.	22				
22	ITALIAN JOE'S - HEMPSTEAD LLC	22				
23	SMITH DAIRY QUEENS LTD.	22				
24	DOLLAR TREE STORES INC.	9				
25	PAK TEX GROUP INC.	9				
26	SKIPPER BEVERAGE COMPANY LLC	9				
27	AUTOZONE PARTS INC.	9				
28	AAJ INTERNATIONAL LLC	22				
29	DOLGENCORP OF TEXAS INC.	9				
30	B & G FOOD ENTERPRISES OF TEXAS L.L.C.	22				
	<b>TOP 30 LARGE COMPANIES</b>		<b>616,541</b>	<b>2,382,266</b>	<b>1,765,724</b>	<b>286.4% 78.1%</b>
	<b>TOP 100 LARGE COMPANIES</b>		<b>833,363</b>	<b>2,800,422</b>	<b>1,967,059</b>	<b>236.0% 91.8%</b>
	<b>3,648 OTHER LARGE COMPANIES</b>		<b>132,654</b>	<b>202,301</b>	<b>69,647</b>	<b>52.5% 6.6%</b>
	<b>SMALL COMPANIES &amp; OTHER</b>		<b>632,241</b>	<b>16,228</b>	<b>(616,013)</b>	<b>-97.4% 0.5%</b>
	<b>SINGLE LOCAL TAX RATE COLLECTIONS (SLT)</b>		<b>17,630</b>	<b>32,551</b>	<b>14,921</b>	<b>84.6% 1.1%</b>
	<b>TOTAL COLLECTIONS</b>		<b>1,615,888</b>	<b>3,051,502</b>	<b>1,435,614</b>	<b>88.8% 100.0%</b>
	<b>STATE COMPTROLLER FEES</b>		<b>1,615,888</b>	<b>2,811,621</b>	<b>1,195,733</b>	<b>74.0% 92.1%</b>
	<b>NET PAYMENTS</b>			<b>239,881</b>	<b>239,881</b>	<b>0.0% 7.9%</b>

\* Ranked by Total of Last Fiscal Year + Current Fiscal YTD

\*\* Businesses whose detailed sales tax data is available



**Hempstead**  
**INDUSTRY SEGMENT RANK & CHANGE**

May-24

Fiscal Year: Oct-Sep

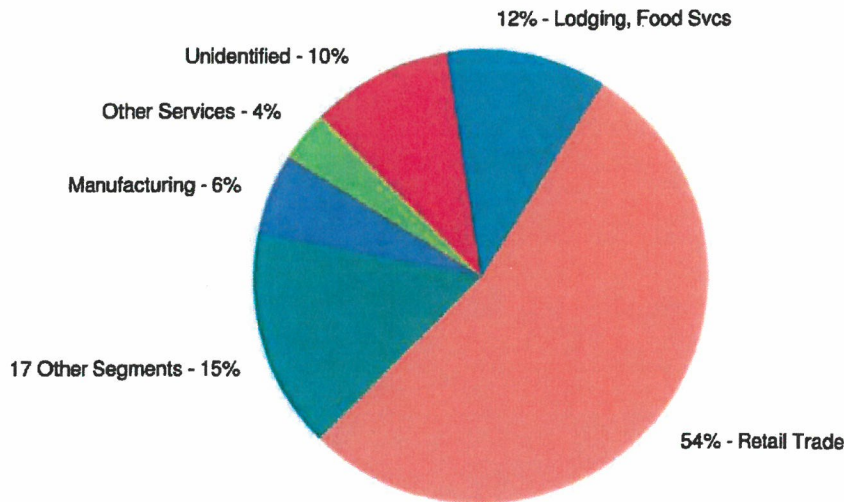
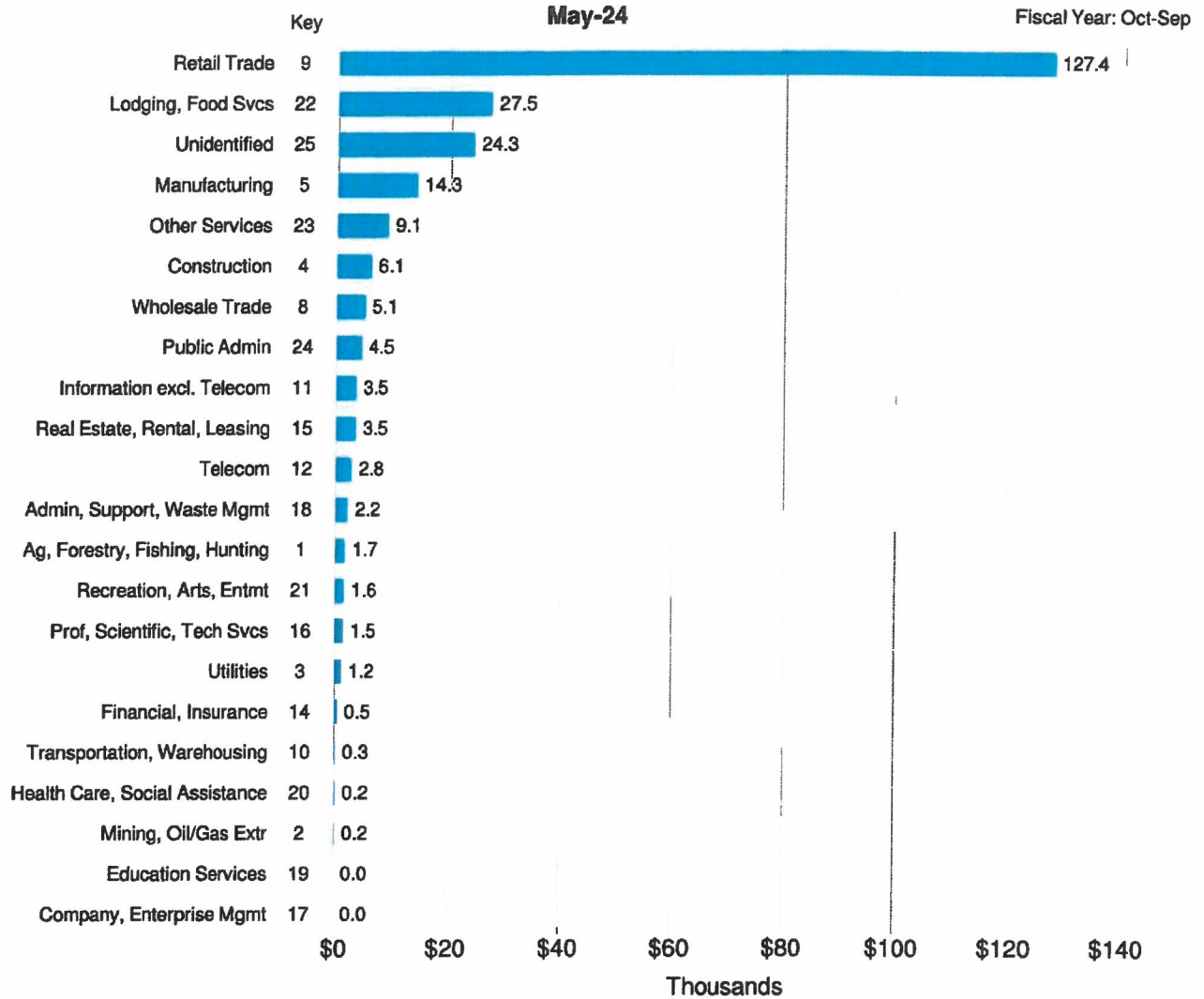
INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior	Current	Change	
		Calendar YTD Sales Tax Collections	Calendar YTD Sales Tax Collections	\$	%
Retail Trade	22.3%	524,527	530,989	6,462	1.2%
Manufacturing	58.3%	65,771	1,388,082	1,322,310	2010.5%
Lodging, Food Svcs	7.4%	170,636	176,909	6,273	3.7%
Other Services	2.2%	45,449	51,512	6,063	13.3%
Construction	1.6%	31,768	38,811	7,042	22.2%
<b>Top 5</b>	<b>91.8%</b>	<b>838,152</b>	<b>2,186,303</b>	<b>1,348,150</b>	<b>160.8%</b>
Public Admin	1.0%	23,983	22,982	(1,001)	-4.2%
Wholesale Trade	1.0%	17,879	24,528	6,649	37.2%
Telecom	0.8%	17,591	18,782	1,192	6.8%
Information excl. Telecom	0.9%	16,182	20,407	4,225	26.1%
Real Estate, Rental, Leasing	0.6%	15,451	14,059	(1,393)	-9.0%
Unidentified	1.9%	11	46,026	46,015	409387.3%
Admin, Support, Waste Mgmt	0.4%	7,391	8,967	1,576	21.3%
Recreation, Arts, Entmt	0.3%	5,830	6,790	960	16.5%
Utilities	0.3%	7,031	6,313	(718)	-10.2%
Prof, Scientific, Tech Svcs	0.3%	5,676	6,212	536	9.4%
Ag, Forestry, Fishing, Hunting	0.2%	5,649	5,720	72	1.3%
Transportation, Warehousing	0.5%	919	10,930	10,011	1089.3%
Financial, Insurance	0.1%	2,527	2,567	40	1.6%
Health Care, Social Assistance	0.0%	985	1,044	58	5.9%
Education Services	0.0%	497	339	(159)	-31.9%
Mining, Oil/Gas Extr	0.0%	169	326	156	92.4%
Company, Enterprise Mgmt	0.0%	94	128	35	36.9%
<b>All Other</b>	<b>8.2%</b>	<b>127,865</b>	<b>196,120</b>	<b>68,255</b>	<b>53.4%</b>
<b>TOTAL COLLECTIONS</b>	<b>100.0%</b>	<b>966,018</b>	<b>2,382,423</b>	<b>1,416,405</b>	<b>146.6%</b>

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Dec	Jan	Feb	Mar	Apr	May
Retail Trade	0%	4.9%	-3.2%	-0.3%	2.1%	3.5%
Manufacturing	0%	95.6%	-48.9%	-7959.5%	178.7%	26.3%
Lodging, Food Svcs	0%	4.1%	1.5%	-0.7%	55.9%	-33.2%
Other Services	0%	37.9%	23.4%	23.4%	-17.4%	12.4%
Construction	0%	21.5%	126.6%	-83.5%	206.3%	19.6%
All Others		28.7%	-9.5%	51.7%	106.2%	91.3%
<b>TOTAL COLLECTIONS</b>		27.5%	-3.9%	972.0%	41.6%	9.9%

\* Ranked by Current + Prior YTD Collections

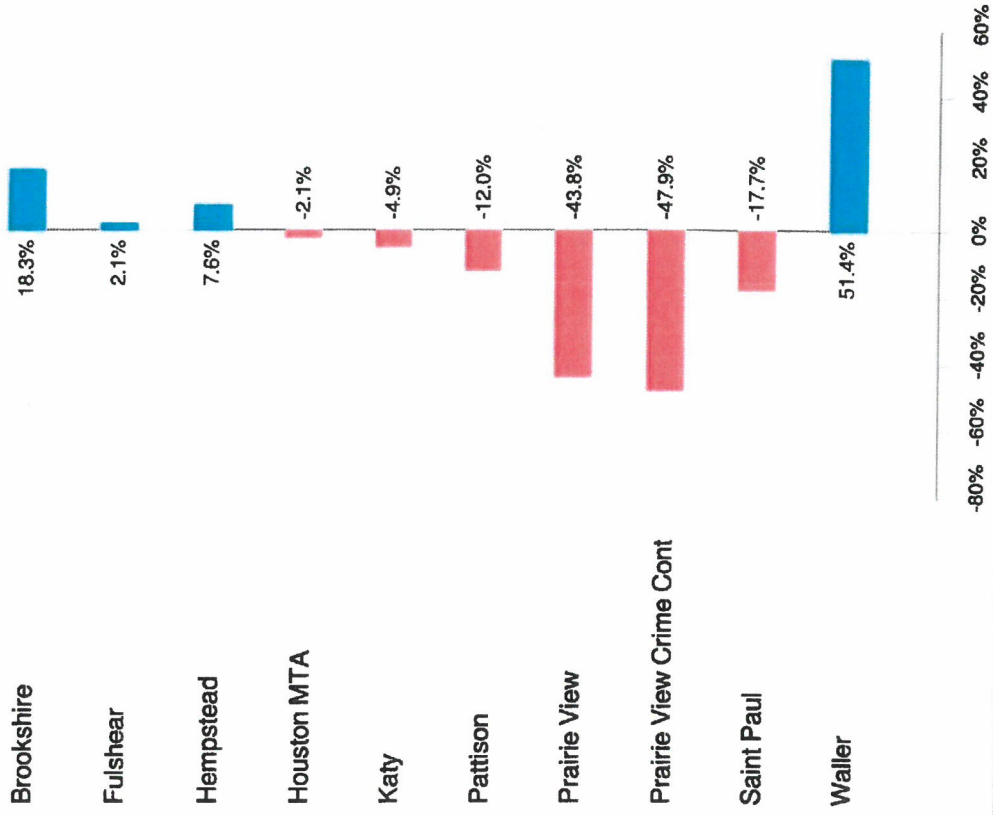
**INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION**

(Prior Fiscal Year + Current Fiscal Year-to-Date)

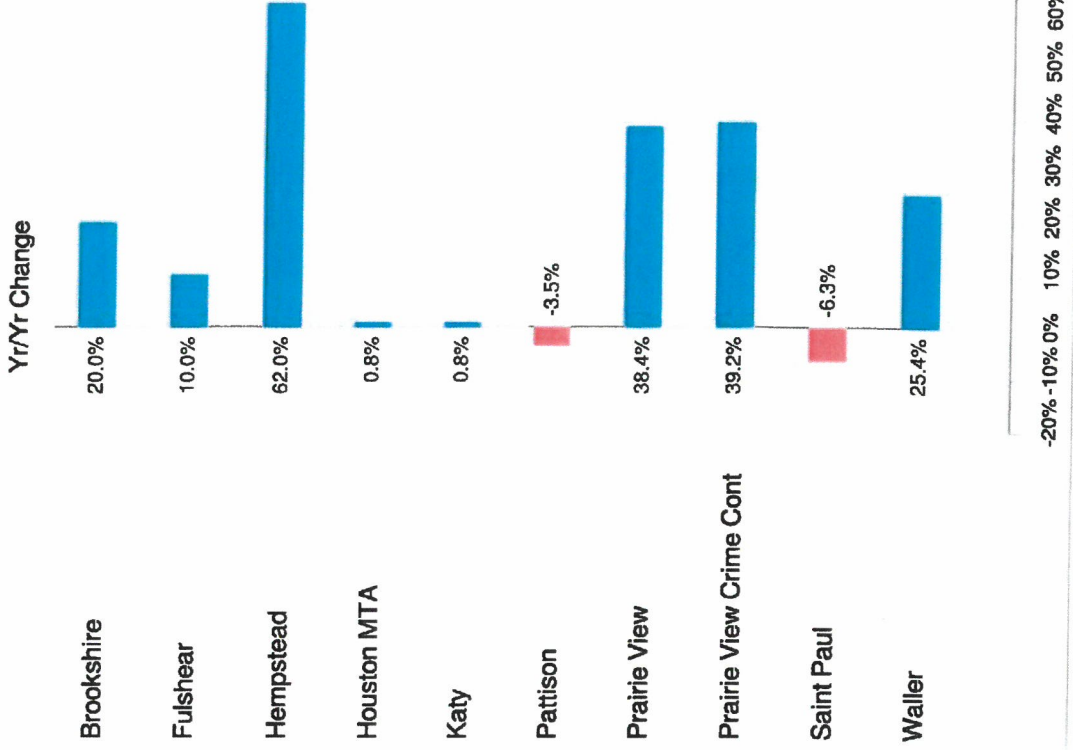


# SALES TAX TREND WALLER COUNTY May-24

SALES TAX CURRENT PERIOD COLLECTIONS  
Current Month  
Yr/Yr Change



SALES TAX CURRENT PERIOD COLLECTIONS  
Calendar Yr-to-Date  
Yr/Yr Change



Data: Texas Comptroller of Public Accounts

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**NAICS KEY**

<b>Code</b>	<b>Industry Segment</b>
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified



Revenue  
Enhancement Services

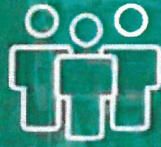
HdL<sup>+</sup> Companies



700+ Local  
Government  
Clients




>99% Client  
Retention



Experienced  
Municipal  
Professionals



Comprehensive  
Municipal Revenue  
Solution Provider



## About Us

Founded in 1983, HdL Companies has put cities, counties, and special districts on the path to achieving their financial goals for decades. Nationwide, our team provides tailored solutions that help public agencies become more efficient, diversify their revenue streams, and plan for economic success.

## What Makes Us Different

With over 40 years experience in government tax and business license collection and administration, HdL Companies is a pioneer and leader of auditing, operations, and revenue solutions for public agencies.

HdL partners with over 700 government agencies Nationwide and has recovered more than \$3 billion in revenue for our clients. Founded by local government leaders, HdL maintains a unique government perspective and dedication to supporting clients, resulting in a 99.6% client retention rate since inception. The HdL Companies brings a comprehensive and tailored approach to maximizing and understanding public agency revenues.

### *Our Core Services Include:*

#### **HdL** Sales Tax

##### **Sales and Use Tax**

- Analysis and Reporting
- Revenue Forecasting
- Revenue Recovery
- Management Support
- Legislative Analysis
- Tax Studies

#### **HdL** ECONsolutions

##### **Economic Development**

- Business Attraction Support
- Trade Area and Void Analysis
- Site Selection Assistance
- Economic Development Action Plans
- Community Profiles
- Financial Analysis & Revenue Projections

#### **HdL** Lodging Tax

##### **Lodging Tax**

- Software System
- Discovery and Audit
- Short-Term Rental Compliance
- Operations Management
- Management Support
- Ordinance Review
- Tax Studies



## Rest Easy with HdL Solutions

888.861.0220 | [solutions@hdlcompanies.com](mailto:solutions@hdlcompanies.com) | [hdlcompanies.com](http://hdlcompanies.com)

9821 Katy Freeway, Suite 440, Houston, TX 77024

8700 Manchaca Rd., Suite 106, Austin, TX 78748



**Sales, Use and  
Transactions Tax**

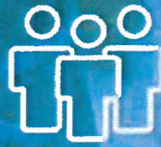
**HdL** Sales Tax



**500+ Local  
Government  
Clients**



**>99% Client  
Retention**



**Experienced  
Municipal  
Professionals**



**Comprehensive  
Municipal Revenue  
Solution Provider**

## About Us

Founded in 1983, the HdL Companies are dedicated to helping cities, counties, and special districts achieve their financial goals. We provide solutions to help you increase efficiency, enhance revenue streams, and plan effective economic strategies. In 2017, HdL expanded to Texas, acquiring Sales Tax Assurance.



### **Maximize Your Revenues** *Sales and Use Tax Maximization*

HdL provides allocation and deficiency audits, data analysis, and support for more than 80 Texas taxing jurisdictions, representing a broad array in terms of total sales tax receipts, geographic area, and boundary complexity. HdL goes beyond typical revenue recovery, using proprietary databases and staff expertise to help clients expand their revenues. Our team has extensive expertise in Texas sales and use tax, much of it honed working inside the operations of the Texas Comptroller of Public Accounts (TCPA). This experience provides an unmatched level of credibility in interactions with the TCPA and unique insights in interpreting information provided by the TCPA. Our knowledge and understanding of sales and use tax statutes and data sourcing are reflected in our proprietary research processes, screening software, and analytical techniques, which have helped our clients realize tens of millions of dollars in recovered and increased sales and use tax revenues.



### **Management Support Services** *Municipal Revenue Experts At Your Service*

HdL is your "on-call" staff. Whether answering sales and use tax questions, providing sales tax information for proposed projects, or assisting with budget projections, our team has a reputation for responsiveness and delivering more than expected. Our principals meet with elected officials and management teams to explain sales tax regulations and their importance to your community's tax base.



### **Information At Your Fingertips** *Empower Your Team*

HdL's web-based sales tax portal provides authorized staff immediate and convenient access to reports to facilitate analysis and presentations of sales and use tax information to support a variety of financial, management, and planning functions



[hdlcompanies.com](http://hdlcompanies.com)

713.481.6975 | 9821 Katy Freeway, Suite 440, Houston, TX 77024

512.906.0429 | 8700 Manchaca Rd., Suite 106, Austin, TX 78748





# Proposal for Professional Services

---

February 8, 2024

## Hempstead Economic Development Corporation



Austin Office

8700 Manchaca Rd. Suite 106

Austin, TX 78748

512.906.0429

Houston Office

9821 Katy Fwy. Suite 440

Houston, TX 77024

713.481.6975

# HdL<sup>+</sup> Companies

February 8, 2024

Ramiro Bautista  
Director  
Hempstead Economic Development Corporation  
[RBautista@Hempsteadcitytx.gov](mailto:RBautista@Hempsteadcitytx.gov)

Re: Proposal for Professional Services

Dear Mr. Bautista:

Thank you for the opportunity to present this proposal to the City and EDC for consideration of our Professional Services. The scope contained in the proposal outlines the specifics regarding the services that we are offering, which include: 1) full sales tax administration, which encompasses monthly data analytics reports and unlimited consultation with our Client Services Team, along with research, audit and recovery and 2) economic development solutions, which include Market Analytics Reports and a Community Profile for retail attraction.

We are grateful for the City and EDC's consideration of our proposed services, and we look forward to potentially working with the entire Staff.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kind Regards,



Katie Biggers  
Business Development Manager  
713.481.6975

## Scope of Services

---

### **Full-Service Sales Tax Administration**

#### **A.**

##### **1. Sales Tax Report & Consultation Fee**

Report and consultation fee includes monthly access to Sales Tax Analysis Report Service (STAR- Summary & STAR-Detail) through online portal access, unlimited consultation on taxpayers or general sales tax matters, as well as assistance with budget and forecast as needed.

##### **2. Sales Tax Audit & Recovery Fee**

An audit and recovery fee of **30%** will be billed in those situations where our work results in sales tax revenue improvements to the City from recovered, future, or increased taxes. Recovered taxes are taxes incorrectly paid to another jurisdiction which are subsequently re-allocated to the City as a result of HdL recommendations or work. Future taxes are taxes received by the City as a result of HdL finding and fixing errors which result in taxes received going forward from the error correction. Increased taxes are taxes received by the City as a result of HdL finding and fixing errors which result in an increase in tax received above historic levels from the point of error correction. Audit and recovery fees for future or increased taxes are limited to a 24-month billing period from the date the City first realizes the sales tax improvement.

#### **B. Sales/Use Tax Compliance Consulting Services**

In providing CLIENT comprehensive sales/use tax review, compliance and recovery services HDL will:

Serve as the primary contact point for CLIENT with the TCPA and businesses collecting sales/use tax for benefit of CLIENT,

1. Provide coordination and information as appropriate with and to the TCPA and businesses in order for CLIENT to receive its correct sales/use tax payments,
2. Research and review businesses reporting sales tax to CLIENT to assure they should be and are collecting and paying sales tax appropriately to CLIENT,
3. Research new businesses established in CLIENT's locale and fix any not registered appropriately to collect sales tax for the City,
4. Develop the requisite information and work with certain out-of-jurisdiction services and sales providers to assure the appropriate tax is collected and reported for CLIENT,
5. Review monthly details of CLIENT's sales tax receipts and research any anomalies which could result in missing tax,
6. Provide CLIENT monthly with a series of reports, individually or aggregated in a

package, as listed below. HDL may from time-to-time include additional reports, modify reports, or eliminate reports.

- a. Monthly Sales Tax Graphic (MSTG)
- b. Sales Tax Payment Detail (STPD)
- c. Sales Tax Snapshot (STS)
- d. Top 100 Taxpayers (TOP100)
- e. Top 30 Taxpayers (TOP 30)
- f. Monthly Variance (MVAR)
- g. Fiscal Year-to-Date Variance (FYTDVAR)
- h. Industry Segment Rank and Distribution (ISRD)
- i. Industry Segment Rank and Change (ISRC)
- j. Industry Segment Trend (IST)
- k. STAR Summary Package (all reports above in a pdf file)
- l. Taxpayer Payment History (TPH)
- m. NAICS Range Report (NRR)
- n. Business Group Sales Tax Forecast
- o. STAR Detail (all reports below in an Excel workbook)
  - i. Major Taxpayers Historic Rank
  - ii. Major Jurisdiction Taxpayers Rank
  - iii. Jurisdiction large Company Location Cross Reference
  - iv. Top 100 TPs Rank
  - v. NAICS Major TP Rank
  - vi. NAICS Segments Analysis
7. Provide special reports and analyses of issues not included in the above reports but are within the scope of the Agreement,
8. Provide CLIENT's governing officials and management consultations as appropriate.

## **Economic Development Solutions**

### **A.**

#### **1. Market Analytics Reports and Consultation**

- a. Consumer Demographic Profile – An HdL profile uses Synergos Technologies, Inc. (STI) PopStats database with over 1,200 variables with a bottom-up methodology to deliver the highest accuracy level and dependable demographic data. The side-by-side comparison helps users visualize consumer changes as the market size differs.
- b. Household Segmentation Profile – An HdL profile provides a deep understanding of consumer preferences, behaviors, and habits. Utilizing Personix Lifestage database the report segments 70 household clusters into one of 21 Lifestage Groups and ranks the top 10 individual clusters allowing the user to identify the most concentrated groups with ease. The document includes links to the Personix Online Guide, which provides an in-depth summary of each group and cluster.
- c. Employment Profile – An HdL profile provides insight on the employment market located within a specific trade area. The profile breaks down industry

groups, as well as Occupational sectors, to allow an accurate evaluation of the daytime population and workforce for the defined region. Understanding the types of businesses and the types of workers that are positioned near key areas of interest can greatly influence decisions.

- d. Consumer Demand and Market Profile (GAP Analysis) – An HdL profile examines opportunity-surplus gaps across 31 retail segments and 40 major product and service lines to provide insight on potential opportunities within a defined market. The assessment evaluates the overall trade area, not just jurisdictional boundaries, making it a more useful tool to assist in development planning, recruitment strategies, and overall market analysis.
- e. Void Analysis (Solutions Set with Match Scores) – An HdL analysis provides trade area supply and demand (surplus and leakage) data for nearly 60 retail store and product categories to identify which goods and services are in demand in your trade area. Unlike traditional approaches that only look at which tenants are missing from the trade area, an HdL void analysis also scores your site against the typical location profile of thousands of potential brands. The tool enables quick evaluation opportunities to show prospects that a site presents a strong business opportunity. The void analysis also determines which co-tenants they co-locate with and whether your location is a logical fit for their network, which leads to more vibrant retail trade areas and an optimized sales tax base.

## 2. **Community Profile for City Website – Updated Annually**

# Price Proposal

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## 1. **Sales Tax Report & Consultation Fee** **\$4,800 Annually**

Report and consultation fee include monthly access to Sales Tax Analysis Report Service (STAR- Summary & STAR-Detail) through online portal access, unlimited consultation on taxpayers or general sales tax matters, as well as assistance with budget and forecast as needed.

## 2. **Sales Tax Audit & Recovery Fee**

An audit and recovery fee of **30%** will be billed in those situations where our work results in sales tax revenue improvements to the City from recovered, future, or increased taxes. Recovered taxes are taxes incorrectly paid to another jurisdiction which are subsequently re-allocated to the City as a result of HdL recommendations or work. Future taxes are taxes received by the City as a result of HdL finding and

fixing errors which result in taxes received going forward from the error correction. Increased taxes are taxes received by the City as a result of HdL finding and fixing errors which result in an increase in tax received above historic levels from the point of error correction. Audit and recovery fees for future or increased taxes are limited to a 24- month billing period from the date the City first realizes the sales tax improvement.

- 3. Economic Development** **\$3,600 Annually**
- Market Analytics Reports with Consultation
  - Community Profile

Below are the annual costs for the Packaged Services, as outlined above.

**Packaged Services (All of the Above)** **\$7,500 Annually**

Thank you for your consideration,

HdL Companies

## CONSULTING SERVICES AGREEMENT

THIS AGREEMENT is made by and between HdL COMPANIES, whose mailing address is 9821 Katy Freeway, Suite 440, Houston, TX 77024, hereinafter referred to as "HDL" and the CITY OF HEMPSTEAD, whose mailing address is 1125 Austin Street, Hempstead, TX 77445, hereinafter referred to as "CLIENT."

WHEREAS, CLIENT desires to engage HDL, as an independent contractor, to provide CLIENT consulting services related to its sales and use tax and;

WHEREAS, HDL desires to consult with CLIENT to assist CLIENT with its sales and use collections;

NOW, THEREFORE, it is agreed as follows:

**1. Term.** The respective duties and obligations of the Agreement parties shall be for a period of twelve (12) months, commencing on June 1, 2024 (Commencement Date). The Agreement automatically renews in twelve (12) month increments unless terminated in accordance with Section 10. Notification by either party shall be according to Section 12F.

**2. Reports and Consulting Services.** HDL will provide reports and consulting services and audit/recovery services as defined in Exhibit I.

**A. Additional Services.** CLIENT may request HDL provide additional consulting services at any time during the term of the Agreement. If CLIENT and HDL mutually agree on the scope of the additional consulting, then HDL will provide those services on a Time and Materials basis, or otherwise, as the parties agree. Hourly rates will vary depending on the scope and structure of the work and the personnel required. Any additional consulting services shall be agreed in writing by the parties prior to any services being performed. HDL will invoice monthly any fees and expenses for additional consultation services.

**3. Reports and Consultation Fee.** An annual reports and consultation fee of seven thousand five hundred dollars (\$7,500.00) is due and payable for the twelve (12) month period of the agreement. The fee is broken out into sales tax reporting and consultation at four thousand eight hundred dollars (\$4,800.00) and the Economic Development component at two thousand seven hundred dollars (\$2,700.00). The reports and consultation fee of seven thousand five hundred dollars (\$7,500.00) is due and payable on the commencement date of the agreement and at the beginning of each subsequent twelve (12) month period of the Agreement.

**A. CPI Adjustment.** Fees may be increased as of the renewal date for the Sales Tax Administration Services each contract year with reference to the 12-month percent change in the most recently published annual Consumer Price Index for All Urban Consumers (CPI-U), South Region, as reported by the U.S. Bureau of Labor Statistics (the "CPI Change"). Each annual increase in the Fees will be equal to the greater of two percent (2%) or the actual CPI Change and the lesser of ten percent (10%) or the actual CPI Change. For example, if the actual

CPI Change is 1.5%, then the annual increase will be 2%, if the actual CPI Change is 3.5%, then the annual increase will be 3.5%, and if the actual CPI Change is 12%, then the annual increase will be 10%.

**4. Commission Fee.** HDL is due a commission fee only if HDL work or recommendations made during the term of this Agreement, or any extensions thereof, resulted in Recovered, Future, or Increased Taxes actually being received by CLIENT. Any commissions earned during the Agreement or extensions thereof survive termination of the Agreement and CLIENT's commission fee obligations remain until completed.

**A. Definitions.**

- (1) **Recovered Taxes.** Recovered Taxes are taxes incorrectly paid to another jurisdiction which are, as a result of HDL recommendations or work, subsequently re-allocated to CLIENT; or are taxes that were not collected and paid to CLIENT for historical periods but are subsequently paid as a result of HDL recommendations or work.
- (2) **Future Taxes.** Future Taxes are taxes received by CLIENT as a result of HDL finding and fixing errors which result in taxes received forward from the error correction.
  - (a) An error correction can result in both Recovered Taxes and Future Taxes.
- (3) **Increased Taxes.** Increased Taxes are taxes received by CLIENT as a result of HDL finding and fixing errors which result in an increase in taxes received above historic levels from the point of error correction.

**B. Commission Fees.** Commission fees are calculated based on the sales and use tax specific businesses or individuals reported to the Texas Comptroller of Public Accounts (TCPA) and were allocated to CLIENT and are documented by data and reports received from the TCPA.

- (1) **Recovered Taxes Commission.** HDL is due a commission of thirty percent (30%) of Recovered Taxes.
- (2) **Future Taxes Commission.** HDL is due a commission of thirty percent (30%) of Future Taxes received by the CLIENT for a period of twenty-four (24) months, which period begins upon CLIENT's first receipt of the correct Future Taxes.
- (3) **Increased Taxes Commission.** HDL is due a commission of thirty percent (30%) of Increased Taxes received by the CLIENT for a period of twenty-four (24) months, which period begins upon CLIENT's first receipt of the correct Increased Taxes.



**C. Commission Fees Determinations.** Commissions fees due are determined and invoiced on an Agreement quarter basis.

**D. Commission Refund.** If HDL received commissions based on Taxes that are subsequently found to have been incorrectly paid to CLIENT and which Taxes are subsequently re-allocated from CLIENT or CLIENT is required to return those taxes to the TCPA, HDL will return to or credit to CLIENT any commissions related to those taxes. HDL and CLIENT agree to negotiate a mutually agreeable commission repayment schedule on a case-by-case basis.

**E. Cooperation after Termination.** CLIENT agrees to cooperate and to provide HDL necessary authorizations or provide HDL access to reports or information necessary to allow HDL to calculate its commission fees for the Recovered Taxes, Future Taxes and/or Increased Taxes until such time as CLIENT's obligations for those are complete.

**5. Expenses.** Expenses incurred by HDL in providing services in Exhibit I are the responsibility of HDL. If approved in advance in writing by CLIENT, HDL shall be reimbursed for any expenses, including travel, incurred by HDL beyond the scope of services included in Exhibit I. HDL shall invoice those expenses quarterly and they are due on receipt of invoice.

**6. Client Obligations.**

**A. Authorizations.**

- (1) **Information.** CLIENT authorizes HDL to request, receive and discuss tax information, whether or not confidential, related to CLIENT from the Texas Comptroller of Public Accounts (TCPA) officials, from County or other appraisal district officials and any other individuals or parties who are or may be obligated to collect sales and use tax on behalf of CLIENT. CLIENT authorizes HDL to initiate, request and to represent CLIENT in any discussions or reviews with parties obligated to collect sales and use tax on behalf of CLIENT but in no circumstance may these actions be construed to be, or HDL represent that HDL is an employee of CLIENT. CLIENT agrees and understands that the Texas Comptroller of Public Accounts has the exclusive authority and responsibility to administer and collect sales and use taxes on behalf of CLIENT and agrees that in retaining HDL, CLIENT is not delegating any of its responsibilities or authority to administer and enforce its sales and use taxes.
- (2) **Transmission of Confidential Information.** CLIENT will designate a person or location (CONTACT POINT) to whom or which HDL is authorized to transmit CLIENT specific reports and information, some of which may be confidential. CLIENT acknowledges that on receipt of any confidential information from HDL, CLIENT assumes responsibility for assuring compliance with Section 9A. CLIENT will designate who is authorized to establish and/or change the CONTACT

POINT and will communicate it or any change in CONTACT POINT in writing to HDL.

**B. Map.** CLIENT will provide HDL a detailed map of CLIENT's jurisdiction boundaries and its sales tax boundaries, if different from its jurisdiction boundaries. If CLIENT cannot provide a detailed map HDL will arrange for one to be made and the costs for the map will be billed to CLIENT.

**C. Coordination.** CLIENT will designate a person to serve as the coordination point for CLIENT with HDL for sales/use tax issues related to CLIENT and who will be available to discuss with and provide HDL information, in a timely manner, to resolve questions related to CLIENT's jurisdiction boundaries. CLIENT agrees HDL will be the principal communications point related to sales tax between CLIENT and the TCPA and businesses and agrees to refer all contacts from the TCPA or businesses related to sales tax to HDL.

**D. Boundary Changes.** CLIENT will promptly notify HDL of any annexations or de-annexations of its territory or of any other jurisdiction boundary changes during the term of this Agreement.

**7. Copyrights and License.** HDL retains all the rights, title and interest into the processes, procedures, software, ideas, and know-how, whether patentable, copyrightable, or proprietary that HDL may develop or utilize in performing services for CLIENT. HDL grants CLIENT a non-exclusive license to reproduce for CLIENT's sole internal use and benefit any copyrighted materials provided by HDL to CLIENT under the Agreement as long as the copyright mark and any confidentiality notices, if applicable, are not removed in the copying process.

**8. Data Source and Accuracy.** In performing services under this Agreement HDL will rely on data and information from the Texas Comptroller of Public Accounts (TCPA) and potentially other public and private sources. In relying on such data and information HDL will exercise reasonable due diligence as to its accuracy; however HDL makes no warranties or representations as to its accuracy.

**9. Parties Document Retention and Confidentiality Obligations.** HDL, its principals, employees, agents, contractors and associates agree to maintain confidential, for a period of 5 years or any other period as required by statute, any information marked or designated as confidential by CLIENT or received for CLIENT'S benefit, and agree to destroy, at the written request of the CLIENT, all such documents and any other documents obtained by HDL on CLIENT's behalf, whether or not confidential, within 30 days of termination of this Agreement. CLIENT, its officers, employees, associates, agents, or contractors agree, except as required by the Texas Open Records Act or other legal process, to maintain confidential any HDL contacts disclosed to CLIENT, any proprietary analytical methods, procedures, or any software disclosed to and/or used on behalf of CLIENT.

**A.** CLIENT and HDL acknowledge certain data received from the TCPA and utilized by HDL in providing services under this Agreement is made confidential by Texas Tax Code, ¶ 321.3022, 322.2022, 323.2022, as applicable, and may be used only for the purpose of

economic forecasting and internal audit. Unauthorized distribution or disclosure of confidential information by an individual or employee of a company or an officer or employee of a government agency is punishable by six (6) months in jail and a \$1,000 fine (Texas Government Code ¶ 552.352). CLIENT agrees any confidential information provided CLIENT by HDL will be maintained confidential and will not be utilized in any manner inconsistent with the law. HDL agrees it will not use confidential information in any manner other than for providing services to CLIENT for CLIENT's internal audit and economic forecasting.

**10. Termination.** This Agreement may be terminated during its initial term by CLIENT if HDL is or has not fulfilled its obligations in Exhibit I, has been notified in writing HDL is in material breach of the Agreement and HDL has not corrected the breach within 30 days of notice. This Agreement may be terminated after the initial twelve (12) month term by either party by giving ninety (90) days' written notice to the other party at the address above or at an address chosen subsequent to the execution of this Agreement and communicated in writing. If CLIENT terminates this Agreement before a term's expiration, HDL will not refund any fees paid to HDL. If HDL terminates this Agreement prior to a term's expiration, HDL will return to CLIENT, pro-rata, the portion of the report and consultation fee paid to HDL based upon the proportionate number of days remaining in the Agreement period for which the prior payment was due, but any payments due HDL as defined in Section 4 continue until fulfilled.

**11. Dispute Resolution.** If a dispute arises out of this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by mediation before resorting to arbitration, litigation, or some other dispute resolution procedure. The fees for the mediation will be borne equally by the parties.

**12. General Provisions.**

**A. Fee Payments.** Fee payments are governed by Texas Government Code, Title 10, Subtitle F, Chapter 2251 - Payment for Goods and Services. All fees (retainer, report, or commissions) due to HDL will be paid out of CLIENT'S General Revenue Fund. HDL acknowledges funds for payment of service provided by HDL under the Agreement are provided for or approved by CLIENT only for its current fiscal year. HDL further acknowledges Texas Statutes prohibit obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. HDL further acknowledges and agrees HDL has no recourse against CLIENT for CLIENT's failure to appropriate funds for this agreement for any fiscal year other than the year in which the Agreement was executed. Should CLIENT fail to appropriate funds for payment of work in any fiscal year for which this Agreement applies, CLIENT must notify HDL in writing by the beginning of that fiscal year, and HDL may immediately terminate this Agreement without any recourse by CLIENT.

**B. Non-Waiver.** It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of its rights pursuant to the Texas Tort Claims Act or other applicable statute, law, rule, or regulation.

**C. Assignment; No Third-Party Beneficiaries.** This Agreement shall bind and benefit the Parties hereto. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and their legal successors and assigns and shall not be construed to confer any rights upon any third party. Neither party may assign this agreement or any of their rights or obligations under this agreement without the other party's written consent.

**D. Choice of Law and Venue.** This Agreement shall be governed by and interpreted in accordance with laws of the State of Texas, without giving effect to any conflict-of-laws provisions. Venue shall be in the County of Texas in which CLIENT is located.

**E. Insurance.** HDL will maintain general business liability insurance of not less than \$1,000,000 from an A+ or better carrier and will provide CLIENT a Certificate of Insurance on request.

**F. Notices.** All notices and other communications required or permitted hereunder or necessary or convenient in connection herewith shall be in writing and shall be deemed to have been given when hand delivered, sent by facsimile or electronic mail with evidence of receipt, sent by reputable overnight courier with signature of recipient required or mailed by registered or certified mail, as follows (provided that notice of change of address shall be deemed given only when received):

If to HDL to:           HdL Companies  
                                  9821 Katy Freeway, Suite 440  
                                  Houston, TX 77024  
                                  Attention: Richard Fletcher

If to CLIENT to:       City of Hempstead  
                                  1125 Austin Street  
                                  Hempstead, TX 77445  
                                  Attention:

or to such other names or addresses as HDL or CLIENT, as the case may be, shall designate by notice to each other person entitled to receive notices in the manner specified in this Section.

**G. Counterparts.** This Agreement shall become binding when any one or more counterparts hereof, individually or taken together, shall bear the signatures of CLIENT and HDL. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original as against any Party whose signature appears thereon, but all of which together shall constitute but one and the same instrument.

**13. Boycotting Israel.** As required by Chapter 2270, Texas Government Code, HDL hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a

person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

**14. No Business with Foreign Terrorist Organizations.** As required by Subchapter F, Chapter 2252, Texas Government Code, HDL hereby verifies that it is not a company engaged in business with Iran, Sudan, or a foreign terrorist organization (as defined in Section 2252.151 (2), Texas Government Code) and that it is not on a list prepared and maintained by the Comptroller of Public Accounts of the State of Texas under Section 806.051, 807.051, or 2252.153, Texas Government Code.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the dates set forth below.

**CITY OF HEMPSTEAD**

**HdL COMPANIES**



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By:  
Authorized Agent  
Date:

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By: Richard Fletcher  
V.P. of Operations and Client Services  
Date: May 9, 2024

## Exhibit I

### Scope of Services

#### A. Sales/Use Tax Compliance Consulting Services

In providing CLIENT comprehensive sales/use tax review, compliance and recovery services HDL will:

Serve as the primary contact point for CLIENT with the TCPA and businesses collecting sales/use tax for benefit of CLIENT,

1. Provide coordination and information as appropriate with and to the TCPA and businesses in order for CLIENT to receive its correct sales/use tax payments,
2. Research and review businesses reporting sales tax to CLIENT to assure they should be and are collecting and paying sales tax appropriately to CLIENT,
3. Research new businesses established in CLIENT's locale and fix any not registered appropriately to collect sales tax for the District,
4. Develop the requisite information and work with certain out-of-jurisdiction services and sales providers to assure the appropriate tax is collected and reported for CLIENT,
5. Review monthly details of CLIENT's sales tax receipts and research any anomalies which could result in missing tax,
6. Provide CLIENT monthly a series of reports, individually or aggregated in a package, as listed below. HDL may from time-to-time include additional reports, modify reports, or eliminate reports.
  - a. Monthly Sales Tax Graphic (MSTG)
  - b. Sales Tax Payment Detail (STPD)
  - c. Sales Tax Snapshot (STS)
  - d. Top 100 Taxpayers (TOP100)
  - e. Top 30 Taxpayers (TOP 30)
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  - g. Fiscal Year-to-Date Variance (FYTDVAR)
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  - j. Industry Segment Trend (IST)
  - k. STAR Summary Package (all reports above in a pdf file)
  - l. Taxpayer Payment History (TPH)
  - m. NAICS Range Report (NRR)
  - n. Business Group Sales Tax Forecast
  - o. STAR Detail (all reports below in an Excel workbook)
    - i. Major TPs Historic Rank
    - ii. Major Juris TPs Rank
    - iii. Juris Lrg. Co. Loc. Cross Ref
    - iv. Top 100 TPs Rank
    - v. NAICS Major TP Rank
    - vi. NAICS Segments Analysis

7. Provide special reports and analyses of issues not included in the above reports but are within the scope of the Agreement,
8. Provide CLIENT's governing officials and management consultations as appropriate.

## **B. Economic Development Services**

### **1. RETAIL MARKET ANALYTICS REPORTS AND CONSULTATION—Updated Annually (1-2 Times)**

- a. Consumer Demographic Profile – An HdL profile uses Synergos Technologies, Inc. (STI) PopStats database with over 1,200 variables with a bottom-up methodology to deliver the highest accuracy level and dependable demographic data. The side-by-side comparison helps users visualize consumer changes as the market size differs.
- b. Household Segmentation Profile – An HdL profile provides a deep understanding of consumer preferences, behaviors, and habits. Utilizing Personix Lifestage database the report segments 70 household clusters into one of 21 Lifestage Groups and ranks the top 10 individual clusters allowing the user to identify the most concentrated groups with ease. The document includes links to the Personix Online Guide, which provides an in-depth summary of each group and cluster.
- c. Employment Profile – An HdL profile provides insight on the employment market located within a specific trade area. The profile breaks down industry groups, as well as Occupational sectors, to allow an accurate evaluation of the daytime population and workforce for the defined region. Understanding the types of businesses and the types of workers that are positioned near key areas of interest can greatly influence decisions.
- d. Consumer Demand and Market Profile (GAP Analysis) – An HdL profile examines opportunity-surplus gaps across 31 retail segments and 40 major product and service lines to provide insight on potential opportunities within a defined market. The assessment evaluates the overall trade area, not just jurisdictional boundaries, making it a more useful tool to assist in development planning, recruitment strategies, and overall market analysis.
- e. Void Analysis – An HdL analysis provides trade area supply and demand (surplus and leakage) data for nearly 60 retail store and product categories to identify which goods and services are in demand in your trade area. Unlike traditional approaches that only look at which tenants are missing from the trade area, an HdL void analysis also scores your site against the typical location profile of thousands of potential brands. The tool enables quick evaluation opportunities to show prospects that a site presents a strong business opportunity. The void analysis also determines which co-tenants they co-locate with and whether your location is a logical fit for their network, which leads to more vibrant retail trade areas and an optimized sales tax base.

### **2. COMMUNITY PROFILE—Updated annually**

CITY OF HEMPSTEAD  
1125 AUSTIN STREET  
HEMPSTEAD, TX 77445

June 1, 2024

The Honorable Glenn Hegar  
Texas Comptroller of Public Accounts  
Post Office Box 13528, Capitol Station  
Austin, Texas 78711-3528

Re: **AUTHORIZATION TO RECEIVE INFORMATION  
CITY OF HEMPSTEAD**

Dear Mr. Hegar:

Please be advised that the CITY OF HEMPSTEAD (CITY) has retained HDL COMPANIES (HDL) to provide CITY administrative assistance related to its sales and use tax. CITY hereby authorizes HDL, its principals, employees, and associates, to discuss, request, and receive any data, reports, and information, including any that may be confidential, which CITY would normally be entitled to receive, and which are pertinent to CITY sales and use taxes. This authorization applies to the State of Texas Comptroller’s Office and to any entities which collect taxes on behalf of CITY. This authorization is effective on the date of this notification and continues three hundred sixty-five (365) days from the date of this notification unless cancelled, in writing, by CITY.

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Cc: HdL Companies



CITY OF HEMPSTEAD  
1125 AUSTIN STREET  
HEMPSTEAD, TX 77445

June 1, 2024

Re: AUTHORIZATION TO RECEIVE INFORMATION  
**CITY OF HEMPSTEAD**

To whom it may concern:

Please be advised that the CITY OF HEMPSTEAD (CITY) has retained HDL COMPANIES (HDL) to provide CITY administrative assistance related to its tax revenue. CITY hereby authorizes HDL, its principals, employees, and associates to discuss, request, and receive any data, reports, and information, including any that may be confidential, which CITY would normally be entitled to receive, and which are pertinent to CITY property or sales taxes. This authorization is effective on the date of this notification and continues until cancelled, in writing, by CITY.

Sincerely,

---

Signature

---

Printed Name

---

Title

Cc: HdL Companies

CITY OF HEMPSTEAD  
1125 AUSTIN STREET  
HEMPSTEAD, TX 77445

June 1, 2024

HdL COMPANIES  
9821 KATY FREEWAY, SUITE 440  
HOUSTON, TX 77024

Re: CONTACT POINT FOR TRANSMITTAL OF INFORMATION

The CITY OF HEMPSTEAD (CITY) authorizes HDL COMPANIES (HDL) to transmit information, some of which may be confidential, to the following:

CONTACT POINT NAME OR DESCRIPTION: \_\_\_\_\_  
CONTACT POINT TITLE OR AFFILIATION: \_\_\_\_\_  
CONTACT E-MAIL ADDRESS: \_\_\_\_\_

CONTACT POINT NAME OR DESCRIPTION: \_\_\_\_\_  
CONTACT POINT TITLE OR AFFILIATION: \_\_\_\_\_  
CONTACT E-MAIL ADDRESS: \_\_\_\_\_

CITY authorizes HDL to change CONTACT POINT only when directed in writing from:

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title



# City of Hempstead

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

## Ordinance No. 24-\_\_\_\_\_

**ORDINANCE AMENDING THE 2023-2024 CITY BUDGET OF THE CITY OF HEMPSTEAD, TEXAS RELATED TO THE TRAVEL AND TRAINING BUDGET AS TO THE EXPENDITURE OF SUCH FUNDS; MAKING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT.**

**WHEREAS**, the City Council of the City of Hempstead adopted City of Hempstead General 2023-2024 Fiscal Budget (the “Budget”) by Ordinance No. 23-112\_\_\_\_\_, passed September 15, 2023; and,

**WHEREAS**, the City Council of the City of Hempstead amended the adopted Budget by Ordinance No. \_\_\_\_\_, passed May 20, 2024; and,

**WHEREAS**, under the Local Government Code and the Charter of the City of Hempstead, Texas. the Mayor of the City of Hempstead, as the City Budget Officer, finds it is an appropriate municipal purpose that the Budget be amended to clarify and limit the purposes for which expenditures from sub account 5-730-00 for Travel and Training for all City departments to travel only within the State of Texas;

Now, Therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:**

Section 1. That the City of Hempstead Fiscal 2023-2024 Budget be amended to provide that those expenditures from Budget Sub -Account No. 5-730-00 for Travel and Training by City Officials and Employees of the City for all City Departments in such Budget are authorized only for the payment of the expenses for travel within the State of Texas.

Section 2. That the City Council finds, declares and adopts the findings contained in the recitals of this Ordinance to be true and correct, and incorporates them as a part hereof for all purposes.

Section 3. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by Texas Government Code Chapter 551 ; and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon . The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 4. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this resolution or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

PASSED AND APPROVED THIS THE 20<sup>th</sup> DAY OF May 2024.

---

**Katherine Ragston Ward, Mayor**

**Attest:**

---

**Sabrina Alvarez, City Secretary**

## Sabrina Alvarez

---

**From:** Leslye Gonzalez  
**Sent:** Friday, May 17, 2024 12:09 PM  
**To:** Sabrina Alvarez  
**Subject:** FW: Document5  
**Attachments:** Document5.docx

I am Requesting to add this to the employee guide

*Leslye Gonzalez*

ASSISTANT CITY SECRETARY / HUMAN RESOURCES

CITY OF HEMPSTEAD  
1125 AUSTIN STREET  
HEMPSTEAD, TX 77445  
(979) 826-2486 ext. 120

[lgonzalez@hempsteadcitytx.gov](mailto:lgonzalez@hempsteadcitytx.gov)

[www.hempsteadcitytx.com](http://www.hempsteadcitytx.com)



Re: Amendment of Employee Guide – written contracts of employment .

The City Council approved the City of Hempstead Employee Guide by a motion passed October 23, 2023, and on April 15, 2024 approved an amendment related to the procedures for the transfer of employees to another department.

An additional amendment states the policy of the City of Hempstead personnel policy as to written contracts of employment.

The proposed amendment to the Employee Guide would make the following change:

The first paragraph of Section 1 of the City of Hempstead Employee Guide, at Page 1, entitled “Applicability: is amended to read as follows:

“The matters discussed in this guide are intended solely for the general guidance of employees, and nothing herein is intended to act as a contract or guarantee of employment. *The City of Hempstead does not employ any person by a written contract of employment.* The City may in its discretion change the policies and procedures described in this guide at any time. ALL EMPLOYEES SERVE AT WILL.”

Except as amended, all other provisions of the City of Hempstead Employee Guide are unchanged and remain in effect.



1125 Austin Street  
Hempstead, Texas  
979-826-2486 Ext. 128  
[hedc.hempsteadcitytx.gov](http://hedc.hempsteadcitytx.gov)

## Hempstead Economic Development Corporation

---

### MEMORANDUM

TO: City of Hempstead City Council  
FROM: Ramiro Bautista, HEDC Director  
DATE: May 14, 2024  
RE: Employment Agreement for HEDC Director

#### INTRODUCTION:

Please accept this memo and the attached supporting documentation containing the HEDC Director's Employment Agreement, a 90-day report from the Director, and DRAFTs for the proposed Site Selection & Retail Response Packets for review.

#### BACKGROUND:

During the April 8, 2024, monthly Board Meeting, the HEDC recommended an increase in salary for the Director. However, the employment agreement was tabled until the monthly meeting scheduled for May 13, 2024. At the City Council meeting on April 15, 2024, the increase in compensation was not approved as there was no supporting documentation from the HEDC Boards for review.

At the May 6, 2024, City Council meeting agenda item #7 approved line-item transfers within the HEDC budget to ensure accuracy from the previously approved request through the HEDC Board of Directors from November 28, 2023. Moreover, on May 13, 2024, the HEDC Type A&B Board of Directors deliberated and unanimously voted to accept and approve the Director's Employment Agreement for the City Council's consideration and approval.

#### RECOMMENDATION/RATIONALE:

Currently, both HEDC Type A&B Board of Directors have unanimously approved the employment agreement and have recommended that the City Council approve it as well.

#### BACKUP INFORMATION:

1. Employment Agreement
2. Director's 90-day report
3. Draft Site Selection Response Packet
4. Draft Retail Response Packet

Thank you for your time and attention to this matter. Please contact me if you have any questions, comments, or concerns.

A handwritten signature in blue ink that reads "Ramiro Bautista".

Ramiro Bautista, HEDC Director  
(979) 826-2486 ext.130  
[rbautista@hempsteadcitytx.gov](mailto:rbautista@hempsteadcitytx.gov)

**EMPLOYMENT AGREEMENT**

**THIS EMPLOYMENT AGREEMENT** is made and entered into effective the 8<sup>th</sup> day of April 2024 (the "Effective Date"), by and between the **HEMPSTEAD ECONOMIC DEVELOPMENT CORPORATION** (hereinafter referred to as the "HEDC"), a Texas non-profit corporation, and **DR. RAMIRO BAUTISTA**. (hereinafter referred to as "Executive"), both of which parties hereto understand and agree as follows:

**WITNESSETH:**

**WHEREAS**, HEDC desires to employ Executive as Director of the HEDC of Hempstead, Texas; and

**WHEREAS**, it is the desire of the HEDC to provide certain benefits, establish certain conditions of employment, and to set certain working conditions of said Director; and

**WHEREAS**, Executive desires to accept employment as Director of said HEDC on the terms outlined herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements herein contained, and hereinbefore stated, the parties hereto agree as follows:

**A. Duties and Responsibilities**

As HEDC Director, Executive agrees to perform all duties and responsibilities as described in the HEDC Bylaws, as amended. Executive shall also abide by City of Hempstead personnel policies as such are currently adopted by the City, and as amended from time to time, and the applicable provisions hereof shall be interpreted in accordance with said City personnel policies. Executive acknowledges that the HEDC has adopted the City personnel policies, as of the Effective Date.

**B. Term**

This agreement with the HEDC shall begin on April 8, 2024, and shall continue for a period of two (2) years, after which time continued employment shall be on an "at will" basis. Executive shall serve at the pleasure of the Board of Directors of the HEDC (the "Board"), subject to the provisions of this agreement and those provisions of the HEDC bylaws governing termination, and nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Board to terminate the services of Executive at any time pursuant to any applicable provisions of the City of Hempstead personnel policies and the provisions set forth hereinafter in the section titled Severance Pay/Termination/Voluntary Resignation, subject to the procedural requirements of the HEDC bylaws and the Home Rule Charter of the City of Hempstead. After said terms, Executive shall be an "at will" employee of the HEDC pursuant to this Agreement. Executive's employment shall be subject to the policies for annual review contained herein in the section titled Performance Evaluation herein. This Agreement shall be modified only by written agreement of the parties.



Page2

**C. Base Compensation**

Beginning on the Effective Date, Executive's base compensation shall be \$130,000.00 annualized payable in installments at the same time as employees of the City of Hempstead are paid. This base compensation may be adjusted, from time to time, by HEDC, by written amendment to this Agreement. Executive shall not receive compensatory ("comp") time, irrespective of the City or HEDC employee benefit policies.

**D. Additional Compensation**

In addition to the Base Compensation, the Executive may be eligible to receive Additional Compensation from HEDC based upon individual merit and achievement of goals established and agreed upon by the parties. Although no Additional Compensation or bonus is guaranteed under this Agreement, annual bonuses may be paid to the Executive for performance at the discretion of the Board. Written addenda to this agreement executed by the parties and setting forth performance criteria required for Additional Compensation may be executed from time to time.

**E. Automobile Allowance**

The HEDC agrees to pay Executive a monthly automobile allowance of \$750.00 (\$9,000.00 per annum). The monthly automobile allowance shall be subject to review from time to time by the HEDC and accordingly modified, if deemed necessary. The monthly automobile allowance shall cover all automobile-related expenses incurred by Executive, including expenses for automobile repair, fuel, lease, maintenance, insurance, operation, tolls, and vehicle replacement.

**F. Benefits and Leave**

The HEDC agrees to provide vacation, medical, dental, vision, life insurance, and sick leave in accordance with current City of Hempstead policies, and such policies may be amended by HEDC as to their application to Executive, from time to time. As of the Effective Date, Executive shall have a vacation bank of 0 hours and a sick leave bank of 8 hours. Vacation and sick leave accruals will be based on an employee with ten (10) years of tenure as of the Effective Date.

**G. Residency**

Executive shall continuously remain a resident of Hempstead, or within its ETJ, during his tenure as the Director.

**H. Severance Pay/Termination/Voluntary Resignation**

In the event the HEDC terminates Executive's employment without cause anytime during the term of this Agreement the Executive shall be entitled to a one-time, lump-sum severance payment equal to six (6) months base salary, less all deductions for federal income tax, social security, and Texas Municipal Retirement System ("TMRS"), if applicable, based upon Executive's Base Compensation at the time of termination. Executive will be reimbursed Executive's COBRA payments for up to nine (9) months or until Executive secures new employment, whichever is sooner. Executive

Page3

shall be entitled to a one-time, lump-sum payment for any and all accrued but unused leave time through the date of termination/involuntary resignation, as such leave time would otherwise be calculated, including applicable caps, under the City of Hempstead policies for a non-contract employee who voluntarily resigned or was terminated. As consideration for any severance paid to Executive and at HEDCs direction, Executive agrees to remain available to perform consulting services until such time as Executive secures full-time employment elsewhere. As a condition to Executive's receipt of any severance payment hereunder, Executive shall contemporaneously execute and deliver a full release of any and all claims that he may have against the HEDC and the City of Hempstead, its officers, attorneys and employees and a non-disparagement agreement. The failure to execute and deliver such release shall nullify any obligation by the HEDC to pay severance and accrued but unused leave time.

In the event the Board terminates Executive's employment because of the conviction of a criminal act equal to or greater than a Class B Misdemeanor, including but not limited to, acts involving personal gain, corruption, misconduct or malfeasance in office, or a violation of the City's personnel policies or the HEDC Bylaws, then the HEDC shall have no obligation whatsoever to pay any severance pay designated in this section.

In the event Executive voluntarily resigns his position with HEDC or accepts employment elsewhere, Executive shall provide the HEDC thirty (30) days written notice in advance, unless the parties otherwise agree. The actual resignation date shall be established by mutual agreement between Executive and HEDC, but such date shall not be greater than thirty (30) days from the date of Executive's resignation letter. Any voluntary resignation shall act to terminate Executive's right to severance pay under this Section H. Upon voluntary resignation, Executive shall be entitled to any and all accrued leave as calculated hereinabove.

**I. Performance Evaluation**

The HEDC agrees to provide a performance evaluation during January/February of each year. The performance evaluation shall be conducted in accordance with the HEDC Bylaws. A preliminary performance evaluation shall be provided orally by the HEDC Governance Committee (or by a like committee or the full Board as determined by the Board) to Executive, and Executive shall have the opportunity to confer with the Board, concerning the findings in said performance evaluation for purposes of any possible modifications prior to performance evaluation being finalized in written form.

**J. Business Expenses**

The HEDC agrees to provide written guidelines on which business and related expenses incurred by Executive in cash or with his personal credit card will be reimbursed by the HEDC.

**K. Memberships, Professional Dues/Education and Executive**

The Executive shall be provided with membership in the International Economic Development Council (IEDC) and other professional memberships as deemed appropriate and necessary and mutually agreed to by the HEDC Board and the Executive. Such memberships

Page4

shall be paid in full by the HEDC. The HEDC further agrees to reimburse the Executive for reasonable expenses he may personally incur while attending annual conferences and/or regional conferences on behalf of HEDC or the City. Such reasonable expenses shall be defined as including, but not limited to, conference registration fees, coach/economy air fares, hotel accommodations, car rentals and meals. In addition, the HEDC agrees to reimburse reasonable expenses incurred in attendance at other professional development conferences or training opportunities as approved by the HEDC.

**L. Service Club**

To facilitate interaction and communication with the community, the HEDC agrees to reimburse Executive for participation in one (1) service club of Executive's choice which meets within the City of Hempstead. Such expenses will include dues and reasonable and ordinary participation expenses.

**M. Hours of Work**

Executive agrees to devote his full time and talents to the duties and responsibilities of Director, and he shall remain in the exclusive employ of the HEDC during the Term of this Agreement. The HEDC recognizes and expects that Executive must devote a significant amount of time to the business of the HEDC away from the Executive's office in an effort to fulfill his responsibilities to the HEDC including work outside of normal working hours. The HEDC will allow Executive reasonable absences from the HEDC offices during normal business hours to conduct said business for the HEDC and to accommodate Executive for business being conducted after normal business hours; however, Executive shall make all reasonable efforts to maintain normal office hours at the HEDC office.


**N. Indemnification**

The HEDC will defend, hold harmless, and indemnify Executive against any tort, professional liability, claim or demand, or other legal action or claim for damages, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the duties as Director. The HEDC may compromise and settle any such claim or suit, at its sole option, and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

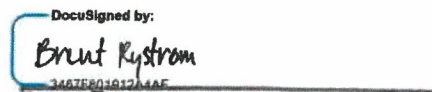
[The remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the HEDC has caused this Employment Agreement to be signed and executed on its behalf by its Presidents, and the Executive has signed and executed this Agreement on the dates indicated below.

**HEMPSTEAD ECONOMIC  
DEVELOPMENT CORPORATION,**  
a Texas non-profit corporation

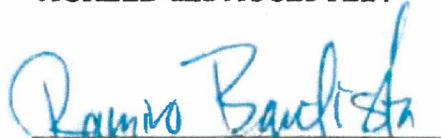
  
Erica Gillum  
Type B President

Date: 5-13-24

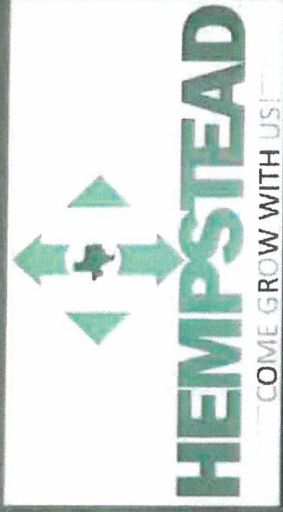
DocuSigned by:  
  
Brent Rystrom  
Type A President

Date: 5/16/2024

AGREED and ACCEPTED:

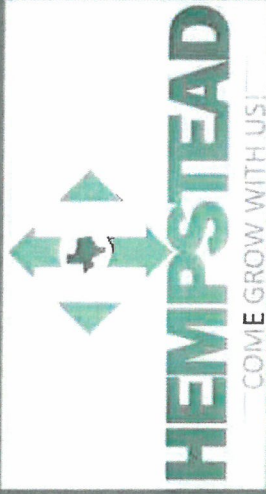
  
Dr. Ramiro Bautista  
Director/Executive

Date: 5/13/24



# Economic Development Corporation

Monthly Board Meeting - April 8, 2024



# Agenda

## Topics Covered

[Mission](#) [Vision](#) [Purpose & Core Values](#)

[Zoning Map](#)

[Major Accomplishments](#)

[Pre-Development Meetings](#)

[Previously Approved Projects](#)

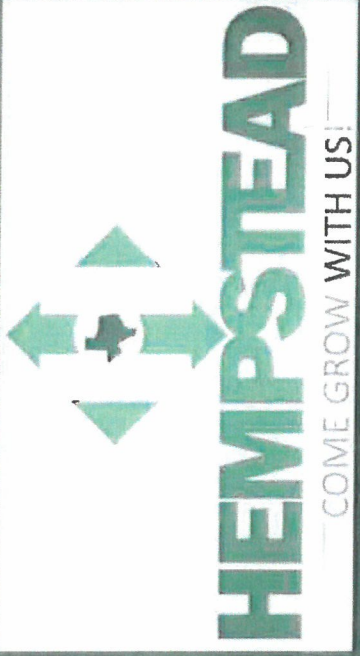
[Revenue and Savings](#)

[Current & Proposed Projects](#)

[Accomplishments](#)

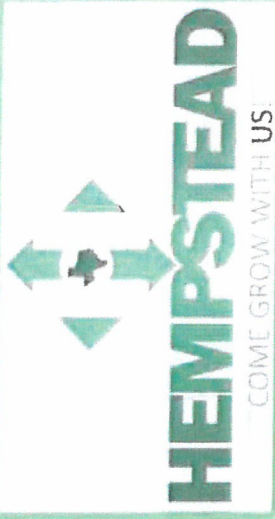
[CoH Billboard](#)

[Business Recruitment & Marketing Video](#)



To promote and enhance  
economic growth in  
Hempstead, Texas.





To serve as the economic development catalyst for business development and to attract strategic business partners and social services agencies to enhance the quality of life for citizens of the City of Hempstead for the 21st Century.



# Purpose & Core Values



## Intentionality

We work to achieve mutual understanding and share each other experiences with the citizenry of the City of Hempstead, Texas, for the common good.



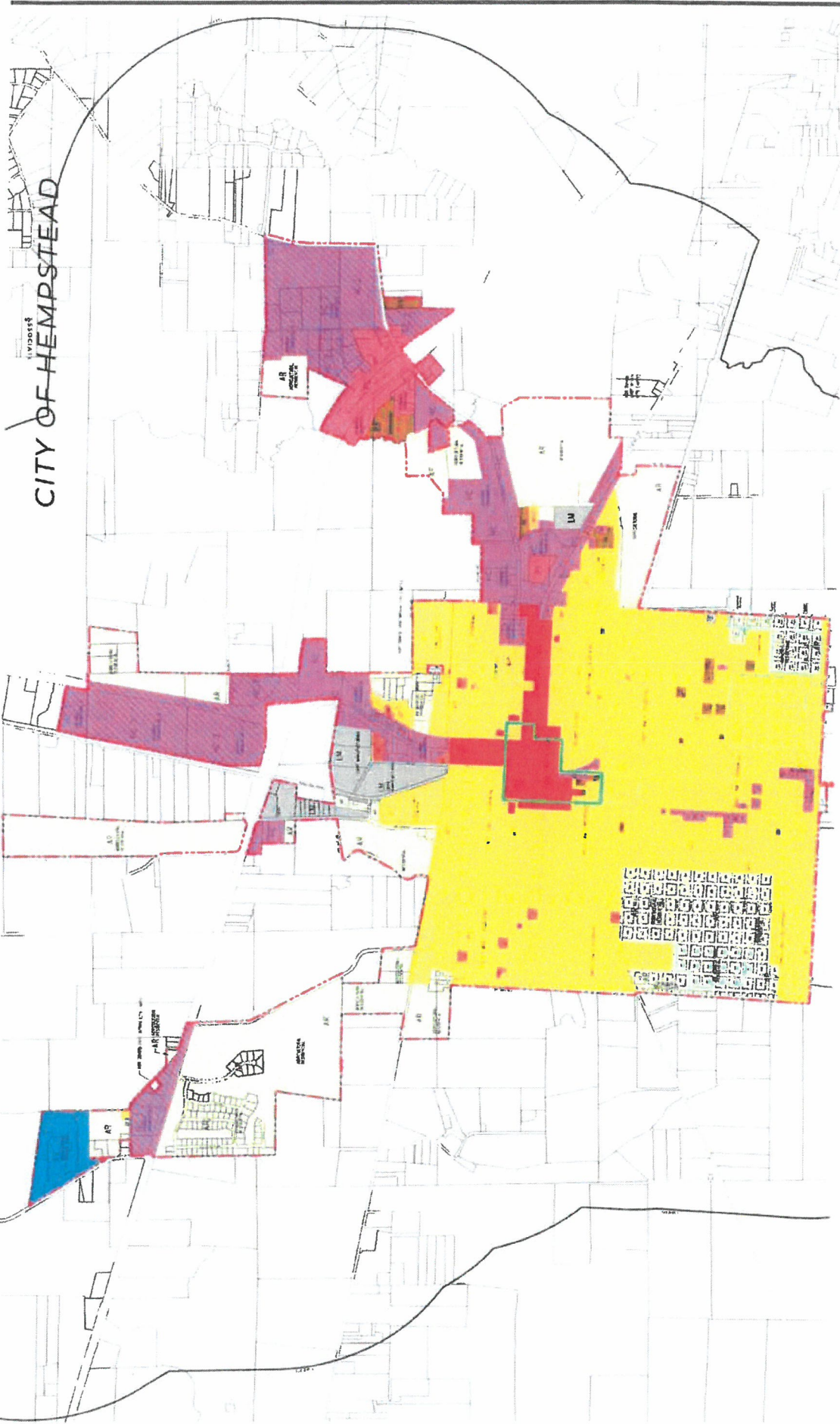
## Integrity

We are accountable and respectful to each other and the citizenry of the City of Hempstead, Texas, reflecting moral character for the common good.



## Community

We are inclusive and diverse in our actions to truly engage with each other and the citizenry of the City of Hempstead, Texas, for the common good.



CITY OF HEMPSTEAD  
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# Business Recruitment

Approval from CC on City's Tax Abatement Policy

# Policies & Procedures

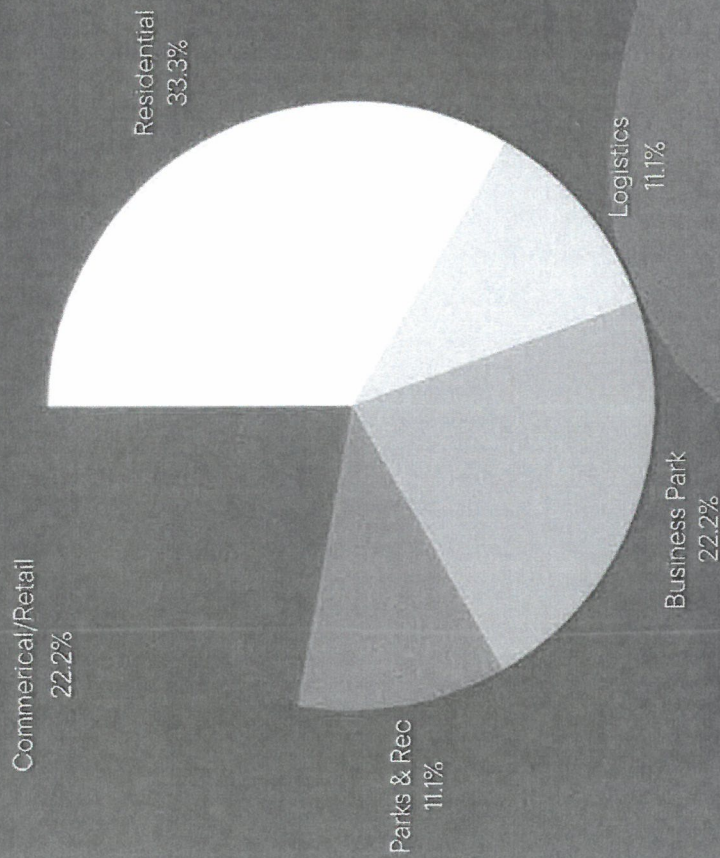
Creation of HEDC meeting, governance, financial and  
travel guidelines

# Development Packet


Creation of City of Hempstead

# Pre-Development Meetings

15 Developers/Investors/Brokers



# Previously Approved Projects



Pole Banners	LED Display Sign	Street & Stop Signs	Splash Pad
Coordinated installation with Electrical Department	Guided permit process with Sign Express	Continuous follow-up with Arete Industries (6 more weeks in production)	Special meeting called for project payment and completion

# Interest Revenue and Expenditure Savings



Public Fund Checking to Money Market Account

Monthly additional interest revenue of \$1,000.00

There will be a \$30.00 charge on all returns.

## CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number
HEMESTEAD BUS. PARK	1300 BLAINGAME	07-4150-00
From	Number of Days	Exp Date
01/15/2024	31	02/29/2024
---CURRENT---		
DATE READING	DATE READING	USAGE
2/15	01/15	3792
0	02/13	0
---PREVIOUS---		
Previous Balance	109.48	TOTAL
Payments as of 01/09	0.00	
PAST DUE AMOUNT	109.48	
-----		
36 502 ELECTRIC	21.58	
0 500 WATER	30.62	
02/13 Meter Swap 78816372	52.28	
500 SEWER		

City Utility & HEDC Maintenance Savings

Removal of Water and Sewer & Business Park Maintenance charges.

# Current & Potential Projects

PROJECT NAME	LOCATION	STATUS
Project Red Dirt	Business Hwy 6 and 290 (SW Corner)	Current
Project DC	Hwy 290 to FM 1488 to Business Hwy 6	Current
Project 300	Across from City Park	Potential Residential Subdivision
Project Red Sauce	Near Walmart	Potential Franchise
Project SportPickle	City Park	Potential Courts
Project Truck Bypass Route	City-Wide	Potential

# ACCOMPLISHMENTS

- 1 City Master Plan (STOA) Architects Site Visit and Collection of Data
- 2 ED Sales Tax Workshop from TML presenter
- 3 HEDC and City Website Maintenance
- 4 Identification of Sales Tax Reporting Company (HoL) & Portal Training
- 5 New EDC Building Walk-through with Realtor
- 6 Created HEDC YouTube Channel
- 7 AARP Community Challenge Grant Submission with HGAC
- 8 HEDC owned property inventory list
- 9 HEDC Report Card





# ACCOMPLISHMENTS

- 1 Survey for City of Hempstead Property (7) Acres
- 2 Completed process to receive RFIs from the Governor's Office
- 3 Requested auditing/financial analysis from City's Finance Director
- 4 Identification of Type B Corp Filing
- 5 Assist with creating Ordinance for Engineering Services
- 6 Assist with requesting Resolution for Business Park Maintenance
- 7 Assist with collaboration for donated Eco Dev Strategic Plan with CHEAF
- 8 Nomination to Mayor new Type B Board Member
- 9 Identification of issue with Type A funding Type B Project



# OPPORTUNITIES

- 1 Request to City to Maintenance City Business Park including (6) HEDC owned lots
- 2 First National Bank CD to Texas Class
- 3 Business Improvement Grant Program
- 4 Hotel Feasibility Study Follow-up
- 5 USDA Development (SCED) Funding Opportunity



# POTENTIAL PARTNERSHIPS

1

Waller County TxDOT Engineer meeting and Truck Bypass Request

2

HGAC Community and Environmental Planning Team Visit

3

Tractor Supply Follow-up (requires 6 acres for development)

4

Meeting with K Friese + Associates (W, WW, Drainage, Transportation Resource)



# RELATIONSHIP BUILDING

- 1 Visit to local small businesses for introduction
- 2 Attendance to local places of worship
- 3 Lead Community Advisory Board
- 4 Reimbursement to New Commerical Businesses
- 5 Women's History Month Event @ CoPV
- 6 Women's History Month Recognition @ CoH

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ciation and well-des  
ion. Thank you for c  
rk. Please enjoy thi:  
oken of appreciation



# WEBINARS/ WORKSHOPS/ SPONSORSHIPS

1 HGAC Road Safety Training Workshop

2 HGAC Broadband Policy Workshop

3 Placer.ai Demo via Zoom

4 Flyer View Group - Marketing Collateral Mapping Program

5 Referred potential HWF sponsor to HCCA leadership

citizen Newspaper by Lawrence Chapman. They ran from March 15, 2001 until August 11, 2005 under the title "Growing U

02-24-2005

the students. Looking out over the students, the principal spotted me wearing a cap, which was against the rules. Lawrence Paul Chapman, in a loud outside voice that could probably be heard half way to town.

Now every kid in school knew me and knew exactly where I was assigned to be, so naturally every eye was turned in my direction. I wasn't all that popular, but I was notorious. When I complied with the Principal's request, and removed my cap, there was a great roar. Everyone laughed - not with me, at me. You can just imagine how my shy sister felt. Mary Cross was two years older

and in the sixth grade. She wanted to disappear because she felt I had disgraced the whole family.

After the laughing died down, we went on to class and things soon returned to normal. Within a few weeks a copycat turned up sans hair, but he didn't get the attention that I had.

We had adribetic in the north-west room with the door in the back and no windows on the north wall. The teacher, Mr. W. P. Ferns always came down the row on the right side where I sat. He must have liked me a lot because he picked on me. He always rubbed his knuckles on my baldhead. I did get a fair amount of plus.

teasing and k long before I beautiful blas memories of, only evidence, Email me at (713) 8 changed anyl kept the email my phone num enjoy remaini Perhaps, you i when this inci maybe you re front of the ol it was the only plus.



RAMIRO BAUTISTA  
DIRECTOR



**WELCOME  
HEDC DIRECTOR**

**DEAR RESIDENTS OF  
HEMPSTEAD, TEXAS:**

It is with great pleasure and excitement that we introduce Dr. Ramiro Bautista as the new Director of the Hempstead Economic Development Center (HEDC). Dr. Bautista brings with him a wealth of experience and a dedication to fostering growth, inclusivity, and economic impact in our community.

Please join us in extending a warm welcome to Dr. Bautista as he begins this journey to lead our economic development efforts. With his background in higher education, municipal government, and economic development, we are confident that Dr. Bautista will be an invaluable asset to the City of Hempstead. His commitment to diversity, equity, and



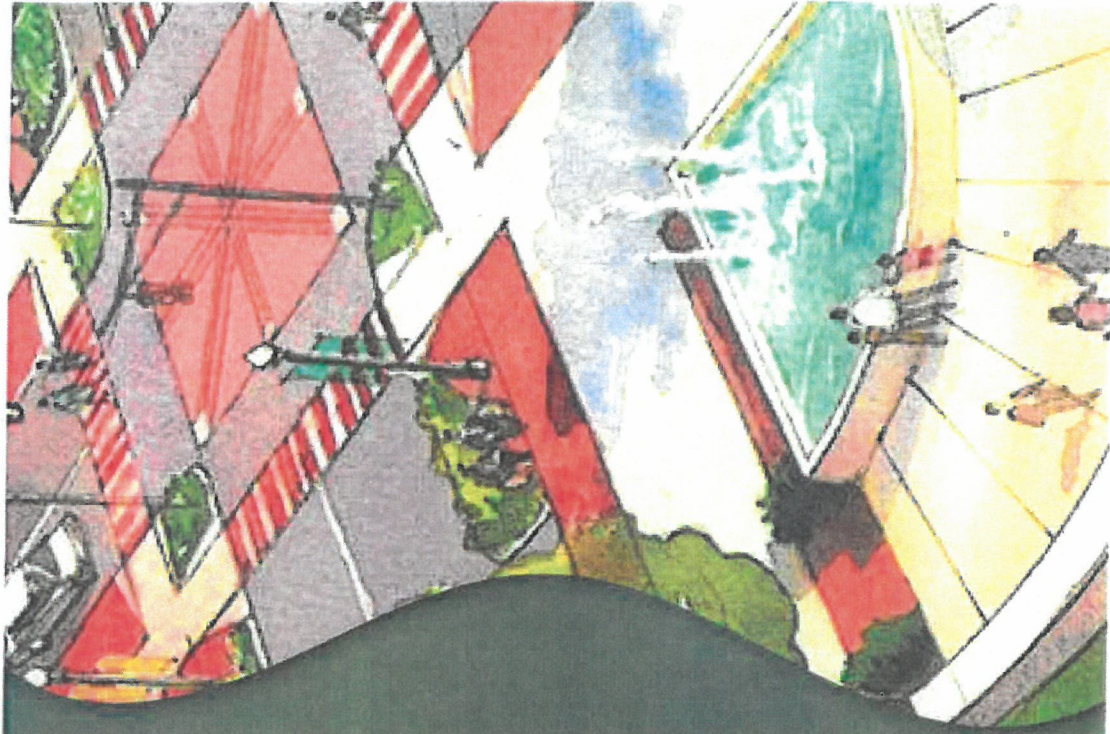
# UNIVERSITY COLLABORATION

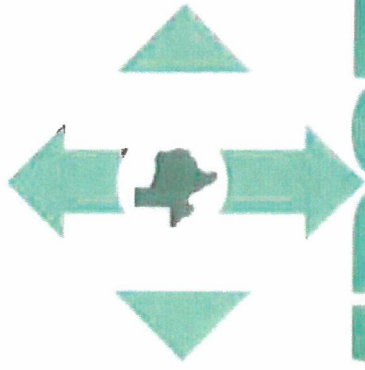
- 1 PVAMU SBDC meeting (Resource identification)
- 2 PVAMU 2035 Strategic Planning Process
- 3 PVAMU 9th President Inauguration



# POTENTIAL GRANTS

- 1 Livable Centers Call for Partners - Livable Centers Call for Planning Study Partners | Houston-Galveston Area Council (H-GAC)
- 2 H-GAC's Bringing Back Mainstreet - Bringing Back Main Street | Houston-Galveston Area Council (H-GAC)
- 3 Active Transportation Funding Sources | Houston-Galveston Area Council (H-GAC)
- 4 Texas Downtown Redevelopment Grant - Anice Read Fund | Texas Downtown
- 5 TxDOT Transportation Alternatives Grant - Bicycle and pedestrian local and federal funding programs ([txdot.gov](http://txdot.gov))
- 6 Water & Waste Disposal Loan & Grant Program in Texas (USDA)





# HEMPSTEAD

— COME GROW WITH US! —

**Great people.  
Better opportunities.**

[hedc.hempsteadcitytx.gov](http://hedc.hempsteadcitytx.gov)

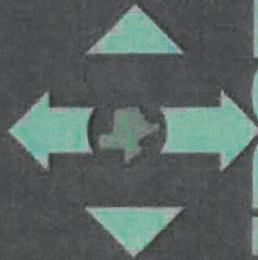




The fight is never  
about grapes or  
lettuce. It is always  
about people.

Cesar Chavez

# Thank you!



1125 Austin Street  
Hempstead, TX 77445

office (979) 826-2486 ext. 130

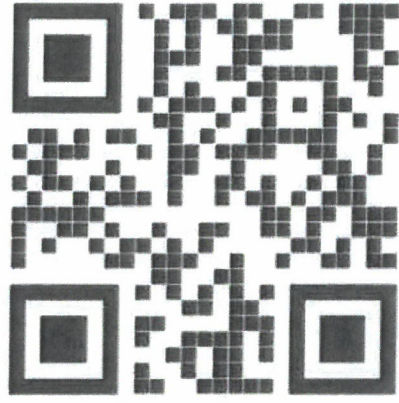
cell (936) 510-4659

[rbautista@hempsteadcitytx.gov](mailto:rbautista@hempsteadcitytx.gov)

## HEMPSTEAD

— COME GROW WITH US! —

*Ramiro Bautista, Ph.D.*  
Economic Development Director





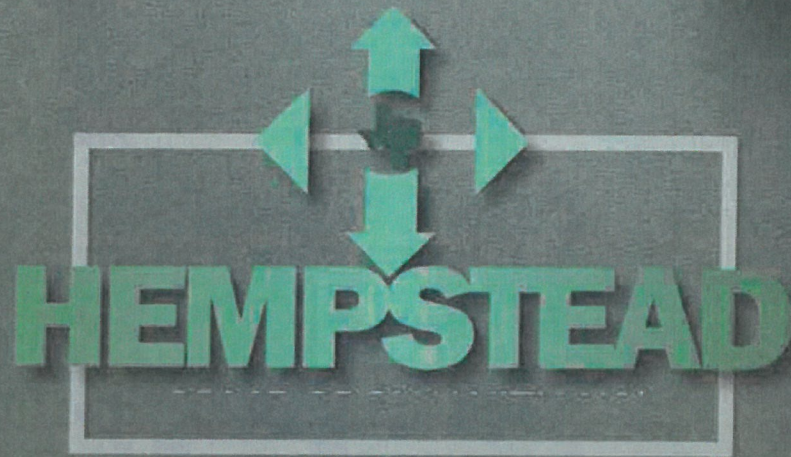
1125 Austin Street  
Hempstead, Texas  
979-826-2486 Ext. 128  
[hedc.hempsteadcitytx.gov](http://hedc.hempsteadcitytx.gov)

**Hempstead Economic Development Corporation**

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**DRAFT**  
**Site Selection and Retail**  
**Response Packets**  
**2024**

**Submitted By: Ramiro Bautista, Ph.D.**



**COME GROW  
WITH US!**

**Business Prospectus**

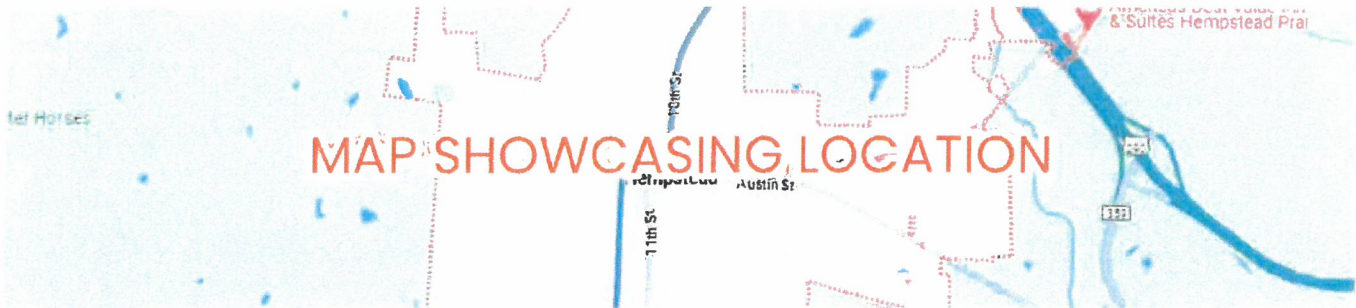


-HEMPSTEAD ECONOMIC DEVELOPMENT-

# Discover Hempstead:

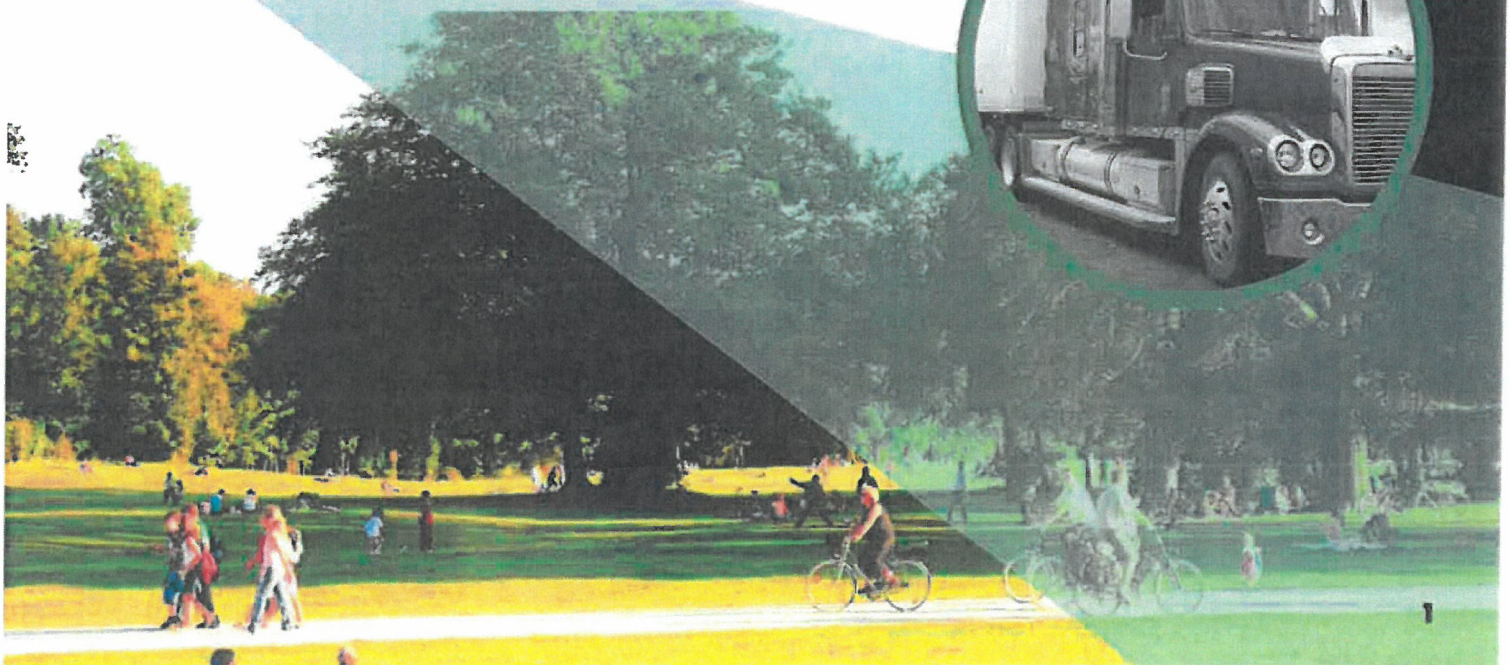
## Your Next Business Destination

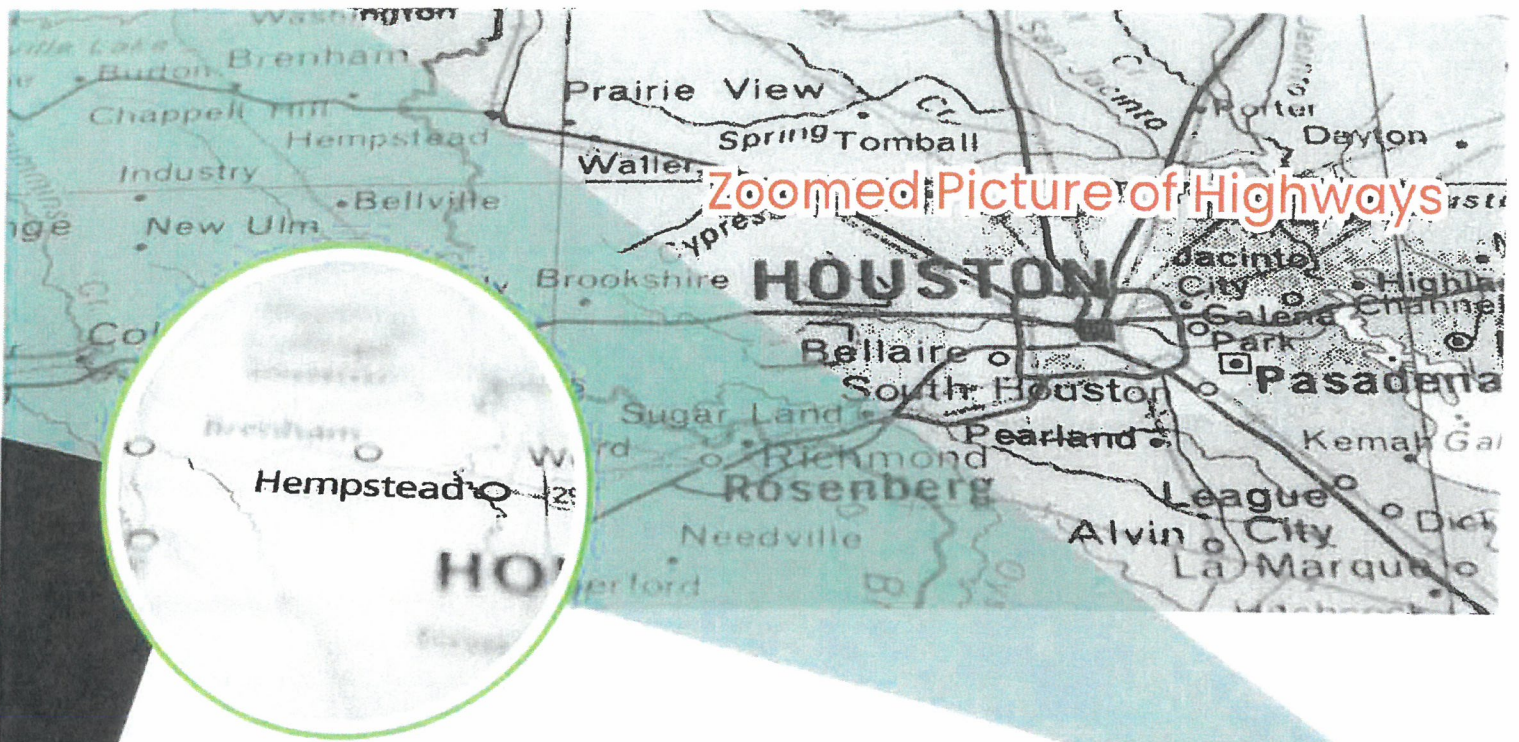
Welcome to Hempstead, Texas, a city where tradition meets opportunity, nestled just 50 miles northwest of Houston. As part of Waller County, Hempstead enjoys the unique advantage of proximity to major transportation routes and a growing local economy, characterized by a hardworking, quality workforce ready to drive your business forward.



In Hempstead, we believe in fostering a community where businesses thrive alongside each other. Supported by the Hempstead Economic Development Corporation (HEDC), our city is dedicated to enhancing the economic environment to be conducive for both budding entrepreneurs and established industries looking to expand.

With strategic partnerships in logistics, quality-of-life enhancements, and robust demographic growth, Hempstead is not just a place to do business—it's a place to grow and prosper. Our connection to prestigious institutions like Prairie View A&M University further fuels innovative business practices and keeps the local economy dynamic.





# Unlock Your Potential in Hempstead, Texas:

Hempstead, known as the "Gateway to Texas," offers a unique blend of rich history, strategic location, and a vibrant community spirit. Situated just 50 miles from Houston, our town combines the tranquility of rural life with the conveniences of proximity to a major metropolitan area. As part of the economically thriving Waller County, Hempstead is ideally positioned along major highways, providing easy access to markets across Texas and the Southern United States.

## About Hempstead:

- **Strategic Location:** Direct access to major highways such as U.S. Highway 290, ensuring swift transport and logistics operations to and from major cities like Austin and Houston.
- **Robust Local Workforce:** With a dedicated and growing workforce bolstered by nearby educational institutions like Prairie View A&M University, businesses in Hempstead have access to a pool of skilled professionals.
- **Quality of Life:** A community-focused lifestyle with excellent schools, low crime rates, and plenty of recreational activities, providing an ideal environment for employees and their families.

We invite you to delve deeper into what makes Hempstead a prime location for your business and personal aspirations. This packet contains detailed information about our economic landscape, success stories of local businesses, and opportunities awaiting you. We encourage you to engage with our local economic development team who are on hand to support your transition and growth every step of the way.

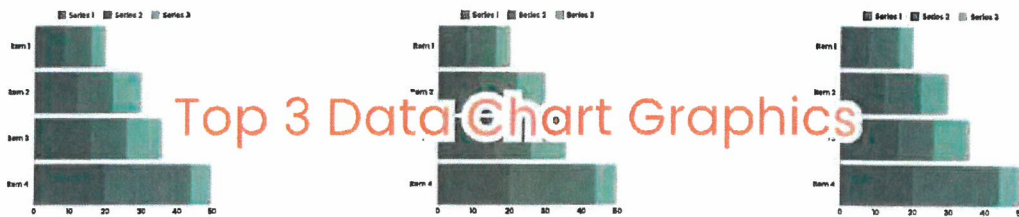
# Economy & Demographics:

## Foundation for Growth in Hempstead, Texas

Hempstead boasts a diverse and dynamic population that supports a vibrant local economy. With a population characterized by a blend of youth and experience, the town offers a workforce that is not only sizeable but also skilled, thanks to the influence of nearby educational institutions like Prairie View A&M University and Blinn College. Educational attainment here aligns with industry needs, ensuring a ready supply of qualified professionals in fields ranging from agriculture to technology.

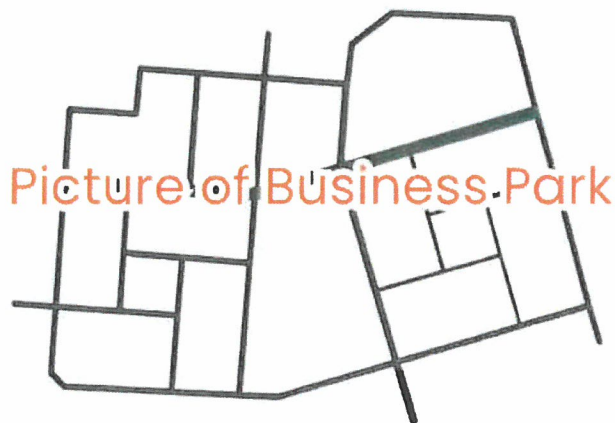
### 📍 Economic Data:

The local economy in Hempstead is robust and diversified, with key sectors including manufacturing, retail, and agriculture, notably with a significant presence in the nursery and greenhouse market. The unemployment rate in Hempstead typically trends below the national average, reflecting the area's strong job market and economic resilience. Economic growth has been steady, fueled by both established businesses and entrepreneurial ventures capitalizing on the area's resources and strategic location.



### 📍 Infrastructure:

Hempstead's infrastructure is ideally suited to support both existing businesses and new investments. Located on U.S. Highway 290, the town provides direct routes to major Texas cities and logistic hubs, enhancing its appeal for distribution and manufacturing industries. The local transportation network is complemented by efficient rail connections and nearby airports, facilitating both domestic and international commerce. Utility services in Hempstead are reliable and scalable, designed to meet the needs of growing businesses, while advanced telecommunications infrastructure ensures connectivity for all types of digital enterprises.





# Business Incentives & Support:

## Advantages of Choosing Hempstead, Texas

Hempstead offers a range of attractive incentives designed to facilitate business growth and development. These include competitive tax abatement programs, which reduce property taxes for qualifying businesses that meet specific investment and employment criteria. Additionally, Hempstead provides grants and funding opportunities aimed at supporting small businesses and startups. The local government is committed to fostering a pro-business climate with streamlined permitting processes to ensure that new and expanding businesses can hit the ground running.



### Support Services:

The Hempstead Economic Development Corporation (HEDC) plays a pivotal role in providing support services to businesses. This includes access to resources like the Small Business Development Center, which offers advice, training, and support for business planning and management. The local Chamber of Commerce is also active in promoting a network of businesses, facilitating community engagement, and providing members with valuable networking opportunities. Furthermore, training programs are available through partnerships with local educational institutions, aimed at enhancing the skills of the workforce to meet the needs of employers.



### Success Stories:

Hempstead is home to several flourishing businesses that reflect the community's economic vitality. One such success story is a local manufacturer that expanded operations after receiving a tax incentive, resulting in the creation of 100 new jobs and significant contributions to the local economy. Another example is a tech startup that benefited from early-stage funding and mentorship provided through HEDC initiatives, now recognized as an industry leader in software development. These stories underscore Hempstead's commitment to supporting diverse business ventures and the tangible benefits of setting up operations in our welcoming community.

# Real Estate & Development Opportunities:

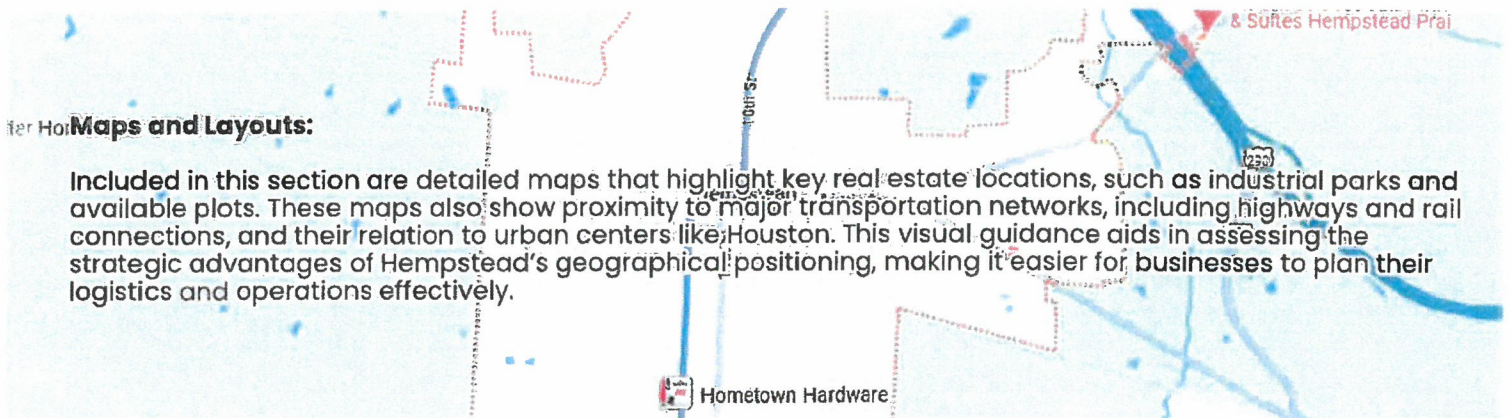
## Prime Locations in Hempstead, Texas

### Available Properties:

Explore a variety of real estate opportunities tailored to meet the needs of diverse business operations, from startups to large enterprises. Hempstead offers numerous commercial properties, expansive industrial parks, and large tracts of undeveloped land ideal for custom projects. Whether you are looking to construct a new facility or expand into a pre-existing building, our portfolio includes options in prime locations with ample amenities to support your business growth.



### Pictures of Land Opportunities or Specific Properties

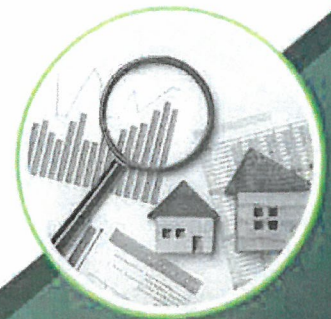


### Maps and Layouts:

Included in this section are detailed maps that highlight key real estate locations, such as industrial parks and available plots. These maps also show proximity to major transportation networks, including highways and rail connections, and their relation to urban centers like Houston. This visual guidance aids in assessing the strategic advantages of Hempstead's geographical positioning, making it easier for businesses to plan their logistics and operations effectively.

### Zoning Information:

Hempstead's zoning regulations are designed to accommodate a broad range of business activities while preserving the quality of life for its residents. The zoning framework supports commercial, industrial, and residential developments in a manner that promotes sustainable growth. Detailed zoning maps and guidelines are available to help potential investors understand where their business activities can best be situated within the city, ensuring compliance and strategic placement.

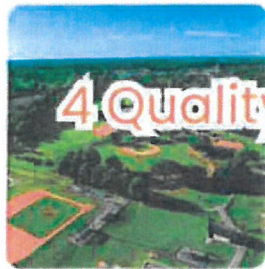


# Quality of Life:

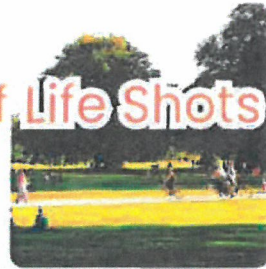
## Thriving in Hempstead, Texas

### Living in Hempstead:

Hempstead offers a cost-effective living environment with a high quality of life. The housing market is diverse, offering affordable options that range from quaint historic homes to new developments. Educational opportunities are abundant with several highly-rated public schools and proximity to prestigious colleges such as Prairie View A&M University. The local healthcare facilities are well-equipped to serve the community with both preventive and specialized care. Additionally, Hempstead's rich cultural scene and numerous recreational opportunities—from lush parks and outdoor activities to museums and community theaters—make it an enjoyable place for both residents and visitors.



4 Quality of Life Shots



### Community Profile:

Hempstead is a community where engagement and local pride run deep. Annual events like the Hempstead Watermelon Festival celebrate local heritage and agriculture, drawing both residents and tourists. Civic organizations thrive here, offering numerous opportunities for volunteering and community involvement, which strengthen the social fabric of our city. The lifestyle in Hempstead blends small-town charm with the benefits of close proximity to urban centers, providing a balanced, fulfilling environment for individuals and families alike.





-HEMPSTEAD ECONOMIC DEVELOPMENT-



**HEMPSTEAD**

—COME GROW WITH US!

**YOUR NEXT BUSINESS  
DESTINATION**

**Contact Us Today.  
We're Here To Help!**



**Ramiro Bautista**, Executive Director



(979) 826-2486



(979) 921-1814



[rbautista@hempsteadcitytx.gov](mailto:rbautista@hempsteadcitytx.gov)



[www.hedc.hempsteadcitytx.gov](http://www.hedc.hempsteadcitytx.gov)



745 12th Street, Hempstead, TX 77445

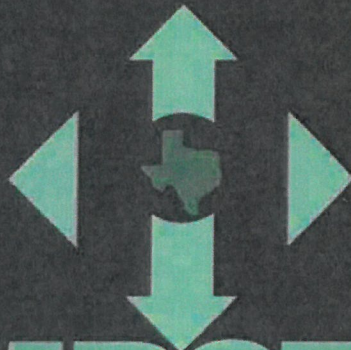


We invite you to explore what makes Hempstead a special place to live, work, and play. Join us and be a part of our thriving community!



-HEMPSTEAD ECONOMIC DEVELOPMENT-

# YOUR NEXT RETAIL DESTINATION



# HEMPSTEAD

— COME GROW WITH US! —

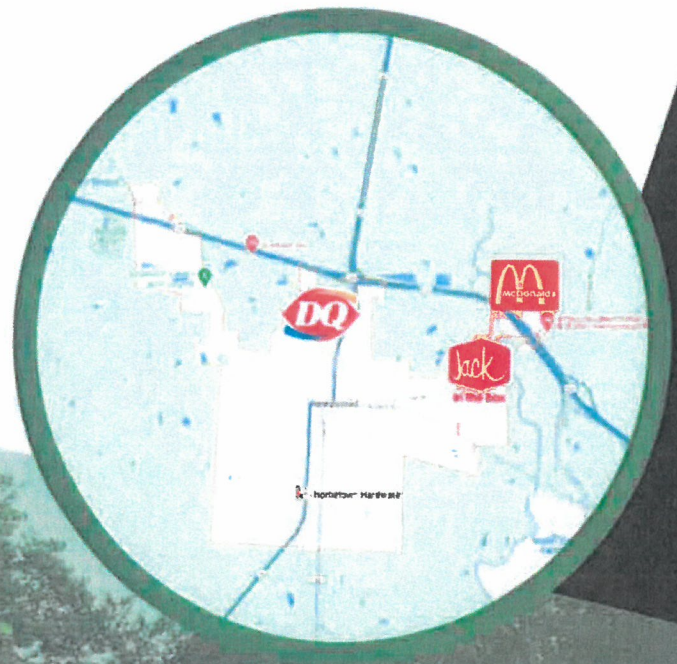
# Discover Hempstead:

## Your Next Retail Destination

Welcome to Hempstead, Texas—a community ripe with opportunity and thriving with spirit. Nestled conveniently near major highways and just a short drive from Houston, Hempstead offers a strategic location ideal for any retail business looking to grow. Our town embodies a welcoming atmosphere that fuses small-town charm with big-city accessibility.

### Why Hempstead?

- ✦ **Strategic Location:** Located on major transportation routes including U.S. Highway 290, Texas State Highway 6, and Texas State Highway 159, Hempstead provides exceptional access to major markets. The proximity to Houston, approximately 50 miles, places Hempstead in a perfect position for businesses looking to tap into the broader Texas economy while enjoying the benefits of a smaller community.
- ✦ **Community and Culture:** Known for its annual Watermelon Festival, Hempstead prides itself on community events that attract visitors and locals alike. This fosters a supportive environment for businesses and creates numerous opportunities for customer engagement.
- ✦ **Thriving Local Economy:** The presence of major retailers and a variety of small businesses makes Hempstead a vibrant hub for commerce. The town is not only a gateway to Houston but also a standalone community with its own unique offerings.



### PICTURE OF WATERMELON FEST





# Hempstead, Texas:

## A Demographic Overview for Retailers

Hempstead showcases a promising demographic profile that supports retail growth and sustainability. The population has been steadily growing, reflecting broader trends in the region which are characterized by suburban expansion due to its proximity to major cities like Houston.

- ✦ **Population Growth:** Steady increase over the past decade, with projections suggesting continued expansion as more families and businesses move into the area.
- ✦ **Median Income:** Hempstead boasts a median household income that is competitive with county averages, indicating a population with disposable income.
- ✦ **Age Distribution:** The community features a balanced mix of age groups, with a significant proportion of the population in the 25-44 age bracket, ideal for a dynamic retail market.
- ✦ **Household Spending Patterns:** High expenditure on retail goods compared to regional averages, with particular spending strength in apparel, electronics, and leisure goods.
- ✦ **Market Potential:** The consumer behavior in Hempstead demonstrates strong retail spending power, underscoring the town's potential as a lucrative market for new and expanding retailers.
- ✦ **Consumer Behavior:** Residents of Hempstead display a preference for quality and convenience in retail purchases, with a notable percentage of disposable income directed towards retail and leisure activities.
- ✦ **Retail Spending:** Analysis suggests robust spending within the local retail sector, with expenditures outpacing similar-sized communities in the region. This is bolstered by seasonal boosts linked to local events and festivals, which draw crowds from surrounding areas.

# Hempstead, Texas:

## Economic Environment & Infrastructure

### Business Climate:

Hempstead's local economy is diverse, with strengths in sectors such as retail, manufacturing, and agricultural services, which are supported by a proactive economic development strategy. Major employers in the area include a mix of national retail chains and local businesses, contributing to a stable employment landscape. The city's economic policies are designed to foster business growth and attract new investments, making it an appealing location for both established companies and startups.

### Infrastructure Details:



**Transportation:** Hempstead benefits from its proximity to major transportation corridors such as U.S. Highway 290, which connects it directly to Houston, providing easy access to one of the country's largest markets. The city is also close to several major airports, including George Bush Intercontinental Airport, ensuring excellent connectivity for business travel and logistics.



**Utilities:** The city offers robust utility services with recent upgrades to support growing business and residential areas. These services include advanced broadband internet provision, which is crucial for modern retail operations.



**Support Services:** Hempstead provides a range of municipal services that are responsive to the needs of local businesses, from waste management to safety services, ensuring a high-quality operational environment.

### Develop Opportunities:

Hempstead is home to numerous commercial sites and properties that offer attractive opportunities for development. These range from retail spaces in high-traffic areas to larger plots suitable for industrial development. The city's economic development corporation actively works to match businesses with the right properties and offers assistance with the development process.



This structured approach to economic development, combined with a supportive infrastructure, makes Hempstead a prime location for retail businesses looking to expand or establish new operations. The city not only offers a strong business environment but also provides the physical and logistical infrastructure necessary to support sustained growth.



# Hempstead, Texas:

## Success Stories & Current Retail Landscape

Hempstead's retail landscape is dotted with success stories that highlight the community's robust support for businesses. From small boutiques to larger enterprises, retailers have found a fertile ground for growth.



**Local Boutique Success:** One local boutique owner shares, "Since opening our doors five years ago, we've seen steady growth thanks to the community's support and the strategic location of Hempstead. Our proximity to major highways brings in customers from across the region."

**Family-Owned Restaurant Thrives:** A family-run restaurant has become a local favorite, with the owner noting, "Our success is deeply rooted in the fresh, local produce we source directly from Hempstead's farms, making our dishes uniquely fresh and attracting food lovers from all over."



- ✦ **Types of Retailers:** The city hosts a variety of retail types including specialty food stores, fashion boutiques, and large department stores. Notable businesses that have established a strong presence include a regional chain of home improvement stores and a well-loved bookshop that hosts weekly community events.
- ✦ **Opportunities for New Retailers:** There remains room for growth in sectors such as luxury goods and technology products, markets currently underrepresented in the area.



PICTURES OF DIFFERENT RETAIL OPPORTUNITIES



“We've never felt more supported than here in Hempstead,” says a local hardware store owner. Another quote might highlight the ease of doing business, “The city's assistance in navigating permits and regulations made opening our store a breeze.”

# Hempstead, Texas:

## Incentives & Support for Retail Growth

Hempstead offers an array of financial incentives designed to attract and support new businesses, making it an ideal location for retailers looking to establish or expand their presence.

✦ **Tax Rebates and Exemptions:** Retail businesses benefit from competitive tax rebates and exemptions that reduce the cost of operations, enhancing profitability.

✦ **Financial Assistance:** Low-interest loans and other financial aid are available to help new businesses with startup costs and expansion projects.

✦ **Grants:** The city provides various grant programs aimed at supporting small businesses, especially those that contribute to the local economy and create jobs.



### Development Support:

Hempstead's economic development team offers comprehensive support to businesses, ensuring they have everything needed to succeed.

✦ **Permitting Assistance:** The city has streamlined the permitting process, making it easier and faster for new businesses to get started.

✦ **Resource Connection:** Connections to local resources, including utilities, contractors, and service providers, all tailored to meet the specific needs of new and expanding businesses.

✦ **Location Scouting:** Assistance in finding the ideal location for your business, with insights into traffic patterns, demographic advantages, and commercial real estate availability.



### Training & Resources:

To ensure a skilled workforce, Hempstead has invested in training programs and educational partnerships that benefit local businesses.

✦ **Workforce Training Programs:** Collaborations with local educational institutions to provide training that meets the specific needs of businesses, including customer service, management, and technical skills.

✦ **Partnerships with Schools:** Strong partnerships with local schools and colleges to ensure a steady pipeline of qualified employees, tailored to the retail industry's requirements.

✦ **Business Development Workshops:** Regular workshops and seminars designed to help business owners hone their skills in areas such as marketing, finance, and operations management.



This comprehensive support system not only makes Hempstead an attractive location for new retail investments but also fosters a nurturing environment that encourages long-term business success and community development.

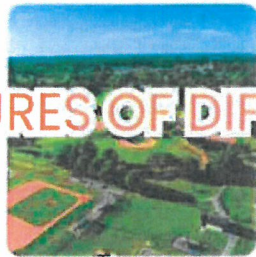
# Hempstead, Texas:

## A Community of Comfort & Connection

### Lifestyle & Amenities:

Hempstead is a community rich in amenities and lifestyle options that cater to families, individuals, and seniors alike. The city prides itself on its:

- ✦ **Educational Facilities:** Hempstead is home to well-regarded schools that offer excellent educational programs, from primary to high school levels, ensuring a strong start for the younger generation.
- ✦ **Parks and Recreation:** The city boasts several beautifully maintained parks and recreational facilities, providing ample space for outdoor activities, sports, and family picnics.
- ✦ **Cultural Events:** With events like the annual Watermelon Festival, residents and visitors can enjoy a variety of cultural festivities that celebrate the unique heritage and community spirit of Hempstead.
- ✦ **Healthcare Facilities:** The community is served by comprehensive medical services that include a local hospital, clinics, and specialist services ensuring healthcare needs are met promptly and efficiently.



PICTURES OF DIFFERENT AMENITIES

### Quality of Life:

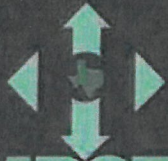
Hempstead offers a high quality of life marked by:

- ✦ **Community Values:** The tight-knit community in Hempstead is known for its friendliness and cooperative spirit, making it a welcoming place for newcomers.
- ✦ **Safety:** With low crime rates and a dedicated local police force, residents enjoy a safe living environment.
- ✦ **Overall Well-being:** The city's focus on maintaining a clean, healthy environment contributes to the overall well-being of its residents.





-HEMPSTEAD ECONOMIC DEVELOPMENT-



**HEMPSTEAD**  
COME GROW WITH US!

# YOUR NEXT RETAIL DESTINATION

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**Ramiro Bautista**, Executive Director



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745 12th Street, Hempstead, TX 77445



We invite you to explore what makes Hempstead a special place to live, work, and play. Join us and be a part of our thriving community!

June 17, 2022

**Katherine Ragston Ward**  
**MAYOR**  
Hempstead, Texas

**Dear Mayor Ragston,**

**Thank you** for considering the **CORPUS CHRISTI** procession for St. Katharine Drexel parish on Sunday, June 2, 2024.

**ORGANIZERS: St. Katharine Drexel Catholic Church of Hempstead**

**Here are some updates and notes:**

1. **OBJECTIVE OF THE MARCH:** quoted from **Father Xavier:** "On the feast of the Body and Blood of Christ (Corpus Christi) we will make a procession with the Blessed Sacrament. On our procession we will pray and sing. Our motive is to bring the peace and unity of Jesus, and bless our city with the Blessed Sacrament"

**The main people at St. Katharine Drexel parish involved are:**

1. **Father Xavier Bilavendiren**, (phone 832.528.8159) pastor of St. Katharine Drexel parish
2. **Roberto Rodriguez**, (phone 832.563.2868) parish representative organizer of procession
3. **Jack Gibbs**, (phone 713.816.1923) parishioner and advisor

Respectfully Submitted by



Jack Gibbs

# CITY OF HEMPSTEAD



## PARADE, MOTORCADE, and RUN (EVENT) PERMIT

Date of Application Submittal: May 14, 2024  
ORGANIZATION NAME: S. KATHARINE DREXEL CATHOLIC  
ADDRESS: 800 FM 1488, HEMPSTEAD, TX 77445 CHURCH  
PHONE: 979 826 2275

### Contact Information

(This information will be used as the direct contact for coordination, communication, and full application and permit process of the event.)

Organization Contact Name: JACK GIBBS  
Title: PARISHLORNER  
E-mail Address: JACKLGIBBS@GMAIL.COM  
Phone Number: 713 816 1923

### Event Information

(Should this information significantly change after submittal of this application, you are obligated to communicate the changes with the Office of the City Secretary. The Office of the City Secretary will determine if a new application needs to be submitted.)

Please select the type of event:

- Parade  
 Motorcade  
 Run/Walk  
 Trail Ride

Event Name/Title: CORPUS CHRISTI DAY PROCESSION

If the Event has been held before in Hempstead, please list the date(s) of the previous Event(s): JUNE 11, 2023 ; JUNE 19, 2022

Number of Persons Participating (please be as specific as possible; for example, "100 race participants, 50 race volunteers, 10 vendor tents with anticipated 15 vendor persons"):

200 WALKER, 2 SUPPORT VEHICLES

Requested Date(s) of Event: JUNE 2, 2024

Requested Start and Finish Time of Event: 6 PM - 7 PM

Description of Requested Route (Please include as much detail as possible including the start point and the end point and the portion of the street to be traversed):

SEE MAP : START AT DILORIOS ON BUS 290, GO NW ON BUS 290, TURN R ON FACTORY OUTLET, TURN R ON 1488 GO TO CHURCH GROUNDS & TURN L TO CHURCH

Description of Other Areas of Assembly Needed for Event (This does not include spectators, but does include locations of vendors, or assembly areas before the start and after the finish, etc.): ASSEMBLE IN PARKING LOT AT DILORIOS

If Motorcade or Parade, Interval of Space to be Maintained Between Units:

ONE GROUP OF WALKERS, FOLLOWED BY TWO SUPPORT VEHICLES

Additional Information for Council's Consideration:

PERIMETER SECURITY PROVIDED BY HISPANIC KNIGHTS OF COLUMBUS

ATTACHMENTS

1. MAP OF PROPOSED ROUTE
2. OBJECTIVE OF MARCH

Fee Payment

(To be completed by City Staff)

Fee due at time of submittal of application: \$100.00

Fee Amount Paid: 100.00 Date of Payment: 5/14/24

**Date of Hearing**

(To be completed by City Staff)

Date of Hearing/Consideration at Council Meeting: May 20, 2024

**Applicant Acknowledgment**

I, JACK GIBBS, the representative submitting this Event application, understand that, pursuant to the City Parade Ordinance, I am required to submit this application and the associated fee not less than sixty (60) days before the date on which the Event shall occur. I understand that Council may still consider my application within the sixty (60) days leading up to my Event if good cause is shown by me. I understand that the application fee is non-refundable and will be used for the purpose of defraying the City's expenses in regulating and inspecting the event and cleaning any public facilities used by the Event.

I further understand that I am required to show proof of insurance, with the City, its employees, officers, and officials added as an additional insured, in the amounts required by the Parade Ordinance. I understand that Council will not hear my application and request for permit unless and until proof of such insurance is submitted to the Office of the City Secretary. The certification of insurance shall include a statement the effect of:

*"The comprehensive general liability policy listed above includes coverage of designated premises and coverage for contractual liability in compliance with the provisions of article 11.05 of the City Code of Hempstead, Texas, for a parade to be held on the 2 day of JUNE, 2024."*

I understand that City Council or City Staff are authorized to modify the route, time, and manner of the Event as may be deemed necessary to protect the safety and welfare of the public, including preservation of access to public buildings and maintenance of vehicular and pedestrian traffic flow.

By my signature below, I understand and have read all of the above information and have filled out this Application to the best of my ability and I understand that if any significant changes are made to the Event information, it is my duty to update



the Office of the City Secretary immediately and if I do not, my Permit may be revoked or amended.

Josh Hill  
Applicant Signature

MAY 9, 2024  
Date

(For completion by City Staff)

Date of Receipt of Application: May 14, 2024

Name of City Staff Recipient: Sabrina Alvarez

Communication to Applicant concerning Council Hearing on Permit Application:

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WIRELINE LOGGING CONSULTANTS, INC  
27813 DOUBLE CULVERT RD  
HEMPSTEAD, TX 77445

3905

88-2265/1131-142

5-15-24

Date

CHECK ARMOR  
SAFETY PROTECTION

Pay to the Order of CITY OF HEMPSTEAD

\$100<sup>00</sup>

One hundred & <sup>00</sup>/<sub>100</sub>

Dollars

Photo Safe Deposit®  
Details on back



PROSPERITY BANK®  
HEMPSTEAD BANKING CENTER  
1250 AUSTIN STREET • HEMPSTEAD, TX 77445  
979-626-2431 www.prosperitybankusa.com

FOR PROCESSION FBI

Jack Hill MP



# Certificate of Coverage

Date: 5/14/2024

**Certificate Holder**  
 Most Reverend Daniel Cardinal DiNardo  
 Archbishop of the Archdiocese of Galveston-Houston  
 P.O. Box 907  
 Houston, Texas 77001

**This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.**

**Company Affording Coverage**  
 THE CATHOLIC MUTUAL RELIEF  
 SOCIETY OF AMERICA  
 10843 OLD MILL RD  
 OMAHA, NE 68154

**Covered Location**  
 ST KATHERINE DREXEL  
 800 FM 1488 ROAD  
 HEMPSTEAD, TX 77445-0000

**Coverages**

**This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.**

Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits
Property	8790	7/1/2023	7/1/2024	Real & Personal Property 5,000
<b>D. General Liability</b>  <input checked="" type="checkbox"/> Occurrence <input type="checkbox"/> Claims Made	8790	7/1/2023	7/1/2024	Each Occurrence 1,000,000
				General Aggregate
				Products-Comp/OP Agg
				Personal & Adv Injury
				Fire Damage (Any one fire)
				Med Exp (Any one person)
Excess Liability				Each Occurrence
				Annual Aggregate
Other				Each Occurrence
				Claims Made
				Annual Aggregate
				Limit/Coverage

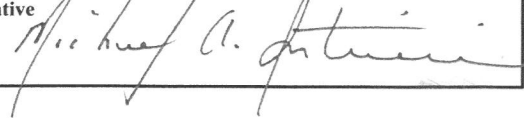
**Description of Operations/Locations/Vehicles/Special Items (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)**  
 Coverage only extends for claims arising out of St. Katharine Drexel's Corpus Christi Day Procession on Sunday, June 2, 2024 at the times state on the special event application.

**Holder of Certificate**

**Cancellation**

Additional Protected Person(s)  
  
 City of Hempstead, its employees, officers, and officials

**Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.**

Authorized Representative  


0016004616

# ENDORSEMENT

(TO BE ATTACHED TO CERTIFICATE)

Effective Date of Endorsement	6/2/2024	Charge	Credit
Cancellation Date of Endorsement	6/3/2024		
Certificate Holder	Most Reverend Daniel Cardinal DiNardo Archbishop of the Archdiocese of Galveston-Houston P.O. Box 907 Houston, Texas 77001		
Location	ST KATHERINE DREXEL 800 FM 1488 ROAD HEMPSTEAD, TX 77445-0000		
Certificate No.	8790	of The Catholic Mutual Relief Society of America is amended as follows:	

## SECTION II - ADDITIONAL PROTECTED PERSON(S)

It is understood and agreed that Section II - Liability (only with respect to Coverage D - General Liability), is amended to include as an **Additional Protected Person(s)** the organization(s) shown in the schedule below.

### Schedule - ADDITIONAL PROTECTED PERSON(S)

City of Hempstead, its employees, officers, and officials

Remarks:

Coverage only extends for claims arising out of St. Katharine Drexel's Corpus Christi Day Procession on Sunday, June 2, 2024 at the times state on the special event application.

However, the following limitations apply to coverage:

1. The maximum limits of coverage provided by Catholic Mutual Relief Society of America to the **Additional Protected Person(s)** named in this endorsement shall not exceed the coverage dollar amount specifically required by contract or agreement and agreed to by the **Protected Person(s)**. In the absence of specific coverage limits within a referenced contract or agreement, the limits of liability afforded to the **Additional Protected Person(s)** must be listed on a separate Certificate of Coverage form attached to this endorsement. All limits of liability extended by this endorsement are inclusive of both Section II Coverage D and Section VII coverages (if applicable).
2. Unless specifically agreed to by contract or agreement, the coverage extended to the **Additional Protected Person(s)** by this endorsement is excess and non-contributory over any other available coverage or insurance.
3. This endorsement does not apply to any **Occurrence** outside the specific date(s) of a facility use agreement or terms of a lease.
4. This endorsement does not extend coverage to the **Additional Protected Person(s)** for **Occurrences** which cannot be attributed to primary acts or omissions of the **Protected Person(s)**.
5. Provided that a premises is utilized by the **Protected Person(s)** in a manner consistent with its intended purpose and in accordance with the applicable contract, agreement, or lease, this endorsement does not extend coverage to the **Additional Protected Person(s)** for premises defects or other **Occurrences** which could not be discovered by the **Protected Person(s)** with reasonable diligence.
6. The limited coverage afforded to the **Additional Protected Person(s)** by this endorsement only applies to the extent permissible by law and shall not apply to non-delegable duties unless specifically agreed to by contract or agreement.

This extension of coverage shall not enlarge the scope of coverage provided to the **Certificate Holder** under this Certificate nor increase the limit of liability thereunder. Unless otherwise agreed by contract or agreement, coverage extended under this endorsement to the **Additional Protected Person(s)** will not precede the effective date of this endorsement or extend beyond the cancellation date.

 **Transparency**

Tax Allocations

**City Sales and Use Tax Comparison Summary May 2024**

Download and further analyze current and historic data using the Texas Open Data Center.

NOTE: Some jurisdictions may have changed tax rates, thus affecting the comparison. See Local Sales Tax Rate Information Report [comptroller.texas.gov/taxes/sales/rate-report.php] for a list of jurisdictions who have changed rates in the preceding 14 months.

U/C = Unable To Compute Percentage Change

Total Net Payments This Period: **\$788,655,532.87**; Comparable Payment Prior Year: **\$786,139,922.08**; Percent Change: **0.32%**

Total Payments YTD: **\$3,618,301,274.23**; Total Prior Year Payment YTD: **\$3,564,525,001.02**; Percent Change: **1.51%**

Search Table

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Harlingen	\$3,199,040.07	\$3,275,331.81	-2.32%	\$14,683,923.00	\$14,222,440.55	3.24%
Hart	\$5,610.40	\$6,737.62	-16.73%	\$25,882.37	\$28,494.02	-9.16%
Haskell	\$73,754.32	\$72,542.52	1.67%	\$314,987.65	\$355,145.48	-11.30%
Haslet	\$502,264.16	\$425,390.42	18.07%	\$2,587,758.86	\$2,663,347.74	-2.83%
Hawk Cove	\$2,425.35	\$2,255.85	7.51%	\$11,030.47	\$11,399.90	-3.24%
Hawkins	\$44,888.84	\$50,760.73	-11.56%	\$204,412.89	\$213,421.44	-4.22%
Hawley	\$25,164.84	\$28,944.86	-13.05%	\$161,522.91	\$170,757.38	-5.40%
Hays	\$3,320.32	\$2,189.26	51.66%	\$15,115.57	\$11,052.51	36.76%
Hearne	\$216,126.47	\$282,176.64	-23.40%	\$957,595.84	\$967,255.94	-0.99%
Heath	\$300,641.00	\$282,463.40	6.43%	\$1,319,120.39	\$1,379,244.43	-4.35%
Hebron	\$14,014.24	\$14,383.84	-2.56%	\$60,374.81	\$69,596.85	-13.25%
Hedley	\$1,684.65	\$1,847.54	-8.81%	\$5,989.40	\$6,067.67	-1.28%
Hedwig Village	\$235,105.90	\$259,055.90	-9.24%	\$1,275,678.42	\$1,370,842.03	-6.94%
Helotes	\$813,386.17	\$1,084,193.64	-24.97%	\$3,849,700.22	\$4,080,337.38	-5.65%
Hemphill	\$73,838.57	\$71,344.30	3.49%	\$264,446.68	\$267,968.15	-1.31%
Hempstead	\$239,881.48	\$221,181.33	8.45%	\$2,371,962.65	\$979,531.42	142.15%
Henderson	\$838,220.25	\$916,840.93	-8.57%	\$3,739,112.51	\$3,734,921.30	0.11%
Henrietta	\$91,324.10	\$85,162.05	7.23%	\$360,443.69	\$406,325.20	-11.29%
Hereford	\$319,670.46	\$360,160.75	-11.24%	\$1,464,779.21	\$1,531,709.63	-4.36%
Hewitt	\$513,968.62	\$441,841.43	16.32%	\$2,072,358.37	\$1,913,243.81	8.31%

◀ ◁ Rows 441 to 460 of 1172 Total ▶ ▷

If you have questions about Tax Allocation Payment Distribution Schedule, please contact Tax Allocation [mailto:TaxAllocation@cpa.texas.gov].