



NOTICE OF A MEETING
Brenham Community Development Corporation
Thursday, January 15, 2026 @ 8:00 a.m.
City Hall - 2nd Floor Conference Room
200 W. Vulcan St.
Brenham, Texas

- 1. Call Meeting to Order**
- 2. Discuss and Possibly Act Upon the Election of a Chairperson for a Term of Two Years Ending on December 31, 2027**
- 3. Discuss and Possibly Act Upon the Minutes from the June 26, 2025 and the November 13, 2025 Regular Meetings**
- 4. Discuss and Possibly Act Upon FY2024-25 Fourth Quarter Financial Reports**
- 5. Discuss and Possibly Act Upon the Award of Bid No. 2025-12-23 Related to the Brenham Family Park and Authorize the President to Execute Any Necessary Documentation**
- 6. Board and Staff Updates**
 - **Economic Development**
 - **Parks and Recreation**
 - **Administration**
 - **2026 Meeting Dates**

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, January 15, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, January 9, 2026 at 2:30 p.m.

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested three (3) business days before the meeting) by calling (979) 337-7567 for assistance.

I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on _____ at _____.

Signature



To: BCDC Board Members

From: Jeana Bellinger

Subject: Election of a Chairperson

Date: January 2, 2026

In accordance with the BCDC Bylaws, the Board “*shall appoint a Chairman for a two (2) year term by January 31 of each even numbered year*” to serve a two-year term.

The Chairman position is currently being held by Charles Moser.

The Vice-Chairman position currently being held by Darrell Blum will remain until January, 2027.

If you have any questions about this appointment, please do not hesitate to contact me.

MINUTES

BRENNHAM COMMUNITY DEVELOPMENT CORPORATION

June 26, 2025

A regular meeting of the Brenham Community Development Corporation was held on Thursday, June 26, 2025 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 8:00 a.m.

Board members present were Charles Moser, John Hasskarl, Darrell Blum, Gary Crocker, and Ken Miller

Board members absent: Jim Kolkhorst, and Wade Seidel

City of Brenham staff members present were Carolyn Miller, Megan Mainer, Stacy Hardy, Dane Rau, Julie Flagg, William Bissette, Teresa Rosales, Robin Hutchens, Kyle Branham, Casey Redman, Tammy Jaster, Richard O'Malley and Shawn Bolenbarr

Others present: Mayor Pro Tem Clint Kolby and Councilmember Paul LaRoche

1. **Chairman Charles Moser called the meeting to order.**
2. **Discuss and Possibly Act Upon the Minutes from the February 25, 2025 and the June 6, 2025 Special Meetings**

A motion was made by Gary Crocker and seconded by Ken Miller to approve the minutes from the February 25, 2025, and the June 6, 2025, Special Meetings and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Absent
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

3. Discuss and Possibly Act Upon the FY2024-25 Second Quarter Financials

Director of Finance – Stacy Hardy presented this item to the Board. Hardy explained the following details about the FY2024-25 second quarter financial statements:

- **Sales Tax Revenue**

For FY25, sales tax revenue was budgeted at a 5% increase over FY24 projections. With six months of collections received, FY25 sales tax revenue is slightly behind budgeted levels. October through March collections were \$6,385 below budget. This includes a one-time large sales tax audit adjustment payment of approximately \$69,000 which was received in December.

- **Financial Statements – Fund 250**

The Economic Development operations report shows a surplus of \$419,770 for the second quarter of FY25. The Downtown Parking Shade Structure was completed for \$49,690 and a earnest money deposit of \$5,000 was made for the repurchase of 6.3632 acres from Welcome Group. Closing on this land transaction was completed in April. All operating expenses are within budget.

The Recreation side shows a deficit of \$683,824 for the second quarter of FY25. This deficit is due to the timing of funded projects being completed in the first and second quarters with only 6 months of sales tax collections received. Eight (8) of the thirteen (13) parks and recreation projects funded in the FY25 budget were completed as of March 31, 2025. This includes \$300,000 that was transferred to the BCDC Capital Projects Fund for Brenham Family Park infrastructure costs and \$782,000 for the Jackson St. Park Improvements project. The remaining projects will begin and/or be completed in the third and fourth quarters of FY25.

- **BCDC Capital Projects – Fund 252**

Engineering work continues for the Brenham Family Park. Year to date, \$10,670 has been paid to Quiddity Engineering for Phase I(a) park improvements and \$17,900 has been paid to Terracon Consultants for geotechnical engineering services related to the pedestrian bridges. The BCDC contribution of \$300,000 for park infrastructure costs, which was mentioned above, is reflected in the available fund balance of \$990,839. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

A motion was made by John Hasskarl and seconded by Darrell Blum to approve the FY2024-25 Second Quarter Financials.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Absent
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

4. Discuss and Possibly Act Upon an Easement Between the Brenham Community Development Corporation and Bluebonnet Electric Cooperative for Electric Service to the City of Brenham Fire Station No. 2 in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

Director of Engineering Richard O'Malley presented this item to the Board. O'Malley explained that Bluebonnet Electric Cooperative plans to extend a main electrical line along James Nutt Blvd. to enhance their service to areas within the park needing upgrades. The extension requires an additional easement to complete the project.

A motion was made by John Hasskarl and seconded by Darrell Blum to approve an easement between the Brenham Community Development Corporation and Bluebonnet Electric Cooperative for electric service to the City of Brenham Fire Station No. 2 in the Brenham Business Center and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Absent
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

5. Discuss and Possibly Act Upon the Brenham Community Development Corporation's Annual Budget for Fiscal Year 2025-26:

Director of Finance Stacy Hardy presented the following budget highlights to the Board for Economic Development:

- Budgeted sales tax revenue decreased slightly from the FY25 budgeted amount.
- Per the January 2021 interlocal agreement between the City and Washington County, the Brenham Washington County Development Organization (BWEDO) will continue to contribute \$100,000 annually to Economic Development activities.
- No significant change to the on-going expenditures of debt service, operations, marketing, and Business Park maintenance. The final payment on the note payable to the City for the purchase of the SWIP IV Gurrech tract will be made in FY26.
- Interfund loan repayment #7 of 10 to Recreation side for funds borrowed to construct the detention ponds in FY20.
- An administrative support reimbursement to the City's General Fund for \$6,000 (\$500/month) is budgeted, the same as the prior year.
- An estimated expenditure of \$42,500 is included in the FY26 budget for the third sales tax reimbursement incentive payment to Academy.
- A \$50,000 payment towards the Washington County Courthouse beautification project is included in the FY26 budget. A total of \$100,000 (in two annual payments) was approved by the Board in November 2024.
- Current year net revenue available for funding allocations equals \$803,905.
- Economic Development related funding requests total \$251,500.
- If all requests are approved, a balance of \$552,405 will remain in contingency.
- Fund balance reserves for Economic Development are projected to be \$2,102,775.

A. Economic Development and Main Street

a. Brenham Business Center Lift Station (KofC)

Economic and Community Development Director Teresa Rosales presented the Board with the FY2025-26 Economic Development and Main Street budgets. Rosales stated that the Economic Development budget reflects the County investment of \$100,000.00 and that her focus for FY26 will be:

- Main Street – Incentive Grants – Requests \$21,000.00
- Marketing Alliance Business Attraction Consulting – Year 2 – Requests \$30,500.00

General Manager of Public Utilities William Bisette presented the Board with a funding request through Economic Development budget for the upgrade to K of C Hall Lift Station to meet the growing needs of Brenham Business Center.

- Contribution for K of C Hall Lift Station Upgrade – Requests \$200,000.00

A motion was made by Darrell Blum and seconded by Gary Crocker to approve the Brenham Community Development Corporation's Annual Budget for Fiscal Year 2025-26 as presented.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Absent
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

B. Parks and Recreation

Director of Finance Stacy Hardy presented the following budget highlights to the Board for Parks and Recreation:

- Budgeted sales tax revenue decreased slightly from the FY25 budgeted amount.
- A \$400,000 payment to the City's General Fund for Parks, Recreation & Aquatics operational support has been included in the budget, the same as the prior year.
- An administrative support reimbursement to the City's General Fund for \$6,000 (\$500/month) is budgeted, the same as the prior year.
- Current year net revenue available for funding allocations equals \$1,023,347.
- Funding requests from Aquatics total \$96,000.
- Funding requests from Parks total \$810,000.
- Funding requests from Recreation total \$4,000.
- If all requests are approved, a balance of \$113,347 will remain in contingency.
- Fund balance reserves for Recreation are projected to be \$857,276.

Director of Public Works Dane Rau presented the line-item budget for Parks and Recreation. Rau explained that the main focus this year is the Brenham Family Park. Rau explained that there are seven (7) projects totaling \$910,000.00:

- Brenham Family Park - \$500,000.00
- Parks Projects:
 - Fink/Korthauer Field Light Upgrades - \$275,000.00
 - Master Turf Infield Rehabilitation - \$35,000.00
- Aquatics Projects:
 - Leisure Pool Float Rehabilitation - \$40,000.00
 - Slide Tower Repairs - \$27,000.00
 - Parking Lot Light Replacement - \$29,000.00
- Recreation Projects:
 - Movies in the Park - \$4,000.00

A motion was made by Ken Miller and seconded by Darrell Blum to approve the Brenham Community Development Corporation's Annual Budget for Fiscal Year 2025-26 as presented.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Absent
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

The meeting was adjourned.

Charles Moser
Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 13, 2025

A regular meeting of the Brenham Community Development Corporation was held on Thursday, November 13, 2025 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 8:00 a.m.

Board members present were Charles Moser, John Hasskarl, Darrell Blum, Gary Crocker, Jim Kollkhorst, Wade Seidel, and Ken Miller

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Megan Mainer, Stacy Hardy, Dane Rau, Julie Flagg, William Bisette, Teresa Rosales, Gabriela Trejo, Kyle Branham, Casey Redman, Tammy Jaster, Richard O'Malley and Shawn Bolenbarr

Others present: Mayor Pro Tem Clint Kolby and Councilmember Paul LaRoche

1. Chairman Charles Moser called the meeting to order.

WORK SESSION

2. Discussion and Presentation on the Passage of House Bill 1522 in the 89th Texas Legislative Session

City Secretary/BCDC Board Secretary presented this item. Bellinger explained that during the recent 89th Legislative Session, House Bill 1522 was signed into law to become effective on September 1, 2025. This new law made changes to the Open Meetings Act related to agenda posting requirements for all governmental bodies, which includes BCDC. The new law mandates three (3) business-day posting requirements (was previously 72-hours) and specific wording on agendas when the annual budget is being discussed.

Bellinger stated that the new law defines “business day” as any weekday (Monday through Friday) that is NOT a state or federal holiday. There are nineteen (19) state and federal holidays, some of which the City does not observe but will now have to be considered when posting BCDC agendas.

3. Discussion and Presentation of the Three-Year Economic Development Strategic Plan Prepared by Marketing Alliance

Economic and Community Development Director Teresa Rosales presented this item. Rosales explained that in November 2024, the Board authorized the selection of Marketing Alliance, Inc. with the objective of recommending targeting industries appropriate for economic development to both the City of Brenham and Washington County.

Rosales stated that the process began in January 2025 with stakeholder interviews, research of community assets and overall data indicators. In May, the State of Texas issued their strategic plan through the Governor's office titled "Bigger. Better. Texas." which was also reviewed alongside the information developed by Marketing Alliance, Inc. to ensure appropriate complementary positioning. In addition, alignment with the City's "Brenham Plan 2040" was also sought to ensure compatibility with local future needs.

Rosales presented the following Three-Year Economic Development Strategic Plan, as prepared by Marketing Alliance, Inc.:

- Five Strategic Priorities
 - Business Retention and Expansion
 - Targeted Business Recruitment
 - Marketing and Promotion
 - Workforce and Talent Development
 - Entrepreneurship and Innovation
- Targeted Industries:
 - Advanced food and beverage processing
 - Biomedical supplies and packaging
 - Ag-tech and animal health
 - Precision metal and equipment manufacturing
 - Value-add wood products and modular housing components
- Alignment with the state's strategic plan "Bigger. Better. Texas"
 - Shared target industries
 - Workforce development synergies
 - Infrastructure and site readiness
 - Rural competitiveness and balanced growth
- Alignment with the City's "Brenham Plan 2040"
 - Downtown revitalization
 - Housing diversity and affordability
 - Infrastructure investment and growth management
 - Transportation and connectivity
 - Governance and interagency collaboration

Rosales advised that the Three-Year Economic Development Strategic Plan was finalized in October, and staff recommends the following next steps:

- 1) Share the plan with all stakeholders
- 2) Identify all tools and activities
- 3) Continue to work with Marketing Alliance, Inc on Site Selection Prospects (Phase 2)

REGULAR SESSION

4. Discuss and Possibly Act Upon a Financial Contribution to Washington County for the Red, White & Rodeo Celebration to be Held on July 4, 2026 at the Washington County Expo and Authorize the President to Execute Any Necessary Documentation

Chief Financial Officer Julie Flagg presented this item. Flagg explained that in conjunction with the nation's 250th birthday, the County is planning a Red, White and Rodeo celebration at the Washington County Expo Center on July 4, 2026. Tentatively planned events include a rodeo, concert, and fireworks.

Flagg stated that County officials approached Mayor Kenjura and City Manager Miller regarding financial participation in this event. Flagg stated that staff recommends a financial contribution of \$20,000 for this community event, which would cover 50% of the estimated cost of the fireworks.

A motion was made by Wade Seidel and seconded by Jim Kolkhorst to approve a financial contribution to Washington County for the Red, White & Rodeo Celebration to be held on July 4, 2026 at the Washington County Expo, in the amount of \$20,000.00, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

5. Discuss and Possibly Act Upon Change Order No. 2 to the 2021 Professional Services Agreement Between the City of Brenham and Quiddity Engineering, LLC Related to the Brenham Family Park and Authorize the President to Execute Any Necessary Documentation

Public Works Director Dane Rau presented this item. Rau explained that this project originally started in 2013 when Ed and Evelyn Kruse donated over 100 acres to the City of Brenham for future park land. After many years of planning and allocating funding along with receiving a Texas Parks and Wildlife Grant, the City is preparing to open construction bids on November 18, 2025 for the 32-acre Brenham Family Park.

Rau stated that in 2021, the City hired Jones-Carter (now Quiddity) to perform professional services including but not limited to master planning, environmental services, designing, civil services, landscape planning, electrical design, permitting, construction services, field project management, along with contract administration services. This agreement was signed by Mayor Tate in February of 2021 with a contract amount of \$252,500.00.

Rau explained that since 2021, staff and Quiddity has had to maneuver many obstacles concerning environmental concerns, stream classifications modifying design, and numerous meetings to discuss funding limitations. Due to these issues, Quiddity has requested a Change Order in the amount of \$42,067.13 which will increase the overall contract amount to \$294,567.13.

Rau also provided the following information on available funds for the project:

Brenham Family Park	
BCDC Contributions FY14-FY25	\$ 1,898,849
BCDC Contributions FY26 - Budgeted	500,000
Texas Parks & Wildlife Grant	750,000
Interest Earned	70,272
Total Funds Allocated to BFP	3,219,121
Spent to Date (Road, Creek Crossing, Engineering, etc.)	(981,409)
<i>Quiddity - Remaining to be paid (addendum)</i>	<i>(42,067)</i>
Funds Available for Construction Phase	<u>2,195,645</u>

A motion was made by Ken Miller and seconded by Darrell Blum to approve Change Order No. 2, in the amount of \$42,067.13, to the 2021 Professional Services Agreement between the City of Brenham and Quiddity Engineering, LLC related to the Brenham Family Park and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

6. Board and Staff Updates

- Economic Development
 - Tax Phase-in compliance review is happening now
 - Two new tax phase-in applications have been received: Moorman Tate building and CGG (Data Center)
- Parks and Recreation
 - Jackson Street Park renovations are complete and the ribbon cutting will be on Tuesday, December 16th at 3:00 p.m.
 - The City has received a donation from a local family for an adaptive playground in the Brenham Family Park and for covered basketball courts at Henderson Park
- Administration
 - Fire Station No. 2 is under construction in the Brenham Business Center; completion will be in the Spring, 2026
 - Next meeting will be Thursday, January 13, 2026

The meeting was adjourned.

Charles Moser
Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary



MEMORANDUM

To: BCDC Board and City Manager

From: Stacy Hardy, Director of Finance

Subject: BCDC 4th Quarter FY24-25 Financial Statements

Date: December 22, 2025

Attached are the fourth quarter FY24-25 financial statements for BCDC. Notable trends or transactions are discussed below.

Sales Tax Revenue

Actual sales tax revenue for FY25 ended the year at \$2,667,165, which is \$44,068 or 1.6% behind budget but \$153,364 or 6.1% above the prior year.

Financial Statements – Fund 250

The ***Economic Development*** operations report shows a surplus of \$589,602 for FY25. Significant transactions for the year include: \$649,688 proceeds from the sale of land in SWIP to CGG, repurchase of land from Welcome Group for \$319,059, Downtown Parking Shade Structure for \$49,690, 2nd year incentive payment to Academy for \$42,780 and the completion of the Brenham Business Center sewer extension for \$602,360. All operating expenses are within budget.

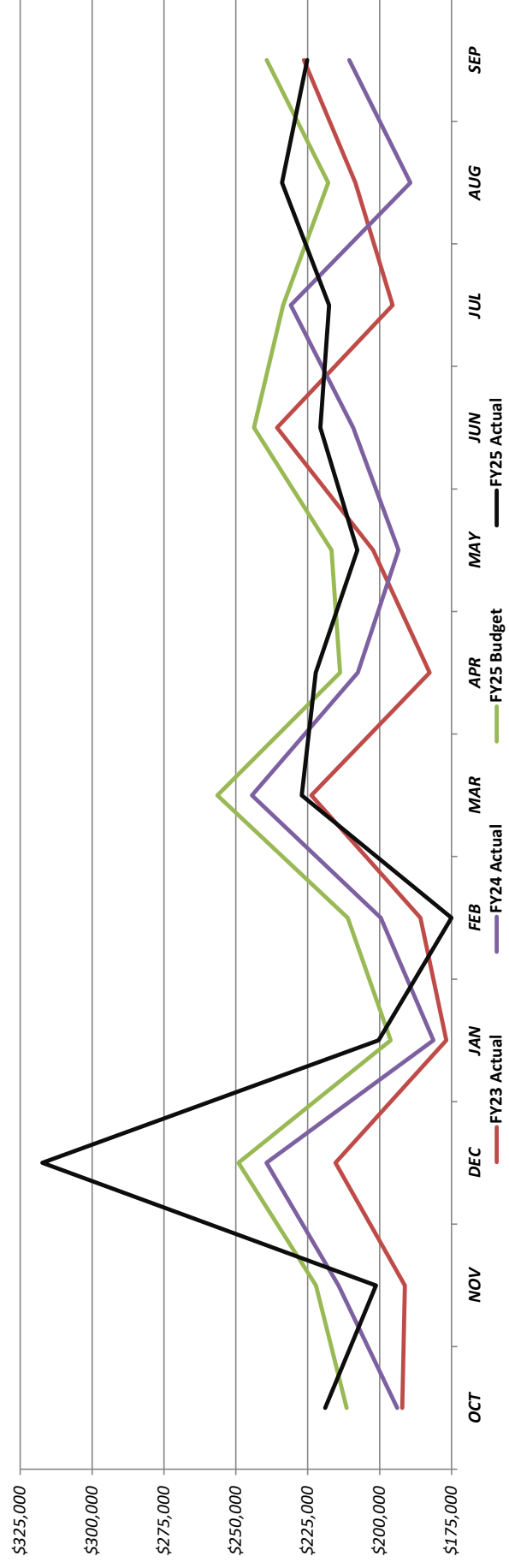
The ***Recreation*** side ended the year with an operating deficit of \$380,855 for FY25. Although we had planned to utilize \$77,171 of reserves in the adopted budget, this increased by \$282,000 due to the additional funding approved during the year for the Jackson St. Park Improvement project. All thirteen (13) parks and recreation projects funded in the FY25 budget were completed as of year-end except for the Jackson St. Park project which carried over and was completed in the first quarter of FY26.

BCDC Capital Projects – Fund 252

Engineering work for Phase I(a) was substantially completed for the Brenham Family Park. Year to date, \$55,864 was paid to Quiddity Engineering and \$17,900 was paid to Terracon Consultants for geotechnical engineering services related to the pedestrian bridges. A fund balance of \$947,062 remains for Brenham Family Park project expenditures. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

After reviewing this information, should you have any questions prior to Thursday's meeting, do not hesitate to contact me directly at 979-337-7570.

**BCDC SALES TAX BY MONTH
FY23 , FY24 & FY25**



Budget vs. Actual Based on Allocated Budget

Difference	7,477	(20,845)	68,230	4,176	(36,094)	(29,329)	8,435	(9,002)	(23,085)	(15,988)	16,093	(14,136)	(44,068)
Cummulative	7,477	(13,368)	54,862	59,038	22,944	(6,385)	2,051	(6,951)	(30,036)	(46,024)	(29,932)	(44,068)	

BREHAM COMMUNITY DEVELOPMENT CORPORATION
ECONOMIC DEVELOPMENT
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE PERIOD ENDING SEPTEMBER 30, 2024 AND 2025

	YTD Actual 9/30/2024	YTD Actual 9/30/2025	Percent Incr (Decr)
<u>Revenues</u>			
Sales Tax	905,850	1,353,807 A	49.45%
Washington County Eco. Dev. Contribution	100,000	100,000	0.00%
Lease of Land - Hay Production	2,840	5,361	88.76%
Sale of Land	50,000 I	649,688 J	1199.38%
Detention Pond Contributions/(Refunds)	(39,193) B	52,227 B,J	-233.26%
Interest	90,331	77,902	-13.76%
	<u>1,109,828</u>	<u>2,238,985</u>	<u>101.74%</u>
<u>Expenditures</u>			
Economic Development Operations	259,271	302,830	16.80%
Economic Development Incentives	192,667 D	43,087 E	-77.64%
Economic Dev. Programs & Partnerships-Main Street	5,588 F	5,886 G	5.33%
Lawn Maintenance	32,540	23,905	-26.54%
Services - Street Lights Electrical	7,108	7,108	0.00%
Legal Fees	9,884	-	-100.00%
Sewer Extension - Brenham Business Center	299,666 K	602,360 K	101.01%
Utility Extension to Lift Station	40,000	32,058	-19.86%
Notes Payable to City - Principal & Interest	223,465 H	221,353 H	-0.95%
Main Street - Downtown Parking Shade Structure	-	49,690	n/a
Land Repurchases	446,718 B	319,059 C	n/a
Total Expenditures	<u>1,516,907</u>	<u>1,607,336</u>	<u>5.96%</u>
Revenues Over (Under) Expenditures from Operations	(407,079)	631,649	
<u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	(42,047) L	(42,047) M	
Total Other Financing Sources (Uses)	<u>(42,047)</u>	<u>(42,047)</u>	
Total Surplus (Deficit)	<u>(449,126)</u>	<u>589,602</u>	
Beginning Fund Balance	2,032,126	1,583,000	
Ending Fund Balance	<u><u>1,583,000</u></u>	<u><u>2,172,602</u></u>	

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
ECONOMIC DEVELOPMENT (FOOTNOTES)
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE PERIOD ENDING SEPTEMBER 30, 2024 AND 2025

A - Beginning Oct. 1, 2024, sales tax revenue received from the Texas State Comptroller is split 50/50 between Economic Development and Recreation, as approved by City Council on September 19, 2024.

B - FY24 Land Repurchases & Detention Pond Refunds

		Detention Pond		Total	
Repurchase of Land	Refunds				
\$ 127,272	\$ 11,890			\$ 139,162	2.787 ac. from Brenham Kitchens in Jan. '24.
319,447	27,302			346,749	6.413 ac. from Capital WV Partners in Mar. '24.
<u>\$ 446,718</u>	<u>\$ 39,193</u>			<u>\$ 485,911</u>	

C - FY25 Land Repurchases & Detention Pond Refunds

	Detention Pond		
Repurchase of Land	Refunds	Total	
\$ 319,059	\$ 27,145	\$ 346,204	6.3632 acres from Welcome Land Development in July '25.

D - FY24 Economic Incentive Payments

\$ 150,000	Chick-fil-A incentive payment per terms of Sept. '22 Performance Agreement.
42,667	Academy incentive payment per terms of Oct. '23 Performance Agreement.
<u>\$ 192,667</u>	

E - FY25 Economic Incentive Payments

\$ 307	Adjustment to FY24 payment to Academy per terms of Oct. '23 Performance Agreement.
42,780	Academy incentive payment per terms of Oct. '23 Performance Agreement.
<u>\$ 43,087</u>	

F - The following payments were made in FY24 for Main St. Economic Development Partnerships/Programs:

\$ 3,500	100 Alamo Inv. (Grand Leader Bldg)	Main St. Incentive Grant Match
\$ 2,088	Yellow Truck LLC	Main St. Incentive Grant Match
<u>\$ 5,588</u>		

G - The following payments were made in FY25 for Main St. Economic Development Partnerships/Programs:

\$ 2,486	Rachel Baseda-old Jim's Wims bldg	Main St. Incentive Grant Match
3,400	Anne Briggs-101 S. Baylor	Main St. Incentive Grant Match
<u>\$ 5,886</u>		

H - Notes Payable to the City consist of :

2010 Note Payable - \$1M for SWIP III (Weige tract) 122 acre land purchase; matures 9/1/2029; remaining principal balance at 9/30/25 \$232,450, approximately \$241,000 accrued interest balance.

2017 Note Payable - \$500,000 for SWIP IV (Gurrech tract) 44.9 acre land purchase; matures 8/15/2026; remaining balance at 9/30/25 \$70,000.

I - \$50,000 Option Fee received Aug. 2024 for sale of 17.07 Acres in SWIP to CGG.

J - FY2 Land Sale & Detention Pond Contribution

		Detention Pond	Total	
Sale of Land	Contrib.	Proceeds		
\$ 649,688	\$ 79,373	\$ 729,061	19.868 Acres in SWIP sold to CGG in July '25	

K - James Nutt Blvd. Sewer Extension in BBC (65C-56C)

	Contract Amt	Paid FY23	Paid FY24	Paid FY25	Total	Remaining
Engineering	\$ 143,500	\$ 53,900	\$ 53,345	\$ 36,250	\$ 143,495	\$ 5
Construction	821,000	-	246,000	566,110	812,110	8,890
Other	n/a	-	321	-	321	n/a
	<u>\$ 964,500</u>	<u>\$ 53,900</u>	<u>\$ 299,666</u>	<u>\$ 602,360</u>	<u>\$ 955,926</u>	<u>\$ 8,895</u>

L - Year 5 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

M - Year 6 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

BRENNHAM COMMUNITY DEVELOPMENT CORPORATION
RECREATION
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE PERIOD ENDING SEPTEMBER 30, 2024 AND 2025

	YTD Actual 9/30/2024	YTD Actual 9/30/2025	Percent Incr (Decr)
<u>Revenues</u>			
Sales Tax	1,607,951	1,313,358	-18.32%
Interest	167,756	77,902	-53.56%
	<u>1,775,707</u>	<u>1,391,260</u>	<u>-21.65%</u>
<u>Expenditures</u>			
Aquatic Center Sound System Update	75,000	-	
Aquatic Center Therapy Pool Restroom Refurbishment	125,000	-	
Aquatic Center Door Replacements	113,750	-	
Aquatic Center Door Replaster Therapy Pool	-	22,700	
Aquatic Center Roof Access Improvements	-	14,246	
Aquatic Center Ductwork	-	29,240	
Aquatic Center Automatic Back Door/Awning	-	17,663	
Movies in the Park	4,000	4,000	
Fireman's & Henderson Parks Batting Cage Turf	16,225	-	
Fireman's Park - Kitchen Wood Door Replacement	15,940	-	
Fireman's Park - Restroom Floor Refurbishment	4,531	-	
Fireman's Park - Story Book Panel Upgrades	5,448	-	
Hohlt Park - Restroom Ventilation Enhancements	52,445	-	
Hohlt Park - Turf Mounds & Home Plate Area	-	13,885	
Hohlt Park - Material Bins	-	20,652	
Hohlt Park - Pump Station	-	141,537	
Hohlt Park - Expansion Joint Sealing	-	10,132	
Hohlt Park - Schulte Field Renovations	-	14,992	
Jackson St. Park Improvements Phase I	715,280	782,000	
Linda Anderson Turf Mounds & Home Plate Area	29,989	24,951	
Owsley Playground Surface Repairs	15,405	-	
Owsley & Hattie Mae Parks Sitting Areas	19,086	-	
Brenham Family Park - Site Amenities	-	300,000	
Henderson Park - Windscreen	-	12,164	
Admin & Operations Support for City Parks & Recreation	<u>406,000</u> C	<u>406,000</u> C	
Total Expenditures	<u>1,598,099</u>	<u>1,814,162</u>	
Revenues Over (Under) Expenditures from Operations	177,608	(422,902)	
<u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	<u>42,047</u> A	<u>42,047</u> B	
Total Other Financing Sources (Uses)	<u>42,047</u>	<u>42,047</u>	
Total Surplus (Deficit)	<u>219,655</u>	<u>(380,855)</u>	
Beginning Fund Balance	1,019,752	1,239,407	
Ending Fund Balance	<u>1,239,407</u>	<u>858,552</u>	

A - Year 5 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

B - Year 6 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

C - Annual amount of \$400,000 for operational support & \$6,000 for administrative support related to City Parks & Recreation activities.

BREHAM COMMUNITY DEVELOPMENT CORPORATION
CAPITAL PROJECTS FUND
AS OF SEPTEMBER 30, 2025

	Budget	Actual to Date
<u>Funds Available</u>		
Brenham Family Park		
FY14 Transfer from BCDC - Brenham Family Park Infrastructure Costs	657,000	657,000
FY14 Transfer from BCDC - Brenham Family Park Title Policy Costs	6,877	6,877
FY15 Contribution from Developer - Road Construction	735,044	735,044
FY17 Transfer from BCDC - Brenham Family Park Master Plan	46,442	46,442
FY19 Transfer from BCDC - Brenham Family Park Grant Match	500,000	500,000
FY21 Transfer from BCDC - Archaeological Study & Addtl Engineering	106,030	106,030
FY21 Transfer from BCDC - Environmental Assessment	17,500	17,500
FY22 Transfer from BCDC - Brenham Family Park Infrastructure Costs	265,000	265,000
FY25 Transfer from BCDC - Brenham Family Park Infrastructure Costs	300,000	300,000
Texas Parks & Wildlife Grant	750,000	
Sub Total - Brenham Family Park	3,383,893	2,633,893
 In .	 71,689	 71,689
 Total Funds Available	 3,455,582	 2,705,582
<u>Use of Funds</u>		
Brenham Family Park		
FY14 Land - Title Policy	6,877	6,877
FY15 Road construction to cul de sac - 25% City / 75% Kruse	967,743	967,743
FY15 City Reimb of J&C road construction invoices paid by Developer	17,601	17,601
FY15 Gessner Engineering - soil testing - 25% City / 75% Kruse	12,315	12,315
FY17/FY18 Jones & Carter - Park Master Plan	46,442	46,442
FY21 Archaeological Survey	18,732	18,732
FY21 Environmental Assessment - Wild Associates	24,000	24,000
FY21 Geotechnical Engineering - Terracon Consultants	20,200	20,200
FY23 Quiddity Plat Presentation	10,500	10,500
Creek Crossing Construction - Strand & KRPS Contractor	320,292	320,292
Jones & Carter/Quiddity - Phase I(a) Engineering	294,567	294,567
Geotechnical Engineering-Pedestrian Bridges - Terracon	17,900	17,900
Other	1,350	1,350
Contingency/Sewer & Water line materials	40,062	-
Construction expenses related to TPW Grant Match for Phase I(a)	907,000	-
Construction expenses related to TPW Grant for Phase I(a)	750,000	
Sub Total - Brenham Family Park	3,455,582	1,758,520
 Total Uses	 3,455,582	 1,758,520
 Fund Balance	 -	 947,062



Memorandum

To: BCDC Board Members

CC: Carolyn Miller, Jeana Bellinger

From: Dane Rau, Public Works Director

Date: January 8, 2026

Re: Discussion Regarding Bid Award for Brenham Family Park

BCDC Board Members,

We are very excited to discuss with you the bid results that were opened on November 21, 2025, for the 32-acre Brenham Family Park Project. This project originally started in 2013 when Ed and Evelyn Kruse donated over 100 acres to the City of Brenham for future park land. After many years of planning and allocating funding along with receiving a Texas Parks and Wildlife Grant, we are now in a position to consider the construction bids and potentially move forward this year with the groundbreaking of a new park for the Brenham community and the many visitors we welcome each year. It has been 26 years since a new park was opened in Brenham!

On November 21, 2025, city staff along with Quiddity representatives and several board members opened bids on the 32-acre park project. It was a very competitive process in which 5 reputable companies submitted bids. In order to have flexibility for consideration of amenities the bids were broken into a base bid and 7 alternates. The base bid was all items that we feel will make this park whole and be completed as designed. Key elements of this 32-acre park include an amenity pond ranging from 2.5-3.5 acres, a 10' walking and biking trail encompassing 1 mile which can be extended in future phases, a pedestrian bridge, wildflower areas, up to 32 parking spaces, a bathroom facility, and numerous lighting options. The alternates (L-Q) show what deducts we could choose if we need to cut items in order to bring down costs but yet meet grant elements. Alternate R is an added alternate if we choose to select that item, which consists of path markings throughout the 1 mile 10' concrete path indicating bike and walking lanes.

As you can see from the bid tabulation, MBC Management is the lowest bidder with a base bid of \$4,121,965. As stated, bids were very competitive and all but two were under the engineer's opinion of probable costs. MBC Management has offices in Navasota and Houston and has done work for the city in the past.

It is our wish as we have spent many years, had many meetings, gained valuable community input on this park, and worked extremely hard to make a first impact, to look at a way to fund the base bid plus alternate R (bike trail markings). This option would cost a total of \$4,136,965. (Base bid plus alternate R).

Julie Flagg, Chief Financial Officer, will discuss with the board our current allocated funds to the Brenham Family Park and options regarding moving forward.

We are open to discussion and staff will answer any questions you may have regarding the project, base bid and the alternates to the project. It would be our goal to take this to City Council in early February for consideration of award based on this discussion.



QUIDDITY

COST ESTIMATE & BID COMPARISON

BRENHAM PARK
CITY OF BRENHAM, TEXAS

December 23, 2025

BASE BID

Item	Unit	Description	Phase I OPC ⁽¹⁾		MBC Management		Collier Construction, LLC		Solid Bridge Construction, LLC		DL Meacham Construction		Dudley Construction, LLC	
			Total	\$	Total	\$	Total	\$	Total	\$	Total	\$	Total	\$
A		Mobilization, Bonds & Insurance	97,000	\$	107,064	\$	183,000	\$	79,500	\$	203,010	\$	90,000	\$
B		Demo & Siteprep	35,750		61,960		31,400		86,105		49,769		186,065	
C		Park Utilities & Drainage	409,400		433,494		598,034		398,970		444,152		559,955	
D		Detention Pond & Outfall	1,236,200		552,005		796,595		757,018		1,093,018		1,525,857	
E		Park Grading, Paving, & Signage	1,194,400		798,348		1,045,683		878,989		1,164,002		822,532	
F		Trail Grading and Pavement	834,834		841,645		662,252		846,205		832,832		877,700	
G		Pedestrian Bridge	175,000		153,648		124,945		263,000		199,870		170,685	
H		Security Lighting	477,400		420,834		298,167		309,600		333,870		256,200	
I		Wildflower Sowing	30,000		18,000		26,160		9,000		44,880		72,000	
J		Restrooms	446,186		598,843		463,121		583,176		545,294		558,676	
K		SWPPP & Additional Items ⁽²⁾	25,000		136,125		47,345		69,723		74,405		74,422	
Subtotal			4,961,170	\$	4,121,965	\$	4,276,702	\$	4,281,286	\$	4,985,102	\$	5,194,092	\$
Total Base Bid			4,961,170	\$	4,121,965	\$	4,276,702	\$	4,281,286	\$	4,985,102	\$	5,194,092	\$

ALTERNATES

L		Alternate Item 1 (Reduction of Trail and Lighting on the West Side)	(452,500)		(458,668)		(303,752)		(369,553)		(356,544)		(450,960)	
M		Alternate Item 2 (Exclusion of Pedestrian Bridge from Bid)	(175,000)		(153,648)		(124,945)		(263,000)		(199,870)		(170,685)	
N		Alternate Item 3 (Removal of Cul De Sac Extension)	(180,350)		(157,463)		(93,670)		(140,640)		(164,425)		(145,510)	
O		Alternate Item 4 (Replacement of Restroom with Family Restroom)	(150,000)		(394,788)		(311,044)		(373,000)		(373,100)		(379,000)	
P		Alternate Item 5 (Reduction of Parking)	(48,200)		(37,162)		(19,625)		(34,870)		(40,979)		(34,231)	
Q		Alternate Item 6 (Removal of Paving for Future Pavillion)	(50,700)		(45,753)		(12,112)		(15,970)		(32,264)		(31,840)	
R		Alternate Item 7 (Bike Trail Markings)	-		15,000		17,618		13,000		24,000		18,700	
Alternates Subtotal			(1,056,750)	\$	(1,232,482)	\$	(836,630)	\$	(1,184,033)	\$	(1,143,182)	\$	(1,193,526)	\$
Alternates Items 1-6 (Maximum Reductions)			(1,056,750)	\$	(1,247,482)	\$	(854,248)	\$	(1,197,033)	\$	(1,167,182)	\$	(1,212,226)	\$
Base Bid w/ Maximum Reductions Total ⁽³⁾			3,904,420	\$	2,874,483	\$	3,422,454	\$	3,084,253	\$	3,817,920	\$	3,981,866	\$

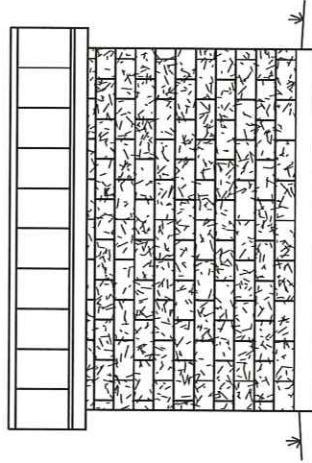
Notes:

- (1) This estimate represents my best judgment as a design professional familiar with the construction industry. Quiddity Engineering, LLC has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. The estimate does not include Engineering fees or any Contingencies and are expected to be accounted for separately from this cost comparison.
- (2) The OPC created before the bid opening, only included SWPPP items in the Unit K section. During the bid phase, additional items were added along with SWPPP items to the bid form.
- (3) Base Bid w/ Maximum Reductions shows the low end amount of the bid but does not account for any funding or grants

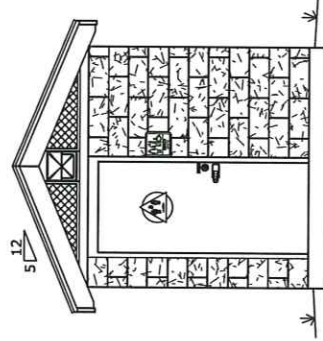
K:\80039\80039-0033-00 Brenham Family Park-Phase 1\2 Design Phase\Bid Documents\Brenham Family Park - OPC and Bid Tab Comparison 2025-12-23

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100

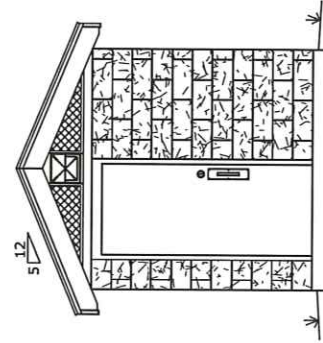
**FOR BID ONLY
NOT FOR CONSTRUCTION**



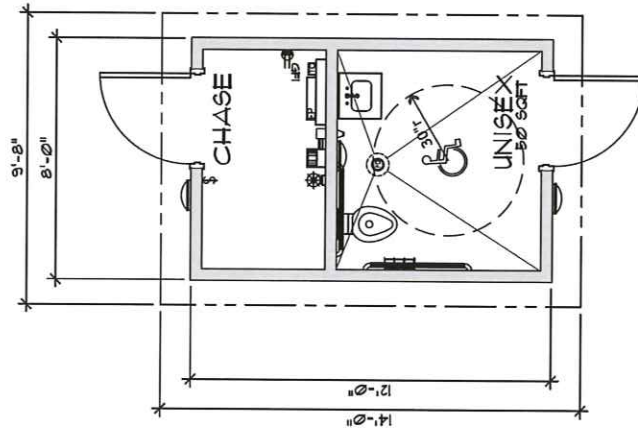
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN

1-70 ELEVATIONS DESCRIPTION:	PROJECT NO: -- DRAWN BY: CRH CHECKED BY: -- APPROVED BY: --	DATE: -- DATE: -- DATE: --
	PROJECT: STD BLOCK FACILITY RFL MODEL NUMBER: B10 APPROX 90 PPL/HOUR	PROJECT NO: -- DRAWN BY: CRH CHECKED BY: -- APPROVED BY: --



To: BCDC Board Members
From: Jeana Bellinger
Subject: Meeting Dates for 2026
Date: January 2, 2026

The meeting dates shown below are being recommended for 2026:

- April 16, 2026
- June – TBD (*FY27 Budget Meeting*)
- August 13, 2026
- November 19, 2026

The meeting start time will remain at 8:00 a.m. After discussion by the Board, I will send calendar invites for all of these dates.