

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

June 6, 2025

A special meeting of the Brenham Community Development Corporation was held on Friday, June 6, 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, Jim Kolkhorst, and Ken Miller

Board members absent: Bill Betts, Darrell Blum and Gary Crocker

City of Brenham staff members present were Carolyn Miller, Megan Mainer, Jeana Bellinger, Stephanie Doland, Teresa Rosales, Julie Flagg and Kyle Branham

Others present: None

- 1. Chairman Charles Moser called the meeting to order.**
- 2. Discuss and Possibly Act Upon Amendment of the Declaration of Covenants, Conditions and Restrictions of the Southwest Industrial Park, Section III, to Correct the Name of the Property Owners Association and Add Exhibit B, and Authorize the President to Execute Any Necessary Documentation**

City Secretary/BCDC Secretary Jeana Bellinger presented this item. Bellinger explained that while working through various documents related to the sale of industrial park land to CGG (data center) in the Southwest Industrial Park, Section III, the City Attorney discovered that the following amendments were needed to the CCR's of the Southwest Industrial Park, Section III:

- **Name of Property Owners Association:** The name shown on the CCR's does not match the name of the organization as filed with the Secretary of State. The CCR's read "*Southwest Industrial Park Property Owners Association*" and the Secretary of State's records show the legal name of the Association as "*Southwest Industrial Park, Section III Property Owners Association, Inc.*"
- **Missing Exhibit "B":** When reviewing the CCR document that was recorded in the Official Records of Washington County, it was determined that Exhibit "B" was excluded from the recorded document. This Exhibit is a description of the tract on which the detention pond and all associated facilities are to be situated.

Bellinger advised that the City Attorney made two small corrections to the document since publishing the packet: (1) the word "*Page*" was omitted from the first paragraph; and (2) the language "*as Exhibit "B" thereto as described in Section IV, Paragraph 4*" was added to the definition of Exhibit "B" found at the top of page 2.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve the amendment of the Declaration of Covenants, Conditions and Restrictions of the Southwest Industrial Park, Section III, to correct the name of the Property Owners Association and add Exhibit B, as amended, 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	Absent
Board Member Bill Betts	Absent
Board Member Gary Crocker	Absent
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

3. Discuss and Possibly Act Upon the Reallocation of FY24-25 Economic Development Contingency Funds for Electric Service for Fire Station No. 2 in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

Director of Engineering Services Richard O'Malley presented this item. O'Malley explained that the reallocation of \$60,000 from the FY24-25 economic development budget was needed to support critical infrastructure improvements in the Brenham Business Center

O'Malley explained that Bluebonnet Electric Cooperative has provided an estimate of **\$98,644.10** to extend electrical service to Fire Station No. 2 located in the Brenham Business Center with Bluebonnet contributing **\$19,041.00** toward the project, thus reducing the City's cost to \$59,457.32 for a single-feed power source.

O'Malley explained that the Fire Station will be the first customer on this line and this improvement will complete utility infrastructure along James Nutt Blvd. and enhance the development value of all available tracts in the Business Center

A motion was made by Ken Miller and seconded by John Hasskarl to reallocate \$60,000.00 from economic development contingency funds for electric service for 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	Absent
Board Member Bill Betts	Absent
Board Member Gary Crocker	Absent
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary