

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

April 25, 2024

A regular meeting of the Brenham Community Development Corporation was held on Thursday, April 25, 2024 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

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

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Dane Rau, Julie Flagg, William Bissette, Teresa Rosales, Robin Hutchens and Shawn Bolenbarr

Others present: Mayor Kenjura and Councilmember LaRoche

- 1. Chairman Charles Moser called the meeting to order**
- 2. Invocation and Pledges to the U.S. and Texas Flags**
- 3. Discuss and Possibly Act Upon the Minutes from the January 25, 2024 Regular Meeting and the February 29, 2024 Special Meeting**

A motion was made by Darrell Blum and seconded by Bill Betts to approve the minutes from the January 25, 2024 Regular Meeting and the February 29, 2024 Special Meeting.

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 Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

4. Discuss and Possibly Act Upon FY2023-24 Second Quarter Financial Reports

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

Sales Tax Revenue

- Sales tax revenue budget increased by 18% over the prior year’s budget. October through February collections were \$57,530 above budget.

Financial Statements – Fund 250

- Economic Development: Operations report shows a deficit of \$382,155 for the second quarter of FY24. This deficit is a result of two land transactions that took place in the second quarter: (1) 2.787 acres was repurchased from Brenham Kitchens; (2) 6.413 acres was repurchased from Capital Westview Partners. These repurchases along with detention pond contribution refunds totaled \$485,911. There was also a matching contribution of \$3,500 for the Main Street Incentive Grant for a downtown building owner. All operating expenses are within budgeted levels.
- Recreation: Ended the quarter with an operating surplus of \$769,415. Eight (8) of the thirteen (13) parks and recreation projects funded in FY24 were completed as of March 31, 2024. The remaining projects will begin and/or be completed in FY24.

BCDC Capital Projects – Fund 252

- Engineering work continues for the Brenham Family Park. Year to date, \$2,613 has been paid to Quiddity Engineering for Phase 1(a) and fund balance of \$794,585 remains for project expenditures. Since the \$750,000 grant funds have not yet been received, it is not shown on the financial statement.

A motion was made by John Hasskarl and seconded by Jim Kolkhorst to approve the FY2023-24 second quarter financial reports.

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 Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

The Board adjourned into Executive Session at 7:38 a.m.

EXECUTIVE SESSION

5. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Possible Sale, Exchange, Transfer and/or Acquisition of Industrial Park Land in Brenham, Washington County, Texas**

Executive Session adjourned at 7:50 a.m.

RE-OPEN REGULAR SESSION

6. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Industrial Park Land in Brenham, Washington County, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

A motion was made by Jim Kolkhorst and seconded by Bill Betts to authorize the possible sale, exchange, transfer and/or acquisition of Industrial Park land in Brenham, Washington County, Texas, as discussed in Executive Session, and authorize the President to negotiate and 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 Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

7. **Board and Staff Updates**

- **Economic Development**
 - Update on CGG
 - Update on Capital Westview Partners
 - Production report for February and March 2024
 - Spring Newsletter
- **Parks and Recreation**
 - BBAC locker room renovations are still going on
 - BBAC will open to the public on Memorial Day Weekend
- **Administration**
 - FY25 Budget Meeting – June 27, 2024

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary