



**NOTICE OF A SPECIAL MEETING**  
**Brenham Community Development Corporation**  
**Thursday, September 5, 2024 @ 8:00 a.m.**  
**City Hall – 2<sup>nd</sup> Floor Conference Room**  
**200 W. Vulcan St.**  
**Brenham, Texas**

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1. **Call Meeting to Order**
2. **Discuss and Possibly Act Upon the Minutes from the August 8, 2024 Regular Meeting**

**EXECUTIVE SESSION**

3. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Services, LLC in the Brenham Business Center in the City of Brenham, Texas**
4. **Section 551.072, Texas Government Code - Real Property and Section 551.087, Texas Government Code – Economic Development Negotiations. Discussion and Deliberation Regarding Possible Sale of Real Property in the Southwest Industrial Park, Section III, and the Possible Offer of Financial or Other Incentives to Business Prospects Seeking to Locate in the City of Brenham and With Which the BCDC is Conducting Economic Development Negotiations, and Associated Matters.**

**RE-OPEN REGULAR SESSION**

5. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Services, LLC in the Brenham Business Center in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

**Adjourn**

***CERTIFICATION***

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, September 5, 2024 was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, August 30, 2024 at 3:00 p.m..*

***Jeana Bellinger, TRMC, CMC***  
*City Secretary/BCDC Secretary*

Executive Sessions: The Brenham Community Development Corporation (BCDC) reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071 – Consultation with Attorney, §551.072 – Real Property, §551.073 – Prospective Gifts, §551.074 - Personnel Matters, §551.076 – Security Devices, §551.086 - Utility Competitive Matters, and §551.087 – Economic Development Negotiations.

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 twenty-four (24) hours 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

# MINUTES

## BRENHAM COMMUNITY DEVELOPMENT CORPORATION

August 8, 2024

A regular meeting of the Brenham Community Development Corporation was held on Thursday, August 8, 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, and Ken Miller

Board members absent: Jim Kolkhorst

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Dane Rau, Julie Flagg, William Bissette, Teresa Rosales, Richard O'Malley, Kelsey Toy, and Casey Redman

Others present: None

- 1. Chairman Charles Moser called the meeting to order**
- 2. Discuss and Possibly Act Upon the Minutes from the April 25, 2024 and June 27, 2024 Regular Meetings**

Board member Betts advised that he abstained from voting on Item 4B at the June 27, 2024 regular meeting and requested the minutes be corrected accordingly.

A motion was made by John Harrskarl and seconded by Ken Miller to approve the minutes from the April 25, 2024 Regular Meeting as presented and to approve the June 27, 2024 Regular Meeting minutes with the correction to Item 4B as noted by Board member Betts.

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
<b>Board Member Jim Kolkhorst</b>	<b>Absent</b>
Board Member Ken Miller	Yes

### 3. Discuss and Possibly Act Upon the Reallocation of FY2023-24 Budgeted Funds for the Blue Bell Aquatic Center Restroom Project

Public Works Director Dane Rau presented this item. Rau explained that the locker room, restroom and door projects at the Blue Bell Aquatic Center have all been completed. Rau advised that the Board had budgeted \$405,615 for these projects; however, due to bids coming in higher than expected and additional \$38,750 is needed. Rau ask that the Board consider using parks and recreation’s unallocated contingency to cover the cost overages on this project.

A motion was made by Darryl Blum and seconded by John Hasskarl to approve the reallocation of FY2023-24 parks and recreation unallocated contingency in the amount of \$38,750.00 for the Blue Bell Aquatic Center Restroom Project 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 Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
<b>Board Member Jim Kolkhorst</b>	<b>Absent</b>
Board Member Ken Miller	Yes

### 4. Board and Staff Updates

- Economic Development: Teresa Rosales provided an update on the following:
  - Business outreach after Hurricane Beryl
  - Summer newsletter
  - Website updates
  - Area commercial realtor’s luncheon
  - RFP for economic development consultant
- Parks and Recreation: Dane Rau provided an update on the following:
  - Park and recreation project status
  - Structural engineer is looking at the BBAC slide
  - Baseball and softball tournament updates
- Administration: Carolyn Miller provided an update on the following:
  - Land purchase in SWIP by CGG
  - New Fire Chief and Assistant Fire Chief
  - Update on the design and construction of Fire Station No. 2
  - Next meeting will be November 14<sup>th</sup> at 8:00 a.m.

The Board adjourned into Executive Session at 8:00 a.m.

**EXECUTIVE SESSION**

- 5. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Service, LLC in the Brenham Business Center in the City of Brenham, Texas**

Executive Session adjourned at 8:09 a.m.

**RE-OPEN REGULAR SESSION**

- 6. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Service, LLC in the Brenham Business Center in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

A motion was made by Bill Betts and seconded by Gary Crocker to repurchase approximately 6.43 acres of land owned by Welcome Real Estate Service, LLC in the Brenham Business Center, in the amount of \$139,350.00 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 Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
<b>Board Member Jim Kolkhorst</b>	<b>Absent</b>
Board Member Ken Miller	Yes

The meeting was adjourned.

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Charles Moser  
Chairman

**ATTEST:**

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary