

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 7, 2024

A regular meeting of the Brenham Community Development Corporation was held on Thursday, November 7, 2024 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 8:00 a.m.

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

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Dane Rau, Stephanie Doland, Julie Flagg, William Bisette, Teresa Rosales, Richard O'Malley, Casey Redman, Tammy Jaster and Shawn Bolenbarr

Others present: Mayor Atwood Kenjura, Mayor Pro Tem Clint Kolby and Councilmember Paul 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 a Financial Contribution to Washington County for the Courthouse Beautification Project and Authorize the President to Execute Any Necessary Documentation**

President Carolyn Miller explained that the Washington County Commissioners Court is undertaking a Courthouse Beautification project and has asked for a financial contribution from the BCDC. Miller explained that she and Mayor Kenjura met with a small group of County officials in late September to review the project concept and estimated cost which is over \$1.2 million (includes 7 new angled parking spaces) compared to \$936,000 without parking modifications.

Miller stated that since this request is an unbudgeted item, staff is recommending a financial contribution of \$100,000 to be paid over two fiscal years. The contribution would be designated for public sidewalk improvements around the Courthouse.

A motion was made by Jim Kolkhorst and seconded by Gary Crocker provide a financial contribution of \$50,000.00 over the next two (2) years for a total contribution of \$100,000.00, to Washington County for the Courthouse Beautification 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
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

#### **4. Discuss and Possibly Act Upon RFP No. 24-005 Related to Economic Development Services and Authorize the President to Execute Any Necessary Documentation**

Economic and Community Development Director Teresa Rosales advised that on Tuesday, August 13<sup>th</sup>, staff released a Request for Proposal for Economic Development Services. The RFP had two objectives: the first objective was to ascertain an analysis of targeted industries appropriate to both the City of Brenham and Washington County; and the secondary objective was related to business attraction services which included contact with site selectors.

Rosales stated that six (6) proposals were received and that a group of staff members reviewed and scored all of the proposals which were graded in the areas of experience, work performance, capacity to perform and proposed cost. Rosales explained that one organization, Marketing Alliance, Inc, was elevated to the top position based on the scoring

Rosales advised that Marketing Alliance, Inc. specializes in economic development, strategic planning and marketing services. They have 23 years of experience assisting 434 communities. They provided examples of work from communities across the nation. Their team leads have impressive credentials and their references were excellent. Rosales stated that staff recommends accepting the proposal from Marketing Alliance, Inc. in the amount of \$39,500.

A motion was made by Ken Miller and seconded by Jim Kolkhorst to award RFP No. 24-005 related to Economic Development Services to Marketing Alliance, Inc. in the amount of \$39,500.00 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
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

#### **5. Board and Staff Updates**

- **Economic Development**
  - 3<sup>rd</sup> quarter report update
  - Economic Development newsletter
- **Parks and Recreation**
  - Currently working on various projects at Jackson Street Park, Hohlt Park and Linda Anderson Park
  - Will provide an update on the Brenham Family Park at the next meeting
  - Restroom project at the Aquatics Center is completed
  - New automatic door is being installed at the back door of the BBAC near the therapy pool
  - Baseball and softball tournament season is in full swing
- **Administration**
  - No updates

The Board adjourned into Executive Session at 8:47 a.m.

**EXECUTIVE SESSION**

- 6. 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**

Executive Session adjourned at 9:10 a.m.

The meeting was adjourned.

*Charles Moser*

Chairman

**ATTEST:**

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary