



**NOTICE OF A MEETING**  
**Brenham Community Development Corporation**  
**Thursday, November 7, 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. 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**
- 4. Discuss and Possibly Act Upon RFP No. 24-005 Related to Economic Development Services and Authorize the President to Execute Any Necessary Documentation**
- 5. Board and Staff Updates**
  - **Economic Development**
  - **Parks and Recreation**
  - **Administration**

**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**

**Adjourn**

**CERTIFICATION**

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, November 7, 2024 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Sunday, November 3, 2024 at 10:01 a.m.*

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

<p>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.</p>
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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



**MEMORANDUM**

To: Brenham Community Development Corporation

From: Carolyn D. Miller  
City Manager

Subject: Financial Contribution to Washington County for the Courthouse  
Beautification Project

Date: November 1, 2024

The Washington County Commissioners Court is undertaking a Courthouse Beautification project and is asking for a financial contribution from the BCDC. Mayor Kenjura and I 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.

Since this request is an unbudgeted item, we are 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.

If approved by the BCDC Board, this amount would be funded from the Economic Development portion of the budget.

**MEMORANDUM**

**To:** Brenham Community Development Corporation (BCDC) Board of Directors

**From:** Teresa Rosales, Economic & Community Development Director

**Subject:** RFP 24-005 Economic Development Services

**Date:** November 4, 2024

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On Tuesday, August 13<sup>th</sup>, my team released a Request for Proposal #24-005 for Economic Development Services. 24. 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. The secondary objective related to business attraction services which included contact with site selectors.

Six proposals were received. A team of five reviewers assisted in the review of all proposals which were graded in the areas of experience, work performance, capacity to perform and proposed cost. One organization was elevated to the top position based on these reviews – Marketing Alliance, Inc.

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.

Once the organization was chosen, I began negotiations with Marketing Alliance, as the overall bid was high. It was determined that a split in the RFP request was more appropriate and in-line to our budget, without sacrificing our primary objective.

Our community has seen tremendous growth over the last five years. In requesting this RFP, the overall goal was to ensure that we remain on a trajectory that is consistent with the desires of all stakeholders while making sure that our competitive advantages are recognized. The hope is also to discover future industries that might make sense for our community's growth in an eco-system that's constantly changing. Identifying the needs of tomorrow will help us maintain a level playing field with other communities.

Staff recommends acceptance of the proposal from Marketing Alliance for \$39,500.