

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

February 5, 2026

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A special meeting of the Brenham Community Development Corporation was held on Thursday, February 5, 2026 at Morriss Hall at The Barnhill Center, 106 S. Douglas Street, Brenham, Texas beginning at 3:00 p.m.

#### Members' Present

Charles Moser, Chairman  
Darrell Blum, Vice-Chairman  
Gary Crocker  
John Hasskarl  
Jim Kollkhorst  
Ken Miller  
Wade Seidel

#### Members Absent:

None

#### City of Brenham Staff Present:

City Manager Carolyn Miller, Assistant City Manager Megan Mainer, City Secretary/ Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bisette, Chief Financial Officer Julie Flagg, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, Shauna Laauwe, and Gabriela Trejo

#### Citizens/ Others Present:

City of Brenham City Council: Mayor Atwood Kenjura, Clint Kolby, Leah Cook, Paul LaRoche, Steve Soman and Albert Wright

Planning and Zoning Commission Members: Keith Behrens, Darren Heine, Deanna Alfred and Calvin Kossie

Citizens: Mary K. Maxwell and Jared Engelke

Media: Jason May, Brenham Banner Press, Josh Blaschke, KWHI

#### **1. Chairman Charles Moser called the meeting to order.**

## **WORK SESSION**

### **2. Discussion and Presentation on Special Utility Districts, Including Public Improvement Districts and Municipal Utility Districts**

Stephanie Doland, Director of Development Services, presented this item. Doland explained that during the development review process, staff has received inquiries about the availability of special utility districts (SUDs) within the City. At this time, no SUDs exist within either the City or Washington County. Doland stated that special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

Doland introduced Naina Magon, David Hawes and Scott Bean from Hawes Hill & Associates, LLP, a consulting firm with experience in creating development financing tools, to provide information on special districts. They presented the following:

- Municipal Management Districts
  - Purpose/ Use
  - Eligibility Criteria
  - Powers and Duties
  - Services and Projects
  - Revenue
  - Creation Process
- Public Improvement Districts (PID)
  - Purpose
  - Creation Process
  - Revenue
  - Eligible Projects
  - Services and Assessment Plan
  - Administration
  - Development and Financing Agreements
  - Benefits to the City
  - Benefits to the Developer
  - Benefits to the Property Owner
  - PID Assessments
  - Special Assessment PID Bonds
  - Flow of Bond Proceeds
- Municipal Utility Districts (MUD)
  - Legislative Authority
  - Creation Process
  - TCEQ Evaluation
  - Established with a Temporary Board
  - Benefits to the Developer
  - Consideration for the City

- Special Utility Districts
  - Legislative Authority
  - Creation Process
- Layering of Tools
- Choosing the Right Tools

The meeting was adjourned.

*Charles Moser*

Chairman

**ATTEST:**

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary