

# MINUTES

## BRENHAM COMMUNITY DEVELOPMENT CORPORATION

January 15, 2026

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A regular meeting of the Brenham Community Development Corporation was held on Thursday, January 15, 2026 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 8:00 a.m.

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

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Megan Mainer, Jeana Bellinger, Stacy Hardy, Dane Rau, Julie Flagg, Teresa Rosales, Gabriela Trejo, Casey Redman, Tammy Jaster, Stephanie Doland

Others present: Mayor Atwood Kenjura, Mayor Pro Tem Clint Kolby, Councilmember Paul LaRoche, and Linda Bessmer

- 1. Chairman Charles Moser called the meeting to order.**
- 2. Discuss and Possibly Act Upon the Election of a Chairperson for Term of Two Years Ending on December 31, 2027**

City Secretary Jeana Bellinger presented this item. Bellinger explained that the BCDC bylaws require the Board to appoint a Chairman for a two-year term by January 31<sup>st</sup> of each even numbered year. Bellinger stated that Charles Moser is currently the Chairman.

A motion was made by John Hasskarl and seconded by Wade Seidel to appoint Charles Moser as Chairman for a term of two years, ending on December 31, 2027.

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 Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**3. Discuss and Possibly Act Upon the Minutes from the June 26, 2026 and the November 13, 2025 Regular Meetings**

Board member Seidel stated that the meeting date shown on the last page of the November 13, 2025 minutes was incorrect. The date should be January 15, 2026.

A motion was made by Gary Crocker and seconded by Darrell Blum to approve the minutes from the June 26, 2025, and the November 13, 2025 regular meetings with the correction of the meeting date as stated.

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 Wade Seidel	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 FY2024-25 Fourth Quarter Financial Reports**

Finance Director, Stacy Harcy, presented this item. Hardy explained that sales tax revenue for FY25 ended the year at \$2,667,165, which is \$44,068 or 1.6% behind budget but \$153,364 or 6.1% above the prior year.

The Economic Development operations report shows a surplus of \$589,602 for FY25. Significant transactions for the year include: \$649,688 proceeds from the sale of land in SWIP to CGG, repurchase of land from Welcome Group for \$319,059, Downtown Parking Shade Structure for \$49,690, 2nd year incentive payment to Academy for \$42,780 and the completion of the Brenham Business Center sewer extension for \$602,360.

The **Recreation** side ended the year with an operating deficit of \$380,855 for FY25. Although we had planned to utilize \$77,171 of reserves in the adopted budget, this increased by \$282,000 due to the additional funding approved during the year for the Jackson St. Park Improvement project. All thirteen (13) parks and recreation projects funded in the FY25 budget were completed as of year-end except for the Jackson St. Park project which carried over and was completed in the first quarter of FY26.

The BCDC Capital Projects Fund includes engineering work for Phase I(a) for the Brenham Family Park. Year to date, \$55,864 was paid to Quiddity Engineering and \$17,900 was paid to Terracon Consultants for geotechnical engineering services related to the pedestrian bridges. A fund balance of \$947,062 remains for Brenham Family Park project expenditures. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve the FY2024-25 fourth quarter financial reports as presented.

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 Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**5. Discuss and Possibly Act Upon the Award of Bid No. 2025-12-23 Related to the Brenham Family Park and Authorize the President to Execute Any Necessary Documentation**

Director of Public Works, Dane Rau, presented this item. Rau explained that on November 21, 2025, city staff along with representatives from Quiddity and several Parks Board members opened bids on the construction of the 32-acre Brenham Family Park project. We received bids from five (5) reputable companies and broke them into base bid and seven (7) alternates. Rau explained that the key elements of this 32-acre park include an amenity pond ranging from 2.5-3.5 acres, a 10-foot walking and biking trail encompassing one mile which can be extended in future phases, a pedestrian bridge, wildflower areas, up to 32 parking spaces, a bathroom facility, and numerous lighting options. Rau stated that most of the Alternates relate to deductions except for Alternate R, which consists of path markings throughout the one-mile concrete path indicating bike and walking lanes.

Rau explained that MBC Management was the lowest bidder with a base bid for the project of \$4,121,965 and \$15,000.00 for Alternate R. Rau stated that staff is very excited about this project, as it has been 26 years since a new park opened in Brenham.

A motion was made by Wade Seidel and seconded by John Hasskarl to award the base bid, plus Alternate R, to MBC Management in the amount of \$4,136,965.00, for the Brenham Family Park 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 Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

## 6. Board and Staff Updates

- Economic Development
  - Washington County Commissioners were provided with an overview of the Strategic Plan. Phase 2 of the plan is moving forward.
- Parks and Recreation
  - Jackson Street Park renovations are completed – final payment will be going to City Council in February
  - LED lighting in the parks and BBAC parking lot lights are completed
  - Will be bringing capital plans and budget items to the Board in June
  - Expecting a full tournament year in 2026 – lots of tournament directors have already reached out to schedule dates
- Administration
  - 2026 meeting dates

The meeting was adjourned.

*Charles Moser*

Chairman

ATTEST:

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary