

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

April 16, 2026

A regular meeting of the Brenham Community Development Corporation was held on Thursday, April 16, 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 Megan Mainer, Jeana Bellinger, Stacy Hardy, Dane Rau, Julie Flagg, Teresa Rosales, and William Bissette

Others present: Councilmember Paul LaRoche

- 1. Chairman Charles Moser called the meeting to order.**
- 2. Discuss and Possibly Act Upon the Minutes from the January 15, 2026 Regular Meeting and the February 5, 2026 Special Meeting**

A motion was made by Jim Kolkhorst and seconded by Wade Seidel to approve the minutes from the January 15, 2026 regular meeting and the February 5, 2026 special meeting.

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 FY2025-26 Second Quarter Financial Reports**

Finance Director, Stacy Harcy, presented this item. Hardy explained that sales tax revenue was budgeted at a 2.5% increase over FY25 projections and stated that there have been five (5) months of collections received and sales tax is trending slightly ahead of budgeted levels.

The **Economic Development** operations report shows a deficit of \$95,417 for the second quarter due to the funding of the \$570,000 internal loan to the Recreation side for Phase 1 construction of Brenham Family Park which was approved at the January meeting.

The **Recreation** operations show a deficit of \$467,855 for the second quarter of FY26. This deficit is due to timing of funded projects being completed in the first and second quarters with only six months of sales tax collection received and the transfer of \$939,903 of fund balance to the BCDC Capital Projects Fund for the construction of Phase 1 of the Brenham Family Park.

The **Capital Projects** fund includes the contract for construction of Phase 1 of the Brenham Family Park that was awarded to MBC Management for \$4,136,965 at the February 5, 2026 City Council meeting. Since BCDC has not received the fund for the \$750,000 Texas Parks and Wildlife Grant and the \$1M funding from the TIRZ Fund has not been made yet, these two items are not reflected in this financial update.

A motion was made by Ken Miller and seconded by Darrell Blum to approve the FY2025-26 second 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

4. Discuss and Possibly Act Upon Phase 2 of the Three-Year Economic Development Strategic Plan, Business Attraction Consulting and Marketing Initiatives, from Marketing Alliance, Inc. and Authorize the Chairman to Execute Any Necessary Documentation

Teresa Rosales, Economic & Community Development Director Teresa Rosales presented this item. Rosales state that after several months of review and discussion with local stakeholders, the Brenham City Council formerly adopted the Three-Year Economic Development Strategic Plan created by Marketing Alliance, Inc. Rosales explained that with the plan officially in place, it is now time to begin Phase II (Business Attraction) of the plan.

Rosales presented two plans for consideration:

- Business Attraction Consulting: This strategy concentrates on appropriate message development, creation of marketing and outreach materials and specific one-to-one contact with targeted companies and site selectors. Since three of the five targeted industries identified are new, it's important that the messaging meets the industry based on their vocabulary and expertise. The cost of this strategy is \$29,950.00.
- Marketing Initiatives-V2: This is for the design of a new website. In order for our current website to meet Department of Justice standards for ADA compliance, our existing website must be updated. Our current vendor, EDSuite, has indicated that our website cannot be modified due to its age; therefore, a new website must be constructed. The cost of this service would be \$29,275.00.

Rosales explained that she has the business attraction piece in her current budget and while the marketing initiatives are not included in the current year budget, the majority of line items noted for current website and advertising/ videography is in the current budget. Any remaining funds would be requested in the FY 2026/2027 budget.

A motion was made by Wade Seidel and seconded by Darrell Blum approve the business attraction consulting services and the marketing initiatives with Marketing Alliance, Inc., in the amount of \$59,225.00, 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 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
 - Update on recent visits by companies interested in coming to Washington County
 - Small Business Month is coming up in May
- Parks and Recreation
 - Henderson Park lighting project is almost complete
 - Splashpad will be opening soon
 - Outdoor pools at the BBAC will be opening on Memorial Day weekend
- Administration
 - Next meeting will be in late June for the FY27 budget – staff will send a meeting invite

The Board adjourned into Executive Session at 8:43 a.m.

EXECUTIVE SESSION

5. **Texas Government Code, Section 551.072, Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Possible Sale, Exchange, Transfer and/or Acquisition of Industrial Park Land in Brenham, Washington County, Texas**

Executive Session adjourned at 9:10 a.m.

RE-OPEN REGULAR SESSION

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary