

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 13, 2025

A regular meeting of the Brenham Community Development Corporation was held on Thursday, November 13, 2025 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 Kollhorst, Wade Seidel, and Ken Miller

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Megan Mainer, Stacy Hardy, Dane Rau, Julie Flagg, William Bissette, Teresa Rosales, Gabriela Trejo, Kyle Branham, Casey Redman, Tammy Jaster, Richard O'Malley and Shawn Bolenbarr

Others present: Mayor Pro Tem Clint Kolby and Councilmember Paul LaRoche

1. Chairman Charles Moser called the meeting to order.

WORK SESSION

2. Discussion and Presentation on the Passage of House Bill 1522 in the 89th Texas Legislative Session

City Secretary/BCDC Board Secretary presented this item. Bellinger explained that during the recent 89th Legislative Session, House Bill 1522 was signed into law to become effective on September 1, 2025. This new law made changes to the Open Meetings Act related to agenda posting requirements for all governmental bodies, which includes BCDC. The new law mandates three (3) business-day posting requirements (was previously 72-hours) and specific wording on agendas when the annual budget is being discussed.

Bellinger stated that the new law defines “business day” as any weekday (Monday through Friday) that is NOT a state or federal holiday. There are nineteen (19) state and federal holidays, some of which the City does not observe but will now have to be considered when posting BCDC agendas.

3. Discussion and Presentation of the Three-Year Economic Development Strategic Plan Prepared by Marketing Alliance

Economic and Community Development Director Teresa Rosales presented this item. Rosales explained that in November 2024, the Board authorized the selection of Marketing Alliance, Inc. with the objective of recommending targeting industries appropriate for economic development to both the City of Brenham and Washington County.

Rosales stated that the process began in January 2025 with stakeholder interviews, research of community assets and overall data indicators. In May, the State of Texas issued their strategic plan through the Governor's office titled "Bigger. Better. Texas." which was also reviewed alongside the information developed by Marketing Alliance, Inc. to ensure appropriate complementary positioning. In addition, alignment with the City's "Brenham Plan 2040" was also sought to ensure compatibility with local future needs.

Rosales presented the following Three-Year Economic Development Strategic Plan, as prepared by Marketing Alliance, Inc.:

- Five Strategic Priorities
 - Business Retention and Expansion
 - Targeted Business Recruitment
 - Marketing and Promotion
 - Workforce and Talent Development
 - Entrepreneurship and Innovation
- Targeted Industries:
 - Advanced food and beverage processing
 - Biomedical supplies and packaging
 - Ag-tech and animal health
 - Precision metal and equipment manufacturing
 - Value-add wood products and modular housing components
- Alignment with the state's strategic plan "Bigger. Better. Texas"
 - Shared target industries
 - Workforce development synergies
 - Infrastructure and site readiness
 - Rural competitiveness and balanced growth
- Alignment with the City's "Brenham Plan 2040"
 - Downtown revitalization
 - Housing diversity and affordability
 - Infrastructure investment and growth management
 - Transportation and connectivity
 - Governance and interagency collaboration

Rosales advised that the Three-Year Economic Development Strategic Plan was finalized in October, and staff recommends the following next steps:

- 1) Share the plan with all stakeholders
- 2) Identify all tools and activities
- 3) Continue to work with Marketing Alliance, Inc on Site Selection Prospects (Phase 2)

REGULAR SESSION

4. Discuss and Possibly Act Upon a Financial Contribution to Washington County for the Red, White & Rodeo Celebration to be Held on July 4, 2026 at the Washington County Expo and Authorize the President to Execute Any Necessary Documentation

Chief Financial Officer Julie Flagg presented this item. Flagg explained that in conjunction with the nation's 250th birthday, the County is planning a Red, White and Rodeo celebration at the Washington County Expo Center on July 4, 2026. Tentatively planned events include a rodeo, concert, and fireworks.

Flagg stated that County officials approached Mayor Kenjura and City Manager Miller regarding financial participation in this event. Flagg stated that staff recommends a financial contribution of \$20,000 for this community event, which would cover 50% of the estimated cost of the fireworks.

A motion was made by Wade Seidel and seconded by Jim Kolkhorst to approve a financial contribution to Washington County for the Red, White & Rodeo Celebration to be held on July 4, 2026 at the Washington County Expo, in the amount of \$20,000.00, 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:

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|----------------------------|-----|
| 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 Change Order No. 2 to the 2021 Professional Services Agreement Between the City of Brenham and Quiddity Engineering, LLC Related to the Brenham Family Park and Authorize the President to Execute Any Necessary Documentation

Public Works Director Dane Rau presented this item. Rau explained that this project originally started in 2013 when Ed and Evelyn Kruse donated over 100 acres to the City of Brenham for future park land. After many years of planning and allocating funding along with receiving a Texas Parks and Wildlife Grant, the City is preparing to open construction bids on November 18, 2025 for the 32-acre Brenham Family Park.

Rau stated that in 2021, the City hired Jones-Carter (now Quiddity) to perform professional services including but not limited to master planning, environmental services, designing, civil services, landscape planning, electrical design, permitting, construction services, field project management, along with contract administration services. This agreement was signed by Mayor Tate in February of 2021 with a contract amount of \$252,500.00.

Rau explained that since 2021, staff and Quiddity has had to maneuver many obstacles concerning environmental concerns, stream classifications modifying design, and numerous meetings to discuss funding limitations. Due to these issues, Quiddity has requested a Change Order in the amount of \$42,067.13 which will increase the overall contract amount to \$294,567.13.

Rau also provided the following information on available funds for the project:

| Brenham Family Park | |
|---|------------------|
| BCDC Contributions FY14-FY25 | \$ 1,898,849 |
| BCDC Contributions FY26 - Budgeted | 500,000 |
| Texas Parks & Wildlife Grant | 750,000 |
| Interest Earned | 70,272 |
| Total Funds Allocated to BFP | 3,219,121 |
| Spent to Date (Road, Creek Crossing, Engineering, etc.) | (981,409) |
| <i>Quiddity - Remaining to be paid (addendum)</i> | <i>(42,067)</i> |
| Funds Available for Construction Phase | 2,195,645 |

A motion was made by Ken Miller and seconded by Darrell Blum to approve Change Order No. 2, in the amount of \$42,067.13, to the 2021 Professional Services Agreement between the City of Brenham and Quiddity Engineering, LLC related to 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
 - Tax Phase-in compliance review is happening now
 - Two new tax phase-in applications have been received: Moorman Tate building and CGG (Data Center)
- Parks and Recreation
 - Jackson Street Park renovations are complete and the ribbon cutting will be on Tuesday, December 16th at 3:00 p.m.
 - The City has received a donation from a local family for an adaptive playground in the Brenham Family Park and for covered basketball courts at Henderson Park
- Administration
 - Fire Station No. 2 is under construction in the Brenham Business Center; completion will be in the Spring, 2026
 - Next meeting will be Thursday, January 15, 2026

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary