



NOTICE OF A MEETING
Brenham Community Development Corporation
Wednesday, June 3, 2020 @ 8:00 a.m.
City Hall – Council Chambers
200 W. Vulcan St.
Brenham, Texas

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the U.S. and Texas Flags**
- 3. Discuss and Possibly Act Upon the Approval of the Minutes from the November 21, 2019 Regular Meeting**
- 4. Discuss and Possibly Act Upon FY2019-20 Second Quarter Financial Reports**
- 5. Discussion and Presentation on FY2019-20 and FY2020-21 Revenue Projections**
- 6. Discuss and Possibly Act Upon the Reallocation of FY2019-20 Budgeted Funds for Various Park Projects**

EXECUTIVE SESSION

- 7. Texas Government Code Section 551.087 Economic Development Negotiations – Discussion and Deliberation on Project Aloha Regarding Possible Land Acquisition or Other Economic Development Incentives to a Business Prospect Seeking to Locate, Stay or Expand into the City of Brenham**
- 8. Texas Government Code Section 551.072 Deliberation Regarding Real Property – Discussion and Deliberation on Project Roadie Regarding the Possible Sale of Real Property for a Business Prospect Seeking to Locate, Stay or Expand into the City of Brenham**

RE-OPEN REGULAR SESSION

- 9. Discuss and Possibly Act Upon an Economic Incentive Agreement Between Brenham Community Development Corporation (BDCD) and Project Aloha and Authorize the President to Negotiate and Execute Any Necessary Documentation**

10. Discuss and Possibly Act Upon a Real Estate Contract Between Brenham Community Development Corporation (BCDC) and Project Roadie and Authorize the President to Negotiate and Execute Any Necessary Documentation

11. Staff Updates:

- **Economic Development**
- **Parks and Recreation**
 - **Texas Parks & Wildlife Grant**
- **Administration**
 - **Baker Katz Project**
 - **FY20-21 Budget Dates**

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Wednesday, June 3, 2020 was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, May 29, 2020 at 8:30 A.M.

Jeana Bellinger, TRMC, CMC

*City Secretary/Director of Administrative Services
BCDC Secretary*

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.

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

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 21, 2019

A regular meeting of the Brenham Community Development Corporation was held on November 21, 2019, at City Hall, 2nd Floor Conference Room, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Charles Moser, Darrell Blum, John Hasskarl, David Cone, Bill Betts and Gary Crocker.

Board members not present were Atwood Kenjura.

City of Brenham staff members present were James Fisher, Carolyn Miller Jeana Bellinger, Dane Rau, Stephanie Doland, Susan Cates, Tammy Jaster, Casey Redman and Rebecca Ruffino.

Others in attendance were Mayor Milton Tate.

- 1. Chairman Charles Moser called the meeting to order.**
- 2. Invocation and Pledges to the U.S. and Texas Flags followed.**
- 3. Discuss and Possibly Act Upon the Approval of the Minutes from the April 24, 2019 and August 8, 2019 Regular Meetings**

A motion was made by John Hasskarl and seconded by Darrell Blum to approve the minutes from the April 24, 2019, and August 8, 2019, regular meetings.

Chairman Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member Darrell Blum	Yes
Board Member Atwood Kenjura	Absent
Board Member John Hasskarl	Yes
Board Member David Cone	Yes

4 Discuss and Possibly Act Upon FY2018-19 Fourth Quarter Financial Reports

Assistant City Manager and Chief Financial Officer Carolyn Miller presented this item. Miller advised the Board of the following:

Sales Tax Revenue:

Actual FY19 sales tax revenue of \$1,739,159 finished the year \$33,458 or 1.96% ahead of budget, and \$122,308 ahead of FY18 actuals of \$1,616,851.

Financial Statements:

- The *Economic Development* operations report shows an operating surplus of \$140,321 for FY19, increasing fund balance for this operation to \$114,290.
- The *Recreation* side ended the year with an operating deficit of (\$263,802), decreasing fund balance for this operation to \$745,678. This deficit was anticipated at the time of FY19 budget preparation and is a result of BCDC transferring \$500,000 of fund balance reserves to the BCDC Capital Projects Fund for the potential grant match for the Southside Family Park.

BCDC Capital Projects:

BCDC transferred \$500,000 into this fund in FY19 to be designated as matching funds for a Texas Parks and Wildlife Grant for the Southside Family Park.

A motion was made by David Cone and seconded by John Hasskarl to approve the FY2018-19 fourth quarter financial statements as presented.

Chairman Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member Darrell Blum	Yes
Board Member Atwood Kenjura	Absent
Board Member John Hasskarl	Yes
Board Member David Cone	Yes

5 Discuss and Possibly Act Upon Ratification of Contributions Paid for AMG Technology Investment Group, LLC's (d/b/a Nextlink) Participation in the Southwest Industrial Park, Section III, Detention Pond and Authorize the President to Execute Any Necessary Documentation

Assistant City Manager and Chief Financial Officer Carolyn Miller presented this item. Miller explained that the Board approved a payment of a \$3,545 per acre, in the Performance Agreement with Nextlink, as an incentive for Nextlink's six-acre project in SWIP Section III.

Miller advised that in order to facilitate the closing of the fiscal year, the Finance Department has posted the journal entry for the BCDC contribution in the amount of \$21,270 and this action needs to be ratified by the BCDC Board.

A motion was made by Gary Crocker and seconded by Darrell Blum to ratify contributions paid for AMG Technology Investment Group, LLC's (d/b/a Nextlink) participation in the Southwest Industrial Park, Section III, Detention Pond and authorize the President to execute any necessary documentation as presented.

Chairman Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member Darrell Blum	Yes
Board Member Atwood Kenjura	Absent
Board Member John Hasskarl	Yes
Board Member David Cone	Yes

6 Discussion and Update on the Bid Process and Bid Award for the Regional Detention Ponds Located in the Brenham Business Center and the Southwest Industrial Park, Section III

City Secretary Jeana Bellinger presented this item. Bellinger provided the Board with brief overviews of the bid awards for the detention ponds located in the Brenham Business Center and Southwest Industrial Park, Section III:

Brenham Business Center

The City along with Strand and Associates opened bids related to this pond on October 3, 2019. There were 5 bids received with the contract being awarded by Council on October 17th to Lonnie Lischka Company, LP at \$382,916.34. Their bid included Alternate 1 (\$26,957.55) and Alternate 2 (\$41,487.84).

The scope of work includes the construction of a large regional detention pond for the area north of Woodward Creek. This involves excavation, installation of 18", 42" and 72" concrete pipe, wingwalls, sloped paving, soil retention blankets, seeding, and sediment control fencing. Alternate 1 consists of modifications to correct detention requirements for the Precision Polymer Engineering site and Alternate 2 consists of drainage improvements to correct detention requirements for Advanced Data Storage.

Southwest Industrial Park, Section III

The City along with Jones and Carter representatives opened bids related to this pond on October 3, 2019. There were 7 bids received with the contract being awarded by Council on October 17th to South Central Texas Excavation & Construction, LLC in the amount of \$269,245.48.

The scope of work includes additional excavation of the current detention pond, vegetation removal, outfall improvements, and sloped concrete additions so that the detention pond can function for many years to come as it serves development in the Southwest Industrial Park.

7 Discuss and Possibly Act Upon Financing Options for Costs Associated with the Construction of Regional Detention Ponds Located in the Brenham Business Center and the Southwest Industrial Park, Section III, and Authorize the President to Execute Any Necessary Documentation

Assistant City Manager and Chief Financial Officer Carolyn Miller presented this item. Miller advised that when discussing debt issuance for the City to include the construction of the detention ponds, staff learned that these projects are not eligible for debt financing via certificates of obligation as the projects are considered public infrastructure and will primarily only benefit the two business parks.

Miller explained that since the detention ponds are not an allowable use of debt financing, BCDC needs to discuss options for financing the construction of these two ponds. Miller advised the Board of the following option:

Option 1 – Construct Both Ponds

- Interfund borrowing from Recreation of \$420,465
- Repay over 20 years with 3.5% interest – annual debt service payment of approximately \$29,500
- Repay over 15 years with 3.5% interest – annual debt service payment of approximately \$36,500
- Prepay with land sale

Option 2 – Construct BBC Pond Only

- Interfund borrowing from Recreation of \$295,948
- Repay over 20 years with 3.5% interest – annual debt service payment of approximately \$20,800
- Repay over 15 years with 3.5% interest – annual debt service payment of approximately \$25,700
- Prepay with land sale

Option 3 – Construct SWIP III Pond Only

- Interfund borrowing from Recreation of \$124,516
- Repay over 20 years with 3.5% interest – annual debt service payment of approximately \$8,700
- Repay over 15 years with 3.5% interest – annual debt service payment of approximately \$10,800
- Prepay with land sale

A motion was made by John Hasskarl and seconded by Darrell Blum to approve a transfer from Recreation to Economic Development for \$420,465 to be repaid over ten (10) years beginning in FY2020 through FY2029 at an amount of \$42,047 per year for the first five years and \$42,046 each year for the remaining five years and accelerate repayment of this transfer with detention pond contributions and net proceeds from land sales when they occur.

Chairman Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member Darrell Blum	Yes
Board Member Atwood Kenjura	Absent
Board Member John Hasskarl	Yes
Board Member David Cone	Yes

8 Discuss and Possibly Act Upon the Allocation of Funding for a Community Development Coordinator Position in January 2020 and Authorize the President to Execute Any Necessary Documentation

Assistant City Manager and Chief Financial Officer Carolyn Miller asked that the Board pass this item.

9 Discuss and Possibly Act Upon the Award of Bid No. 19-006 Related to the Lease of Land for Hay Production in the Brenham Business Center and Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation

City Secretary Jeana Bellinger presented this item. Bellinger explained that the Brenham Business Center and the Southwest Industrial Park have been leased for hay production by Carey Council at a rate of \$12.00 per acre (\$2316.96 per year) for 193.08 acres. Bellinger stated that since the total acreage has changed slightly and this lease has not been bid out since 2016, staff thought it was a good time to put it out for bid to see if we could get a more competitive per acre rate.

Bellinger stated that the bid was issued on October 21st and on November 15th staff opened four (4) bids and the highest bid received was from Dustin Majewski at \$18.00 per acre (\$3,416.58 per year) for 189.81 acres. Bellinger explained that the lease would be for a period of one-year, with an option to renew for four (4) additional years, if all terms are agreed to by both parties.

A motion was made by Bill Betts and seconded by Darrell Blum to award Bid No. 19-006 for the lease of land for hay production in the Brenham Business Center and the Southwest Industrial Park, Section III, to Dustin Majewski in the amount of \$18.00 per acre and authorize the President to execute any necessary documentation as presented.

Chairman Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member Darrell Blum	Yes
Board Member Atwood Kenjura	Absent
Board Member John Hasskarl	Yes
Board Member David Cone	Yes

10. Administrative Updates

- **Meeting Dates and Times for 2020**

- April 9, 2020
- June 11, 2020 (*FY2020-21 Funding Meeting – this date may change*)
- August 13, 2020
- November 12, 2020

- **Baker-Katz**

- Traffic Impact Analysis
- Traffic Signalization

The meeting was adjourned.

Charles Moser
Chairman

Jeana Bellinger, TRMC, CMC
BCDC Secretary/City Secretary



MEMORANDUM

To: BCDC Board and City Manager

From: Carolyn D. Miller, Assistant City Manager-Chief Financial Officer

Subject: BCDC Second Quarter FY19-20 Financial Statements

Date: May 26, 2020

Attached are the second quarter FY19-20 financial statements for BCDC. Notable trends or transactions are discussed below.

Sales Tax Revenue

For FY20, we increased our sales tax revenue budget by 4.8% over the prior year's revised annual estimate. With six months of collections received, FY20 sales tax revenue is trending below budgeted levels, and this trend is expected to continue due to the Covid-19 shutdown and gradual recovery. Cumulatively, FY20 sales tax revenue is \$49,949 behind budget.

Financial Statements

The *Economic Development* operations report shows an operating surplus of \$95,159 through the second quarter of FY20. All expenditures are within budget levels and will be monitored as sales tax receipts are received and updated forecasts are made. The Other Financing Sources section shows the BCDC approved interfund transfer of \$420,465 from the Recreation side to assist in the financing of detention pond construction at the Brenham Business Center and SWIP III. Also shown in this section are the detention pond construction costs as of the second quarter and repayment #1 of the interfund transfer.

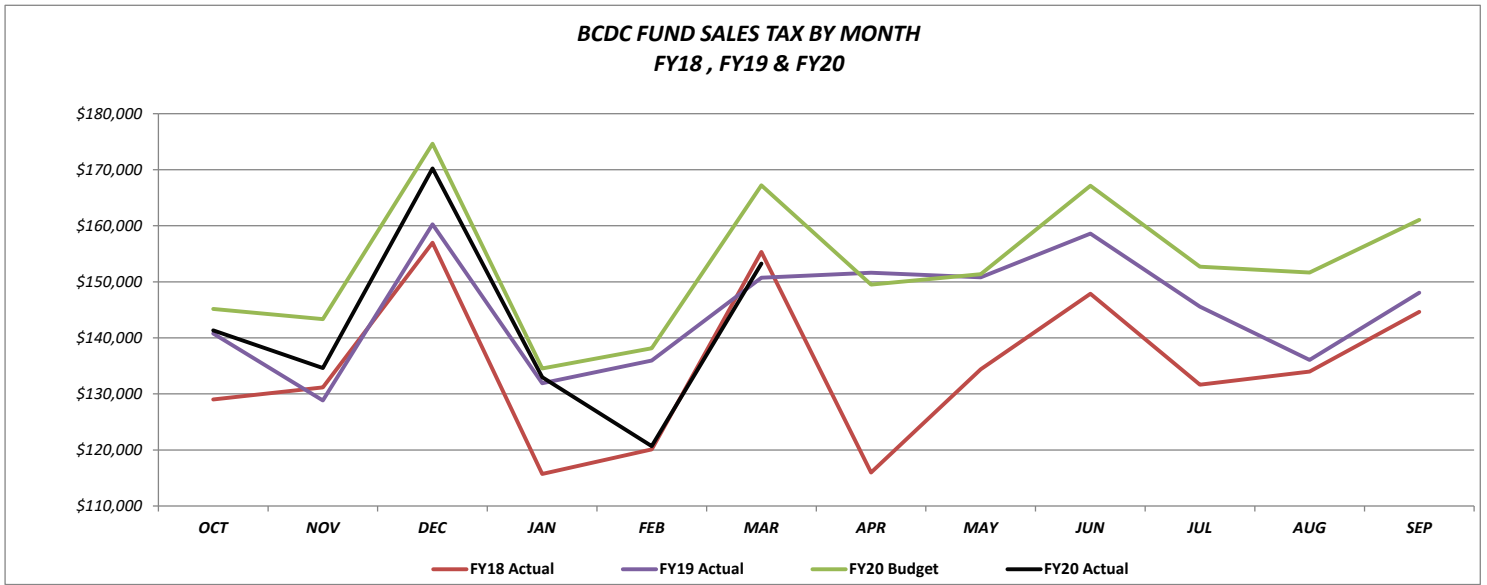
On the *Recreation* side, ten (10) of the 18 approved parks and recreation projects for FY20 have been completed as of the second quarter. With the exception of the Jerry Wilson playground and Blinn softball field renovations which are both being deferred until next fiscal year, all other funded projects are in progress and are expected to be completed during the third and fourth quarters of FY20. The *Recreation* side ended the quarter with an operating deficit of (\$63,758) which should correct itself as the remainder of the year's sales tax collections are received.

BCDC Capital Projects

No activity has occurred in the BCDC Capital Projects Fund for FY20. Approximately \$400,000 of the original \$657,000 allocated for new park infrastructure costs is available for future project expenditures. In FY20, \$500,000 was transferred from BCDC into this fund and designated as matching funds for a Texas Parks and Wildlife Grant for the Southside Family Park.

After reviewing this information, should you have any questions prior to Thursday's meeting, do not hesitate to contact me directly at 979-337-7566.

**BCDC FUND SALES TAX BY MONTH
FY18 , FY19 & FY20**



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
FY18 Actual	128,994	131,176	156,977	115,719	120,098	155,353	115,984	134,377	147,886	131,651	133,990	144,647	1,616,851
FY19 Actual	140,788	128,831	160,261	131,891	135,937	150,742	151,620	150,813	158,603	145,565	136,059	148,048	1,739,159
FY20 Budget	145,168	143,344	174,642	134,540	138,137	167,201	149,503	151,349	167,157	152,698	151,654	161,045	1,836,438
FY20 Actual	141,327	134,619	170,230	132,969	120,684	153,252							853,083

Budget vs. Actual Based on Allocated Budget

Difference	(3,841)	(8,725)	(4,411)	(1,571)	(17,453)	(13,948)							(49,949)
Cummulative	(3,841)	(12,566)	(16,977)	(18,548)	(36,001)	(49,949)							

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION
COMBINED BALANCE SHEET
YEAR TO DATE ACTUAL PERFORMANCE
FOR THE QUARTERS ENDING MARCH 31, 2019 AND 2020**

	YTD Actual <u>3/31/2019</u>		YTD Actual <u>3/31/2020</u>		Percent <u>Incr (Decr)</u>
<u>Assets</u>					
Cash and Equivalents	\$ 807,270		\$ 248,106		-69.27%
Certificate of Deposit-Bank of Brenham	500,000	D	500,000	D	0.00%
Misc. Accounts Receivable	1,158		-		-100.00%
Sales Tax Receivable	298,381	A	270,205	B	-9.44%
Total Assets	<u>\$ 1,606,809</u>		<u>\$ 1,018,311</u>		-36.63%
 <u>Liabilities and Fund Balance</u>					
Accrued Liabilities	\$ 106,357	C	\$ 109,581	C	3.03%
Detention Pond Payable-SWIP III	73,459	E	94,729	E	28.95%
Detention Pond Payable-BBC	36,968	F	36,968	F	0.00%
Total Liabilities	<u>216,784</u>		<u>241,278</u>		
 Fund Balance					
Beginning Fund Balance	983,449		860,546		
Excess Revenues Over Expenditures	406,576		(83,516)		
Total Fund Balance	<u>1,390,025</u>		<u>777,030</u>		-44.10%
 Total Liabilities and Fund Balance	 <u>\$ 1,606,809</u>		 <u>\$ 1,018,308</u>		 -36.63%

A - Receivable represents actual sales tax for February and estimated sales tax for March 2019.

B - Receivable represents sales tax for February and March 2020.

C - Accrued Liabilities relate to 2nd quarter payables and debt service payments.

D - In February 2016, \$500,000 of excess cash reserves were invested in a 6 month Bank of Brenham Certificate of Deposit. This CD was renewed and matures in August 2020.

E - SWIP III Detention Pond Contributions for the following businesses:

Bluebonnet Electric	73,459
Nextlink	21,270
	<u>94,729</u>

F - Brenham Business Center Detention Pond Contributions for the following business:

Precision Polymer	36,968
-------------------	--------

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
ECONOMIC DEVELOPMENT
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE QUARTERS ENDING MARCH 31, 2019 AND 2020

	YTD Actual 3/31/2019	YTD Actual 3/31/2020	Percent Incr (Decr)
<u>Revenues</u> 35% of Combined			
Sales Tax	\$ 301,054	\$ 303,646	0.86%
Lease of Land	1,158	3,417	195.08%
Interest	3,427	2,494	-27.21%
	<u>305,639</u>	<u>309,557</u>	<u>1.28%</u>
<u>Expenditures</u>			
Economic Development Operations	37,992	86,312	
Economic Dev. Marketing/Website/BRE	-	4,200	
Subtotal	<u>37,992</u>	<u>90,512</u>	-1.75%
Lawn Maintenance	2,450	4,106	67.59%
Services - Street Lights Electrical	3,509	3,395	-3.25%
Legal Fees	203	3,171	1462.07%
Note Payable to City - Principal & Interest	111,608	113,214	1.44%
Total Expenditures	<u>155,762</u>	<u>214,398</u>	<u>37.64%</u>
Revenues Over (Under) Expenditures from Operations	149,877	95,159	
<u>Other Financing Sources (Uses)</u>			
Internal Transfer from Rec.- Construction of Detention Ponds	-	420,465	A
Detention Pond Construction-BBC	-	(10,192)	
Detention Pond Construction-SWIP III	-	(104,726)	
Repayments to Recreation	-	(42,047)	B
Total Other Financing Sources (Uses)	<u>-</u>	<u>263,500</u>	
Total Surplus (Deficit)	<u>149,877</u>	<u>358,659</u>	
Beginning Fund Balance	(26,031)	114,369	
Estimated Ending Fund Balance (Deficit)	<u>\$ 123,846</u>	<u>\$ 473,028</u>	

A - Internal Transfer (Loan) from Recreation side for the construction of detention ponds.

B - Year 1 of 10 - Repayment of Internal Transfer (Loan) from Recreation.

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
RECREATION
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE QUARTERS ENDING MARCH 31, 2019 AND 2020

	<u>YTD Actual</u> 3/31/2019	<u>YTD Actual</u> 3/31/2020	<u>Percent</u> <u>Incr (Decr)</u>
<u>Revenues</u> <i>65% of Combined</i>			
Sales Tax	\$ 559,099	\$ 549,437	-1.73%
Interest	6,367	4,634	-27.23%
	<u>565,466</u>	<u>554,070</u>	<u>-2.02%</u>
<u>Expenditures</u>			
Aquatic Center Tower Structure Repair	15,000	-	
Aquatic Center Sand Filters	8,659	-	
Aquatic Center Aflex Inflatables	24,106	-	
Aquatic Center Resurface Leisure Pool Deck	-	73,885	
Aquatic Center Replace Pumps	-	14,380	
Aquatic Center Replace Lounge Chairs & Umbrellas	-	60,805	
Aquatic Center Bogo Mats	-	9,980	
Rock Party Room Repairs	19,126	-	
Hohlt Playground Equipment	68,321	-	
Downtown Christmas Stroll Attraction	10,000	5,000	
Henderson Park Improvements	-	350,000	
Pickleball Court Improvements	26,782	21,215	
Fireman's Park Bleacher Painting/Repairs	24,975	-	
Fireman's Park Playground Equipment	89,385	-	
Fireman's Park Nightlight Replacement	3,800	-	
Bottle Filling Stations	18,613	-	
Turf Mound - Schulte Field	-	10,664	
Hohlt Park Bleachers	-	47,598	
Hohlt Park Scoreboards	-	24,300	
Total Expenditures	<u>308,767</u>	<u>617,827</u>	
Revenues Over (Under) Expenditures from Operations	256,699	(63,757)	
<u>Other Financing Sources (Uses)</u>			
Internal Transfer from Rec.- Construction of Detention Ponds	-	(420,465) A	
Repayments to Recreation	-	42,047 B	
Total Other Financing Sources (Uses)	<u>-</u>	<u>(378,418)</u>	
Total Surplus (Deficit)	<u>256,699</u>	<u>(442,175)</u>	
Beginning Fund Balance	1,009,480	746,177	
Estimated Ending Fund Balance	<u>\$ 1,266,179</u>	<u>\$ 304,002</u>	

A - Internal Transfer (Loan) to Economic Development side for the construction of detention ponds.

B - Year 1 of 10 - Repayment of Internal Transfer (Loan).

BREHAM COMMUNITY DEVELOPMENT CORPORATION
CAPITAL PROJECTS FUND
AS OF MARCH 31, 2020

	Budget	Actual to Date
<u>Funds Available</u>		
FY14 Transfer from BCDC - Brenham Family Park Infrastructure Costs	657,000	657,000
FY14 Transfer from BCDC - Brenham Family Park Title Policy Costs	6,877	6,877
FY15 Contribution from Developer - Road Construction	735,044	735,044
FY17 Transfer from BCDC - Brenham Family Park Master Plan	46,442	46,442
FY19 Transfer from BCDC - Brenham Family Park Grant Match	500,000	500,000
Interest Income	14,676	14,676
Total Funds Available	1,960,039	1,960,039
<u>Use of Funds</u>		
Brenham Family Park		
Land - Title Policy (FY14)	6,877	6,877
Road construction to cul de sac - 25% City / 75% Kruse (FY15)	967,743	967,743
City Reimb of J&C road construction invoices paid by Developer (FY15)	17,601	17,601
Gessner Engineering - soil testing - 25% City / 75% Kruse (FY15)	12,315	12,315
Jones & Carter - Park Master Plan (FY17/FY18)	46,442	46,442
Creek crossing/Dam (Pond Contribution)	225,000	-
Road extension to new park	72,000	-
Water line materials - new park	82,061	-
Sewer line materials - new park	30,000	-
TPW Grant Match for Phase I(a)	500,000	-
Sub Total	1,960,039	1,050,979
Contingency	-	-
Total Uses	1,960,039	1,050,979
Fund Balance	-	909,060



MEMORANDUM

To: BCDC Board and City Manager

From: Carolyn Miller
Assistant City Manager – Chief Financial Officer

CC: Mayor Tate and City Council Members

Subject: Sales Tax Projections for FY20 and FY21 and Budget Impact

Date: May 25, 2020

We wanted to update the BCDC Board on the sales tax projections for FY20 and FY21. The City of Brenham has received actual sales tax revenue for October 2019 through March 2020. We expect to receive the April sales tax revenue around June 10th. See last page for detailed information.

FY20 Sales Tax Projections and Budget Impact

Sales tax revenue for FY20 is projected to be \$1,669,574 or 9.09% below the budget of \$1,836,438.

What impact does this have on the BCDC budget related to expenditures/commitments? This does not have a significant impact on annual expenditures for Economic Development or one-time expenditures for Economic Development or Recreation Projects. Some expenditures/projects have been deferred due to reduced revenues.

- **Economic Development (35% of projected FY20 revenue equals \$584,351)**
 - 1) Annual Budgeted Expenditures - \$473,565 (RAE \$444,791)
 - Operations – personnel, professional development
 - Business Park Maintenance – lands/grounds maintenance and utilities
 - Marketing and Business Retention and Expansion – website, advertising & promotional, tradeshow (two items which total \$4,125 deferred for FY20)
 - Sales Tax Recovery Service
 - Other – legal fees, engineers, and consultants
 - Debt Service – Notes payable to City for SWIP III and IV

- 2) Recurring Expenditure for 10 years - \$42,047
 - Interfund Loan Payable for Detention Pond Construction
- 3) One-Time ED Projects
 - Tempur-Sealy performance agreement payment - \$40,000
 - Main Street Grants – (\$25,000 deferred for FY20)
- **Recreation (65% of projected FY20 revenue equals \$1,085,223)**
 - 1) Annual Expenditures – none
 - 2) One-Time Aquatics Projects - \$231,500 budget (\$205,218 RAE)
 - HVAC Unit replacement
 - Resurface Leisure Pool
 - Replace Pumps for Pools
 - Lounge Chairs and Umbrellas
 - Bogo Mats
 - 3) One-Time Parks Projects - \$897,550 budget (\$767,264 RAE)
 - Henderson Park Phase II and III
 - Splash Pad
 - Pickle Ball Court Improvements
 - Bleachers, Scoreboard and Bullpen upgrades at Hohlt Park
 - Schulte Field Turf Mound
 - Finke Pavilion Fan
 - Jerry Wilson Playground (\$85,000 deferred for FY20)
 - Blinn Softball Field renovations (\$40,000 deferred for FY20)
 - 4) One-Time Recreation Projects - \$19,000 budget (\$13,000 RAE)
 - Update Parks Master Plan
 - Christmas Stroll
 - Movies in the Park
 - 5) One-Time Interfund Loan to ED for Detention Pond Construction - \$420,465
 - 6) Recurring Revenue for 10 years - \$42,047
 - Interfund Loan Receivable for Detention Pond Construction

FY21 Sales Tax Projections and Budget Impact

Sales tax revenue for FY21 is projected to be \$1,654,313 or 9.92% below the FY20 budget of \$1,836,438 (see last page). Again, this does not have a significant impact on the annual or one-time expenditures for Economic Development or Recreation Projects. The BCDC Board can reasonably expect to allocate around \$70,000 to \$80,000 to Economic Development projects and around \$900,000 to \$1 million to Recreation projects at the upcoming FY21 Budget funding meeting.

- **Economic Development (35% of projected FY21 revenue equals \$579,010)**
 - 1) Annual Expenditures - \$458,135 (3% increase over RAE)

- Operations – personnel, professional development
 - Business Park Maintenance – lands/grounds maintenance and utilities
 - Marketing and Business Retention and Expansion – website, advertising & promotional, tradeshow, data & demographics
 - Other – legal fees, consultants
 - Debt Service – Notes payable to City for SWIP III and IV
- 2) Recurring Expenditure for 10 years - \$42,047
- Interfund Loan Payable for Detention Pond Construction
- 3) Available for Allocation to One-Time Projects - \$70,000 to \$80,000
- **Recreation (65% of FY21 projected revenue equals \$1,075,303)**
 - 1) Available for Allocation to One-Time Projects - \$900,000 to \$1 million
 - 2) Recurring Revenue for 10 years - \$42,047
 - Interfund Loan Receivable for Detention Pond Construction

BCDC FY20 and FY21 Sales Tax Revenue Projections

Month Collected by Retailers	Month Received by City	FY20 Budgeted Revenue	FY20 Actual (Projected*) Revenue	Percent of FY20 Budget	Estimated Revenue Shortfall
October	December	\$ 145,168	\$ 141,327		
November	January	143,344	134,619		
December	February	174,642	170,230		
January	March	134,540	132,969		
February	April	138,137	120,684		
March	May	167,201	153,252		
Subtotal for 6 months		\$ 903,032	\$ 853,081	94.47%	
April	June	149,503	130,777	*	
May	July	151,349	132,392	*	
June	August	167,157	146,219	*	
July	September	152,698	133,572	*	
August	October	151,654	132,659	*	
September	November	161,045	140,874	*	
		\$ 1,836,438			
Projected FY20 Sales Tax Revenue			\$ 1,669,574	90.91%	\$ (166,864)
Projected FY21 Sales Tax Revenue			\$ 1,654,313	90.08%	\$ (182,125)



To: BCDC Board

CC: James Fischer, Carolyn Miller, Donald Reece

From: Dane Rau

Subject: Henderson Park Final Completion (Additional Funding Request)

Date: 8/14/15

BCDC

Over the last 2 yrs. Henderson Park has taken on a whole new look. We have completed Phase I (\$294,900) which consisted of ADA Improvements (sidewalks, parking, bathrooms, etc.), HVAC bathroom upgrades, ADA Parking, BBQ Pit improvements and a new playground near the pavilion. This also included engineering which was a large chunk at \$84,000. That phase is complete and we will issue final payment in the next few weeks.

Phase 2/3 (650,000) kicked off in January and Aggieland Construction has done a wonderful job with the improvements that consists of concrete flatwork, drainage improvements around the field, concession and restroom improvements on that building, new dugouts, all new fencing, low level lighting, shade structures, and field netting. Our staff has ordered the new bleachers which will be erected soon and placed on the new flatwork. We have also done new fencing on the northside of the park which separated the apartment complex and Schomburg St from the park. With all these improvements, a couple change orders, and a minor addendum to the engineering contract we find ourselves about \$55,000 short. We are lacking the funds to complete the field irrigation, infield improvements, new mound, home plate area and sodding to adjust to the new distances of the enhanced field. This work will be done in-house with our parks staff.

I have included a few pictures that show the many improvements. I have visited with Carolyn and Stacy and it was confirmed that we will need to ask BCDC to allocate additional contingency to complete this project so it is whole. We really tried our best to stay within all parameters but with this many improvements and working with two separate contractors we came up a little short. Stacy has verified that BCDC left a contingency of \$45,400 in the 2019-2020 for the recreation side. We have also held on the Jerry Wilson Playground valued at \$85,000 and the Blinn Softball Improvements valued at \$40,000.

With the contingency and the other two projects on hold I would like to ask BCDC's approval to move forward on completing Henderson Park field improvements so that this project can be whole. If BCDC members are ok with this we will move forward with the work and have this project complete by end of July. We have spoken with Mr. Betts and Mr. Mendoza who represent Parks Board and they are ok with the request but understand that this is BCDC's decision to allocate the contingency and re-appropriate funds from the other two projects.

I appreciate your time and thank you for all your support on these awesome projects. With the addition of the Splashpad I feel that we have taken Henderson to a whole new level. We are almost there!



