

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

July 12, 2021

A regular meeting of the Brenham Community Development Corporation was held on Thursday, July 12, 2021 at City Hall, Council Chambers, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were John Hasskarl, Ken Miller, Jim Kolkhorst and Gary Crocker.

Board members absent were Charles Moser, Darrell Blum and Bill Betts.

City of Brenham staff members present were James Fisher, Carolyn Miller, Donald Reese, Jeana Bellinger, Susan Cates and Monique Breaux.

Due to Chairman Moser and Vice Chairman Blum being absent at 7:30 a.m., Board member John Hasskarl was nominated by the Board to act as presiding officer until Vice Chairman Blum could arrive at the meeting.

- 1. Presiding Officer John Hasskarl called the meeting to order**
- 2. Invocation and Pledges to the U.S. and Texas Flags**

### WORK SESSION

#### **3. Discussion and Update on the Residential Needs Assessment**

Director of Economic Development Susan Cates presented this item. Cates advised that the Residential Needs Assessment is underway. The City's consultant, Steven Spillette with Community Development Strategies (CDS) has held several meetings in our community already with the following persons/organizations:

- Wende Ragonis Anderson, Washington County Chamber of Commerce
- Stephanie Doland, City of Brenham Development Services
- Jennifer Eckermann and Kathrine Briscoe, Main Street Brenham
- Dane Rau and Crystal Locke, City of Brenham Parks & Recreation, Public Works
- Candice Bullock and Ross McCall, Washington County
- Tylor Chaplin, Brenham ISD
- Members of the South-Central Board of Realtors (SCBOR)
- John Turner, Blinn College

Cates advised the Board that Spillette was also able to attend the June EDF Board Meeting to brief business leaders about the study and let them know that he would be setting up interviews in the coming weeks. The next phase of meetings (in-person, virtual, or by phone) will be with the top area employers.

Cates advised that a survey intended for completion by employees throughout the community is nearing final approval and will be deployed starting next week. In addition to having the survey shared by the employers following the consultant's meeting with each of them, the survey will also be available online and pushed out by our media partners and social media. The media push began with a Press Release dated June 30, 2021.

Cates explained that data collection should be completed by the end of July allowing for the month of August for the consultant to tabulate the data and write the report. Cates advised that she anticipates the completed Residential Needs Assessment being ready for staff review by early September.

**REGULAR SESSION**

**4. Discuss and Possibly Act Upon the Minutes from the April 15, 2021, May 13, 2021, and June 9, 2021 Special Meetings and the June 17, 2021 Regular Meeting**

A motion was made by Jim Kolkhorst and seconded by Ken Miller to approve the minutes from the April 15, 2021, May 13, 2021, and June 9, 2021 Special Meetings and the June 17, 2021 Regular Meeting.

Presiding Officer Hasskarl called for a vote. The motion passed with the Board voting as follows:

<b>Chairman Charles Moser</b>	<b>Absent</b>
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
<b>Board Member Bill Betts</b>	<b>Absent</b>
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

The Board convened into Executive Session at 7:39 a.m.

**EXECUTIVE SESSION**

**5. Texas Government Code Section 551.072 Deliberation Regarding Real Property – Discussion and Deliberation Regarding Possible Sale of Real Property to Project Black Stamp a Business Prospect Seeking to Locate, Stay or Expand into the City of Brenham**

**6. Texas Government Code Section 551.072 Deliberation Regarding Real Property – Discussion and Deliberation Regarding Possible Sale of Real Property to Project Energy Poles a Business Prospect Seeking to Locate, Stay or Expand into the City of Brenham**

Executive Session adjourned at 8:21 a.m.

**RE-OPEN REGULAR SESSION**

**7. Discuss and Possibly Act Upon a Real Estate Contract Between the Brenham Community Development Corporation (BCDC) and Project Energy Poles a Business Prospect Seeking to Locate, Stay or Expand into the City of Brenham and Authorize the President to Negotiate and Execute Any Necessary Documentation**

A motion was made by Ken Miller and seconded by John Hasskarl to approve a Real Estate Contract between the Brenham Community Development Corporation (BCDC) and Project Energy Poles, as discussed in Executive Session, and authorize the President, or his designee, to negotiate and execute any necessary documentation.

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

<b>Chairman Charles Moser</b>	<b>Absent</b>
Vice Chairman Darrell Blum	Yes
<b>Board Member Bill Betts</b>	<b>Absent</b>
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**8. Board and Staff Updates**

➤ **Joint Economic Development Committee**

Susan Cates advised that the Joint Economic Development Committee met and evaluated a request for Tax Phase-In from QuestSpecialty.

➤ **Economic Development**

- **Industrial-Rig Lights, Inc.**
- **Brenham Kitchens**

Susan Cates advised that she is working with representatives from both Industrial Rig-Lights and Brenham Kitchens to finalize the real estate contracts and will be getting them to the City Attorney for review soon.

➤ **Parks & Recreation**

No update given.

➤ **Administration**

President James Fisher advised that the next meeting is scheduled for September 16<sup>th</sup>

The meeting was adjourned.



Darrell Blum  
Vice Chairman



**ATTEST:**



Jeanne Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary