



NOTICE OF A MEETING
Brenham Community Development Corporation
Thursday, November 18, 2021 @ 7:30 a.m.
City Hall - 2nd Floor Conference Room
200 W. Vulcan St.
Brenham, Texas

1. Call Meeting to Order
2. Invocation and Pledges to the U.S. and Texas Flags

REGULAR SESSION

3. Discuss and Possibly Act Upon the Minutes from the July 12, 2021 and the September 16, 2021 Regular Meetings
4. Discuss and Possibly Act Upon FY2020-21 Fourth Quarter Financial Report

EXECUTIVE SESSION

5. Texas Government Code Section 551.087 Economic Development Negotiations - Deliberation Regarding Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Spot, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas
6. Texas Government Code Section 551.087 Economic Development Negotiations - Deliberation Regarding Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Stamp, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas

RE-OPEN REGULAR SESSION

7. Board and Staff Updates
 - Economic Development
 - Parks and Recreation
 - Administration
 - 2022 Meeting Dates
 - 2022 Board Appointments

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, November 18, 2021 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Saturday, November 13, 2021 at 1:00 p.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

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:

Chairman Charles Moser	Absent
Vice Chairman Darrell Blum	Absent
Board Member Bill Betts	Absent
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:

Chairman Charles Moser	Absent
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Absent
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 16th

The meeting was adjourned.

Darrell Blum
Vice Chairman

ATTEST:

Jean Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

September 16, 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 Charles Moser, Darrell Blum, Bill Betts, John Hasskarl, Ken Miller and Gary Crocker.

Board members absent were Jim Kolkhorst.

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

Others present were Mayor Milton Tate and Councilmember Atwood Kenjura.

1. Chairman Charles Moser called the meeting to order

2. Invocation and Pledges to the U.S. and Texas Flags

WORK SESSION

3. Discussion and Presentation on Downtown Brenham Retail Incubator, Yellow Truck Market

Economic Development Director Susan Cates presented the Board with information about the Downtown Retail Incubator, Yellow Truck Market. Cates explained that Retail Incubators (Incubator) are a proven economic development tool, utilized to support small business growth through education, training, mentoring, and financial support. The goal is to provide entrepreneurs who know their product the opportunity to learn how best to bring that product to market while the Incubator mitigates some of the risk for the entrepreneur.

Cates stated that Downtown Brenham's Incubator - YellowTruck Market (YTM) is designed to support six to seven incubator participants at a time. We are targeting entrepreneurs that are makers/creators of the products they sell, or entrepreneurs who have a product to sell that is unique and "fills a gap" in the existing downtown marketplace.

The retail space in the Incubator is the “laboratory” that provides the entrepreneur the opportunity to try new products or merchandising concepts, learn to manage the details of operating a retail business, and find out if retail is really a fit for them. The Incubator also provides a “classroom” where all participants are required to:

- Attend mandatory training at least one class per month. These classes include: Quickbooks, merchandising, business plan writing, inventory management, human resources management, business taxes, banking and finance, etc.
- Work a minimum of 12 hours per week in the retail space/lab
- Hit established benchmarks, for example at the one-year mark they must have a completed business plan
- Pay their monthly pro-rated rent

Cates stated that it is hoped that Brenham’s downtown Incubator will:

- Grow businesses to fill the pipeline of unique retail offerings in our Downtown area. As Brenham grows, we want to make sure that there is a vibrant pool of new retail businesses to fill existing and expanding downtown retail locations. There are also some market gaps in our downtown area that we would like to encourage specific types of retailers to fill.
- Gather data to support expanded retail hours. As Brenham’s tourism attraction is growing, visitors would like to shop outside 10-5 Monday-Saturday. The Incubator will be open Monday-Thursday 10-6, Friday-Saturday 10-8, and Sunday 11-3. We will gather and analyze sales data from the expanded hours to provide solid data to existing downtown retailers about the opportunity of expanded hours.
- Develop a framework that is transferable to other industries. We chose to pursue a retail incubator because we had a private sector partner that was willing to go down this path with us. Our hope is to expand this concept to manufacturing/technology and launch other entrepreneur incubators in our community. Growing a community’s economic base by supporting local entrepreneurs is an effective economic development tool because these entrepreneurs are already committed to the community and support other local businesses, schools, and charitable organizations.

REGULAR SESSION

4. Discuss and Possibly Act Upon FY2020-21 Third Quarter Financial Report

Assistant City Manager – Chief Financial Officer Carolyn Miller presented this item to the Board. Miller explained the following details about the financial statements:

Sales Tax Revenue

- FY21 sales tax revenue is trending above budget. FY21 sales tax is \$140,156 ahead of budget and \$137,064 above prior year.

Financial Statements – Fund 250

- **Economic Development** operations have an operating surplus of \$165,818 as of the end of the third quarter. All operating expenditures are within budget levels and comparable to prior year.
- **Recreation** operations have ten (10) of the nineteen (19) approved parks and recreation projects completed as of the third. All other projects are on schedule to be completed in FY21. Recreation operations ended the quarter with an operating surplus of \$581,073.

BCDC Capital Projects – Fund 252

- During the third quarter of FY21, \$67,793 was spent for the engineering services at the Brenham Family Park. A fund balance of \$994,489 remains in the fund with \$51,000 allocated for the Highway 290 feeder traffic signal work and the remaining \$943,489 for Brenham Family Park capital projects.

A motion was made by John Hasskarl and seconded by Gary Croker to approve the FY2020-21 third quarter financial report as presented.

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

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

The Board convened into Executive Session at 8:09 a.m.

EXECUTIVE SESSION

5. **Texas Government Code Section 551.087 Economic Development Negotiations - Deliberation Regarding Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Spot, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas**
6. **Texas Government Code Section 551.087 Economic Development Negotiations - Deliberation Regarding Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Stamp, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas**

Executive Session adjourned at 9:00 a.m.

RE-OPEN REGULAR SESSION

7. Discuss and Possibly Act Upon Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Spot, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas

A motion was made by Darrell Blum and seconded by Ken Miller that Susan Cates, Director of Economic Development be authorized to negotiate and offer financial and other incentives to Project Black Spot, as discussed in Executive Session, said financial and other incentives being subject to the approval of James Fisher, City Manager (acting in his capacity as the President of the Brenham Community Development Corporation).

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

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

8. Discuss and Possibly Act Upon Incentives for Economic Development Purposes and the Possible Offer of a Financial or Other Incentive to Project Black Stamp, a Business Seeking to Locate, Stay or Expand in the City of Brenham, Texas

No action was taken on this item.

9. Board and Staff Updates

- **Parks and Recreation**

- Tammy Jaster, Recreation Superintendent, gave an update on the things being done at the Blue Bell Aquatic Center during Clean Sweep Week.
- Casey Redman, Parks Superintendent, gave an update on the upcoming mural painting at Jerry Wilson Park.
- Redman advised that the environmental survey at the Brenham Family Park has been completed and will be sent to Texas Parks and Wildlife; hope that funding will be released in early 2022.

The meeting was adjourned.

Charles Moser
Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

DRAFT



MEMORANDUM

To: BCDC Board and City Manager
From: Stacy Hardy, Director of Finance
Subject: BCDC 4th Quarter FY20-21 Financial Statements
Date: November 12, 2021

Attached are the fourth quarter FY20-21 financial statements for BCDC. Notable trends or transactions are discussed below.

Sales Tax Revenue

For FY21, because of the uncertainty with Covid, we did not budget an increase in sales tax revenue. Instead, sales tax revenue was forecasted to remain stable and very close to both FY19 & FY20 levels. Actual sales tax revenue for FY21 ended the year favorably at \$1,991,390, which is \$246,614 or 14.1% ahead of budget and \$235,988 or 13.4% above prior year. On average for FY21, we collected \$166,000 in sales tax each month with Recreation receiving around \$106,000 and Economic Development receiving around \$60,000.

Financial Statements – Fund 250

The ***Economic Development*** operations report shows an operating surplus of \$255,881 for FY21, increasing fund balance for this operation to \$404,008. In FY21, the County contributed \$75,000 to the City for economic development activities. For FY22 and going forward, the annual contribution from the County will be \$100,000. At the completion of the detention pond projects, a final calculation was made to calculate the property owners' pro-rata contributions towards pond construction. As a result, 4 true up calculations were made netting to an additional \$8,081 in contributions. The true up brought about 3 additional contributions and one refund of an overpayment to a property owner. Matching contributions for Main Street Incentive Grants were made to 4 businesses and totaled \$8,747. All operating expenditures were within budgeted levels and increases over prior year were due to the addition of one employee and \$23,500 on the Residential Needs Assessment.

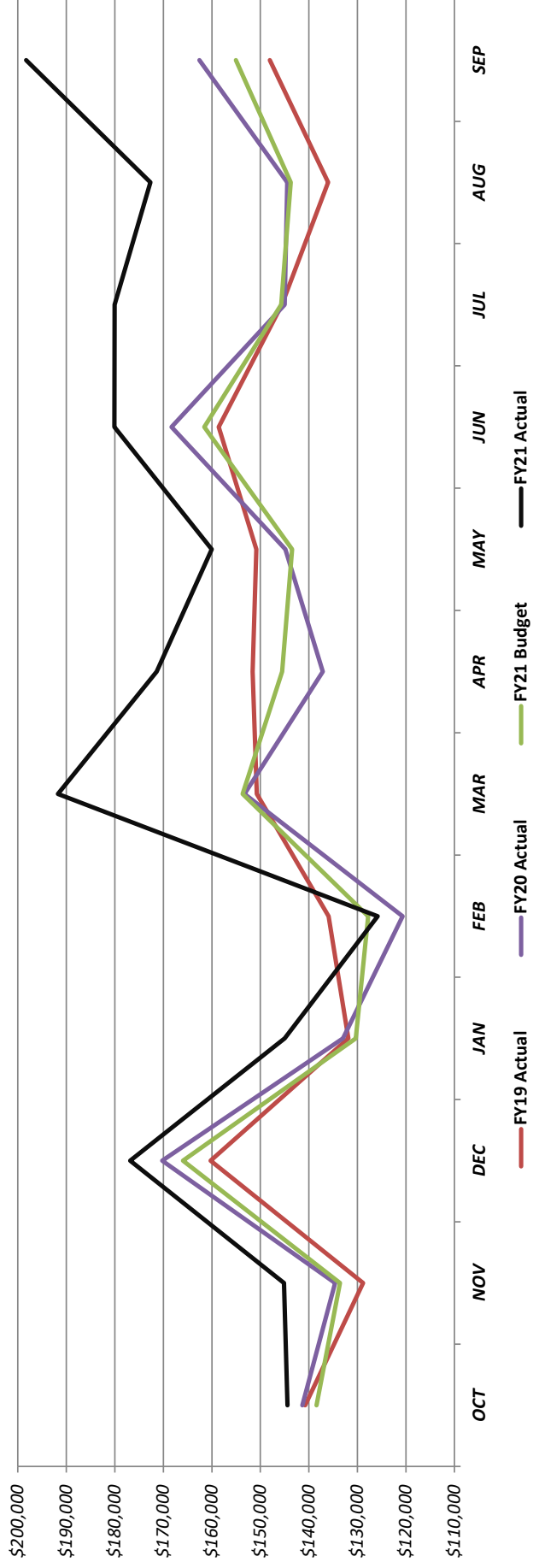
The ***Recreation*** side ended the year with an operating surplus of \$408,355 and a fund balance of \$873,846. 18 of the 19 approved parks and recreation projects for FY21 were completed. Due to the cancellation of the Downtown Christmas Parade in December 2020, BCDC's \$5,000 contribution was not needed this year. Also, engineering and architectural services for the Jackson Street Park basketball court cover were completed in FY21, but the construction phase was deferred to a future year due to higher than anticipated material costs.

BCDC Capital Projects – Fund 252

In FY21, Brenham Family Park expenses include \$113,551 for engineering services, \$10,982 for an archaeological survey, \$17,500 for an environmental assessment and \$20,000 for geotechnical engineering. A fund balance of \$884,891 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 on this financial statement.

After reviewing this information, should you have any questions prior to Thursday's meeting, do not hesitate to contact me directly at 979-337-7570.

**BCDC FUND SALES TAX BY MONTH
FY19, FY20 & FY21**



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
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 Actual	141,327	134,619	170,230	132,969	120,684	153,252	137,115	144,835	168,332	144,976	144,485	162,577	1,755,402
FY21 Budget	138,408	133,595	165,952	130,323	127,782	153,677	145,508	143,457	161,571	145,711	143,751	155,041	1,744,776
FY21 Actual	144,394	145,123	176,848	144,993	125,828	191,731	171,397	160,032	180,081	180,035	172,652	198,275	1,991,390

Budget vs. Actual Based on Allocated Budget

Difference	5,986	11,528	10,897	14,670	(1,953)	38,054	25,889	16,575	18,510	34,324	28,900	43,234	246,614
Cummulative	5,986	17,514	28,410	43,080	41,127	79,181	105,070	121,645	140,156	174,480	203,380	246,614	246,614

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
ECONOMIC DEVELOPMENT
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE QUARTERS ENDING SEPTEMBER 30, 2020 AND 2021

	YTD Actual 9/30/2020		YTD Actual 9/30/2021		Percent Incr (Decr)
<u>Revenues</u> 35% of Combined					
Sales Tax	627,440		716,962		14.27%
Washington County Eco. Dev. Contribution	-		75,000		
Lease of Land	3,417		3,417		-0.01%
Detention Pond Contributions	131,697	D	8,081	E	
Interest	3,901		862		-77.90%
	766,455		804,322		4.94%
<u>Expenditures</u>					
Economic Development Operations	178,362		245,383		37.58%
Economic Development Incentives	40,000	G	2,702	H	-93.24%
Lawn Maintenance	7,350		15,575		111.90%
Services - Street Lights Electrical	6,876		6,986		1.60%
Legal Fees	5,156		2,523		-51.07%
Notes Payable to City - Principal & Interest	226,428	F	224,478	F	-0.86%
Economic Innovation/Incentive Grants-Main Street	-		8,747	I	
Total Expenditures	464,172		506,394		9.10%
Revenues Over (Under) Expenditures from Operations	302,283		297,928		
<u>Other Financing Sources (Uses)</u>					
Internal Transfer from Rec.- Construction of Detention Ponds	420,465	A	-		
Repayments to Recreation for FY20 Internal Transfer	(42,047)	B	(42,047)	C	
Detention Pond Construction-BBC	(375,985)		-		
Detention Pond Construction-SWIP III	(270,957)		-		
Total Other Financing Sources (Uses)	(268,524)		(42,047)		
Total Surplus (Deficit)	33,759		255,881		
Beginning Fund Balance	114,368		148,126		
Estimated Ending Fund Balance	148,127		404,008		

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 for construction of detention ponds.

C - Year 2 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

D - Detention Pond contributions from Bluebonnet Electric (\$73,459.49), Nextlink (\$21,270) and PPE (\$36,967.50)

E - Detention Pond contribution true-ups from Kountry Boys (\$11,986.05), Bluebonnet Electric (\$9,332.15), Nextlink (\$2,702.09) and PPE (-\$15,938.81)

F - Notes Payable to the City consist of :

2010 Note Payable - \$1M for SWIP III (Weige tract) 122 acre land purchase; matures 9/1/2029; remaining principal balance \$554,370

2017 Note Payable - \$500,000 for SWIP IV (Gurrech tract) 44.9 acre land purchase; matures 8/15/2026; remaining principal balance \$325,000

G - At the 1/24/14 meeting, BCDC committed \$40,000 to be paid to Tempur-Sealy per the terms of Performance Agreement.

H - Detention Pond contribution true-up made on behalf of Nextlink (see related revenue in item E).

I - Matching contributions for Main Street Incentive Grants for the following businesses:

\$987.79	Round Top Enterprises (Cathy Cole)	\$3,500.00	315 S. Park, LLC
\$2,786.85	Brown Water Cigar Bar	\$664.50	30 North Gastropub

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
RECREATION
YEAR TO DATE PRO FORMA PERFORMANCE
FOR THE QUARTERS ENDING SEPTEMBER 30, 2020 AND 2021

	YTD Actual 9/30/2020	YTD Actual 9/30/2021	Percent Incr (Decr)
<u>Revenues</u> <i>65% of Combined</i>			
Sales Tax	1,127,962	1,274,428	12.99%
Interest	7,244	1,601	-77.90%
	1,135,206	1,276,029	12.41%
<u>Expenditures</u>			
Aquatic Center HVAC Replacements	46,168	-	
Aquatic Center Resurface Leisure Pool Deck	73,885	-	
Aquatic Center Replace Pumps	14,380	-	
Aquatic Center Replace Lounge Chairs	60,805	-	
Aquatic Center Bogo Mats	9,980	-	
Aquatic Center Replace Roof	-	70,380	
Aquatic Center Comp. Pool Replaster & Paint Beams	-	84,304	
Aquatic Center Leisure Pool Landing Pads	-	7,050	
Aquatic Center Accu Tab & Acid Rite System	-	18,400	
Aquatic Center Refurbish Big Yellow Slide	-	33,141	
Aquatic Center Refurbish Banana Split Slide	-	6,450	
Aquatic Center Phase II(a) Conceptual Design & Eng.	-	10,000	
Downtown Christmas Stroll Attraction	5,000	-	
Movies in the Park	4,000	4,000	
Henderson Park Improvements	408,577	-	
Henderson Park Splashpad	300,000	-	
Pickleball Court Improvements	21,215	21,111	
Finke Pavillion Fan	7,904	-	
Splashpad Phase II	-	210,857	
Jerry Wilson Park Playground Equipment	-	72,455	
Blinn Softball Field Renovations	-	25,464	
Jerry Wilson Park Improvements	-	120,000	
Fireman's Park - Replace Outfield Fence	-	30,000	
Jackson St. Park - Covered Basketball Courts	-	25,000	
Linda Anderson Park - Resurface Baseball Fields (3)	-	25,563	
Resurface Hasskarl Tennis Courts (2)	-	10,350	
Fireman's Park - Sidewalk Repairs	-	11,665	
Turf Mound - Schulte Field	10,664	-	
Hohlt Park Bleachers	47,598	-	
Hohlt Park Scoreboards	24,300	-	
Parks & Rec Open Spaces Master Plan Update	3,000	-	
Brenham Family Park Engineering-Add'l Amount	-	94,500	
Brenham Family Park Archaeological Study	-	11,530	
Brenham Family Park Environmental Assessment	-	17,500	
Total Expenditures	1,037,476	909,721	
Revenues Over (Under) Expenditures from Operations	97,731	366,308	
<u>Other Financing Sources (Uses)</u>			
Internal Transfer from Rec.- Construction of Detention Ponds	(420,465) A	-	
Repayments to Recreation for FY20 Internal Transfer	42,047 B	42,047 C	
Total Other Financing Sources (Uses)	(378,418)	42,047	
Total Surplus (Deficit)	(280,687)	408,355	
Beginning Fund Balance	746,178	465,491	
Estimated Ending Fund Balance	465,491	873,846	

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

B - Year 1 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

C - Year 2 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

BRENHAM COMMUNITY DEVELOPMENT CORPORATION
CAPITAL PROJECTS FUND
AS OF SEPTEMBER 30, 2021

<u>Funds Available</u>	Budget	Actual to Date
Brenham Family Park		
FY14 Transfer from BCDC - Brenham Family Park Infrastructure Costs	657,000.00	657,000
FY14 Transfer from BCDC - Brenham Family Park Title Policy Costs	6,877.00	6,877
FY15 Contribution from Developer - Road Construction	735,044.00	735,044
FY17 Transfer from BCDC - Brenham Family Park Master Plan	46,442.00	46,442
FY19 Transfer from BCDC - Brenham Family Park Grant Match	500,000.00	500,000
FY21 Transfer from BCDC - Archaeological Study & Add'l Engineering	106,030.00	106,030
FY21 Transfer from BCDC - Environmental Assessment	17,500.00	17,500
Sub Total - Brenham Family Park	2,068,893.00	2,068,893
 Interest Income	 29,209.67	 29,210
 Total Funds Available	 2,098,102.67	 2,098,103
 <u>Use of Funds</u>		
Brenham Family Park		
FY14 Land - Title Policy	6,877.00	6,877
FY15 Road construction to cul de sac - 25% City / 75% Kruse	967,743.44	967,743
FY15 City Reimb of J&C road construction invoices paid by Developer	17,601.25	17,601
FY15 Gessner Engineering - soil testing - 25% City / 75% Kruse	12,315.00	12,315
FY17/FY18 Jones & Carter - Park Master Plan	46,442.00	46,442
FY21 Archaeological Survey	11,530.00	10,982
FY21 Jones & Carter - Phase 1(a) Eng. PO# 21-13008 - grant match portion	158,000.00	113,551
FY21 Jones & Carter - Phase 1(a) Engineering PO# 21-13008	94,500.00	-
FY21 Environmental Assessment - Wild Associates	17,500.00	17,500
FY21 Geotechnical Engineering - Terracon Consultants	20,200.00	20,200
Creek crossing/Dam (Pond Contribution)	225,000.00	-
Road extension to new park	72,000.00	-
Water line materials	76,393.98	-
Sewer line materials	30,000.00	-
Construction expenses related to TPW Grant Match for Phase I(a)	342,000.00	-
Sub Total	2,098,102.67	1,213,212
 Total Uses	 2,098,102.67	 1,213,212
 Fund Balance	 -	 884,891



To: BCDC Board Members
From: Jeana Bellinger
Subject: Meeting Dates for 2022
Date: November 18, 2019

The BCDC Board meets quarterly, on the 2nd Thursday of the first month of each quarter at 7:30 a.m. Please add the following BCDC regular meeting dates to your calendar for 2022:

- January 20, 2022
- April 21, 2022
- *June, 2022 (FY2022-23 Funding Meeting – date to be determined)*
- August 18, 2022
- November 17, 2022