

**MINUTES**

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**

**September 8, 2022**

A regular meeting of the Brenham Community Development Corporation was held on Thursday, September 8, 2022 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Darrell Blum, John Hasskarl, Bill Betts, Ken Miller, Jim Kolkhorst, and Gary Crocker.

Board members absent: Charles Moser

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Susan Cates, and Stephanie Doland.

Others present were Mayor Milton Tate.

- 1. Vice Chairman Darrell Blum called the meeting to order**
- 2. Invocation and Pledges to the U. S. and Texas Flags – City Manager Carolyn Miller**
- 3. Discuss and Possibly Act Upon Minutes from the August 18, 2022 Regular Meeting**

A motion was made by John Hasskarl and seconded by Jim Kolkhorst to approve the minutes from the August 18, 2022 Regular Meeting.

Vice Chairman Blum 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
Board Member Bill Betts	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 a Performance Agreement Between the Brenham Community Development Corporation and Brenham CFA Series, LLC Related to an Economic Development Grant and Authorize the President to Execute Any Necessary Documentation**

Economic Development Director Susan Cates presented this item. Cates explained that this item is related to a Performance Agreement between Brenham CFA Series LLC and BCDC for the development of a Chick fil A restaurant located on US290 between Cantey Street and Chappell Hill Street on the westbound service road in the Market Square Development.

Cates stated that the Economic Development Joint Sub-committee met on September 8, 2021 and discussed a total incentive to bring this project to Brenham of a community investment totaling \$250,000.00 upon completion of the facility and receipt of the Certificate of Occupancy by the developer. Cates advised the Board that both the City and County will recognize the tax benefits from this project; therefore, the Economic Development Joint Sub-committee recommended that the \$250,000.00 incentive be shared between the City and County with the City funding \$200,000.00 (\$150,000.00 by BCDC and \$50,000.00 by City general fund) and the County funding \$50,000.00.

Cates explained that the Agreement requires that the project receive Certificate of Occupancy by December 31, 2023 and that the investment of Brenham CFA will be a minimum of \$2.5 million exclusive of land acquisition. The estimate sales tax revenue to City and County will be \$137,685.00 annually which means that when only considering the sales tax revenue the community will reach the return on our investment in less than two years.

A motion was made by Bill Betts and seconded by Ken Miller to approve a Performance Agreement between the Brenham Community Development Corporation and Brenham CFA Series, LLC related to an economic development grant, in the amount of \$150,000.00 and authorize the President to execute any necessary documentation.

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

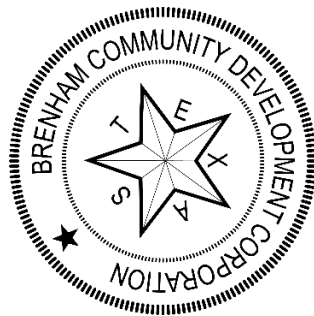
## 6. Board and Staff Updates

- **Economic Development – Director Susan Cates**
  - Update on utility impact fees and how they work.
  - Update on new manufacturing company in the county.
- **Parks and Recreation –Director Dane Rau**
  - No update given.
- **Administration – City Manager Carolyn Miller**
  - First meeting of the 25-member Housing Task Force was held in August.
  - First incentive payment for Baker Katz Retail Development has been made.
  - TML’s Economic Development Conference will be held in Bastrop on November 17-18. Ken Miller is the only board member attending.
  - Water plant expansion study is being prepared now and will be taken to the City Council in February 2023.
- **Administration – City Secretary Jeana Bellinger**
  - Board reappointment forms are due for members Betts, Crocker and Kolkhorst.
  - Next BCDC meeting is scheduled for October 13<sup>th</sup>.

The meeting was adjourned.

*Darrell Blum*

Vice Chairman



**ATTEST:**

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary