

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

July 7, 2022

A special meeting of the Brenham Community Development Corporation was held on Thursday, July 7, 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, Charles Moser and Gary Crocker.

Board members absent was Jim Kolkhorst.

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Susan Cates, Stacy Hardy, Jennifer Hill and Monique Breaux.

Others present were Mayor Pro Tem Kolby

1. Chairman Charles Moser called the meeting to order

WORK SESSION

2. Discussion Related to 2022 Meeting Schedule

City Secretary Jeana Bellinger presented this item. Bellinger explained that the BCDC Board usually meets quarterly; however due to all the recent economic development projects, and compressed timelines, staff has had to schedule Special BCDC meetings to address various real estate, development and/or incentive requests.

Bellinger stated that scheduling special meetings can be difficult at times; therefore, she recommends that the Board meet monthly until the end of the calendar year. The meetings would remain on Thursday's at 7:30 a.m. in the following days: August 18, September 8, October 13, November 10, and December 8. After further discussion, the Board agreed to the monthly meeting schedule as recommended by staff.

REGULAR SESSION

3. Discuss and Possibly Act Upon a Resolution Approving a Variance to Section VIII, Annexation of Additional Property, of the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three, and Authorize the President to Execute Any Necessary Documentation

Economic Development Director Susan Cates presented this item. Cates explained that a +/- 44-acre tract, commonly referred to as the Gurrech Tract, was acquired by the BCDC in 2017. Cates stated that as she prepared the option agreement with Project Color Guard for a portion of this tract, she realized that BCDC had not officially adopted the same Covenants, Conditions and Restrictions (CCR) that cover the other tracts in Southwest Industrial Park (SWIP) for this +/- 44-acre tract. Cates stated that she reached out to City Attorney Cary Bovey and they determined that the most efficient way to cover the Gurrech Tract with the same CCRs would be to annex the tract into the existing CCR for SWIP, Section Three.

Cates advised the Board that in order to accomplish the annexation of the Gurrech Tract, there were two steps the Board must take:

1. Approve a variance to Section VIII of the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three that will allow tracts over 30 acres to be annexed (the Gurrech Tract is 44 acres). This step is Item 3 on the agenda.
2. Annex the Gurrech Tract into the CCR for SWIP Section Three. This action will result in codifying the intended uses of the property and having only one Property Owners Association for all of SWIP providing cohesive long-term management. This step is Item 4 on the agenda.

A motion was made by John Hasskarl and seconded by Bill Betts to approve a Resolution approving a variance to Section VIII, Annexation of Additional Property, of the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three, and authorize the President to execute any necessary documentation.

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

4. Discuss and Possibly Act Upon a Resolution Approving a Variance of Additional Property to the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three, and Authorize the President to Execute Any Necessary Documentation

A motion was made by Darrell Blum and seconded by Gary Crocker to approve a Resolution approving a variance of additional property to the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three, and authorize the President to execute any necessary documentation

Chairman 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 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 7:42 a.m.

EXECUTIVE SESSION

- 5. Texas Government Code Section 551.072 – Real Property: Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property, in the Brenham Business Center, in the City of Brenham, Texas**
- 6. Texas Government Code Section 551.072 – Real Property: Deliberation Regarding the Possible Lease of Approximately 28.7 Acres of Land Located in Southwest Industrial Park, Section III, in the City of Brenham, Texas**

Executive Session adjourned at 8:02 a.m.

RE-OPEN REGULAR SESSION

- 7. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property, in the Brenham Business Center, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**

A motion was made by Gary Crocker and seconded by John Hasskarl to approve the possible sale, exchange, transfer and/or acquisition of real property, in the Brenham Business Center, in the City of Brenham, Texas as discussed in Executive Session and authorize the President to execute any necessary documentation.

Chairman 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 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 a Lease Agreement with Irby Construction Company for the Lease of Approximately 28.7 Acres of Land Located in the Southwest Industrial Park, Section III, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation

A motion was made by Darrell Blum and seconded by Ken Miller to approve a lease agreement with Irby Construction Company for the lease of approximately 28.7 acres of land located in the Southwest Industrial Park, Section III, in the City of Brenham, Texas, as discussed in Executive Session, and authorize the President to execute any necessary documentation.

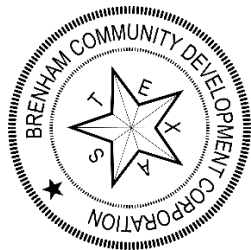
Chairman Moser called for a vote. The motion passed with the Board voting as follows:

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

The meeting was adjourned.

Charles Moser

Chairman



ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary