

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

January 20, 2022

A regular meeting of the Brenham Community Development Corporation was held on Thursday, January 20, 2022 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

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

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Susan Cates, Dane Rau, Stacy Hardy, Stephanie Doland, Roger Williams, Shawn Bolenbarr, Casey Redman, Tammy Jaster and Monique Breaux.

Others present were Mayor Milton Tate.

- 1. Chairman Charles Moser called the meeting to order**
- 2. Invocation and Pledges to the U.S. and Texas Flags**

WORK SESSION

- 3. Presentation and Discussion on the Residential Needs Assessment Prepared by Community Development Strategies**

Economic Development Director Susan Cates presented the Residential Needs Assessment (ResIntel Housing Study) prepared by Community Development Strategies to the Board. Cates advised the Board of the following information from the study:

- The City of Brenham's Comprehensive Plan (Historic Past, Bold Future Plan 2040) listed six strategic priorities with all six touching, somehow, on residential development. Specifically, priority Number 3 being "Housing Costs and Options Inside the City".
- Plan 2040 Five Guiding Principles, specifically Principles 2 and 5
- Land Use & Development – Strategic Action Priorities
- BCDC's Role
- Community Development Strategies
- Purpose of the Study
- Demographics
- Employment
 - Impact
- Housing Trends
 - Multifamily

- Impact
- Need
- Affordable Rental
 - Single-Family
 - Impact
 - Need
- Recommendations

REGULAR SESSION

4. Discuss and Possibly Act Upon the Election of a Chairperson for a Term of Two Years, Expiring on December 31, 2023

A motion was made by John Hasskarl and seconded by Darrell Blum that Charles Moser be elected the Chairperson for a term of two years, expiring on December 31, 2023.

Vice Chairman Blum 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	Yes
Board Member Ken Miller	Yes

5. Discuss and Possibly Act Upon the Approval of the Minutes from the November 18, 2021 Regular Meeting

A motion was made by Bill Betts and seconded by Gary Crocker to approve the minutes from the November 18, 2021 regular meeting.

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	Yes
Board Member Ken Miller	Yes

6. Discuss and Possibly Act Upon FY2021-22 First Quarter Financial Statements

Director of Finance – Stacy Hardy presented this item to the Board. Hardy explained the following details about the financial statements:

Sales Tax Revenue

- October collections were \$14,126 above budget while November collections were even stronger at \$42,967 above budget.

Financial Statements – Fund 250

- ***Economic Development:*** Currently have an operating surplus of \$29,812 for the first quarter of FY22. All operating expenditures are within budget.
- ***Recreation:*** Ended the first quarter with an operating surplus of \$380,638. None of the sixteen approved projects were completed at the end of the first quarter.

BCDC Capital Projects – Fund 252

- A fund balance of \$876,802 remains for the Brenham Family Park project expenditures. As of the end of the first quarter, the Texas Parks and Wildlife Grant of \$750,000 had not been received.

A motion was made by Darrell Blum and seconded by John Hasskarl to approve the FY2021-22 first 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	Yes
Board Member Ken Miller	Yes

7. Discuss and Possibly Act Upon the Reallocation of FY2021-22 Budgeted Funds for Various Park and Recreation Projects and Authorize the President to Execute Any Necessary Documentation

Parks Superintendent Casey Redman presented this item. Redman explained that during the 2021-22 funding meeting the Board approved 16 projects related to Park and Recreation Improvements. These projects totaled \$887,000.

Redman explained that staff would like to make two minor changes to the approved projects and asked that the BCDC Board consider the re-allocation of funds for the two changes:

- Reallocating \$15,000 that was dedicated for the resurfacing of Boehm Field and Matthies Field to the resurfacing of Korth and Fink Fields.
- Reallocate a portion of the \$53,045 for a replacement shade cover and an additional shade structure for the purchase of 11 underwater lights in the leisure pool in the amount of \$30,319.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve the reallocation of FY2021-22 budgeted funds for various park and recreation projects and authorize the President to execute any necessary documentation.

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	Yes
Board Member Ken Miller	Yes

The Board convened into Executive Session at 8:17 a.m.

EXECUTIVE SESSION

- 8. Texas Government Code Section 551.072 - Real Property: Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property in the City of Brenham**
- 9. Texas Government Code Section 551.087 - Economic Development Negotiations: Deliberation Regarding the Possible Offer of a Financial or Other Incentive to a Business Prospect That the BCDC Seeks to Have Locate in the City of Brenham and With Which the BCDC is Conducting Economic Development Negotiations**
- 10. Texas Government Code Section 551.072 Deliberation Regarding Real Property – Discussion and Deliberation Regarding Possible Sale of Real Property to The Wellcome Group**

- 11. Texas Government Code Section 551.087 - Economic Development Negotiations: Update and Deliberation Regarding the Possible Offer of a Financial or Other Incentives to:**
- (a) Project Black Stamp**
 - (b) Project Black Spot**
- Business Prospects That the BCDC Seeks to Have Locate In the City of Brenham and With Which the BCDC is Conducting Economic Development Negotiations**
- 12. Texas Government Code Section 551.072 – Real Property: Update and Deliberation Regarding Possible Sale of Real Property to:**
- (a) Industrial-Rig Lights, Inc.**
 - (b) Brenham Kitchens**
 - (c) D&J Power, Inc.**

Executive Session adjourned at 8:49 a.m.

RE-OPEN REGULAR SESSION

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

A motion was made by Jim Kolkhorst and seconded by Darrell Blum, that Carolyn Miller, City Manager (acting in her capacity as the President of the Brenham Community Development Corporation) be authorized to move forward with the tasks, as discussed in Executive Session, for the possible sale, exchange, transfer and/or acquisition of real property in the City of Brenham and authorize her to execute any necessary documentation.

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	Yes
Board Member Ken Miller	Yes

14. Discuss and Possibly Act Upon the Possible Offer of a Financial or Other Incentive to a Business Prospect That is Seeking to Locate, Stay or Expand in the City of Brenham, Texas and Authorize the President to Execute Any Necessary Documentation

A motion was made by Ken Miller and seconded by Gary Crocker that that Susan Cates, Director of Economic Development, be authorized to negotiate and offer financial and/or other economic development incentives to a business prospect seeking to locate, stay or expand in the City of Brenham, as discussed in Executive Session, with said financial and/or any other incentives being subject to the approval of Carolyn Miller, City Manager (acting in her 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	Yes
Board Member Ken Miller	Yes

15. Discuss and Possibly Act Upon a Real Estate Contract Between the Brenham Community Development Corporation (BCDC) and The Welcome Group Regarding the Sale/Purchase of Real Property in the Brenham Business Center, and Authorize the President to Negotiate and Execute Any Necessary Documentation

A motion was made by Bill Betts and seconded by John Hasskarl that a real estate contract between the Brenham Community Development Corporation (BCDC) and the Welcome Group be prepared, as discussed in Executive Session, and authorize Carolyn Miller, City Manager (acting in her capacity as the President of the Brenham Community Development Corporation) to negotiate and execute any necessary documentation.

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	Yes
Board Member Ken Miller	Yes

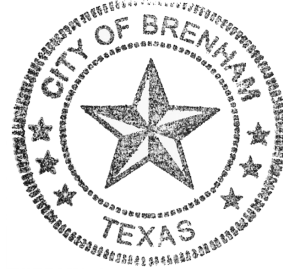
The meeting was adjourned.

Charles Moser

Chairman

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary



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