

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

September 28, 2023

A regular meeting of the Brenham Community Development Corporation was held on Thursday, September 28, 2023 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, John Hasskarl, Bill Betts, Jim Kolkhorst Gary Crocker, and Ken Miller

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Dane Rau, Teresa Rosales, Casey Redman, Kelsey Toy, Shawn Bolenbarr, and Kyle Branham

Others present: Mayor Kenjura, Councilmember LaRoche, and Kyle Merten

1. Chairman Charles Moser called the meeting to order

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

Chairman Moser announced that unless there were any objections, the Board, would go into Executive Session, in accordance with Texas Government Code, Section 551.071 – Consultation with Legal Counsel, to discuss Agenda Item No. 6. the Performance Agreement between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors. There were no objections.

The Board adjourned into Executive Session at 7:31 a.m.

EXECUTIVE SESSION

6. Discuss and Possibly Act Upon a Performance Agreement Between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors and Authorize the President to Execute Any Necessary Documentation

9. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Sale of Industrial Park Land

10. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Deer in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas

Executive Session adjourned at 8:36 a.m.

RE-OPEN REGULAR SESSION

6. Discuss and Possibly Act Upon a Performance Agreement Between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors and Authorize the President to Execute Any Necessary Documentation

A motion was made by Bill Betts and seconded by Jim Kolkhorst to approve a Performance Agreement between the Brenham Community Development Corporation (BCDC) and Academy, Ltd. d/b/a Academy Sports + Outdoors, with the Option 3 wording as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles 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

11. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Deer in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation

This item was passed – no action taken.

3. Discuss and Possibly Act Upon Minutes from the August 8, 2023 Regular Meeting

A motion was made by Darrell Blum and seconded by John Hasskarl to approve the minutes from the August 8, 2023 Regular Meeting as presented.

Chairman Charles 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

4. Discuss and Possibly Act Upon the Reallocation of FY2023-24 Budgeted Funds for the Hohlt Park Synthetic Turf Improvement Project

Public Works Director Dane presented this item. Rau explained that on August 29th the City along with CEI Engineering opened Request for Proposals (RFPs) for converting four softball infields at Hohlt Park to turf. Rau stated that a total of eight proposals were received but only four met the specifications required in the RFP.

After review and scoring of each RFP, it is staff's recommendation to award the total project (4 infields, drainage work and 4 bullpens) to TGS Sports for \$1,096,470.00; however, the total budgeted amount for this project was \$771,000, so he requested that the Board reallocate \$375,000 that was earmarked for a playscape at the Brenham Family Park to cover the additional costs of the turf fields.

A motion was made by John Hasskarl and seconded by Darrell Blum to approve the reallocation of FY2023-24 budgeted funds in the amount of \$375,000.00 from the Brenham Family Park Playscape to the Hohlt Park Synthetic Turf Improvement Project and authorize the President to execute any necessary documentation.

Chairman Charles 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

5. Discuss and Possibly Act Upon the Reallocation of FY2023-24 Budgeted Funds for the Blue Bell Aquatic Center Restroom Improvement Project

Public Works Director Dane presented this item. Rau explained that on September 26th City along with BBA Architects opened Request for Proposals (RFPs) for the restroom/locker room renovations at the Blue Bell Aquatic Center. Rau explained that the project will consist of new lockers, new flooring, new partitions, upgrades to women's vanity, shower upgrades, hand dryers, additional seating options, upgrades of plumbing fixtures and demo of the old fixtures.

Rau advised that in the 2022-23 BCDC budget, \$208,000 was allocated for this project but due to asbestos removal and the increased cost of the lockers, \$79,735 has already been spent on this project. Rau explained that he expects construction costs to exceed the remaining budget of \$128,000 so he would like the Board to reallocate an additional \$145,000 from the Brenham Family Park Playscape.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve the reallocation of FY2023-24 budgeted funds in the amount of \$145,000.00 from the Brenham Family Park Playscape to the Blue Bell Aquatic Center Restroom Improvement Project and authorize the President to execute any necessary documentation.

Chairman Charles 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

7. Discuss and Possibly Act Upon an Amendment to a Professional Services Agreement with Strand Associates, Inc. Related to Sanitary Sewer Improvements Along James Nutt Blvd. in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr explained that the amendment to the Agreement is for the preparation of easement documents needed for the project.

A motion was made by Darrell Blum and seconded by Gary Crocker to approve an amendment to a Professional Services Agreement with Strand Associates, Inc. related to sanitary sewer improvements along James Nutt Blvd. in the Brenham Business Center, in an amount not to exceed \$3,500.00, and authorize the President to execute any necessary documentation.

Chairman Charles 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

8. Discuss and Possibly Act Upon the Repurchase of Approximately 6.413 Acres, Owned by Capital Westview Partners, LLC in Accordance with the Terms Outlined in the Restrictions, Covenants, Easements and Conditions of Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

Economic & Community Development Director Teresa Rosales presented this item. Rosales explained that discussions continue with the owners of Capital Real Estate with respect to their inability to utilize the 6.4-acre tract in the Brenham Business Center

Rosales stated that since the purchase and discovery of Capital Westview’s intention to construct a building for Sunbelt Rentals, Inc., staff has been working with them to find an alternative but, unfortunately, there has not been a workable solution. Rosales stated that it is staff’s recommendation that BCDC repurchase the 6.4 acres so that Capital Westview can move forward and look for other property.

Rosales advised the Board that the property was sold to Capital Westview in December 2022 for \$320,000.

A motion was made by Gary Crocker and seconded by Ken Miller to approve the repurchase of approximately 6.413 acres, owned by Capital Westview Partners, LLC, in the amount of \$320,000.00, in accordance with the terms outlined in the Restrictions, Covenants, Easements and Conditions of Brenham Business Center and authorize the President to execute any necessary documentation.

Chairman Charles 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

12. Board and Staff Updates

- **Economic Development**
 - **Project Color Guard**
 - Moving forward with property next to Bluebonnet Electric; conducting property survey and sound study; option agreement is being drafted.
 - **Irby Construction Company**
 - The tract of land has been returned to its previous condition.
 - **Brenham Kitchens, LLC**
 - Letter regarding repurchase of the property has been sent; repurchase agreement is being drafted.
- **Parks and Recreation**
 - Brenham Family Park creek crossing is completed; 18-hole disc golf course is currently under construction.
- **Administration**
 - TML's Economic Development Conference will be on November 17th.

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary