

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

January 19, 2023

A regular meeting of the Brenham Community Development Corporation was held on Thursday, January 19, 2023 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, Jim Kolkhorst, Ken Miller, Charles Moser, and Gary Crocker

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Susan Cates, Stacy Hardy, Tammy Jaster, Casey Redman, Teresa Howell, Tim McRoberts, Kyle Branham, and Shawn Bolenbarr

Others present: Councilmember Kenjura, Jared Engelke, and Kelly Hajek

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

WORK SESSION

- 3. Discussion and Presentation on Available Tracts of Land in the Brenham Business Center**

Economic Development Director Susan Cates explained that in 2022 three tracts of land in the Brenham Business Center (BBC) were sold:

- 2.8 acres to Brenham Kitchens for business expansion.
- 6.4 acres to Welcome Group for an expansion of Precision Polymer Engineering, Inc. and possible speculative building.
- 6.4 acres to Capital Real Estate for Sunbelt Equipment Rental and possible speculative building.

Cates advised the Board that 5 acres at the corner of Handley Street and James Nutt Blvd. were reserved for the City of Brenham Fire Station No. 2; therefore, there are only two large tracts remaining in the BBC:

1. **R56333 (26.6 acres):** This tract is bisected with a dry bed creek and pond that is on the US Fish and Wildlife maps as “wetlands.” This may or may not be deemed “Waters of the US” by the US Army Corps of Engineers. If it is, the land within the creek and pond boundaries is not developable. Even if it is not, the drainage remains a challenge to development for a private business. If the creek area is not saleable land, BCDC could market the narrow portion facing James Nutt Blvd in +/- 2-acre tracts to businesses seeking to build smaller than 10,000 sf buildings. Sites of this size are in demand and may be marketed as “shovel-ready”. Cates recommended that an engineer be consulted to seek a determination by the Corp on the creek to reach a decision on the boundaries of developable land within this tract.
2. **R48138 (62.1 acres):** This tract’s acreage is reduced by a dry creek and the regional detention facility. The developable portion of the property is approximately 40 acres. This is a highly attractive parcel of property; however, in order to maximize the site’s potential, BCDC should consider making it “shovel ready” with the extension of Blue Bell Road with associated utilities. Cates advised that Strand prepared an Opinion of Probable Cost (OPC) for the extension of Blue Bell Road which was \$1,175,000.

4. Discussion and Presentation on Utility Improvements Along James Nutt Blvd.

Economic Development Director Susan Cates explained that in 2022, BCDC sold +/- 6 acres out of tract R53666 to Capital Real Estate. In December the development team for Capital Real Estate participated in a pre-development meeting with City Development Services Department in planning for their client, Sunbelt Equipment. During the development meeting, it was discovered that the Brenham Business Center (BBC) is not completely “shovel-ready” as sanitary sewer was never installed along James Nutt Blvd. Cates advised that Strand provided an OPC in the amount of \$883,000 for a lift station, force main and gravity sewer improvements.

5. Discussion and Presentation on Available Tracts of Land in the Southwest Industrial Park for Sale and Possible Road Improvements and/or Extensions

Economic Development Director Susan Cates explained that in 2022 only one tract of land was sold to Industrial Rig Lighting for business expansion; however, there are two (2) tracts currently under contract:

- Project Stones Throw (50 acres)
- Project Color Guard (10 acres)

Cates stated that there are only three remaining BCDC-owned tracts, totaling approximately 66 acres, in SWIP:

1. **R12447 (28.6 acres):** This tract is oddly shaped with significant topographical challenges. The extension of Jake Pickle Road would provide up to five smaller parcels that could allow for terracing creating more developable sites. Cates explained two options for the extension of Jake Pickle:
 - Extend Jake Pickle just over the drainage channel behind NextLink at a cost of approximately \$870,000. This option leaves the site whole should a single buyer be interested, while providing access to the back portion of property to market the option of smaller parcels. The estimated cost does not include utilities.
 - Extend Jake Pickle to Longwood at a cost of approximately \$1,979,500. This option would complete all infrastructure in SWIP and would provide the most complete “shovel-ready” option for marketing the site including all utility infrastructure and accounting for the challenging topography by allowing for the possibility of smaller parcels that can be terraced to maximize developable land.
2. **R12359 (34 acres):** When BCDC acquired this property in 2019, it was outside the City limits and does not have utilities to the property line. Public Utilities Project Manager Shawn Bolenbarr explained municipal water, sanitary sewer and gas currently terminate at the manufactured home development to the east of the tract. Bolenbarr explained utility extensions are a short distance to the property line and would cost approximately \$45,000 to bring the utilities to the property line. Cates explained that once the utilities were extended to the property line it would be the developer’s responsibility to bring the utilities to their development.
3. **R64120(3.4 acres):** This is a small triangular tract adjacent to the regional detention facility. In consultation with Public Works Director Dane Rau, it is staff’s recommendation that this parcel is not sold but reserved for future detention upgrades and/or improvements.

The Board discussed the need for a Special Meeting to move forward with the approval of many of these projects. The date of January 26th was selected.

REGULAR SESSION

6. Board and Staff Updates

- **Economic Development**
 - No updates
- **Parks & Recreation**
 - No updates
- **Administration**
 - No updates

The Board convened into Executive Session at 9:00 a.m.

EXECUTIVE SESSION

- 7. Texas Government Code Section 551-072-Real Property-Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property in Washington County, Texas**

Executive Session adjourned at 9:15 a.m.

RE-OPEN REGULAR SESSION

The meeting was adjourned.

Charles Moser

Charles Moser
Chairman

ATTEST:

Jeana Bellinger

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary