

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

August 8, 2023

A regular meeting of the Brenham Community Development Corporation was held on Tuesday, August 8, 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, Stephanie Doland, Dane Rau, Teresa Rosales, and Casey Redman

Others present: Kyle Merten, James Whatley

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

WORK SESSION

3. Discussion and Update on the FY2023-24 Budget

City Manager Carolyn Miller presented this item. Miller explained that at the July 6, 2023 BCDC meeting, the FY2023-24 Budget was discussed and approved by the Board; however, there were some outstanding issues that need to be addressed:

- 1) A memo from Cary Bovey, City Attorney, was presented clarifying that the BCDC can legally fund maintenance and operation items as per Section 505 of the Texas Local Government Code. Bovey also advised that the ballot language from the 1995 election approving the 3/8 of one percent sales tax for BCDC expressly stated that the funds could be used for maintenance and operation of City facilities.
- 2) A schedule of General Fund revenues derived from park field rentals, aquatic center revenues and intergovernmental support (Blinn College and BISD) was presented to the Board for their review.
- 3) A list of Aquatics Department expenditures for the FY2023-24 Proposed General Fund budget was presented to the Board.
- 4) A list of Parks Department expenditures for the FY2023-24 Proposed General Fund budget was presented to the Board.

4. Discussion and Update on D Bar B Sausage & Meats, LLC Business Expansion in the Southwest Industrial Park, Section III

Economic and Community Development Director Teresa Rosales presented this item. Rosales explained that City staff recently received an inquiry from a contractor who is working with D Bar B Sausage & Meats, LLC (we know them as Kountry Boys Sausage) on a potential expansion to their existing building at 1909 Longwood Drive (R46714) in order to accommodate increased production.

Rosales stated that last year a discussion was had about their other property on Industrial Blvd. but due to the current economic environment, interest rates have made construction on that site cost prohibitive for now. Rosales explained that they do have an immediate need for their tractor/trailer and box truck parking and would like to use this other tract for that purpose. After reviewing the CC&Rs and discussions with Stephanie Doland, this is an appropriate use for this tract. The Board was in favor allowing this use.

5. Discussion and Update on the Lease Agreement with Irby Construction Company for Approximately 28.7 Acres of Land in the Southwest Industrial Park, Section III

Economic and Community Development Director Teresa Rosales presented this item. Rosales advised that she recently received a 30-day notice from Irby Construction Company of their intention to terminate the lease at 2501 Longwood Drive. According to Jaxxon Grisham at Irby, they expect to vacate the property on or before August 14, 2023. Rosales stated that she also reminded Grisham of the clause to ensure that the property is brought back to pre-lease condition; he assured her that it would be.

REGULAR SESSION

6. Discuss and Possibly Act Upon Minutes from the April 20, 2023 and the June 22, 2023 Regular Meetings and the July 6, 2023 Special Meeting

A motion was made by John Hasskarl and seconded by Bill Betts to approve the minutes from the April 20, 2023 and the June 22, 2023 Regular Meetings and the July 6, 2023 Special 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

7. Discuss and Possibly Act Upon the Repurchase of Approximately 2.787 Acres, Owned by Brenham Kitchens, 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 and Community Development Director Teresa Rosales presented this item. Rosales stated that she had a conversation with Brian Smith, owner of Brenham Kitchens, with respect to his intention to construct a building on their property located in the Brenham Business Center (2.787 acres, known as Lot 4B-2). Rosales explained that due to cost estimates for construction and other economic concerns, Smith does not foresee being able to afford to build now or anytime in the foreseeable future. Rosales advised the Board that Smith would be in favor of the BCDC repurchasing the property. Rosales advised the Board that the property was sold in February 2022 for \$139,350.

A motion was made by Bill Betts and seconded by Ken Miller to approve the repurchase of approximately 2.787 acres, owned by Brenham Kitchens, LLC, in the amount of \$139,350.00, 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

The Board adjourned into Executive Session at 8:14 a.m.

EXECUTIVE SESSION

8. Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and 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 III, in the City of Brenham, Texas

9. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas**

Executive Session adjourned at 9:24 a.m.

RE-OPEN REGULAR SESSION

10. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard 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 Jim Kolkhorst and seconded by Darrell Blum authorize the President to negotiate with Project Color Guard for the possible sale, exchange, transfer and/or acquisition of property in the Southwest Industrial Park, Section III, as discussed in Executive Session.

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

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary