



**NOTICE OF A MEETING**  
**Brenham Community Development Corporation**  
**Thursday, April 25, 2024 @ 7:30 a.m.**  
**City Hall - 2<sup>nd</sup> Floor Conference Room**  
**200 W. Vulcan St.**  
**Brenham, Texas**

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1. **Call Meeting to Order**
2. **Invocation and Pledges to the U. S. and Texas Flags**
3. **Discuss and Possibly Act Upon the Minutes from the January 25, 2024 Regular Meeting and the February 29, 2024 Special Meeting**
4. **Discuss and Possibly Act Upon FY2023-24 Second Quarter Financial Statements**

**EXECUTIVE SESSION**

5. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Possible Sale, Exchange, Transfer and/or Acquisition of Industrial Park Land in Brenham, Washington County, Texas**

**RE-OPEN REGULAR SESSION**

6. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Industrial Park Land in Brenham, Washington County, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**
7. **Board and Staff Updates**
  - **Economic Development**
    - Update on CGG
    - Update on Capital Westview Partners
    - Production Reports for February and March 2024
    - Spring Newsletter
  - **Parks and Recreation**
  - **Administration**
    - FY2024-25 Budget Meeting – June 27, 2024

**Adjourn**

**CERTIFICATION**

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, April 25, 2024 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, April 19, 2024 at 10:00 a.m.*

***Jeana Bellinger***

*City Secretary/BCDC Secretary*

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
Signature

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

**January 25, 2024**

A regular meeting of the Brenham Community Development Corporation was held on Thursday, January 25, 2024 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Charles Moser, John Hasskarl, Bill Betts, Jim Kolkhorst, and Ken Miller

Board members absent: Gary Crocker (late arrival) and Darrell Blum

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Dane Rau, Teresa Rosales, Robin Hutchens and Shawn Bolenbarr

Others present: Mayor Kenjura and Councilmember LaRoche

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

#### **WORK SESSION**

- 3. Discussion on 2024 Meeting Dates**

City Secretary Jeana Bellinger presented the following meeting dates for 2024:

- April 11, 2024 – this date was changed to the 25th
- June 13, 2024
- August 8, 2024
- November 14, 2024

#### **REGULAR SESSION**

- 4. Discuss and Possibly Act Upon the Minutes from the September 28, 2023 and the November 2, 2023 Regular Meetings**

A motion was made by Ken Miller and seconded by John Hasskarl to approve the minutes from the September 28, 2023 and the November 2, 2023 regular meetings.

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

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

**5. Discuss and Possibly Act Upon the Election of a Chairperson for a Term of Two Years Ending on December 31, 2025**

A motion was made by John Hasskarl and seconded by Bill Betts to elect Charles Moser as Chairperson for a term of two years, to expire on December 31, 2025.

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

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

**6. Discuss and Possibly Act Upon FY2022-23 Fourth Quarter Financial Reports**

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

Sales Tax Revenue

- Sales tax revenue budget increased by 8% over the prior year’s budget. Actual sales tax revenue for FY23 ended the year favorably at \$2,435,808 which is \$336,910 or 16% ahead of budget and \$146,589 or 6% above the prior year.

Financial Statements – Fund 250

- Economic Development: Currently has an operating surplus of \$808,686 for FY23, increasing fund balance for this operation to \$2,032,126. During the year, BCDC sold 6.413 acres in the Brenham Business Center to Capital Westview Partners, LLC for \$336,319.00. Matching contributions for Main Street Incentive Grants were made to five businesses, totaling \$39,500. Also, in FY23, work began on the James Nutt Blvd. sewer extension in the Brenham Business Center with BCDC paying \$53,900 of engineering costs related to this project; the remaining engineering and construction costs of \$829,100 will be incurred in FY24.

- Recreation: Ended the year with a deficit of (\$285,558) due to the use of fund balance for a portion of Hohlt Park Turf Fields project. FY23 ending fund balance was \$1,019,752 for this operation. Seventeen (17) parks and recreation projects were funded in FY23. Of these projects, 13 were completed by the end of September, two projects were deferred until a future budget year (Aquatic Center Sound System and Play-for-All Equipment at Brenham Family Park), and two projects were in progress at year-end and will be completed in FY24 (Turf Fields at Hohlt Park and Aquatic Center Locker Room Improvements).

BCDC Capital Projects – Fund 252

- In FY23, Brenham Family Park expenses included \$27,635 for engineering services to Quiddity Engineering for Phase I design and \$305,542 for engineering and construction related to the main creek crossing. A fund balance of \$798,547 remains for Brenham Family Park project expenditures. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

A motion was made by John Hasskarl and seconded by Ken Miller to approve the FY2022-23 fourth quarter financial reports.

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

Chairman Charles Moser	Yes
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
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 2.221 Acres of Land, Owned by Al and Donna Kunkel (Industrial Rig Lights, Inc.), in Accordance with the Terms Outlined in the Declaration of Covenants, Conditions and Restrictions of the Southwest Industrial Park, Section Three, and Authorize the Chairman or the President to Execute Any Necessary Documentation**

Economic & Community Development Director Teresa Rosales presented this item. Rosales explained that on January 9, 2024, she touched base with Al Kunkel of Industrial Rig Lighting with the hope of getting a status of construction on the land they purchased from BCDC in July, 2022.

Rosales explained that Mr. Kunkel indicated that they have been extremely busy and hoped to have gotten further along on their construction project; however, that has not been the case. Rosales reminded him of the signed purchase agreement and Section II protective covenants of the CC&Rs regarding construction and that the 18-month period was up on January 6, 2024. Kunkel stated that he does want to keep the property and reiterated his intention to build. Rosales stated that she will follow-up with Mr. Kunkel the next few months and will keep BCDC updated as to the status. No action was taken on this item.

**8. Discuss and Possibly Act Upon the Repurchase of Approximately 6.3632 Acres of Land, Owned by Welcome Land Development, LLC, in Accordance with the Terms Outlined in the Restrictions, Covenants, Easements, and Conditions of the Brenham Business Center and Authorize the Chairman or the President to Execute Any Necessary Documentation**

Economic & Community Development Director Teresa Rosales presented this item. Rosales explained that she has been unsuccessful in obtaining a status of construction on the BCDC land purchased by Welcome Land Development, LLC on September 23, 2022.

Rosales explained that per Section 5 of the Restrictions, Covenants, Easements and Conditions of Brenham Business Center, the landowner has eighteen (18) months from the date of conveyance to construct improvements. Rosales advised the Board that she has reached out by phone and via email several times and has not had any return communication.

A motion was made by Ken Miller and seconded by John Hasskarl to exercise BCDC's repurchase rights as outlined in the Restrictions, Covenants, Easements, and Conditions of the 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
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
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

**9. Discuss and Possibly Act Upon a Proposal from Bluebonnet Electric Coop for the Extension of Electric Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr explained that the electrical extension is to serve the new Brenham Business Center lift station. Bolenbarr stated that Bluebonnet Electrical Cooperative, Inc provided a quote for \$40,000.00 for the extension of overhead electric lines and the installation of the electrical service.

A motion was made by Ken Miller and seconded by Gary Crocker to approve a payment of \$40,000.00 to Bluebonnet Electrical Cooperative for the extension of electric service to the proposed Brenham Business Center lift station 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
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
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

**10. Discuss and Possibly Act Upon an Easement Agreement Between the BCDC and the City of Brenham for the Extension of Electric Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr explained that for the electrical extension to serve the proposed Brenham Business Center lift station, Bluebonnet Electrical Cooperative, Inc is requesting a 30ft wide electrical easement. Bolenbarr stated that the easement will be abandoned in the future when development occurs, and underground electrical lines replace the proposed overhead electrical lines.

A motion was made by Ken Miller and seconded by John Hasskarl to approve an Easement Agreement, prepared by Bluebonnet Electric Cooperative, between the BCDC and the City of Brenham for the extension of electric service in the Brenham Business Center related to the sanitary sewer improvements along James Nutt Blvd. with the addition of wording prepared by the City Attorney to indicate the easement is temporary and will be abandoned 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
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
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 a Professional Services Between Strand Associates Inc and BCDC for the Extension of Wastewater Service in the Brenham Business Center Related to the Sanitary Sewer Improvements Along James Nutt Blvd. and Authorize the Chairman or the President to Execute Any Necessary Documentation**

No action was taken on this item; it will be brought back to the Board in February.

**12. Board and Staff Updates**

- **Economic Development**
  - City Attorney is working on paperwork to close the sale of property to CGG.
  - Brenham Kitchens should close this week.
  - MIC building sold to a tool manufacturing company from California.
  - Staff is working on a Request for Proposals for an Economic Development needs assessment.
- **Parks and Recreation**
  - Turf fields are moving along and should be completed in the next two weeks.
  - Updates to Jackson Street Park should begin in the Spring.
  - PBBAC rates and shortened hours will begin this week and run through Fall and Winter.
- **Administration**
  - Update on the possible implementation of Impact Fees.

The Board adjourned into Executive Session at 8:42 a.m.

**EXECUTIVE SESSION**

**13. 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 Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**

Executive Session adjourned at 9:23 a.m.

**RE-OPEN REGULAR SESSION**

**14. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the Chairman or the President to Negotiate and Execute Any Necessary Documentation**



A motion was made by Ken Miller and seconded by Gary Crocker to authorize the purchase of real property in the Southwest Industrial Park, Section IV, by Capital Westview Partners, LLC, in the amount of \$347,952.40, 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
<b>Vice Chairman Darrell Blum</b>	<b>Absent</b>
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.

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Charles Moser  
Chairman

**ATTEST:**

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

February 29, 2024

A special meeting of the Brenham Community Development Corporation was held on Thursday, February 29, 2024 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

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

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Stacy Hardy, Teresa Rosales, Tammy Jaster, Casey Redman, Kyle Branham, Robin Hutchens and Shawn Bolenbarr

Others present: Mayor Kenjura and Councilmember LaRoche

**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 Presentation Related to Capital Westview Partners, LLC's Participation in Costs Associated with the Expansion of Utility Infrastructure to Service a 44.068 Acre Tract in the Southwest Industrial Park, Section Three**

Economic and Community Development Director Teresa Rosales presented this item. Rosales stated that she began gathering information on costs associated with the expansion of utility infrastructure related to a potential land purchase by Capital Westview Partners, LLC in the Southwest Industrial Park.

Rosales stated that in order to ensure the estimate is sound, contact was made with Capital Westview Partners and requested the following items:

- 1) Site plan that shows utilities
- 2) System hydraulic calculations, sealed by a Texas Registered Professional Engineer, to show how water flow rates were computed, design assumptions and how fire flow requirements are met.
- 3) System hydraulic calculations, sealed by a Texas Registered Professional Engineer, to show how sanitary flow rates were computed, design assumptions and that TCEQ requirements are met.

Rosales advised that as of now, she has not yet received the requested information. She will update the Board on this once all the information has been received and the estimate is completed.

**4. Discussion and Presentation Related to a Request from Capital Westview Partners, LLC for Variances to the Declaration of Covenants, Conditions and Restrictions of Southwest Industrial Park, Section Three**

Economic and Community Development Director Teresa Rosales presented this item. Rosales stated that during her conversation with Capital Westview Partners related to the purchase of property in the Southwest Industrial Park they requested several variances:

- Allowance for retail sales.
- No building density requirements.
- Allow outdoor yard storage.
- No impact fee for detention requirements.
- Easements for drainage, sanitary sewer, and water on the east side of their tract.

Rosales stated that she requested they submit a formal letter to the Board requesting each of these variances.

**REGULAR SESSION**

**5. Discuss and Possibly Act Upon the Award of Bid for Project No. 65C-56C Related to the Brenham Business Center Lift Station Force Main and Gravity Sewer Improvements and Authorize the President to Execute Any Necessary Documentation**

This item was passed – no discussion or action taken.

**6. Discuss and Possibly Act Upon the Allocation of Economic Development Fund Balance Reserves for the Brenham Business Center Lift Station Force Main and Gravity Sewer Improvements and Authorize the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr stated that on January 26, 2023 the Board approved \$883,000.00 contract with Strand Engineering for engineering and design services, bidding services, construction related services, and contractor construction related services for the 2023 Brenham Business Center Sanitary Sewer Extension (Project No. 65C-56C). Bolenbarr explained that the \$883,000.00 was broken down as follows:

- Engineering design services - \$55,000.00
- Engineering bidding related services - \$12,500.00
- Engineering construction related services - \$72,500.00
- Contractor construction cost - \$743,000.00

Bolenbarr stated that construction bids were opened on January 30, 2024 and five (5) bids were received with Texas KB Utilities, LLC submitting the lowest bid of \$821,000.00. Since the construction costs came in over the approved amount of \$743,000, the Board will need to allocate an additional \$78,000.00 to the project to cover the additional cost of construction.

A motion was made by Jim Kolkhorst and seconded by Gary Crocker to allocate an additional \$78,000.00 from Economic Development fund balance reserves for Project No. 65C-56C related to the Brenham Business Center Lift Station Force Main and Gravity Sewer Improvements 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 a Utility Easement Between BCDC and the City of Brenham for the Extension of Sanitary Sewer Service in the Brenham Business Center Along James Nutt Blvd. and Authorize the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr stated that September 28, 2023 the Board approved an amendment to the Professional Services Agreement with Strand Associates for the preparation of easement documents related to the Brenham Business Center Sanitary Sewer Extension.

A motion was made by Darrell Blum and seconded by John Hasskarl to approve a utility easement between the BCDC and the City of Brenham for the extension of sanitary sewer service in the Brenham Business Center along James Nutt Blvd. 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 a Resolution Authorizing the Conveyance of Approximately 0.0551 Acres of Land from the Brenham Community Development Corporation to the City of Brenham for the Installation of a Sanitary Sewer Lift Station in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

Public Utilities Project Manager Shawn Bolenbarr presented this item. Bolenbarr stated during the Brenham Business Center Sanitary Sewer Extension easement design, it was determined that it would be more appropriate to have the lift station site, 0.0551-acres of land, deeded to the City rather than placing it in a utility easement. Bolenbarr explained that by deeding this 0.0551 acres of land to the City it will ensure that no other utility provider can install utilities through the lift station site.

A motion was made by Gary Crocker and seconded by John Hasskarl to approve a Resolution authorizing the conveyance of approximately 0.0551 acres of land from the Brenham Community Development Corporation to the City of Brenham for the installation of a sanitary sewer lift station in the 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

**9. Board and Staff Updates**

- **Economic Development**
  - Verified the timeline for repurchasing land not improved in the Industrial Parks is 6 months
  - Closing on repurchase of Capital Westview Partners land in the BBC will be on March 29<sup>th</sup>
  - Corrosion Resistant Alloys (CRA) will be hiring 140+ employees over the next several months
- **Parks and Recreation**
  - New BBAC rates went into effect on January 1
  - BBAC locker room renovations have started
  - Turf fields are completed
- **Administration**
  - Next meeting scheduled for April 25th

The meeting was adjourned.

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Charles Moser  
Chairman

**ATTEST:**

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary

DRAFT



**MEMORANDUM**

To: BCDC Board and City Manager  
From: Stacy Hardy, Director of Finance  
Subject: BCDC 2nd Quarter FY23-24 Financial Statements  
Date: April 19, 2024

Attached are the second quarter FY23-24 financial statements for BCDC. Notable trends or transactions are discussed below.

Sales Tax Revenue

For FY24, we increased our sales tax revenue budget by 18% over the prior year’s budget. With five months (October through February) of collections received and an estimate used for March, FY24 sales tax revenue is trending above budgeted levels. October through February collections were \$57,530 above budget.

Financial Statements – Fund 250

The ***Economic Development*** operations report shows a deficit of \$382,155 for the second quarter of FY24. This deficit is a result of several transactions that took place in the second quarter. In January, 2.787 acres was repurchased from Brenham Kitchens and in March, 6.413 acres was repurchased from Capital Westview Partners. These land repurchases and corresponding detention pond contribution refunds total \$485,911. Also, the Chick-fil-A incentive payment of \$150,000 was made in December 2023. A matching contribution of \$3,500 for a Main Street Incentive Grant for a downtown building owner was paid in March. All operating expenditures are within budgeted levels.

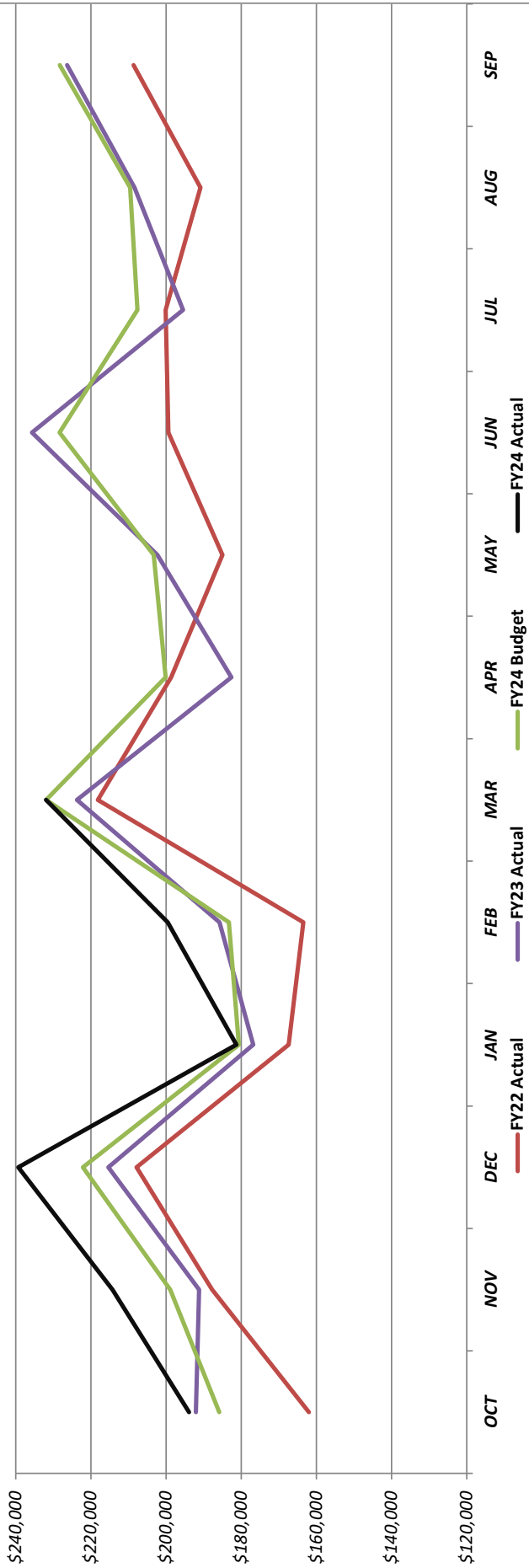
The ***Recreation*** side ended the quarter with an operating surplus of \$769,415. Eight (8) of the thirteen (13) parks and recreation projects funded in the FY24 budget were completed as of March 31, 2024. The remaining projects will begin and/or be completed in the third and fourth quarters of FY24.

BCDC Capital Projects – Fund 252

Engineering work continues for the Brenham Family Park. Year to date, \$2,613 has been paid to Quiddity Engineering for Phase I(a) park improvements. A fund balance of \$794,585 remains for Brenham Family Park project expenditures. Because BCDC has not actually received the funds for the \$750,000 Texas Parks and Wildlife Grant, it is not yet reflected in this financial statement.

After reviewing this information, should you have any questions prior to Thursday’s meeting, do not hesitate to contact me directly at 979-337-7570.

**BCDC SALES TAX BY MONTH  
FY22, FY23 & FY24**



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
FY22 Actual	162,007	187,754	207,871	167,350	163,457	218,154	198,665	185,016	199,364	200,126	190,828	208,628	2,289,219
FY23 Actual	192,097	191,198	215,384	176,808	185,810	223,723	182,640	202,295	235,671	195,468	208,411	226,301	2,435,808
FY24 Budget	185,857	198,899	222,152	180,636	183,318	231,926	200,134	203,286	228,335	207,633	209,547	228,279	2,480,000
FY24 Actual	193,922	214,286	239,312	181,295	199,577	<b>231,926</b>							1,260,317

Budget vs. Actual Based on Allocated Budget

Difference	8,065	15,387	17,161	659	16,258	-							
Cummulative	8,065	23,452	40,613	41,272	57,530	57,530							57,530



**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**  
**ECONOMIC DEVELOPMENT**  
**YEAR TO DATE PRO FORMA PERFORMANCE**  
**FOR THE PERIOD ENDING MARCH 31, 2023 AND 2024**

	YTD Actual 3/31/2023	YTD Actual 3/31/2024	Percent Incr (Decr)
<u>Revenues</u> 35% of Combined			
Sales Tax	418,383	454,201	8.56%
Washington County Eco. Dev. Contribution	50,000	50,000	0.00%
Lease of Land - Hay Production	2,849	2,849	0.00%
Lease of Land - Irby	114,479 E	-	n/a
Sale of Land	309,017 F	-	n/a
Detention Pond Contributions/(Refunds)	27,302 F	(39,193) G	n/a
Interest	21,365	43,250	102.44%
	943,394	511,107	-45.82%
<u>Expenditures</u>			
Economic Development Operations	165,542	119,192	-28.00%
Economic Development Incentives	-	150,000 H	n/a
Economic Dev. Programs & Partnerships-Main Street	18,500	3,500 D	-81.08%
Lawn Maintenance	2,500	10,460	318.40%
Services - Street Lights Electrical	2,962	2,962	0.00%
Legal Fees	5,313	6,650	25.16%
Notes Payable to City - Principal & Interest	112,789 C	111,733 C	-0.94%
Land Repurchases	-	446,718 G	n/a
Total Expenditures	307,606	851,215	176.72%
Revenues Over (Under) Expenditures from Operations	635,788	(340,108)	
<u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	(42,047) A	(42,047) B	
Total Other Financing Sources (Uses)	(42,047)	(42,047)	
Total Surplus (Deficit)	593,741	(382,155)	
Beginning Fund Balance	1,223,440	2,032,126	
Ending Fund Balance	1,817,181	1,649,971	

A - Year 4 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

B - Year 5 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

C - Notes Payable to the City consist of:

2010 Note Payable - \$1M for SWIP III (Weige tract) 122 acre land purchase; matures 9/1/2029; remaining principal balance \$385,859, approximately \$290,000 accrued interest balance.

2017 Note Payable - \$500,000 for SWIP IV (Gurrech tract) 44.9 acre land purchase; matures 8/15/2026; remaining principal balance \$200,000

D - The following payments have been made for Main St. Economic Development Partnerships/Programs:

\$	3,500	100 Alamo Investments (Grand Leader Building)	Main St. Incentive Grant Match
\$	3,500		

E - Lease signed in Aug. 2022 with Irby Construction Company for the lease of 28.67 acres of land, terminated Aug. 2023.

F - Land Sales & Detention Pond Transactions

Sale of Land	Detention Pond Contributions	Total Proceeds	
\$ 309,017	\$ 27,302	\$ 336,319	Sale of 6.413 acres in BBC to Capital Westview Partners in Dec. 2022.

G - Land Repurchases & Detention Pond Refunds

Repurchase of Land	Detention Pond Refunds	Total	
\$ 127,272	\$ 11,890	\$ 139,162	2.787 acres in BBC from Brenham Kitchens in January 2024.
319,447	27,302	346,749	6.413 acres in BBC from Capital Westview Partners in March 2024.
\$ 446,718	\$ 39,193	\$ 485,911	

H - Chic-fil-A incentive payment per terms of September 2022 Performance Agreement.

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**  
**RECREATION**  
**YEAR TO DATE PRO FORMA PERFORMANCE**  
**FOR THE PERIOD ENDING MARCH 31, 2023 AND 2024**

	YTD Actual 3/31/2023	YTD Actual 3/31/2024	Percent Incr (Decr)
<u>Revenues</u> <i>65% of Combined</i>			
Sales Tax	743,892	806,116	8.36%
Interest	39,674	80,321	102.45%
	783,566	886,437	13.13%
<u>Expenditures</u>			
Aquatic Center Seal Exterior Brick	25,424	-	
Aquatic Center Competition & Therapy Pool Lighting	27,741	-	
Aquatic Center Leisure Pool Sand Filter	12,195	-	
Aquatic Center Refurbish Mini Playscape	9,800	-	
Aquatic Center Aflex Inflatables	16,007	-	
Henderson Park - Paint Iron Bridges	100,000	-	
Fireman's & Henderson Parks Batting Cage Turf	-	16,225	
Fireman's Park - Refurbish Skate Park Equipment	25,890	-	
Fireman's Park - Kitchen Wood Door Replacement	-	15,940	
Fireman's Park - Restroom Floor Refurbishment	-	4,531	
Fireman's Park - Story Book Panel Upgrades	-	5,448	
Hohlt Park - Restroom Ventilation Enhancements	-	52,445	
Linda Anderson Turf Mounds & Home Plate Area	-	29,989	
Owsley Playground Surface Repairs	-	15,405	
Owsley & Hattie Mae Parks Sitting Areas	-	19,086	
Total Expenditures	217,057	159,069	
Revenues Over (Under) Expenditures from Operations	566,509	727,368	
<u>Other Financing Sources (Uses)</u>			
Repayments to Recreation for FY20 Internal Transfer	42,047	42,047	A B
Total Other Financing Sources (Uses)	42,047	42,047	
Total Surplus (Deficit)	608,556	769,415	
Beginning Fund Balance	1,305,310	1,019,752	
Ending Fund Balance	1,913,866	1,789,167	

A - Year 4 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

B - Year 5 of 10 - Repayment of Internal Transfer (Loan) from Recreation for construction of detention ponds.

**BRENHAM COMMUNITY DEVELOPMENT CORPORATION**  
**CAPITAL PROJECTS FUND**  
**AS OF MARCH 31, 2024**

<u>Funds Available</u>	Budget	Actual to Date
<b>Brenham Family Park</b>		
FY14 Transfer from BCDC - Brenham Family Park Infrastructure Costs	657,000	657,000
FY14 Transfer from BCDC - Brenham Family Park Title Policy Costs	6,877	6,877
FY15 Contribution from Developer - Road Construction	735,044	735,044
FY17 Transfer from BCDC - Brenham Family Park Master Plan	46,442	46,442
FY19 Transfer from BCDC - Brenham Family Park Grant Match	500,000	500,000
FY21 Transfer from BCDC - Archaeological Study & Add'l Engineering	106,030	106,030
FY21 Transfer from BCDC - Environmental Assessment	17,500	17,500
FY22 Transfer from BCDC - Brenham Family Park Infrastructure Costs	265,000	265,000
<b>Sub Total - Brenham Family Park</b>	<b>2,333,893</b>	<b>2,333,893</b>
Interest Income	66,012	66,012
<b>Total Funds Available</b>	<b>2,399,905</b>	<b>2,399,905</b>
<u>Use of Funds</u>		
<b>Brenham Family Park</b>		
FY14 Land - Title Policy	6,877	6,877
FY15 Road construction to cul de sac - 25% City / 75% Kruse	967,743	967,743
FY15 City Reimb of J&C road construction invoices paid by Developer	17,601	17,601
FY15 Gessner Engineering - soil testing - 25% City / 75% Kruse	12,315	12,315
FY17/FY18 Jones & Carter - Park Master Plan	46,442	46,442
FY21 Archaeological Survey	18,732	18,732
FY21 Environmental Assessment - Wild Associates	24,000	24,000
FY21 Geotechnical Engineering - Terracon Consultants	20,200	20,200
FY23 Quiddity Plat Presentation	10,500	10,500
Creek Crossing Constrution - Strand & KRPS Contractor	320,292	320,292
Jones & Carter/Quiddity - Phase 1(a) Engineering	252,500	159,267
Other	1,350	1,350
Water line materials	64,352	-
Sewer line materials	30,000	-
Construction expenses related to TPW Grant Match for Phase I(a)	607,000	-
<b>Sub Total - Brenham Family Park</b>	<b>2,399,905</b>	<b>1,605,320</b>
<b>Total Uses</b>	<b>2,399,905</b>	<b>1,605,320</b>
<b>Fund Balance</b>	<b>-</b>	<b>794,585</b>