

# MINUTES

## BRENHAM COMMUNITY DEVELOPMENT CORPORATION

January 16, 2025

A regular meeting of the Brenham Community Development Corporation was held on Thursday, January 16, 2025 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 8:00 a.m.

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

Board members absent: None

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Dane Rau, Julie Flagg, William Bisette, Teresa Rosales, Kyle Branham, Casey Redman, Tammy Jaster and Shawn Bolenbarr

Others present: Mayor Atwood Kenjura, Mayor Pro Tem Clint Kolby and Councilmember Paul LaRoche

- 1. Chairman Charles Moser called the meeting to order.**
- 2. Invocation and Pledges to the U. S. and Texas Flags**
- 3. Discuss and Possibly Act Upon the Minutes from the September 5, 2024 Special Meeting and the November 7, 2024 Regular Meeting**

A motion was made by Jim Kolkhorst and seconded by Darrell Blum to approve the minutes from the September 5, 2024, Special Meeting and the November 7, 2024, Regular Meeting 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

**4. Discuss and Possibly Act Upon the Election of a Vice-Chairperson for a Term of Two Years, Expiring on December 31, 2026**

A motion was made by John Hasskarl and seconded by Bill Betts to elect Darrell Blum as the Vice Chairperson for a term of two years, expiring on December 31, 2026.

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 FY2023-24 Fourth Quarter Financials**

Director of Finance – Stacy Hardy presented this item to the Board. Hardy explained the following details about the FY2024-24 fourth quarter financial statements:

Sales Tax Revenue

- Actual sales tax revenue for FY24 ended the year favorably at \$2,513,801 which is \$33,801 or 1.4% ahead of budget and \$77,993 or 3.2% above the prior year.

Financial Statements – Fund 250

- Economic Development: Currently reports a deficit of \$449,126 for FY24 due to the land repurchases from Brenham Kitchens and Capital Westview Partners. Incentive payments were made to Chick-fil-A and Academy and matching contributions for Main Street Incentive Grants were made to two downtown businesses. Also, in FY24, work continued on the James Nutt Blvd. sewer extension in the Brenham Business Center. To date, BCDC has paid \$353,566 of engineering and construction costs with the remaining costs of \$611,255 to be incurred in FY25. Ending fund balance reserves for the Economic Development side are \$1,583,000.
- Recreation: Ended the year with an operating surplus of \$219,655. Thirteen (13) parks and recreation projects were funded in FY24. Of these projects, 11 were completed by the end of the fiscal year. Work on the therapy pool restrooms and Phase I of Jackson Street Park improvements were in progress at year-end and will be completed in FY25. Fund balance reserves for the Recreation side ended the year at \$1,239,407.

BCDC Capital Projects – Fund 252

- In FY24, engineering work continued for the Brenham Family Park. Year to date, \$82,048 has been paid to Quiddity Engineering for Phase I(a) park improvements. A fund balance of \$719,409 remains for Brenham Family Park project expenditures. The \$750,000 Texas Parks and Wildlife Grant is not yet reflected in this financial statement because the funds have not yet been received.

A motion was made by Gary Crocker and seconded by Ken Miller to approve the FY2023-24 Fourth Quarter Financials.

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

6. **Board and Staff Updates**

- **Economic Development**
  - Reviewed quarterly Economic Development report
  - Certificate of occupancy has been issued for Industrial Rig Lighting
  - Received a request for tax abatement from Del Sol: \$14M investment and 20 new jobs
  - Still in contract negotiations with Project Color Guard
- **Parks and Recreation**
  - Engineering Report from Blue Bell Aquatic Center says slide is structurally sound
  - Restrooms at BBAQ are completed
  - Update on Jackson Street Park bid process
  - Windscreen at Henderson Park has been installed
  - PO has been issued for pump station at Hohlt Park
- **Public Utilities**
  - Brenham Business Center Sanitary Sewer Improvements
  - City of Brenham Ground Water Supply
- **Administration**

The Board adjourned into Executive Session at 9:17 a.m.

**EXECUTIVE SESSION**

- 7. Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Services, LLC in the Brenham Business Center in the City of Brenham, Texas**

Executive Session adjourned at 9:20 a.m.

**RE-OPEN REGUALR SESSION**

- 8. Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Approximately 6.43 Acres of Land Owned by Welcome Real Estate Services, LLC in the Brenham Business Center 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 John Hasskarl to approve the sale, exchange, transfer and/or acquisition of approximately 6.43 Acres of land owned by Welcome Real Estate Services, LLC in the Brenham Business Center in the City of Brenham, Texas and authorize the President to negotiate and 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 meeting was adjourned.

*Charles Moser*

Chairman

**ATTEST:**

*Jeana Bellinger, TRMC, CMC*

City Secretary/BCDC Secretary