



NOTICE OF A MEETING
Brenham Community Development Corporation
Thursday, August 27, 2026 @ 9:00 a.m.
City Hall - 2nd Floor Conference Room
200 W. Vulcan St.
Brenham, Texas

1. Call Meeting to Order

WORK SESSION

2. Discussion and Presentation on Available Properties in the Brenham Business Center and the Southwest Industrial Park

3. Discussion and Presentation of 5-Year Capital Plan for Parks and Recreation

REGULAR SESSION

4. Discuss and Possibly Act Upon the Minutes from the June 29, 2026 Special Meeting

5. Board and Staff Updates

- **Economic Development**
- **Parks and Recreation**
 - Update on Brenham Family Park Donation Amenities and Construction Progress
 - Update on Hendeson Park Basketball Pavillion
- **Administration**
 - Update on Staffing
 - Next Meeting: November 19th at 9:00 a.m.

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, August 27, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, August 21, 2026 at 9:00 a.m.

Jeana Bellinger, TRMC, CMC
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

MEMORANDUM

To: Brenham Community Development Corporation (BCDC) Board of Directors

From: Teresa Rosales, Economic & Community Development Director

Subject: Available Land in Business Parks

Date: August 27, 2026

In the last three-and-a-half years, the Brenham Community Development Corporation (BCDC) has sold one parcel and re-purchased three parcels as follows:

	Sold	Re-Purchased
Southwest Industrial Park	1	0
Brenham Business Center	0	3

Although land inquiries continue to be made, sale of property has been slow.

Some of the constraints include the fact that Covenants, Conditions & Restrictions (CC&Rs) exist to ensure that certain types of endeavors do not take place – such as retail sales. Other constraints include topography, the desire for an existing facility, the proximity to an international airport or the Port of Houston, proximity to an interstate highway, etc. Many of these things are beyond our control.

It has been requested that a review of available land in the Southwest Industrial Park and Brenham Business Center be conducted in order to determine inventory and discuss options regarding negotiation.

A map of the business parks and current land prices will be reviewed at the meeting.



To: BCDC Board Members

CC: Megan Mainer

From: Dane Rau

Subject: Discussion and Presentation of 5-Year Capital Plan for Parks and Recreation

Date: 8/19/26

BCDC Board Members

I wanted to take this time to discuss the 5-Yr Capital Plan pertaining to Parks and Recreation projects that have been identified by staff for maintenance and improvements. As you all know, each year staff are given the opportunity to request funds from BCDC to assist with park and recreation needs. This has been a benefit to have dedicated funding each year and without your support our parks would not be in their current condition. To maintain great park and recreation facilities requires constant upkeep and improvements. We have been able to complete projects such as Henderson Park Improvements, Splashpad Addition, Turf Field Additions, and so forth.

We recently changed the percentage split between Parks & Recreation and Economic Development from 60/40 to 50/50. As a result, our focus has transitioned to maintenance related requests, and we have seen many improvement projects pushed back including LED Field Lighting, Turf Field Expansion, Restroom Improvements, and large park enhancements. This presentation is to demonstrate the number of projects we have currently planned for 2026-2031 for your review.

Each February staff reviews projected sales tax allocations and prioritizes projects. In 2026 we had a budget of \$921,000. In the past with the 60/40 split, parks and recreation would anticipate a contribution of \$1.1M-\$1.2M depending on annual sales tax revenue.

We value our partnership with Economic Development and understand that all departments require funding to support business development as well as to maintain and improve assets for visitors and Brenham citizens to enjoy. Staff is committed to maintaining and improving parks and recreation amenities with allocated funding from BCDC and welcome discussion revolved around the percentage split to address additional park and recreation maintenance and improvements that is needed in the future to keep our parks in great shape.

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

June 29, 2026

A special meeting of the Brenham Community Development Corporation was held on Monday, June 29, 2026 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 9:00 a.m.

Board members present were John Hasskarl, Darrell Blum, Gary Crocker, Wade Seidel, and Ken Miller

Board members absent: Charles Moser and Jim Kolkhorst

City of Brenham staff members present were Megan Mainer, Jeana Bellinger, Stacy Hardy, Dane Rau, Julie Flag, Teresa Rosales, Tammy Jaster, and Casey Redman

Others present: Mayor Pro Tem Clint Kolby, Councilmember Paul LaRoche, Ivonne Galvis and Mandy Beausoleil

- 1. Vice Chairman Darrell Blum called the meeting to order.**
- 2. Discuss and Possibly Act Upon the Minutes from the April 16, 2026 Regular Meeting**

A motion was made by Gary Crocker and seconded by John Hasskarl to approve the minutes from the April 16, 2026 regular meeting.

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

Chairman Charles Moser	Absent
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

- 3. Discuss and Possibly Act Upon the Brenham Community Development Corporation's Annual Budget for Fiscal Year 2026-27:**

Director of Finance Stacy Hardy presented the following budget highlights to the Board for Economic Development:

- FY27 budgeted sales tax revenue is 3% above the FY26 budgeted amount.

- Per the January 2021 interlocal agreement between the City and Washington County, the Brenham Washington County Economic Development Organization (BWEDO) will continue to contribute \$100,000 annually to Economic Development activities.
- Proceeds from Repayment No. 1 of the interfund loan to Recreation for Phase I of the Brenham Family Park will be received in FY27.
- The final payment on the note payable to the City for the purchase of the SWIP IV Gurrech tract will be made in September of this current fiscal year.
- Interfund loan repayment #8 of 10 to Recreation side for funds borrowed to construct the detention ponds in FY20.
- No significant change to the on-going expenditures for operations, marketing and Business Park maintenance.
- An administrative support reimbursement to the City's General Fund for \$6,000 (\$500/month) is budgeted, the same as the prior year.
- An estimated expenditure of \$48,050 is included in the FY27 budget for the 4th sales tax reimbursement incentive payment to Academy (10 annual payments, not to exceed \$500,00).
- A \$50,000 payment towards the Washington County Courthouse beautification project is included in the FY27 budget. A total of \$100,000 (in two annual payments) was approved by the Board in November 2024.
- Current year net revenue available for funding allocations equals \$999,031.
- Economic Development related funding requests total \$49,425.
- If all requests are approved, a balance of \$949,606 will remain in contingency.
- Fund balance reserves for Economic Development are projected to be \$2,198,536.

A. Economic Development and Main Street

Economic and Community Development Director Teresa Rosales presented the Board with the FY2026-27 Economic Development and Main Street budgets. Rosales stated that the Economic Development budget only reflects one item:

- Main Street Incentive Grants: \$21,000.00

B. Washington County Chamber of Commerce

Ivonne Galvis and Mandy Beausoleil with the Washington County Chamber of Commerce presented their request for funding assistance to support a comprehensive website redevelopment and brand enhancement.

A motion was made by Ken Miller and seconded by John Hasskarl to approve the Economic Development and Main Street budget as presented and to budget \$10,000.00 for Washington County Chamber of Commerce's new website redesign.

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

Chairman Charles Moser	Absent
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

B. Parks and Recreation

Director of Finance Stacy Hardy presented the following budget highlights to the Board for Parks and Recreation:

- FY27 budgeted sales tax revenue is 3% above the FY26 budgeted amount.
- Proceeds from repayment #8 or 10 of the interfund loan to Economic Development
- An administrative support reimbursement to the City's General Fund for \$6,000 (\$500/month) is budgeted, the same as the prior year.
- A \$400,000 payment to the City's General Fund for Parks, Recreation & Aquatics operational support has been included in the budget, the same as the prior year.
- Interfund loan repayment #1 of 6 to Economic Development for Phase 1 of the Brenham Family Park will be made in FY27.
- Current year net revenue available for funding allocations equals \$965,936.
- Funding requests from Aquatics total \$227,692.
- Funding requests from Parks total \$690,000.
- Funding requests from Recreation total \$4,000.
- If all requests are approved, a balance of \$44,244 will remain in contingency.
- Fund balance reserves for Recreation are projected to be \$614,417.

Parks Superintendent Casey Redman presented the line-item budget for Parks and Recreation. Redman explained that there are ten (10) projects totaling \$910,000.00:

- Fireman's Park and Field 7 Lighting: \$230,000
- Fireman's Park Playground Replacement: \$65,000
- Brenham Family Park Amenities: \$50,000
- Master Turf Infields, Phase II: \$45,000
- All Sports Building Deck: \$30,000
- Hohlt Park Shade Canopies (Replacement): \$55,000
- Basketball Court Resurfacing (6 Courts): \$50,000
- Jackson St. Park Playground (Addition): \$65,000
- Lightning Detection System Upgrades (5 Parks): \$100,000
- Movies In The Park: \$4,000

Aquatics and Recreation Superintendent Tammy Jaster presented the line-item budget for Aquatics. Jaster explained that there are eight (8) projects totaling \$227,692:

- Therapy Pool Deck Replacement: \$25,000
- Refurbish Steel Poles in Therapy Pool Area: \$50,000
- Autofill for All Pools: \$20,000
- Upgrade Concession Stand: \$35,000
- Cabanas for Leisure Pool (6-7): \$52,000
- Umbrella Replacements (15-25): \$15,000
- Gutter Replacement: \$8,191
- Soffit Replacement: \$22,501

A motion was made by Ken Miller and seconded by Wade Seidel to approve the Parks, Recreation and Aquatics budgets as presented.

Vice Chairman Darrell Blum called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Absent
Vice Chairman Darrell Blum	Yes
Board Member Wade Seidel	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Absent
Board Member Ken Miller	Yes

The meeting was adjourned.

Darrell Blum
Vice Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary