NOTICE OF A MEETING

Brenham Community Development Corporation
Thursday, November 19, 2026 @ 9:00 a.m.
City Hall - 2nd Floor Conference Room
200 W. Vulcan St.
Brenham, Texas

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1. **Call Meeting to Order**

WORK SESSION

2. **Discussion and Presentation on City of Brenham Parks and Recreation Projects**

3. **Discussion and Update on Marketing Alliance Website, Business Attraction, and Lead Generation**

4. **Discussion and Update on Economic Development Requests for Information (RFI) Communication Model**

REGULAR SESSION

5. **Discuss and Possibly Act Upon the Minutes from August 27, 2026 Regular Meeting**

6. **Discuss and Possibly Act Upon Reallocation of FY2026-27 Recreation Contingency Funds for the Brenham Family Park Pavilion Project and Authorize the President to Execute Any Necessary Documentation**

7. **Board and Staff Updates**
   - Economic Development
     - Courthouse Landscaping Project
     - Main Street Façade Grants
   - **Administration**
     - Economic Development and Tourism Director Update
     - 2027 Meeting Dates

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, November 19, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, November 13, 2026 at 2:15 p.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

To: BCDC Board Members

From: Dane Rau, Director of Public Works

Subject: Park Project Updates (Donation Projects)

Date: November 10, 2027

As the Brenham Family Park Construction progresses, we would like to share with you three other projects that we are working on within the 32 acres of the Brenham Family Park. I am thrilled to let you know that several families have approached the City since the groundbreaking showing interest in adding amenities that were not covered by the Texas Parks and Wildlife Grant or were left out of the design of the initial phase of the park.

Playscape

As you have heard we will be adding a large playscape near the entrance of the park which will be like no other playscape we have in Brenham Parks. This playscape will have many attributes that will entertain all age groups and challenge each visitor to the park with unique opportunities. It will also be diversified in which it will have amenities for children with disabilities such as motor skills, sensory, children having to utilize motor devices and children with autism and ADHD. This is something no other playground in Brenham Parks accounts for and now we have the opportunity with this project.

We have the playscape under design and are finalizing the components as it relates to our current budget. We are hoping to bid out this project in early 2027. M2L Landscape Architects will be designing this project, as they were also the lead landscape architects on phase one of the Brenham Family Park.

This project was part of the Betts Family Donation.



Pavillion Structure

The 2nd project we are working on with the Hall Family will be a covered pavilion over the new seating area that was planned for the initial phase of the Brenham Family Park. We only were able to include the concrete pad in phase 1 but now we will be able to add a pavilion so park patrons can have shade while visiting the park and enjoying lunch.

We expect this project to be bid with the playscape in which we will have one bid and one contractor perform the work.

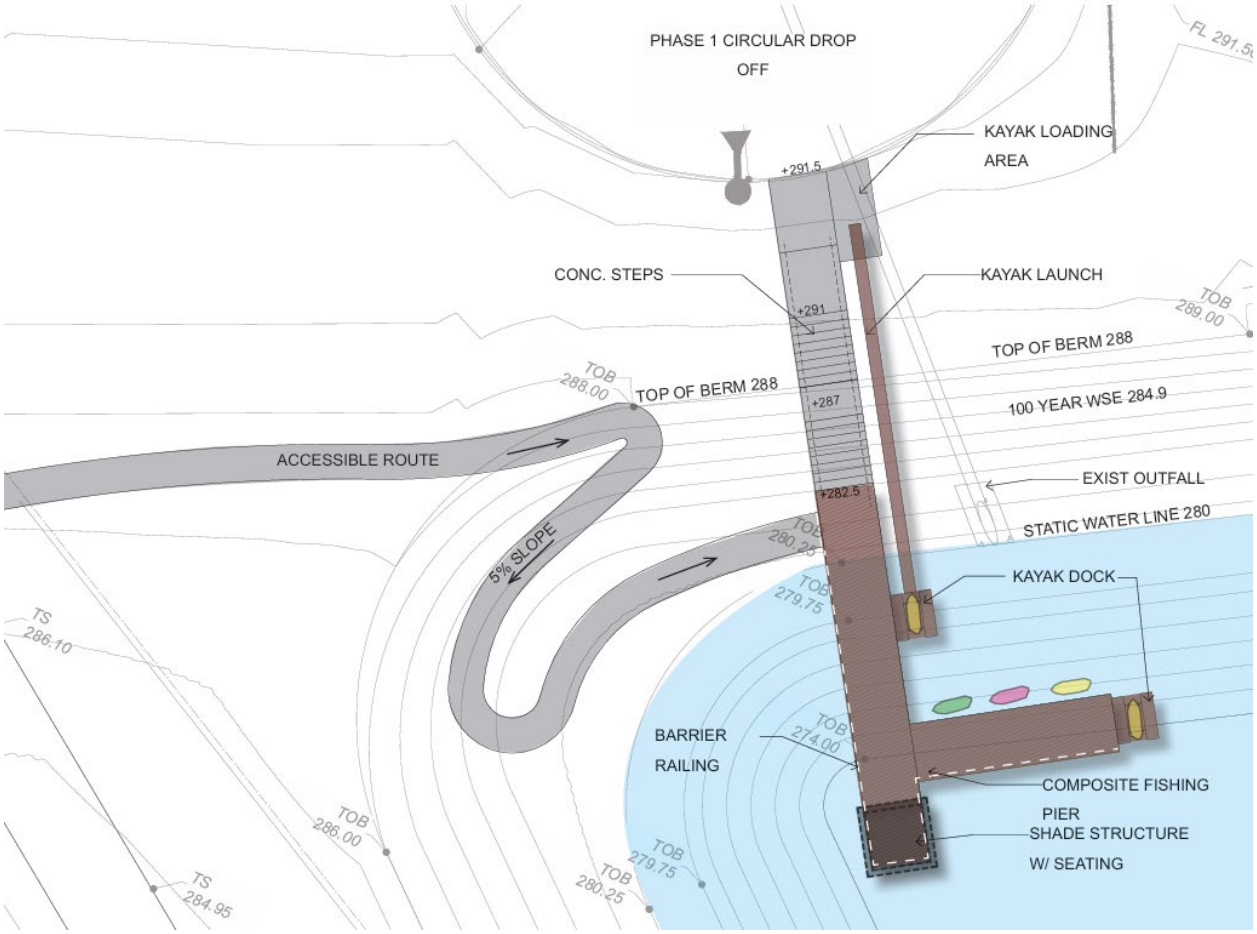


Fishing Pier/Boardwalk/Kayak Launch

The 3rd project that just came to us in the last two weeks was the opportunity to add a fishing pier and/or boardwalk to the pond structure. We are working with the Hasskarl Family who has deep roots to the Brenham area and want to offer an amenity to the Brenham Family Park that families and kids can enjoy that was not in the initial phase. We have shared this with M2L Architects along with some ideas that we have seen in other parks that we can focus on. This project will also be added to the scope of work pertaining to the playscape and pavilion in order to have one bid and one contractor.

We expect all 3 of these projects to be bid out by early 2027 and hopefully be implemented in late Spring or early Summer of 2027. We are so grateful to all three families who thought about the future of Brenham and its Parks System. We will work hard to meet their needs, all while opening a new park.





Covered Basketball Court (Henderson Park)

This project is underway and is part of the Betts Family Donation as well. Dudley Construction is the contractor and has begun pouring the foundations and walls that will support the structure. BBAx Architects has designed the project. This project is expected to be completed by end of year.

This will be the only covered basketball court in Brenham in our Parks System. It will include a large fan, new led lighting and a spacious court system.


HENDERSON

To: BCDC Board Members

From: Tammy Jaster, Aquatic & Recreation Superintendent

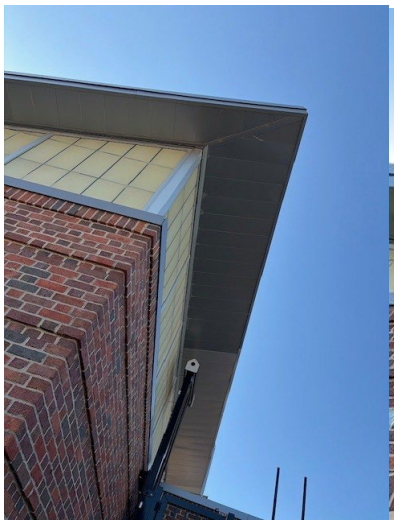
Subject: BCDC Facility Project Updates

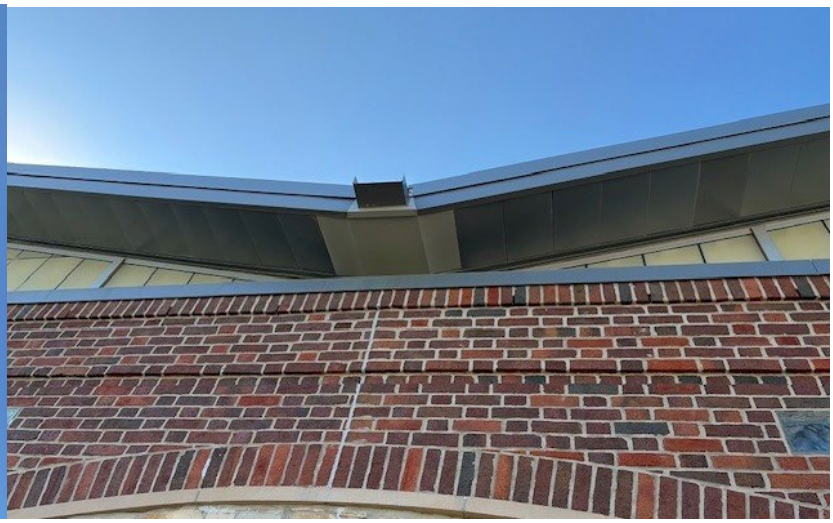
Date: November 10, 2027

The following is an update on current and upcoming facility improvement projects at the Blue Bell Aquatic Center (BBAC), recent facility maintenance accomplishments, and upcoming activities and events.

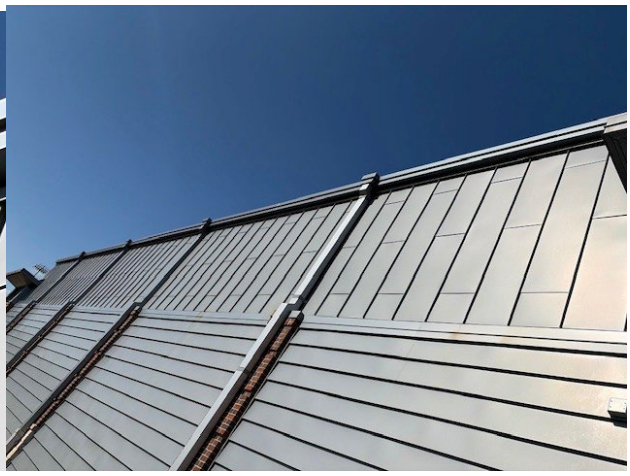
SOFFIT & GUTTER REPAIRS

Soffit and Gutter Repairs are completed. Repairs to the soffit and gutter areas at the Blue Bell Aquatic Center have been completed. Please see the attached photo page for reference.









STEEL BEAM PAINTING & THERAPY POOL DECK REPLACEMENT

We are currently obtaining quotes for both projects. Our goal is to coordinate these improvements during a slower operational period to minimize the impact on patrons. The therapy pool will need to be closed for approximately 3–4 weeks to complete the deck replacement.

POOL AUTOFILLS

We are working to finalize quotes for the installation of autofill systems for all three pools. These systems will help maintain consistent water levels, reduce the need for manual adjustments, and assist with daily facility operations.

LEISURE POOL IMPROVEMENTS

We are beginning to develop a plan for future improvements to the leisure pool area, including cabana installations, additional shade umbrellas, and a concession area remodel.

We are continuing to gather information, obtain updated pricing, and evaluate project timelines as we work toward improving the facility and enhancing the overall patron experience.

Brenham | Washington County
Economic Development

MEMORANDUM

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

From: **Teresa Rosales, Economic & Community Development Director**

Subject: **Marketing Alliance Update**

Date: **November 12, 2026**

This is meant to serve as an update to two Marketing Alliance Projects.

Website

As of today, the website is 95% complete. We recently received the looping video for the landing page to review and noticed that it was missing the new mural on Austin and Alamo. Today we received a professional photograph and are having Marketing Alliance add it. In addition, there was a challenge with the News from the current website to be ported over to the new website, but that has been resolved.

The entire website is being delivered today for final review and editing before launch. I will share with several stakeholders for comment.

Business Attraction and Lead Generation

What Discovery Told Us

Before building any lists, Marketing Alliance defined what a strong prospect for Brenham and Washington County looks like. These are their main findings.

- **Five target industries.** The region has a real advantage in advanced food and beverage processing, precision metal and equipment manufacturing, biomedical supplies and packaging, value-added wood and building components, and ag-tech and animal health.
- **The right size and type of company.** The best fits are small and mid-sized manufacturers and growth-stage companies, often privately held, family-owned or founder-led. They run production, fabrication, assembly or packaging operations rather than office headquarters, and they value stability, direct local relationships and a predictable development process.
- **Location advantages that matter to these companies.** U.S. 290 and State Highway 36 put Brenham between Houston, Austin and Bryan–College Station, so a company can serve several Texas markets from one location without major-metro congestion. Brenham Municipal Airport adds business aviation access.

- **A workforce story built on real assets.** The 60-mile labor shed already has experience in manufacturing, food production, fabrication, logistics and healthcare. Blinn College offers customized training in welding, mechatronics, automation and quality assurance, and Brenham ISD and the Texas A&M Engineering Academy at Blinn-Brenham build the next pipeline.
- **Industry-specific strengths.** Biomedical suppliers gain access to the Texas Medical Center and Houston healthcare customers at lower cost. Ag-tech and animal-health companies gain working farms and ranches for testing and proximity to Texas A&M and RELLIS. Food companies gain the region's deep food-industry experience and access to major Texas consumer markets.
- **Realistic infrastructure targeting.** The program focuses on projects with moderate utility needs that can be confirmed project by project, and it does not pursue data centers. This keeps outreach honest and aimed at companies the community can serve well.

How We Find the Right Companies at the Right Time

Many lead generation programs start with a large purchased list and hope a few companies respond. Marketing Alliance built ours around two filters.

- **Attributes (33 in all) answer "Is this company a good fit?"** They cover industry, company size and ownership, type of operation, facility needs, workforce needs and the location advantages above.
- **Triggers (30 in all) answer "Is this company likely to make a location decision soon?"** Examples include a plant expansion announcement, a facility at capacity, a major new contract, a reshoring or supply-chain initiative, a capital raise or acquisition, a new head of operations, a hiring surge in production roles, a lease nearing expiration and early contact with site selectors or brokers.

A company that matches both filters is a strong fit with a reason to move now. That lets us reach decision-makers when they are evaluating locations, with a message built around what they need, and gives the board a list where every name can be explained.

Prospect Lists Completed

List	What it includes
Tier 1	Companies with a strong fit and a meaningful recent trigger. These get personalized outreach first.
Tier 2	Companies with a strong fit but no confirmed trigger yet. Marketing Alliance monitors them and moves a company to Tier 1 when a trigger appears.
Tier 3	Site selectors, with the highest-priority consultants identified for one-on-one relationship building.

The program's goals are outreach to at least 50 site selectors and target companies, at least 20 one-on-one conversations and 10 facilitated introductions or discovery calls.

The prospecting work includes 1,283 total records across four lists.

What was identified

• **48 Tier 1 prospects:** companies with a dated, publicly reported expansion signal since October 2024, listed in suggested call order. By industry: 20 Food and Beverage Processing, 13 Precision Metal and Equipment, 6 Ag-Tech and Animal Health, 6 Wood Products and Modular Components, 3 Biomedical Supplies and Packaging
• **236 Tier 2 high-fit companies:** a close match to your five target industries, with no expansion signal yet, for steady outreach
• **774 Industry Universe companies:** more companies in the same five industries, with a published contact where one exists, for newsletters and broader outreach
• **225 site selectors and influencers:** site selection consultants, industrial brokers and developers, builders, utility and state partners, company owners and private equity, and trade press

Conclusion: What happens next?

• **Website launch:** within the next couple of weeks, pending your approval
• **Late November through mid-December:** marketing to the leads begins the final week of November and continues through the first two weeks of December, starting with a series of newsletters, in production
• **January and February:** more dedicated, direct outreach, including phone calls, as everyone returns from the holidays

Brenham | Washington County Economic Development

CHOOSE BRENHAM & WASHINGTON COUNTY, TEXAS



A COMPETITIVE LOCATION FOR BUSINESS

Brenham and Washington County give growing companies a powerful combination: access to major Texas markets, a broad workforce, strong infrastructure, available real estate and a community that understands business.

Located between Houston and Austin, near Bryan–College Station and at the intersection of U.S. Highway 290 and State Highway 36, the region puts customers, suppliers, talent and **major transportation networks within easy reach, without the congestion and operating pressures of a large metropolitan market**.

AT THE CENTER OF TEXAS OPPORTUNITY

Brenham and Washington County sit within the Texas Triangle, one of the country's most dynamic economic regions. Companies can efficiently reach Houston, Austin, Bryan–College Station and markets across the state while maintaining the flexibility and room to grow that come with a smaller business environment.

A REGIONAL WORKFORCE OF 210,000+

Employers can draw from a 60-mile labor shed of **more than 210,000 civilian workers**, with experience across manufacturing, food production, healthcare, agriculture, logistics and other quality-driven industries.

EDUCATION CONNECTED TO INDUSTRY

Headquartered in Brenham, Blinn College offers more than **150 degree and certificate programs**, along with technical education and customized corporate training. Brenham ISD supports career and technical education and dual-credit pathways, while the Texas A&M Engineering Academy at Blinn-Brenham adds access to an engineering pipeline with regional reach.

INFRASTRUCTURE THAT SUPPORTS GROWTH

Businesses have access to electric power, natural gas, water, wastewater and broadband, with **local and regional utility partners available to evaluate project needs and coordinate service planning**. Brenham Municipal Airport, highway connections, rail opportunities and access to the Port of Houston further extend the region's reach.

INDUSTRIES POSITIONED FOR GROWTH

Brenham and Washington County are focused on industries that align with the region's workforce, infrastructure and long-term strengths:

- ★ Advanced Food & Beverage Processing
- ★ Precision Metal & Equipment Manufacturing
- ★ Biomedical Supplies & Packaging
- ★ Technology & Data
- ★ Ag-Tech & Animal Health
- ★ Building Products & Modular Construction

Brenham | Washington County
Economic Development

CHOOSE BRENHAM & WASHINGTON COUNTY, TEXAS

210K+
Laborshed within 60 miles

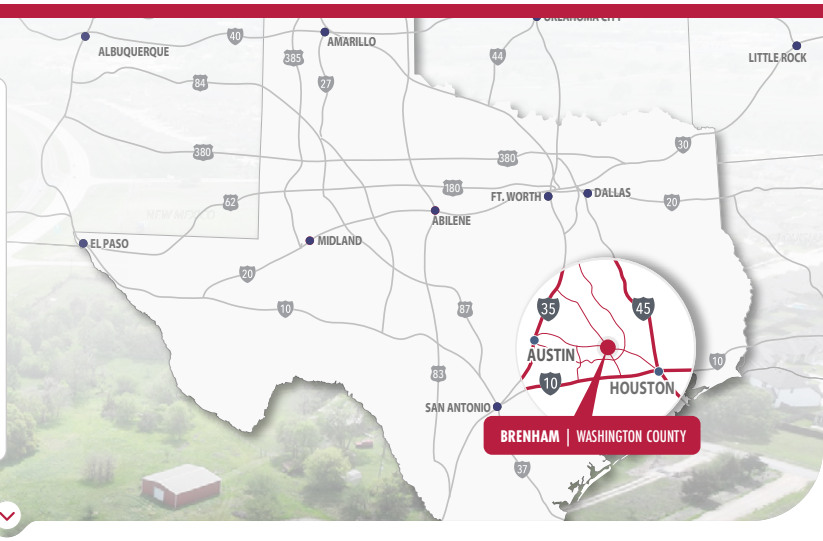


$65,112
Median Household Income



19,957
Population in Brenham





ROOM TO INVEST. ROOM TO GROW.

Brenham and Washington County offer industrial and commercial properties suited to **manufacturing, food processing, technology and other growing operations**. Sites throughout the region provide companies with access to transportation, utilities and space for future expansion.

Economic development leaders can help companies identify appropriate properties, evaluate infrastructure needs and bring together the local partners necessary to move projects forward.

A PROVEN BUSINESS ENVIRONMENT

Companies are already succeeding here in food production, fabrication, electronics, packaging and other technically demanding industries. That existing industrial base has helped create **a workforce accustomed to quality standards, dependable performance and production-focused operations**.

Employers including **Blue Bell Creameries**, **Del Sol Foods**, **Independence Coffee** and other established businesses demonstrate that companies can build lasting operations in Brenham and Washington County.

QUALITY OF LIFE THAT HELPS COMPANIES COMPETE

Companies need more than workers. They need a place where people want to stay.

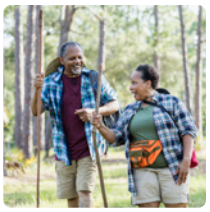
Brenham and Washington County offer **a vibrant historic downtown, parks and recreation, strong schools, healthcare, attainable housing and the character of the Texas countryside**, all within reach of Houston, Austin and Bryan–College Station. The result is a quality of life that helps employers recruit talent, retain experienced employees and relocate key team members.

YOUR NEXT TEXAS LOCATION STARTS HERE

Whether you are considering a new facility, expansion or long-term investment, **Brenham | Washington County Economic Development is ready to help you evaluate the opportunity**.







Brenham | Washington County
Economic Development

200 W. Vulcan St.
Brenham, TX 77833

BrenhamED.com



REACH OUT TODAY

Teresa Rosales
Economic & Community Development Director
trosales@cityofbrenham.org
979.337.7234



SITES THAT WORK. INFRASTRUCTURE THAT SUPPORTS GROWTH.

A successful business location takes more than available land. It requires **dependable utilities, efficient transportation, digital connectivity and partners** who can help coordinate every element of a project.

Brenham and Washington County bring those pieces together, giving companies access to industrial properties, major Texas markets and a responsive local team that can help move projects from evaluation to operation.

HIGHWAY ACCESS IN EVERY DIRECTION

Brenham sits at the intersection of U.S. Highway 290 and State Highway 36, providing strong east-west and north-south connectivity across Texas. Companies can efficiently reach **Houston, Austin, Bryan–College Station, Gulf Coast markets** and major freight corridors while operating outside the congestion of a larger metro.





INDUSTRIAL PROPERTIES WITH ROOM TO GROW

Brenham and Washington County offer a range of industrial properties suited to:

- ★ Manufacturing
- ★ Food Processing
- ★ Technology
- ★ Other Growing Operations

Available and developing sites provide companies with access to utilities, transportation and room for future expansion, with options that can accommodate projects of different scales and requirements.

CONNECTED TO MAJOR TEXAS MARKETS

From Brenham and Washington County, companies can **efficiently reach customers, suppliers, airports, ports and major employment centers across the Texas Triangle**. That connectivity gives businesses the reach of a major market while preserving the flexibility and operating advantages of a smaller community.

> *"I picked Brenham, because it was really centrally located and I could do everything I needed to do and still be home at a decent hour."*
>
> **Christine Giese**, President, Bencor, LLC

SITES & INFRASTRUCTURE

119 MILES
Distribution feeder lines

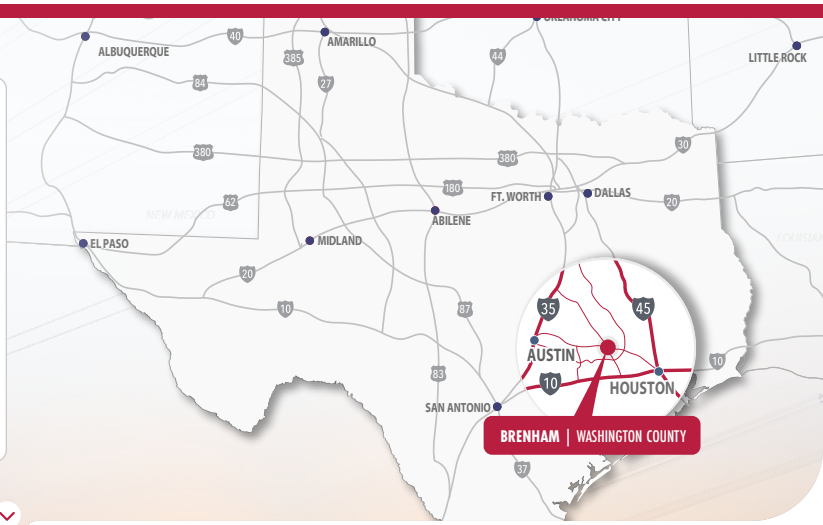


122 MILES
Gas lines serving 4,100+ customers



6.98M
Gallons per day water capability





UTILITIES BUILT AROUND BUSINESS NEEDS

Brenham's locally managed utility systems give businesses **direct access to the people responsible for electric, natural gas, water and wastewater service**, while broadband supports modern operations across the community.

That local coordination helps prospective companies evaluate capacity, identify infrastructure needs and plan service requirements early, bringing greater clarity to the site-selection and development process.

INFRASTRUCTURE PLANNED FOR LONG-TERM GROWTH

Brenham and Washington County are taking a deliberate approach to future infrastructure. Water, wastewater, transportation and utility improvements are incorporated into long-range planning so projects can be evaluated against verified conditions and future needs. Companies with significant service requirements can engage utility providers early to develop a realistic path forward before major design and construction decisions are made.

CONNECTED FOR MODERN OPERATIONS

High-speed broadband supports automated production, inventory management, cloud-based systems, logistics and modern communications. Business-class connectivity is available in portions of the community, and broadband access is being integrated into the region's industrial development strategy.

A COORDINATED PATH TO OPERATION

Companies do not have to navigate sites, utilities, infrastructure and local processes alone. **Brenham | Washington County Economic Development** can help bring together City and County departments, utility providers, property owners, transportation partners and workforce resources based on the needs of each project.

FIND THE RIGHT PROPERTY

Explore current available properties or request a custom property search tailored to your project.

Scan to View Available Properties & Request a Custom Search

Brenham | Washington County
Economic Development

200 W. Vulcan St.
Brenham, TX 77833

BrenhamED.com



REACH OUT TODAY

Teresa Rosales
Economic & Community Development Director
trosales@cityofbrenham.org
979.337.7234

TARGET INDUSTRIES



AT THE CENTER OF TEXAS OPPORTUNITY

Brenham and Washington County give growing companies access to major Texas markets, skilled talent, reliable infrastructure and room to grow, without big-city friction.

Located between Houston and Austin, near Bryan–College Station, and connected by U.S. 290 and State Highway 36, the region offers a strong platform for companies ready to expand in Texas. **A 60-mile labor shed of more than 210,000 civilian workers,** Blinn College and a growing inventory of industrial sites strengthen the opportunity.

SIX INDUSTRIES POSITIONED FOR GROWTH

ADVANCED FOOD & BEVERAGE PROCESSING

Proven food-production expertise, cold-chain capabilities, skilled workers and access to major consumer markets.

PRECISION METAL & EQUIPMENT MANUFACTURING

Fabrication talent, technical training, dependable utilities and strong highway access for precision-driven operations.

BIOMEDICAL SUPPLIES & PACKAGING

Transferable manufacturing skills, healthcare-market access and adaptable sites for clean, regulated production.

TECHNOLOGY & DATA

Broadband, available land and reliable infrastructure support tier-two data centers and technology-driven operations.

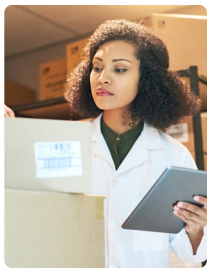
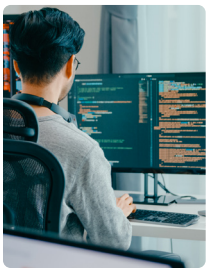
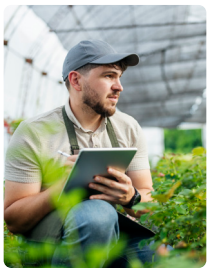
AG-TECH & ANIMAL HEALTH

Agricultural roots, proximity to Texas A&M and real-world testing environments create a natural fit for innovation.

BUILDING PRODUCTS & MODULAR CONSTRUCTION

Industrial land, skilled production workers and access to fast-growing Texas construction markets support scalable production.

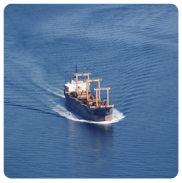



Brenham | Washington County
Economic Development

TARGET INDUSTRIES

4
Deepwater ports within 3 hours

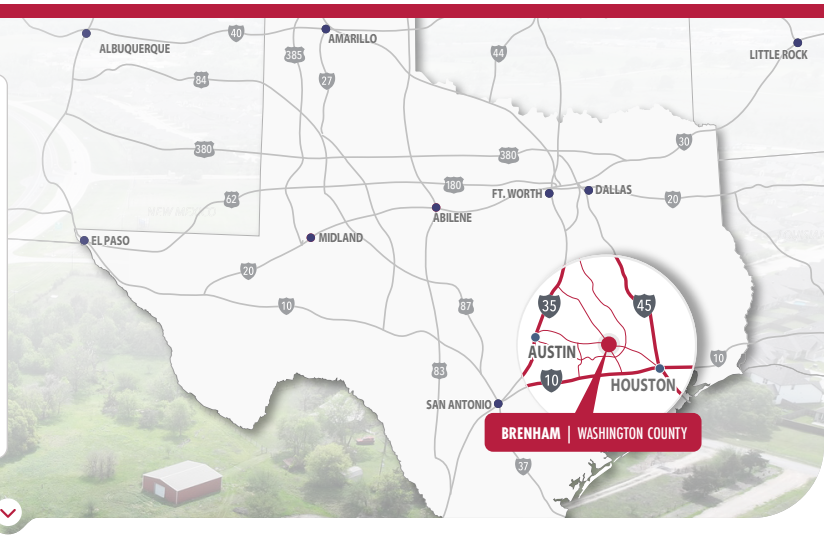


1.5M
Labor force within 50 minutes



23.5%
Population with bachelors degree





BUILT FOR BUSINESS

Brenham and Washington County offer the workforce, infrastructure, real estate and community advantages companies need to grow with confidence. Businesses benefit from dependable utilities, strong education and training resources, available sites and a collaborative approach to supporting long-term investment.

WORKFORCE & TRAINING

A 60-mile labor shed of more than 210,000 civilian workers gives employers access to a broad talent pool, supported by Blinn College, Brenham ISD and regional education and workforce partners.

INFRASTRUCTURE THAT SUPPORTS GROWTH

Businesses can access electric power, natural gas, water, wastewater and broadband, with local and regional utility partners available to help evaluate project requirements and plan for future growth.

QUALITY OF LIFE THAT HELPS COMPANIES COMPETE

Brenham and Washington County offer the kind of quality of life that helps employers attract and retain talent. Employees enjoy a **vibrant historic downtown, parks and recreation, strong schools, healthcare, attainable housing and a welcoming community**, all within easy reach of major Texas metros.

REAL ESTATE READY FOR OPPORTUNITY

Brenham and Washington County offer a range of industrial and commercial properties suited to **manufacturing, processing, technology and other growing operations.** Available and developing sites provide transportation access, utility connectivity and room for expansion.

Brenham | Washington County Economic Development can help identify properties that fit your project and coordinate the local partners needed to move from site evaluation to operation.

YOUR NEXT LOCATION STARTS HERE

Whether you are evaluating Texas for a new facility, expansion or long-term investment, our team is ready to help.

Brenham | Washington County
Economic Development

200 W. Vulcan St.
Brenham, TX 77833

BrenhamED.com



REACH OUT TODAY

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Brenham | Washington County
Economic Development

MEMORANDUM

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

From: **Teresa Rosales, Economic & Community Development Director**

Subject: **Communication of RFI's – June through October, 2026**

Date: **November 12, 2026**

Request For Information e-mails (or RFI's) are a regular part of Economic Development work. RFI's are typically received by my office from The State of Texas via the Governor's Office, the Greater Houston Partnership and the Greater Brazos Partnership.

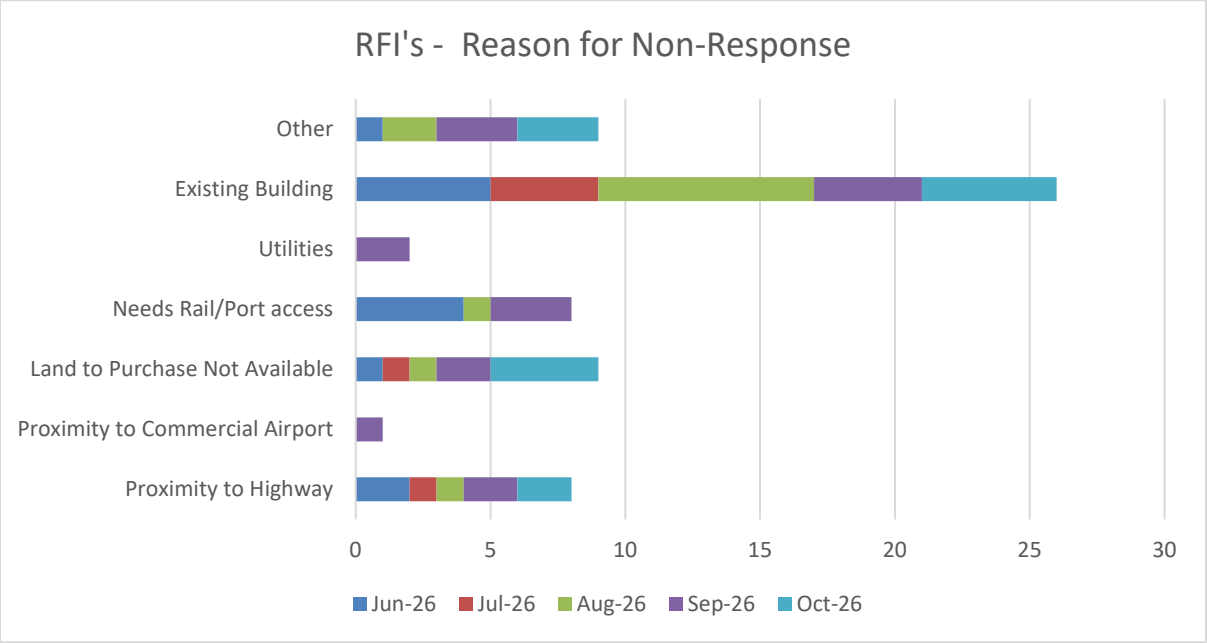
Generally, RFI's come in at any given time and are not usually predictable. It might be helpful to explain the RFI process. A company will contact the Governor's Office, or one of the two partnerships to determine if a particular company might make a good fit for a city or region of Texas. Those RFI's are then sent out en masse to municipalities (cities and counties) and Economic Development organizations. We are usually given a NAICS code and a broad industry-type, but we are not provided a company name. The RFI includes the parameters the organization is looking for and wants to usually narrow the field by filtering for a few important aspects (or non-negotiables) such as: available acreage, existing structures, workforce in the area, rail/no rail, proximity to airports and highways, utility needs, etc.

When they are received, I quickly evaluate if we can even meet their non-negotiable requirements. Once that is determined, I begin the search for appropriate property to provide. We aren't given the opportunity to explain how wonderful Brenham or Washington County is at this stage. If we believe we can meet the company requirements, then they generally ask for two things: the address of the proposed property and the main contact's email and phone number.

I was asked by the Economic Development Foundation (EDF) to begin sharing those RFI's with them as they may be able to assist me in reviewing and evaluating them for appropriateness to Washington County and/or Brenham directly. Beginning in mid-September, I started sharing the RFI's to 3 (three) EDF designees – Darren Huckert, Blake Brannon and Amanda Stolz. As I receive RFI's throughout the week, I send them to those three individuals on Fridays along with a recap of RFI's I've received. If the turnaround time for response is quick, then I forward the RFI to them as soon as possible.

I'm attaching a copy of the RFI's received for October, 2026, for your review. I've also analyzed the Reasons for Non-Response for your review.

Communication of RFI's



Other Reasons

June - Data Center
July - Runway
July - Data Center
Sep - Missile Launch
Sep - Support for nuclear
Sep - Community Experience
Oct - Lease with option to buy
Oct - Wants to be in metro area
Oct - Wants to be near active military

RFI's and other Leads Received, October 2026

							If eligible, complete information							
Date	Project Name	NAICS Code	Industry	Source	Eligible?	Due to	Employees	CapEx	Avg Wage	Acreage	Building	Response Submitted	Sent to EDF	RFI Due Date
10/5/2026	Gray Flamingo	336412	Aerospace Vehicles, aircraft/defense	GHP	No	Need existing 100k sq ft bldg							10/14/2026	10/14/2026
10/5/2026	Apex Lab	541715	Research and Development	GHP	No	Need existing 100k sq ft bldg							10/14/2026	10/9/2026
10/6/2026	Bedrock	N/A	Battery storage project	GHP	No	Need 1 million sq ft bldg + rail.							10/6/2026	10/8/2026
10/6/2026	Space Cougar		Retail Distribution Warehouse	GOV	No	Only 1 prop in County with 150 Acres but part of a much larger parcel. Very large submission; short turnaround	675	$270M+land	$48,076	150+	800ksf		10/14/2026	10/16/2026
10/6/2026	Yelling Hardware	332510	Hardware Manufacturing	GOV	No	IH Hwy access within 10/Comm'l airport within 30							10/14/2026	10/20/2026
10/6/2026	Eleutheria Ocean	334511	Aerospace and Defense	GOV	No	Near active military base and proximitiy to Interstate highway							10/14/2026	10/15/2026
10/6/2026	Rich Strike	N/A	Chemical Technology Co	GHP	Yes	1701 Industrial/.65 sq foot	350	$65M			40-60ksf	10/15/2026	10/14/2026	10/15/2026
10/9/2026	Dogwood	N/A	Surgical gown manufacturing	GHP	No	Need 50k building with 30k clean space for LEASE only.							10/14/2026	10/19/2026
10/12/2026	Light Aurora	333618	Other Engine Equipment Manufacturing	GBP	No	Wants metro (100k+ within 15 miles)							10/19/2026	10/13/2026
10/13/2026	Big Smile	32541	Global Consumer Sector	GOV	No	IH and commercial airport access required.							10/19/2026	10/15/2026
10/20/2026	Nova Light	334413	Semiconductor Industry	GOV	No	Wants 120-150 contiguous useable acres							10/21/2026	10/23/2026
10/21/2026	Long Horn	332618	General manufacturing	GOV	No	Wants 10k sf to lease on 10 acres. IH access within 10 miles							10/28/2026	11/6/2026
10/21/2026	Zero Waste	N/A	Commercial US waste-to-value facility	GHP	No	Needs 50k sf bldg							10/28/2026	10/28/2026
10/27/2026	Chrome	N/A	Chemical Storage Drum Manufacturer	GHP	No	Needs 40k sf for lease with 32' clear height							11/3/2026	11/5/2026
10/30/2026	Print Shop	332312	General manufacturing	GOV	No	Wants to lease with option to buy							11/3/2026	11/19/2026
OTHER														
10/8/2026			Project Build Strong			Sent questions about gypsum in SWIP. Responded via GBP.								

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

August 27, 2026

A regular meeting of the Brenham Community Development Corporation was held on Thursday, August 27, 2026 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 9:00 a.m.

Board members present were Charles Moser, John Hasskarl, Darrell Blum, Jim Kolkhorst, Wade Seidel, and Ken Miller

Board members absent: Gary Crocker

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

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

1. Chairman Charles Moser called the meeting to order.

WORK SESSION

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

Teresa Rosales, Economic & community Development Director, presented this information. Rosales advised that 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

Rosales explained that 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.

DRAFT

Rosales advised that there is currently 161.98 acres in the Southwest Industrial Park and 101.57 acres in the Brenham Business Center still available for purchase.

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

Public Works Director Dane Rau presented this item. Rau provided the Board with a list of capital plan projects related to Parks and Recreation for 2026 through 2031. Rau explained that in order to maintain great parks and recreation facilities it requires constant upkeep and improvements.

Rau explained with the Boards recent decision to split funding 50/50 with Economic Development, his staff's focus has transitioned to maintenance related requests and have pushed back many large improvements until future years. Rau stated that staff is committed to maintaining and improving parks and recreation amenities with allocated funding from BCDC and welcome discussion revolving around the 50/50 split to address additional park and recreation maintenance and improvements that are needed in the future to keep our parks in great shape.

REGULAR SESSION

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

A motion was made by Wade Seidel and seconded by Ken Miller to approve the minutes from the June 29, 2026 special meeting.

Chairman 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 Wade Seidel	Yes
Board Member Gary Crocker	**Absent**
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

5. Board and Staff Updates

- **Economic Development**
  - 1st and 2nd Quarter Report
- **Parks and Recreation**
  - Update on Brenham Family Park Donation Amenities and Construction Progress
  - Update on Henderson Park Basketball Pavillion
- **Administration**
  - Update on Staffing
  - Update on Viridien Project
  - Information about Clear The Shelter taking place on Saturday, August 29th
  - Next Meeting: November 19th at 9:00 a.m.

The meeting was adjourned.

_____
Charles Moser
Chairman

ATTEST:

_____
Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

DRAFT

To: BCDC Board Members

CC: Megan Mainer

From: Dane Rau

Subject: Discuss and Possibly Act Upon Funding for the Brenham Family Park Pavilion Project

Date: 11/6/26

BCDC Board Members

As the Brenham Family Park moves forward, we have been working on additional amenities to the park. We have had several significant donations to add amenities to the park that were not part of the initial construction but were part of the master plan for Phase 1. Those projects were the covered pavilion, a fishing pier and kayak launch, and a large playscape.

We have entered into Memorandum of Understandings with all donors and have engaged a landscape architect to start designing and prepare these items for bid in early 2027.

The covered pavilion is an important piece of the park which will ensure that shade is provided over the seating area and allow visitors to the park a central area to enjoy a meal while relaxing or waiting on others. The pavilion is 26 x 60 and will have brick on all four corners and will make a nice attribute to the park. Without the pavilion we wouldn't have shade and this area would not be able to be used throughout much of the year. Mr. and Mrs. Wes Hall graciously donated a not to exceed amount of $300,000 for the pavilion. (See attached rendering) While we were going through the design the Hall's gave input and shared what they would like to see in relation to the pavilion. The estimate that we have received with all costs accounted for is $384,341. We did receive this estimate prior to negotiating the MOU.

When we reviewed the estimate with the Hall Family, they preferred not to fund the soft costs associated with the pavilion, which included design contingency, material testing, mobilization, bonding, and insurance. The design fees are included in the $300,000.

City Staff along with M2L Landscape will work hard to keep the pavilion within the estimated range but there are some unknowns. We would like to ask BCDC to cover the difference between the $300,000 and the actual bid amount. This could be a range of $40,000-$85,000. We will not know until actual bids are received in early 2027. We just wanted to get this in front of you all and allocate a range of funds as a placeholder if the bids come back higher than the $300,000 which is highly likely.

The FY27 BCDC budget contains $44,000 of unallocated contingency for recreation projects and we have approximately $50,000 of fund balance in the Parks Capital Improvement Fund from prior years' savings on a BCDC funded project. This totals $94,000 which could be used for this project.

We are extremely grateful to the Hall Family for their support on this project and we appreciate BCDC considering the remainder soft costs to make this project happen.

Project Name: Brenham Family Park Pavilion
Client: City of Brenham
Project Number: BTX02501
Project Status: Schematic Design
Date of Estimate: 8/13/2026

Item No.	Spec	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price (this column controls)	Total in figures
Pavilion						
Site Structural						
1		Structural Bell Piers	EA	8	$ 2,000.00	$ 16,000.00
					Subtotal Structural Work	**$ 16,000.00**
Pavilion						
2		30 x 64 Gable Standing Seam Metal Roof with Porch, Stained Tongue and Groove Roof Decking, Naming Accent at Porch	EA	1	$ 188,330.00	$ 188,330.00
3		Electrical Access	EA	1	$ 750.00	$ 750.00
4		OUTLET CUTOUTS	EA	8	$ 50.00	$ 400.00
5		ENGINEERED SEALED DRAWINGS	EA	1	$ 500.00	$ 500.00
6		INSTALLATION	EA	1	$ 42,170.00	$ 42,170.00
7		SHIPPING	EA	1	$ 9,000.00	$ 9,000.00
8		STONE COLUMN WRAP ON 4 END COLUMNS	SF	140	$ 50.00	$ 7,000.00
9		PRECAST STONE CAP @ COLUMNS	EA	4	$ 1,500.00	$ 6,000.00
10		REMOVE AND REPLACE CONCRETE LEAVEOUT	SF	128	$ 15.00	$ 1,920.00
11		LIGHTING AT PAVILION	EA	2	$ 1,500.00	$ 3,000.00
					Subtotal	**$ 259,070.00**
					SUBTOTAL- Pavilion	**$ 275,070.00**
Project Costs						
		General Conditions, Mobilization,Bonding Insurance, O&P (15%)				$ 41,260.50
		Design Contingency (15%)				$ 41,260.50
		Design Fee				$ 24,000.00
		Materials Testing (1.0%)				$ 2,750.70
					TOTAL Pavilion	**$ 384,341.70**



DISCLAIMER:
THIS PLAN IS PREPARED FOR PRESENTATION PURPOSE ONLY AND IS SUBJECT TO CHANGE AT ANY TIME. NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED, ARE MADE CONCERNING THE DESIGN, LOCATION, OR CHARACTER OF THE ACTUAL FACILITIES, OR ANY OTHER FEATURE SHOWN ON THIS EXHIBIT.

PAVILION RENDERING

CITY OF BRENHAM

BRENHAM FAMILY PARK

SEPTEMBER 21, 2026

MEMORANDUM

To: Brenham Community Development Corporation (BCDC) Board

From: Leigh Linden, Main Street Manager

Subject: Washington County Courthouse Landscaping Project

Date: November 9, 2026

The purpose of this memorandum is to provide the Brenham Community Development Corporation (BCDC) with an operational update regarding the Washington County Courthouse Landscaping project following a recent meeting. City Manager, Megan Mainer, and I met with County Judge-Elect Kirk Hannath, Commissioner Bullock, and Chief of Staff Carrie Marmol on November 9, 2026, to discuss the alignment of county landscaping efforts with our ongoing downtown revitalization and master plan initiatives.

During our discussion, county leadership confirmed active courthouse renovations are currently projected for completion on January 27, 2027. Following the formal completion of these structural and building renovations, the Washington County Commissioners Court will finalize the landscape design, initiate the public procurement process, and go out to bid for the final landscape design.

BCDC has budgeted a total contribution of $100,000 over two fiscal years, with $50,000 allocated in each year. The original funding schedule designated $50,000 for FY26 and an additional $50,000 for FY27. BCDC has budgeted $50,000 for the current fiscal year to support the project, which will be provided to the County on a reimbursement basis. An additional $50,000 will be budgeted in the next fiscal year, bringing BCDC's total project contribution to $100,000.

The county is currently working directly with Pete Simpson, Principal Architect at TerraLab, on comprehensive landscape architecture design intended to complement both the historic courthouse architecture, the surrounding downtown streetscape, and ensure alignment with Texas Historical Commission requirements. Revised concept design plans prepared by TerraLab are attached for your review, and staff will continue to keep the board updated as the project moves toward the bidding phase early next year.

MEMORANDUM

To: Brenham Community Development Corporation (BCDC) Board

From: Leigh Linden, Main Street Manager

Subject: Main Street Façade & Sign Grants

Date: November 9, 2026

The Main Street Façade & Sign Grant Programs are set up as a 50% reimbursement match, pairing public dollars directly with private investment from our downtown business and property owners. The funds we receive through BCDC are matched dollar-for-dollar by the money Main Street raises through program initiatives and community fundraisers. For Downtown Main Street Grants, funding covers exterior façade rehabilitation, such as historic masonry repointing, paint removal, window/door restoration, and storefront enhancements. These are matched up to $5,000 per project or up to an additional $2,000 for painting and awning projects with a cap of $7,000 per property. Merchants are required to have plans approved by our Main Street Design Committee before commencing work, and once approved, they have 60 days to complete the work and turn in receipts for their reimbursement.

Main Street Brenham currently has two grant applications for FY27 with local business owners in the planning and grant submission stage. One project is for a sign for a new business, Kellar & Oak, and is estimated to submit a reimbursement of $350. The other is a new sign and awning for Padgett Hearing and is estimated to submit a reimbursement request of $9,500. We greatly appreciate BCDC's continued investment in matching these program funds to maintain a vibrant historic district.

To: BCDC Board of Directors

From: Megan Mainer, City Manager
Jeana Bellinger, City Secretary

Subject: Economic Development & Tourism Director and Meeting Calendar

Date: November 10, 2027

ECONOMIC DEVELOPMENT & TOURISM DIRCTOR

Prior to publishing the Economic Development & Tourism Director position, Scott Reilly with Affion Public, met with members of the Brenham Economic Development Foundation, Washington County Judge & Judge-Elect, BCDC Board of Directors, Washington County Chamber of Commerce, and City of Brenham Mayor and Mayor Pro Tem receive insight on what each organization is looking for in the next Economic Development & Tourism Director. Following those meetings, the job description was published on October 7 on the following sights:

- IEDC: International Economic Development Council: http://www.iedconline.org/web-pages/professional-development/advertise-your-job-opening
- NADO: The National Association of Development Organizations: http://www.nado.org/jobs/
- Linked In: https://www.linkedin.com
- TML: https://www.tml.org/
- ICMA: http://icma.org/en/icma/home
- Careers in Government: http://www.careersingovernment.com/
- Government Jobs: https://www.governmentjobs.com/
- NFBPA: National Forum for Black Public Administrators: http://www.nfbpa.org/
- Local Government Hispanic Network: https://lghn.org/

Staff also posted the job opportunity on the City's website, Texas Downtown Association, and social networks.

Affion Pubic closed the recruitment with 99 total applicants, 13 people qualified as tier one candidates and 24 people qualified as tier two candidates. Tier one candidates meet more of the requirements than tier two candidates.

The top 13 people are currently being scheduled for several rounds of interviews, we anticipate all the interviews to be completed before Thanksgiving. Staff anticipate a list of the top 8 candidates for the week of Dec 7-11. Video screenings and face-to-face interviews with City of Brenham staff will follow.

BCDC 2027 MEETING CALENDAR

The meeting dates shown below are being recommended for 2027:

- January 14, 2027
- April 8, 2027
- June – TBD (*FY28 Budget Meeting*)
- August 12, 2027
- November 18, 2027