



NOTICE OF A REGULAR MEETING

Main Street Board

Monday, January 9, 2023, at 4:00 PM

City Hall – 2nd Floor Conference Room

200 West Vulcan St.

Brenham, Texas

1. Call Meeting to Order

2. Citizens Comments

[At this time, anyone will be allowed to speak on any matter concerning this Board that is not on the agenda, for a length of time not to exceed three (3) minutes. No Board discussion or action may take place on a matter until such has been placed on an agenda and posted in accordance with the law.]

WORK SESSION

3. Introduction of New Main Street Board Members

- **Celia Baker-Haley**
- **Coleen Broussard**
- **Dax Fisowski**
- **Andrea Liner**

4. Reports from Main Street Committees:

- **Design**
- **Economic Vitality**
- **Organization**
- **Promotions**

5. Discussion and Update on Brenham Heritage Museum

6. Discussion and Update from Washington County Chamber of Commerce

7. Discussion and Update on Main Street Manager Position

REGULAR SESSION

8. Discuss and Possibly Act Upon the Minutes from the November 14, 2022 Regular Meeting

9. Discuss and Possibly Act Upon the Election of Main Street Board Chairperson and Vice Chairperson for a Term of One Year, Expiring on December 31, 2023

10. Discuss and Possibly Act Upon the Election of Two Board Members to Serve on the Executive Committee for a Term of One Year, Expiring on December 31, 2023

11. Discuss and Possibly Act Upon Recommendations from the Organization Committee Related to the Structure of All Main Street Board Committees

12. Discuss and Possibly Act Upon the Election of Committee Chairs for All Main Street Board Committees for a Term of One Year, Expiring on December 31, 2023

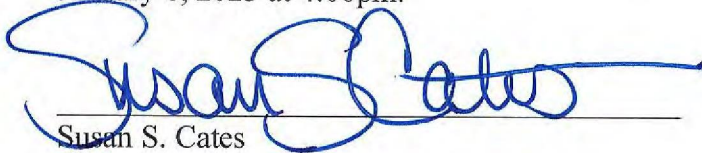
13. Administrative Reports

- **2023 Dates for Main Street Board Meetings**
- **Recognition of Outgoing Board Members at February Meeting**
- **First Friday Farmer's Market**
- **Other Updates**

Adjourn

CERTIFICATION

I certify that a copy of the January 9, 2023 agenda of items to be considered by the Main Street Board was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, January 6, 2023 at 4:00pm.



Susan S. Cates

Director of Economic Development

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 the attached notice and agenda of items to be considered by the Main Street Board was removed by me from the City Hall bulletin board on the _____ day of _____, 2023 at _____ AM PM.

Signature

Title



AGENDA ITEM 3

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 4, 2023
SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Introduction of New Main Street Board Members <ul style="list-style-type: none"> ➤ Celia Baker-Haley ➤ Coleen Broussard ➤ Dax Fisowski ➤ Andrea Liner 	
SUMMARY STATEMENT: Introduction of the individuals selected by City Council to serve three-year terms on the Main Street Board	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: Board Member Contact List	
RECOMMENDED ACTION: Work Session item, no action required.	
APPROVALS:	

2023 Main Street Advisory Board

Name	Phone	Email	Position
Coleen Broussard	(281) 825-1225	coleenbroussard@gmail.com	
Dax Flisowski	(979) 421-3136	daxflisowski@gmail.com	
Celia Haley	(979) 421-0225	chaley1@hotmail.com	
Andrea Liner	(903) 283-3927	deanmom2013@gmail.com	
Wendy Meaux	(979) 203-0550	wendymeaux@yahoo.com	
Tiffany McMordie Morisak	(254) 744-5454	bwildside@aim.com	
Lowell Ogle	(979) 451-9546	lowello@outlook.com	
Doug Peck	(979) 525-3074	doug.peck@blinn.edu	
Elizabeth Price	(979) 525-1915	eprice@upchurcharchitects.com	
Pete Simpson	(713) 419-3649	pete@terralab.com	
Connie Wilder	(979) 836-1199	funkyartcafe@yahoo.com	



AGENDA ITEM 4

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 4, 2023
SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Reports from Main Street Committees: <ul style="list-style-type: none"> ➤ Design ➤ Economic Vitality ➤ Organization ➤ Promotions 	
SUMMARY STATEMENT: Reports provided by each of the Main Street Committees by the 2022 Committee Chair with information regarding activity updates and recommendations to the Board. <ul style="list-style-type: none"> ➤ Design, Elizabeth Price ➤ Economic Vitality, Jon Hill ➤ Organization, Tiffany Morisak ➤ Promotions, Tom Whitehead 	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: None	
RECOMMENDED ACTION: Work Session item, no action required.	
APPROVALS:	



AGENDA ITEM 5

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 6, 2023
SUBMITTED BY: Tiffany Morisak	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Discussion and Update on Brenham Heritage Museum	
SUMMARY STATEMENT: Updates on reopening of Brenham Heritage Museum and current or future exhibits and programs.	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: None	
RECOMMENDED ACTION: Work Session item, no action required.	
APPROVALS:	



AGENDA ITEM 6

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 6, 2023
SUBMITTED BY: Tiffany Morisak	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Discussion and Update from Washington County Chamber of Commerce	
SUMMARY STATEMENT: Washington County Chamber of Commerce staff to provide an update on Chamber activity that impacts Downtown Brenham	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: None	
RECOMMENDED ACTION: Work Session item, no action required.	
APPROVALS:	



AGENDA ITEM 7

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 4, 2023
SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Discussion and update on Main Street Manager position	
SUMMARY STATEMENT: Monique Breaux resigned from her position as Main Street Manager effective December 19, 2023. The position has been posted to the City Website, TML, Texas Downtown, and Texas Historical Commission. We have received seven applications and interviews are underway.	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: None	
RECOMMENDED ACTION: Work Session item, no action required.	
APPROVALS:	



AGENDA ITEM 8

DATE OF MEETING: January 9, 2023	DATE SUBMITTED: January 4, 2023
SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION
AGENDA ITEM DESCRIPTION: Discuss and Possibly Act Upon the Minutes from the November 14, 2022 Regular Meeting	
SUMMARY STATEMENT:	
STAFF ANALYSIS: A. PROS: B. CONS:	
ALTERNATIVES (In Suggested Order of Staff Preference):	
ATTACHMENTS: November 14, 2022 Minutes	
RECOMMENDED ACTION: Board Review and Approval	
APPROVALS:	

Main Street Board November 14, 2022

A regular meeting of the Main Street Board was held on Monday, November 14, 2022 at City Hall, Conference Room 2A, 200 W. Vulcan St., Brenham, Texas beginning at 4:00 p.m.

Board members present were Margie Young, Melinda Faubion, Wendy Meaux, Pete Simpson, Jon Hill, Lowell Ogle, and Elizabeth Price.

Board members absent were Douglas Peck, Connie Wilder, Tiffany Morisak, and Tom Whitehead.

City of Brenham staff members present were Economic Development Director Susan Cates, Main Street Manager Monique Breaux and City Secretary Jeana Bellinger.

Citizens/Others present were Frank Gazella and Stacy Marhofer.

Media present was Jason May, Brenham Banner-Press.

1. Chair Margie Young called the meeting to order.

2. Citizen/Visitor Comments

There were no citizen comments heard.

WORK SESSION

3. Discussion and Update on Main Street Board Committees:

Committee Chairs provided brief updates on the following Main Street Board Committees:

- a. Design
- b. Economic Vitality
- c. Organization
- d. Promotion

4. Discussion and Update on First Friday Farmer & Artisan Market in Downtown Brenham

The January market is traditionally closed due to the first Friday would typically fall close to New Year's Day; and it allows staff time to submit all permits to City Council. Resuming in February allows staff time to gather input on what to change/keep for the upcoming year. There has been interest from vendors in holding the market on January 6, 2023. The Board discussed and was overall in favor of continuing the market in 2023 if vendors are requesting it.

5. Discussion and Update on Back Alley Farmer’s Market Special Event in Downtown Brenham

Stacy Marhofer and Frank Gazella have requested to hold a “true” Farmer’s Market for local producers of vegetables eggs, other agricultural products and food items that fall under the “Cottage Food Laws”. They have requested this “true” Farmer’s Market be held in Austin Alley every Saturday from 9:00 a.m. – 1:00 p.m. and allowing for set-up and tear down of one-hour on each side of this time frame.

REGULAR SESSION

6. Discuss and Possibly Act Upon the Minutes from the October 3, 2022 Regular Meeting

A motion was made by Elizabeth Price and seconded by Jon Hill to approve the minutes from the October 3, 2022 Regular Meeting.

Chair Young called for a vote. The motion was passed with the Board voting as follows:

Chair Margie Young	Yes
Vice Chair Tiffany Morisak	Absent
Melinda Faubion	Yes
Jon Hill	Yes
Wendy Meaux	Yes
Lowell Ogle	Yes
Douglas Peck	Absent
Elizabeth Price	Yes
Pete Simpson	Yes
Tom Whitehead	Absent
Connie Wilder	Absent

7. Discuss and Possibly Act Upon Final Reimbursement Payment to the Brenham Heritage Museum from the Main Street Incentive Grant Program

The Brenham Heritage Museum, as recommended by the Design Committee, to receive reimbursement of \$5,000.000 for repairs to the façade of the Federal Building that currently houses the Museum. All repairs have been completed, paid invoices submitted, and staff has reviewed the work for completion, as required by the Design Committee.

Economic Development Director Susan Cates advised that there were still some documents needed in order to fulfill the requirements of the grant. Cates asked that if the reimbursement was approved that it be contingent upon her office receiving the required paperwork.

A motion was made by Lowell Ogle and seconded by Wendy Meaux to approve and make final reimbursement payment in the amount of \$5,000.00, contingent upon receiving the required paperwork, to the Brenham Heritage Museum from the Main Street Incentive Grant Program.

Chair Young called for a vote. The motion was passed with the Board voting as follows:

Chair Margie Young	Yes
Vice Chair Tiffany Morisak	Absent
Melinda Faubion	Yes
Jon Hill	Yes
Wendy Meaux	Yes
Lowell Ogle	Yes
Douglas Peck	Absent
Elizabeth Price	Abstain
Pete Simpson	Yes
Tom Whitehead	Absent
Connie Wilder	Absent

8. Discuss and Possibly Act Upon Final Reimbursement Payment to Top Floor Cars from the Main Street Economic Impact and Innovation Grant Program

As recommended by the Main Street Economic Vitality Committee, Top Floor Cars received a grant in the amount of up to \$15,000 from the Main Street Economic Impact and Innovation Grant Program for the repairs in their building located at 301 S. Market Street. To meet code Top Floor Cars was required to completely replace their electrical system at a cost of \$31,000.00. The work has been completed, a paid invoice has been submitted, and they have received a Certificate of Occupancy for the building. Top Floor is requesting reimbursement in the amount of \$15,000.00 for the replacement of the electrical system in their building.

A motion was made by Jon Hill and seconded by Lowell Ogle to approve and make final reimbursement payment in the amount of \$15,000.00 to Top Floor Cars from the Main Street Economic Impact and Innovation Grant Program.

Chair Young called for a vote. The motion was passed with the Board voting as follows:

Chair Margie Young	Yes
Vice Chair Tiffany Morisak	Absent
Melinda Faubion	Yes
Jon Hill	Yes
Wendy Meaux	Yes
Lowell Ogle	Yes
Douglas Peck	Absent
Elizabeth Price	Yes
Pete Simpson	Yes
Tom Whitehead	Absent
Connie Wilder	Absent

9. Administrative Reports

- Next Main Street Board Meeting – Monday, December 5, 2022 at 4:00 p.m.
- Main Street Board Volunteer’s Christmas Party – Thursday, December 8, 2022 at 5:30 p.m. at Morriss Hall
- Parklets – License Agreement from Mescalito Coffee has not yet been returned.
- Fluff Wreaths – Looking for volunteers to help fluff Christmas wreaths for downtown – contact Monique Breaux if you can help.
- The Texas Recreation and Parks Society is having their annual conference at the Barnhill on November 9-10. There will be over 20 cities represented and over 200 people in downtown.
- Discussed possible grant opportunities for Austin Alley

Chair Young adjourned the meeting.

Margie Routt Young
Board Chair

Jeana Bellinger, TRMC, CMC
City Secretary



AGENDA ITEM 9

DATE OF MEETING: January 9, 2023		DATE SUBMITTED: January 4, 2023	
		SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
AGENDA ITEM DESCRIPTION: Discuss and Possibly Act Upon the Election of Main Street Board Chairperson and Vice Chairperson for a Term of One Year, Expiring on December 31, 2023			
SUMMARY STATEMENT:			
STAFF ANALYSIS: A. PROS: B. CONS:			
ALTERNATIVES (In Suggested Order of Staff Preference):			
ATTACHMENTS: None			
RECOMMENDED ACTION: Board Nomination and Approval of Two (2) Board Members to Serve as Chair and Vice Chair 2023			
APPROVALS:			



AGENDA ITEM 10

DATE OF MEETING: January 9, 2023		DATE SUBMITTED: January 5, 2023	
		SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
AGENDA ITEM DESCRIPTION: Discuss and Possibly Act Upon the Election of Two Board Members to Serve on the Executive Committee for a Term of One Year, Expiring on December 31, 2023			
SUMMARY STATEMENT:			
STAFF ANALYSIS: A. PROS: B. CONS:			
ALTERNATIVES (In Suggested Order of Staff Preference):			
ATTACHMENTS: None			
RECOMMENDED ACTION: Board Nomination and Approval of Two (2) Board Members to Serve on the Executive Committee 2023			
APPROVALS:			



AGENDA ITEM 11

DATE OF MEETING: January 9, 2023		DATE SUBMITTED: January 5, 2023	
		SUBMITTED BY: Organization Committee	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
AGENDA ITEM DESCRIPTION: Discuss and Possibly Act Upon Recommendations from the Organization Committee Related to the Structure of All Main Street Board Committees			
SUMMARY STATEMENT: The Organization Committee in their October meeting reviewed the number of members on each Main Street Committee and is making the following recommendations for number of members on each committee: <ul style="list-style-type: none"> • Design – 7 (currently 5) • Organization – 5 (currently 4) • Promotions – 11 (currently 8) • Economic Vitality - 5 (currently 5) <p>The Organization Committee recommends that the Chair of each committee be a current Main Street Board Member and that every Main Street Board Member actively serve on at least one committee.</p> <p>It is recommended that each Committee Chair recommend members to the Main Street Board on an annual basis with recruiting assistance from participating committee members, Main Street Board Members, and City Staff.</p>			
STAFF ANALYSIS: A. PROS: The additional members on each committee will spread the work-load among more participants, engage more of the community in Main Street, and provide a pipeline for future Main Street Board Members that are familiar with Main Street programs. B. CONS:			
ALTERNATIVES (In Suggested Order of Staff Preference):			
ATTACHMENTS: Current Committee Member List			
RECOMMENDED ACTION: Board Approval			
APPROVALS:			

2022 Main Street Committee Member List

Design

1. Elizabeth Price, Chair
2. Bev Frew
3. Doug Peck
4. Pete Simpson
5. Margie Young

Economic Vitality

1. Jon Hill, Chair
2. Melinda Faubion
3. Lowell Ogle
4. Connie Wilder
5. Aleesa Hardage

Organization

1. Tiffany Morisak, Chair
2. Robin Cook
3. Mary Lou Winkelmann
4. Missy Peck

Promotions

1. Tom Whitehead, Chair
2. Brandi Conway
3. Aleesa Hardage
4. Wendy Meaux
5. Traci Pyle
6. Amber Westerfield
7. Carli Conway
8. Gracie Westerfield



AGENDA ITEM 12

DATE OF MEETING: January 9, 2023		DATE SUBMITTED: January 5, 2023	
		SUBMITTED BY: Organization Committee	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
AGENDA ITEM DESCRIPTION: Discuss and Possibly Act Upon Election of Committee Chairs for Main Street Committees for a Term of One Year, Expiring on December 31, 2023			
SUMMARY STATEMENT: Per Agenda Item 11, it is recommended that Committee Chairs be active Main Street Board Members. Therefore, we request that nominations and elections of Committee Chairs for 2023 take place for each of the four (4) Main Street Committees. The 2022 Chairs are as follows: <ul style="list-style-type: none"> • Design, Elizabeth Price (active Board Member) • Promotions, Tom Whitehead (former Board Member) • Economic Vitality, Jon Hill (former Board Member) • Organization, Tiffany Morisak (active Board Member) 			
STAFF ANALYSIS: A. PROS: B. CONS:			
ALTERNATIVES (In Suggested Order of Staff Preference):			
ATTACHMENTS: None			
RECOMMENDED ACTION: Board Nomination and Approval of a Board Member to Serve as Chair of each of the four Main Street Committees for 2023			
APPROVALS:			



AGENDA ITEM 13

DATE OF MEETING: January 9, 2023		DATE SUBMITTED: January 5, 2023	
		SUBMITTED BY: Susan Cates	
MEETING TYPE: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		CLASSIFICATION: <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
AGENDA ITEM DESCRIPTION: Administrative Reports <ul style="list-style-type: none"> ➤ 2023 Dates for Main Street Board Meetings ➤ Recognition of Outgoing Board Members at February Meeting ➤ First Friday Farmer’s Market ➤ Other Updates 			
SUMMARY STATEMENT:			
STAFF ANALYSIS: A. PROS: B. CONS:			
ALTERNATIVES (In Suggested Order of Staff Preference):			
ATTACHMENTS: None			
RECOMMENDED ACTION: No action, information only			
APPROVALS:			