



NOTICE OF A REGULAR MEETING

**Main Street Advisory Board
Monday, January 6, 2025, at 4:00 PM
City Hall – 2nd Floor Conference Room
200 West Vulcan St.
Brenham, Texas**

1. Call Meeting to Order

[Board members shall not use their position on the Board for a purpose that is or gives the appearance of being a conflict of interest. If a member becomes aware of a conflict or potential conflict of interest, they must disclose the conflict and refrain from participating in discussions and voting on the item. A "conflict of interest" is defined as a situation in which a Board member's personal interests might be served or financial benefits gained as a result of or relating to, a decision of the Board.]

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.]

REGULAR SESSION

- 3. Discuss and Possibly Act Upon the Minutes from the November 4, 2024, Regular Meeting**
- 4. Discuss and Possibly Act Upon the Election of Chairperson and Vice Chairperson for a Term of One Year**
- 5. Discuss and Possibly Act Upon the Election of Four Board Members to the Executive Committee**
- 6. Review of Dates for 2025 Board and Executive Committee Meetings**
- 7. Report on Small Business Saturday Event and Christmas Stroll Activities Downtown**
- 8. Report from Brenham Heritage Museum**
- 9. Report from Washington County Chamber of Commerce**

10. Administrative/Elected Officials Report

Adjourn

CERTIFICATION

I certify that a copy of the January 6, 2025, 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 3, 2025, at 4:00 p.m.

Leigh Linden
Main Street Manager

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 _____, 2025 at _____ AM/PM.

Signature: _____ Title: _____



AGENDA ITEM 3

DATE OF MEETING: January 6, 2025	DATE SUBMITTED: January 3, 2025
DEPT. OF ORIGIN: Main Street	SUBMITTED BY: Leigh Linden
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 4, 2024, Regular Meeting	
SUMMARY STATEMENT: The Board will discuss and possibly act upon the minutes from the November 4, 2024.	
ATTACHMENTS: Minutes are attached	
RECOMMENDATION: Staff recommends approval of November 4, 2025 minutes.	



**Main Street Advisory Board
Meeting Minutes
November 4, 2024**

A regular meeting of the Main Street Board was held on Monday, November 4, 2024, beginning at 4:03 p.m. at Brenham City Hall, 200 W. Vulcan Street, Brenham, Texas.

Members present:

Andi Liner, Dax Flisowski, Connie Wilder, Celia Haley, Amber Briggs, Tiffany Morisak, Doug Peck, Wendy Meaux

Members absent:

Roger Ross, Jon Hill, Lowell Ogle

City Staff present:

Main Street Manager, Leigh Linden
City Manager, Carolyn Miller
Economic Development and Community Development Director, Teresa Rosales
Economic Development Administrative Assistant, Christine Simich

Others present:

None

1. Call Meeting to Order

The Main Street Board Chair, Doug Peck called the meeting to order.

2. Citizen/Visitor Comments

None

3. Reports from Main Street Committee Chairs:

- **Design-** Texas Arts & Music Festival; approved the Design Committee portion of the Main Street Brenham Work Plan for 2025 focusing on two Transformation Strategies: 1. Creating a welcoming environment where everyone belongs and 2. Maintaining and enhancing the distinct identity of downtown Brenham.
- **Economic Vitality-** Eduardo Lopez moving into another rented space by the end of the year, approved the Economic Vitality Committee portion of the Main Street Brenham Work Plan for 2025 which focuses on 1. Creating a welcoming environment where everyone belongs and 2. Maintaining and enhancing the distinct identity of downtown Brenham.
- **Organization-** Annual Christmas party for Main Street volunteers on December 3, 2024, Farmers Market possibly moving to Commerce Street parking lot for 2025 due to Courthouse construction, Oral History third video showing in February 2025 to coincide with Black History Month.
- **Promotions-** Breakfast with Santa event will be partnering with McDonald's, Christmas Stroll and Parade, Cool Nights Holiday Tunes

4. Discussion and Presentation on Re-Adopting Guidelines and Criteria for Granting Tax Phase-In in a Reinvestment Zone Created in the City of Brenham

City Manager Carolyn Miller presented this item to the Board stating that many years back, the City and County adopted a Tax Phase-In Policy which allows our community to retain existing businesses and attract new businesses. This policy also established a Compliance Committee to oversee all tax phase-in applications to determine that guidelines are being met. This Committee meets on an annual basis to review compliance for current agreements.

At the request of City Council and the Commissioners Court, the Committee was asked to review the existing policy for comparison with other communities, evaluation of salary levels, and minimum capital investment. The Committee has proposed changes to the policy which will be presented to the governing bodies for consideration at upcoming meetings.

As Teresa Rosales' email reported, one change being proposed is to remove Downtown businesses from the Tax Phase-In Policy. Although this might seem odd, the statistics for the past 10 years are interesting. Only two (2) Downtown businesses have applied and received tax abatement: Moser Media in 2017 and 209 S. Market (currently the Laundry Event Center) in 2023. We will have additional information to share with the Board on Monday

Main Street Advisory Board provided feedback and expressed the following concerns:

1. In an email from Adrienne Schwartz, she is concerned about keeping downtown as part of the tax phase in the program.
2. Leave downtown in the tax phase-in policy for both current and prospective entrepreneurs
3. Downtown is a Main Street designated city which emphasizes its significance in fostering growth.
4. Negative community perception if downtown taken out.
5. Could determine if a business chooses to locate downtown or other location.
6. While only two have applied, consider there may be many others who have not been made aware of this opportunity
7. With the rising costs of insurance and taxes causing hardship, this is an incentive.

City Manager Miller will present the concerns discussed to the oversight committee and City Council.

5. Discuss and Possibly Act Upon the Minutes from the October 7, 2024, Regular Meeting.

Wendy Meaux made a motion to approve the minutes. Celia Haley seconded the motion. The Chair called for a vote. The motion passed with the Board voting as follows:

Chair Doug Peck	Yes
Andi Liner	Yes
Celia Haley	Yes
Connie Wilder	Yes
Dax Flisowski	Yes
Jon Hill	Absent
Lowell Ogle	Absent
Tiffany Morisak	Yes



AGENDA ITEM 4

DATE OF MEETING: January 6, 2025	DATE SUBMITTED: January 3, 2025
DEPT. OF ORIGIN: Main Street	SUBMITTED BY: Leigh Linden
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 Chairperson and Vice Chairperson for a Term of One Year	
SUMMARY STATEMENT: The Board will discuss and possibly act upon the election of Chairperson and Vice Chairperson for a term of one year.	
ATTACHMENTS: None	
RECOMMENDATION: None	



AGENDA ITEM 5

DATE OF MEETING: January 6, 2025	DATE SUBMITTED: January 3, 2025
DEPT. OF ORIGIN: Main Street	SUBMITTED BY: Leigh Linden
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 Four Board Members to the Executive Committee	
SUMMARY STATEMENT: The Board will discuss and possibly act upon the election of four board members to the Executive Committee for a term of one year.	
ATTACHMENTS: None	
RECOMMENDATION: None	



AGENDA ITEM 6

<p>DATE OF MEETING: January 6, 2025</p> <p>DEPT. OF ORIGIN: Main Street</p>	<p>DATE SUBMITTED: January 3, 2025</p> <p>SUBMITTED BY: Leigh Linden</p>
<p>MEETING TYPE:</p> <p><input checked="" type="checkbox"/> REGULAR</p> <p><input type="checkbox"/> SPECIAL</p>	<p>CLASSIFICATION:</p> <p><input checked="" type="checkbox"/> REGULAR</p> <p><input type="checkbox"/> WORK SESSION</p>
<p>AGENDA ITEM DESCRIPTION:</p> <p>Review of Dates for 2025 Board and Executive Committee Meetings.</p>	
<p>SUMMARY STATEMENT:</p> <p>Review of Dates for 2025 Board and Executive Committee Meetings.</p> <p>January 6, 2025 February 3, 2025 March 3, 2025 April 14, 2025 May 12, 2025 June 2, 2025 July – <i>No Meeting</i> August 4, 2025 September 8, 2025 October 6, 2025 November 10, 2025 December 1, 2025 – <i>If needed</i></p>	
<p>ATTACHMENTS:</p> <p>None</p>	
<p>RECOMMENDATION:</p> <p>None</p>	



AGENDA ITEM 7

<p>DATE OF MEETING: January 6, 2025</p> <p>DEPT. OF ORIGIN: Main Street</p>	<p>DATE SUBMITTED: January 3, 2025</p> <p>SUBMITTED BY: Leigh Linden</p>
<p>MEETING TYPE:</p> <p><input checked="" type="checkbox"/> REGULAR</p> <p><input type="checkbox"/> SPECIAL</p>	<p>CLASSIFICATION:</p> <p><input checked="" type="checkbox"/> REGULAR</p> <p><input type="checkbox"/> WORK SESSION</p>
<p>AGENDA ITEM DESCRIPTION:</p> <p>Report on Small Business Saturday Event and Christmas Stroll Activities Downtown</p>	
<p>SUMMARY STATEMENT:</p> <p>Main Street Manager, Leigh Linden will give a report on Small Business Saturday and Christmas Stroll activities.</p>	
<p>ATTACHMENTS:</p> <p>None</p>	
<p>RECOMMENDATION:</p> <p>None</p>	



AGENDA ITEM 8

DATE OF MEETING: January 6, 2025	DATE SUBMITTED: January 3, 2025
DEPT. OF ORIGIN: Main Street	SUBMITTED BY: Leigh Linden
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: Report from Brenham Heritage Museum	
SUMMARY STATEMENT: The Brenham Heritage Museum is a Downtown Brenham partner. Cierra Harris with the Brenham Heritage Museum will give a report on successes of 2024 and goals for 2025.	
ATTACHMENTS: None	
RECOMMENDATION: None	



AGENDA ITEM 9

DATE OF MEETING: January 6, 2025	DATE SUBMITTED: January 3, 2025
DEPT. OF ORIGIN: Main Street	SUBMITTED BY: Leigh Linden
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: Report from Washington County Chamber of Commerce	
SUMMARY STATEMENT: The Washington County Chamber of Commerce is a Downtown Brenham partner. Jamie Rankin, President of the Chamber of Commerce will give a report on successes of 2024 and goals for 2025.	
ATTACHMENTS: None	
RECOMMENDATION: None	