

Minutes of the Brookshire Economic Development Corporation Meeting
July 2, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, July 2, 2026, in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

Agenda Item #1: Call to order.

The meeting was called to order by President, Eric Green at 6:00 p.m.

Agenda Item #2: Prayer.

Director, Lyndon Stamps

Agenda Item #3: Pledge to the U. S. Flag.

ALL

Agenda Item #4: Roll Call.

Present:

President, Eric Green

Vice-President, Deniece Odie

Director, Lyndon Stamps

Director, Nathaniel Richardson

Director, Rodney Blouin

Director, Amber Allison

Absent:

Secretary/Treasurer, Michael Kosar

Also Present:

BEDC Administrative Assistant, Vickie Casto

Attorney, David Olson

Project Manager, Ramiro Bautista

Agenda Item #5: Public Comments.

N/A

Agenda Item #6: Discussion and possible action to approve BEDC minutes for June 4, 2026.

Motion was made to approve the BEDC minutes for June 4, 2026.

Vice-President, Deniece Odie / Director, Rodney Blouin

One Abstention (*Director, Lyndon Stamps*)

Motion Carried

Agenda Item #7: Discussion and possible action to approve June 2026 Financial Report.

Tabled

Agenda Item #8: Update on ownership of the sidewalks on Hwy 90.

Dr. Bautista addressed the board and stated that based on the discussion that he's had with the city engineer and the representative from TXDOT, that the sidewalk closer to the road is the state's right of way. The taller sidewalk belongs to the owners of the building.

Mrs. Odie then asked if they could move forward with the lights since they'd decided which area they can work with.

Mr. Green stated they will probably have to talk with the owners.

Dr. Bautista added to get the engineers involved also. Maybe in a future agenda item.

Mr. Richardson said good luck. They had tried eight years ago.

Agenda Item #9: Project Manager Report.

Dr. Bautista stated that they may see some new photos in his report. The front page obviously has the Welcome Rock, and the city has put up a new flag. He then presented it on the projector screen and added thank you to public works for installing it. The city has also provided an opportunity for the placement of flowers, roses and bushes. There will be water in the area within the next couple of weeks. They need an electrician to set up the controller for all of highway 90.

He then moved onto the current projects by showing Ace Hardware's detention. Then showed the other current projects that's still moving forward. Nationwide Trailers are still attempting to receive their CO. Quick Trip is moving as well. Recently city staff and EDC attended a groundbreaking ceremony and grand opening for Grundfos academy. Then 90 west, Giammalva they are scheduled to be on the city council agenda for next week.

He moved onto updates on Ace Hardware. Again, he showed them their detention then pointed out where the store, lumber yard and the laydown yard would be located.

He moved onto Quick Trip (QT) and again directed them to the projector screen and pointed out where the store would be located. The point to where their underground detention would also be. There will be some truck parking, gas station and a store. He then spoke of how big the property was and how it would go back as far as the mobile home sales are located.

He moved to the current project page and stated they are still moving forward with in the permit process. He thinks the medical facility is making some good progress. They recently submitted a permit for a temporary sign that says, "Coming Soon" and it provides information that he will bring next time. He's shown the rendering at the town hall meeting of the medical facilities that are coming soon to 10th Street. These developers have property from 10th Street to 12th Street. It will be three stories, 45,000 sq. ft. medical private doctor facility.

He then moved to Hwy 90, and stated this project is moving forward slowly.

The next four are essentially small business parks and moving forward.

He concluded that they are still waiting to get some comments or updates on the design for the new store next to the Shell station. To his understanding they're going to rip everything apart and start from scratch. The plan is currently to have a hotel/motel on top of the store.

He then moved onto the potential projects that are still the same ones that have on 12th Street. They are still in feasibility and want to offer another potential development. The developers want to develop the entire road at all costs.

He moved onto Otto and 90, that will be an additional store of the Alameda owner.

He spoke on the Brown track and stated that he would bring more information at it became available. Most of the project is not within the city limits; but he will still provide updates once he gets them as it's so close to the incorporated city limits.

Next, he spoke on FM 362 and Stella. They are about to start submitting their permits. They've recently become annexed into the city and are looking to develop potentially a convenience store on the corner.

He moved to the Food Truck Park and stated they were currently in review. The city had been looking for some property to develop a food truck park; but this developer is coming in to invest in the city and develop his own food truck park.

Mr. Richardson asked if he would go back to the Brown track...mixed development. What are we talking about?

Dr. Bautista stated that initially when they came in, they talked to the city about a mixed use with some residential, industrial and some retail.

Mr. Stamps said they thought it was a portion of like 400 homes.

Dr. Bautista replied yes and added that was the initial discussion was.

Mr. Richardson asked when they were going to move on putting something in place to slow down the trucks. He does not want to slow down anybody's development; but he's sick and tired of seeing trucks.

Mr. Green stated that was something they did discuss in the city council meeting. They would love any feedback, please present it. Let them know if it's something that they can possibly do because he knows the number of trucks that's actually going to start coming and unfortunately the majority of the streets they're going to be traveling on are TXDOT. He doesn't know other than putting no through trucks, no jay braking ... he hears it all day long. Zeroing in on their residential roads to make sure they don't have those trucks going through there, everything else would have to be run through TXDOT.

Mr. Richardson stated he did understand that part of it. Talking about the citizens, they deserve a little comfort because most of them that own property in the city are older and that's what he's talking about.

Mr. Green said it would help with some development if they would actually start getting some sound barrier walls put up. That would actually help with some of the sound.

Dr. Bautista said that with any new construction development if they are just adjacent or adjoining to any residential piece there would be a six-foot masonry wall to assist with some of it. If there was a commercial development next door due to no zoning. The requirement in the ordinance is a six-foot masonry wall at minimum and maximum is 8 feet.

Mr. Richardson asked that new construction that is not cosmetically pleasing, do they have a say in that? He's asking the attorney.

Mr. Olson stated that there are vehicles in the law to address aesthetics. As a city they don't have that, the council is looking into those types of things.

Mrs. Allison stated that was very important and Mr. Richardson agreed.

Mr. Olson stated that would fall under the umbrella of zoning.

Mrs. Allison asked that when he say it's being discussed in council, is it like currently on an agenda or something like in the future that they're ...

Mr. Olson replied they've already in fact at the staff level have already kind of working draft put together. They are getting close to presenting a starting point for discussion purposes. Mr.

Richardson said that they don't want to totally deter truckers from moving in.

Dr. Bautista said they were trying to assist as well to strategically place them on the outskirts closer to TXDOT roads as was mentioned and in places where they all have mutual benefit.

Mr. Green said, at this point, not to be afraid to step on toes when it comes to what he is talking about. He added they are going to come anyway and if they don't have rules in place, they are going to do exactly what they want to do and then they're going to move on to the next city.

Dr. Bautista asked to go into executive session.

Moved to Agenda Item #11

Agenda Item #10: Future Agenda Items.

Mr. Richardson would like a report on what's going on at the park and the traffic that's going through the park.

Mr. Green confirmed, update on the park and traffic.

Mrs. Allison stated she had some questions regarding the financials; but she had discussed it with Ms. Vickie earlier today.

Mrs. Odie wants to put the lights back on the agenda to see how far they can get.

Mr. Stamps, discussion and possible actions for a budget workshop.

Moved to agenda item #13

Agenda Item #11: Executive Session

The Brookshire Economic Development Corporation will meet in a closed session pursuant to Title 5, Chapter 551, of the Texas Government Code for the purpose of: Economic Development Discussions under Section 551.087; Consultation with legal counsel under Section 551.071; Deliberations on real property under Section 551.072; and Deliberations on personnel under Section 551.074.

Opened at 6:15 p.m.

Closed at 6:58 p.m.

Meeting Opened

6:58 p.m.

Moved to Agenda Item #10

Agenda Item #12: Discussion & possible action on Executive session items if necessary.

N/A

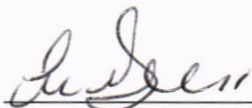
Agenda item #13: Adjournment.

Motion was made to adjourn.

Director, Lyndon Stamps / Director Rodney Blouin

7:00 p.m.

It is possible that a quorum of the Brookshire City Council may be present at the meeting and participate in the discussion of the items on the agenda. No official action of the Brookshire City Council will be taken at this meeting.



President, Eric Green

By signing as secretary below I herein certify that these minutes are those approved by the board on 2nd day of July as a reflection of actions taken on the matters discussed as set forth above.



Secretary/Treasurer, Michael Kosar