

Minutes of the Brookshire Economic Development Corporation Meeting
August 6, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, August 6, 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

Secretary/Treasurer, Michael Kosar

Director, Lyndon Stamps

Director, Nathaniel Richardson

Director, Rodney Blouin

Director, Amber Allison

Absent:

Vice-President, Deniece Odie

Also Present:

Attorney, David Olson

BEDC Administrative Assistant, Vickie Casto

Project Manager, Ramiro Bautista

Agenda Item #5: Public Comments

Dr. Bautista addressed the board and stated that his report was not on the agenda this time, but he wanted to make sure they had an update. He spoke with President Green and the thought process was that they'd put enough effort and time for this meeting for budget so they can finalize and secure it; but he wanted to share some important information on what the city's been doing, and what they should know about, but also the type B projects and all of the economic development projects going on in the city at this time. He then began to show a video and stated that they were looking at some of the city projects.

First, the EDC building was being renovated, all the siding is being removed, and as of today it was gutted out.

Then he showed before and after pictures of the upstairs of the Hovas club house renovation. Currently, the roof is being replaced and soon the HVAC will also be replaced. Later on, cameras and automatic doors will be installed.

Then he showed overhead views of past festivals along with before and after pictures that had been taken at the amphitheater, pointing out tables and benches that were type B projects that's been completed.

He then moved onto the Welcome Rock and showed pictures of it being installed. He added that they decided to add a flag behind it.

Next, he spoke on the fences at Hovas Park, again showing before and after pictures. He then moved to project in progress starting with the amphitheater restrooms. He showed a drawing of what they would look like.

Next pictures were shown of the four light poles being constructed at the amphitheater. He then moved back to Hovas Park where he spoke of the sidewalks.

He then showed a list of completed projects starting with Milk and Brew coffee Shop, MOD dental and Westside 10 Industrial Park.

Current projects, a picture of Tesla's building was shown and Dr. Bautista stated it was not in its complete stage.

He then moved to show pictures of Ace Hardware construction and their underground detention. He started a small video of that area and its progress.

Next, he spoke on QT and again showed a video of the progress and added this just shows what's coming into the city and the overall investment.

Pictures were shown of Nationwide and Dr. Bautista stated they stayed in the same building until they got their new facility built. A video was started and he explained how they had a lot of space to utilize for the sales of trucks. They will be having sales there and sales tax will be generated there. In a couple of years, they will be opening a new building and creating a new facility there.

He then moved on to Grundfos and stated there will be 38 million investments in construction and for the equipment that will be going into that building.

Next, he spoke on the Ninety West Industrial project, giving the location, square footage, and price of the capital investment of the construction. Then a rendering of the blueprint of What the building and site plan will look like.

He gave information next on the Brookshire Medical Center Campus that will be located at 3829 10th St. Again, he showed a rendering of the facility and added that from 10th to 12th street and onto 359 the entire area is being developed into a medical campus.

Dr. Bautista showed a rendering for 15 spaces at a food truck park. He stated it would have a second floor with a coffee bar on top.

He showed on the screen current projects:

1. Brookshire Warehouse located at 3615 S. Front St.
2. Office Warehouse located at 4669 5th St.
3. Stella Road Plaza is located at 1554 FM 362
4. Triangle Business Park is located at 34290 Katy Freeway
5. Falcon Business Park is located at 1324 FM 359
6. Garvie Business Park is located at 4565 Garvie Rd.
7. Black Panther Business Park is located at 4109 South Street.

He started speaking on Triangle Business Park, Falcon Business Park, Garvie Business Park and Black Panther Business Park and stated they were small-scale business parks coming to the city. They are all in the permitting process. Some of them do have capital investments.

He moved on to Brookshire Warehouse that will be located at 3615 S. Front St. this one will be just one building itself. Before they had their new ordinance in where a commercial facility has had the frontage of 100 ft., they came in so, it's a little smaller type of warehouse.

Next, the Office Warehouse will be located on 5th street that's just past the nail distribution center, where the newest detention pond is located. It's almost finished they're just adding trees and shrubs.

Dr. Bautista continued with Stella Road Plaza that's located at 1554 FM 362 is actually flex space warehouse. They haven't submitted any designs, but this is going to be the property that was recently annexed off of 362 and Stella Rd.

He let everyone know that Thomas Instruments were expanding.

He continued and stated that the convenience store across from Flying J, located at 213 FM 359, was looking to renovate the entire space into a convenience store, truck stop and motel. They are now in the permitting process.

Next, he spoke on La Refresqueria that will be located off of Otto and Hwy 90, will build a mall Mexican candy and drink store.

He concluded by saying that out of those 20 economic development projects, looks to be approximately 64 million dollars in new construction investments to the city. This means more growth for the city, additional revenue that will be coming for the city's ad valorem tax revenue in the budget. They will be able to be taxed on that amount of money.

Mr. Green said he didn't know if they noticed; but everything said warehouses.

Mr. Richardson stated he had seen enough warehouses and truck stops.

Mr. Green said what he was asking ... the board members need to do what he did recently was just reach out to some of the developers that they know that might be interested in building residential homes ... reach out to them. He's currently working on something and just hoping that it's going to be good.

Mr. Richardson stated it was going to be tough with a lot of the things that's already in place that's beat them to the curve because whatever reason they've set back and not looked at trying to revise some things that would allow them to put a halt to some of these truck stops. Those are good investments; but if you want your town to grow, what man with any wealth would want to put a half million-dollar house with a truck stop one block away? It's just not going to happen.

Agenda Item #6: Discuss and possible approval for June 2026 and July 2026 Financial Reports.

Mrs. Allison stated that there were a lot of backups provided in the details surrounding some of the expenses. She noticed there was an increase in personnel expenses by like \$3,000. She looked at it side by side ... personnel salaries. June it was under salaries, it was the first line item under 108 for 9,047. Then when you look at July ...

Mrs. Watts stated that in June, she believed there were three payroll cycles that fell, then she wanted to confirm. She then continued by saying that payroll happens on the 1st, 15th and the 29th. She stated that there is going to be couple of months every year that will have three payroll cycles, which would be the increase.

Mrs. Allison then asked about projects A and B, were they considered uncategorized. She wanted to know if that particular was in that bucket.... Not categorized? She added if they looked at June is not categorized for 297k ... are those considered some of the projects for A and B?

Dr. Bautista stated he thought that was half of the fences they're doing.

Mrs. Allison confirmed that that was projects that was ... so, ideally projects typically go into that particular category.

Motion was made to approve the June 2026 and July financial reports.

Director, Lyndon Stamps / Director, Nathaniel Richardson

All For
Motion Carried.

Agena item #7: Discuss and possible approval of 2026-2027 Budget.

Mrs. Watts let the board know that there was a revised budget, so that way when they are reviewing, they are looking at the correct one.

Dr. Bautista stated the change that Ms. Julie was referring to is he and the mayor had a discussion concerning the city's budget, EDC's budget, and potential projects. The city has requested they reduce the amount of their (city's) original request of one million to 700,000. They will see that in facilities infrastructure projects have been reduced. That 300,000 was moved to type B projects, and as they can see it went over to a little over 800,000 to 1.1 million. Those are the only changes effective after they had requested the changes.

Mrs. Allison asked if there was some opportunity for improvements as it relates to Hovas Park. She sees where they have project A and B, it's basically pertaining to the baseball fields. She asked what if there were projects that were completed like ... the basketball court, repainting, were there opportunities for improvement?

Dr. Bautista replied sure.

Mrs. Allison asked was there any other monies allotted to updating the park overall. Not just baseball fields because this is just specifying baseball fields.

Dr. Bautista stated they have in the books right now that approximately \$425,000 worth of upgrades at the park was approved outside of what has been mentioned. All the tables and benches going under the pavilion, which is about 12 and throughout the whole park. The tables and benches that are there now are being replaced, all the bleachers for spectators, and beach volleyball. The beach volleyball will be added with two new full courts, striped goals and four pickleball courts. He added a few other areas of improvements. He believes there is a little bit of opportunity for additional upgrades because they are also doing some adding the engineered wood fiber that's required in the playground and there's some playground swings that are missing as well that they will be replacing also.

Mr. Stamps stated he thought what she was trying to ask, for instance if there was something that they'd not approved, he believed it would fall underneath the city park projects.

Dr. Bautista replied yes and added that he did have that. It's not an actual project ...

Mr. Stamps ask what line item it was ...

Dr. Bautista stated that it's a park, so if there's maintenance or any projects that need to be done, yes, those monies could come out of there directly.

Mrs. stated she was just making sure they didn't need to increase type A, because that was just...

Mr. Green asked if the football and soccer field goals were included.

Dr. Bautista replied yes that they were combo ones that the soccer goal and football goal combined.

Mr. Green asked the update that he gave him for the concrete work ... was he getting ahead of himself on that?

Dr. Bautista replied no and stated it was shown in the video; but he could bring it back up if he would like.

Mr. Green stated he would like him to go into a little more detail with it.

Dr. Bautista then pulled the information up on the screen. He then pointed out what was previously approved, which was concrete along the areas west of the clubhouse towards the central and east of the clubhouse. The total amount approved was nearly 190,000. He then pointed out what they had approved for that amount. He said that they tried to verify how they could make the entire park ADA to get to the last field in the back. They went back to the contractor to see if they could provide them with another design to make the park more ADA. For that same price they were going to pay for that small area. He then pointed out where they are going to have a larger area covered for phase one. They have fitted the hazard area that they had talked about into this. They will now do six-foot sidewalks, four inches thick, and cross the entire park. This is what was approved by the board and the city council. Phases two and three will include the six backstops that would be one phase. Phase three will connect the entire park;

he then pointed those area's out. They are trying to see how they can make the entire park sidewalks ADA to be able to utilize each part of the fields.

Mr. Green thanked him for the update, then asked if there were any other questions or comments, if not he will entertain a motion.

Motion was made to approve the 2026-2027 budget.

Director, Lyndon Stamps / Director, Amber Allison

All For
Motion Carried

Agenda Item #8: 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.

6:28 p.m. opened

6:43 p.m. closed

Agenda Item # 14 Discussion & possible action on Executive session items if necessary.

N/A

Agenda item #15 Adjournment.

Motion was made to adjourn.

Director, Lyndon Stamps / Director, Rodney Blouin

All For
Motion Carried

6:45 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



Secretary/Treasurer, Michael Kosar