

Brookshire Economic Development Corporation

THE STATE OF TEXAS }
CITY OF BROOKSHIRE }
COUNTY OF WALLER }

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE BROOKSHIRE ECONOMIC DEVELOPMENT CORPORATION TO BE HELD THURSDAY, DECEMBER 4, 2025 AT 6:00 P.M., IN THE COUNCIL CHAMBERS OF THE BROOKSHIRE MUNICIPAL BUILDING, 4029 FIFTH STREET, BROOKSHIRE, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA ITEMS:

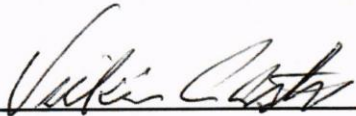
AGENDA

- 1. Call to order.**
- 2. Prayer.**
- 3. Pledge to the U.S. Flag.**
- 4. Roll Call.**
- 5. Public Comments.**
Comments made under this agenda item are limited to five (5) minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced at the chair's discretion. In accordance with the Texas Open Meetings Act, the board of Directors will not discuss or consider any items addressed during this agenda item. However, the President or Economic Development coordinator may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.
- 6. Consent Agenda**
 - a. Approval of the BEDC Minutes for November 6, 2025**
 - b. November Financial Report.**
- 7. Discussion and possible action on the design of tables and benches for the amphitheater.**
- 8. Discussion and possible action on amphitheater restrooms.**
- 9. Discussion and possible action on Hwy 90 lighting.**
- 10. Discussion and possible action to approve joining the Waller County Economic Development Partnership (WCEDP).**
- 11. Discussion and possible action to approve joining the Brookshire Chamber of Commerce.**
- 12. Discussion on repairing two baseball fields.**
- 13. Discussion on street repairs.**
- 14. Discussion and possible action regarding setting the January EDC meeting date.**
- 15. Project Managers report. (Ramiro Bautista)**
- 16. Future Agenda Items.**
- 17. 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; and Deliberations on real property under Section 551.072."
- 18. Discussion and possible action on Executive Session items if necessary.**
- 19. Adjournment.**

A quorum of the Brookshire City Council may be present, but no official action will be taken by the Council.

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 48 business hours prior to this meeting. Please contact the city secretary's office at 281-375-5050 for further information.

I, Vickie Casto, do hereby certify that the above Notice of Meeting and Agenda of the Brookshire Economic Development Corporation was posted in a place convenient and readily accessible at all times to the general public in compliance with Chapter 551, TEXAS GOVERNMENT CODE, November 21, 2025 at 12:15 p.m.



Administrative Assistant to the Board of Directors

Minutes of the Brookshire Economic Development Corporation Meeting
November 6, 2025

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, November 6, 2025 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 Vice-President, Deniece Odie 6:00 p.m.

Agenda Item #2: Prayer.

Director, Nathaniel Richardson

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

Everyone

Agenda Item #4 Roll Call

Present:

Vice-President, Deniece Odie
Secretary/Treasurer, Michael Kosar
Director, Lyndon Stamps
Director, Nathaniel Richardson
Director, Rodney Blouin

Absent:

President, Eric Green
Director, Amber Allison

Also Present:

Attorney, David Olison (arrived at 6:09 p.m.)
Project Manager, Ramiro Bautista
BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

N/A

Agenda Item #6 Consent Agenda:

- a. Approval of the BEDC Minutes for October 2, 2025
 - b. October Financials Report. *(Notlyh Lyons)*
- Mrs. Lyons, addressed the board and went over the financials.

Motion was made to approve the BEDC minutes for October 2, 2025 and the October Financials Report.

Director, Lyndon Stamps / Director, Michael Kosar

All For
Motion Carried

Agenda Item #7 Ezee Fiber Presentation. (Tim Griego)

Mr. Bautista stated that Mr. Griego was unable to attend.

Agenda Item # 8 Discussion and possible action to approve joining the Waller County Economic Development Partnership (WCEDP).

Mrs. Odie stated they would discuss this in executive session, she then moved on to agenda item #9.

Agenda Item #9 Discussion and possible action to replace the Welcome Rock at FM 359 and Hwy 90.

Mr. Bautista addressed the board. He stated that they had gone out and solicited three quotes, that they had in front of them. One of the quotes is from the BuyBoard representative which is Preferred Facility Group. He stated that their quote was higher than the others that they have. Southwest Monument & Signs are the ones that originally put the first rock up. The next one is from Bedrock Builders; Mr. Corey is one of their representatives that wanted to come and speak with them.

Mr. Corey, stated that he brought in an example for them to see. He then went on to explain how they made the stone. He added that they can make the exact same bolder that was there. They can embed things into the stone, such as the city's logo, Waller County logo.... just a verity of things. He wanted to stress how they can customize and get them what they are looking for. It also has a lifetime warranty.

Mrs. Oddie, asked ... lifetime warranty? How long will it last?

Mr. Corey stated as of now, they have boulders out in the field for well over 20 years. Like he stated, it is a lifetime warranty. He is the owner of Bedrock Builders and he will honor ... for as long as he's around. He then passed the sample around for the board to look at. He stated that the size that he and Mr. Bautista have been talking about is 10' wide, 6' tall and about 16" thick and 8 - 9,000 pounds. He spoke about who they have made stones for and they have donated a large monument to the Houston Food Bank as they believe in being active in the community.

Mr. Richardson repeated that this was a man-made stone.

Mr. Corey replied yes and stated that the primary material was sand. They combined it with a tiny bit of Portland cement. He went on to explain the process and stated that the closest to this is granite. He added that they also make headstones.

Mr. Richardson ask what had happened to the rock.

Mr. Bautista explained that it had been hit by a car and they did not have insurance.

Mr. Stamps asked if that was something they should be considering?

Mr. Olson ask what was the cost they were talking about.

Mr. Bautista said he thought it was under 10,000.

Mr. Olson stated with the deductible and all ...

Mr. Bautista asked if they were going to make a motion on any of these? Then he told the attorney, Mr. Olson that this was a type B project and he was not sure it was on the EDC's capitol project for this upcoming fiscal year, and he didn't know about any public hearings or notices. These have not happened ...

Mr. Olson asked if they had instructed them to do this process, to designate to make this a project. He then asked the board of they were on board.

Motion was made to allow the attorney to go ahead and designate to start this project as a type B project.

Director, Lyndon Stamps / Director, Michael Kosar

All For
Motion Carried

Agenda Item #10 Discussion and possible action to purchase professional attire for BEDC staff and board.

Mr. Bautista stated they did not have a rendering in front of them; but board member, Mr. Stamps has the perfect example on as what the shirts would look like. They could select different colors, and the ladies would have a different cut.

Mrs. Odie asked if that was the only fabric it came in, referring to Mr. Stamps shirt.

Mr. Bautista stated for those types of shirts, probably not. He was looking for some of dry fit ... he will put that option on there.

Motion was made to approve the purchase professional attire for BEDC staff and board.

Director, Lyndon Stamps / Director, Rodney Blouin

All For
Motion Carried

Agenda Item #11 Project Managers report. (Ramiro Bautista)

Mr. Bautista addressed the board and went over his current projects. He let them know that Nationwide Trailers was here, and the mayor had signed the CO. They will be coming back to them for a pre-development meeting because they want a store front. Ace Hometown Hardware permit is going through civil engineer, the drainage district and water district as well. Quik Trip has a variance coming up to the city council real soon, and once that's complete then they will be able to start their construction process. Milk and Brue Coffee Shop, on 13th street has been setting vacant for sometime now. He did speak to the owners just last week. The delay was Center Point for about six months or so; but they are starting back up so, you will see some movement there real soon. Then Mod Dentist, on 11th Street and 359 is moving pretty well. They've had their inspections done so, hopefully they'll get their COs quickly. He then spoke on the Brown track. The property sold but they've not told them if the project has come through or not so, he will just keep it on there as a current project. The 359 Falcon Warehouses, they have a permit application on file; but it's not moved for an additional review from their side. Then 5th Street Logistic Distribution warehouses, they put a stop on that project, because they had a detention permit but not a city permit at that time. So, now they are working with the city engineer to complete their process in order to move forward with construction.

He then went over protentional projects. He stated there were two on 10th Street. The one on 12th Street, they will have a presentation if they can attend the city council meeting. They will have those developers coming in. The business park development on Garvie, no movement there and the city is still looking for property for a food truck park. He then let them know tomorrow, the Waller Economic Development Corporation was having a meeting and they now have a new director. They are looking to start what they are calling the Westside Ally. So, anything west of 99 in Austin and Waller County to bring the EDC corporations together and their group of board members just to have some discussions and talk about new developments in the area. He then let them know the time and where it would be. He added that if anyone would like to join, he would be going on behalf of the BEDC.

Agenda Item #12 Future Agenda Items.

Deniece Odie would like to have an update on the lights on 90.

Nathaniel Richardson, would like to talk to the city council about all the trucks in town.

Everywhere he looks, there's a truck station. When are they going to say that's enough.

Mr. Stamps stated they had been talking about zoning.

Lyndon Stamps wants an update on the restrooms for the amphitheater.

Agenda Item #13 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.

Went into Executive Session: 6:24 p.m.

End Executive Session: 6:43 p.m.

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

Meeting opened at 6:43 p.m.

They will revisit in the December meeting

Agenda item #15. Adjournment.

Motion was made to adjourn.

Director, Lyndon Stamps / Secretary, Treasurer, Michael Kosar

All For
Motion Carried

6:44 p.m.

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

President, Eric Green

Secretary/Treasurer, Michael Kosar

Amphitheater Restrooms

Vickie Casto

From: katherine@wallisconcrete.com
Sent: Friday, November 7, 2025 2:36 PM
To: Vickie Casto
Cc: office@wallisconcrete.com; Deana; drafts@wallisconcrete.com; Ramiro Bautista
Subject: Brookshire Amphitheater Restroom

Good Afternoon,

The current updated cost for Brookshire Restroom building with Stainless Steel Fixtures, a drinking fountain, a split-face block exterior finish and a metal roof is **\$199,184.85**. The building will arrive as one module which would then be unloaded and placed on an approved building pad provided by others. The module weight is in excess of 64,625 lbs. The building pad should be designed according to the geo-tech investigation performed at the building site. The jobsite needs to be accessible for the required equipment for transfer and placing of the building. Contractor will furnish the crane to unload and place the building in a safe and non-destructive manner. Once the building is placed, the plumbing and electrical can be connected by the contractor.

Contact us with any questions at 979-478-6734.

Best Regards,
Katherine Scribner
Wallis Concrete
646 Wallis Concrete Rd
979-478-6734
FAX: 979-478-6753

Vickie Casto

From: katherine@wallisconcrete.com
Sent: Friday, November 14, 2025 12:09 PM
To: Vickie Casto
Cc: office@wallisconcrete.com; 'Deana'; drafts@wallisconcrete.com; Ramiro Bautista
Subject: RE: Brookshire Amphitheater Restroom

Good Morning,

No, the building will arrive as one module which would then be unloaded and placed on an approved building pad provided by others.

Our buildings are delivered to the job site ready to connect the utilities. Your contactor will bring the waste out, water in and electrical to the building. Additionally, the geotech report will direct your contractor on the necessary building pad requirements.

Best Regards,
Katherine

From: Vickie Casto <vcasto@brookshiretx.gov>
Sent: Thursday, November 13, 2025 2:23 PM
To: katherine@wallisconcrete.com
Cc: office@wallisconcrete.com; 'Deana' <dmartin@wallisconcrete.com>; drafts@wallisconcrete.com; Ramiro Bautista <rbautista@brookshiretx.gov>
Subject: RE: Brookshire Amphitheater Restroom

Thank you!

Does this amount include the contractor that will unload and place the building, the plumbing and electrical? Or is that a separate charge?

From: katherine@wallisconcrete.com <katherine@wallisconcrete.com>
Sent: Thursday, November 13, 2025 12:30 PM
To: Vickie Casto <vcasto@brookshiretx.gov>
Cc: office@wallisconcrete.com; 'Deana' <dmartin@wallisconcrete.com>; drafts@wallisconcrete.com; Ramiro Bautista <rbautista@brookshiretx.gov>
Subject: RE: Brookshire Amphitheater Restroom

Impress Computers

Warning: Sender @katherine@wallisconcrete.com is not yet trusted by your organization.
Please be careful before replying or clicking/downloading the attachment.

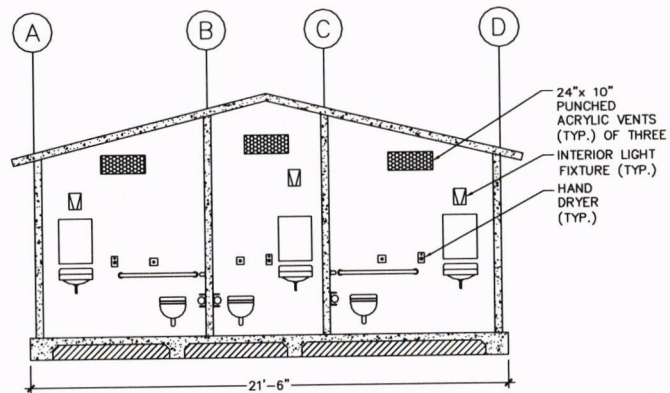
Report Phishing Report Safe

powered by Graphus®

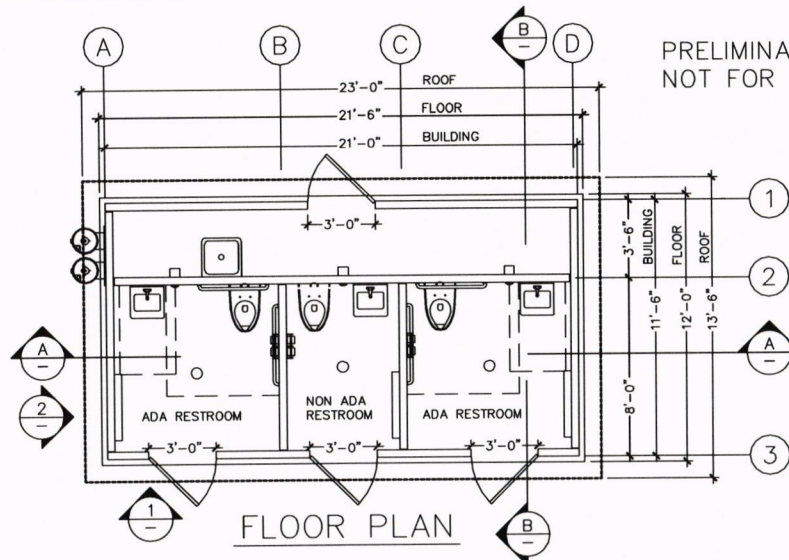
Hi Vickie,

This model is based off the Travis 1101 and adjusted to a three stall restroom. Attached is the preliminary drawing.

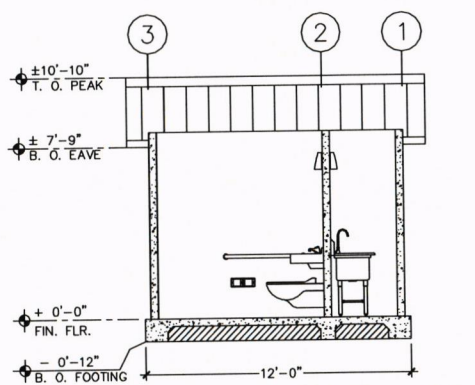
PRELIMINARY, FOR REVIEW ONLY –
NOT FOR CONSTRUCTION



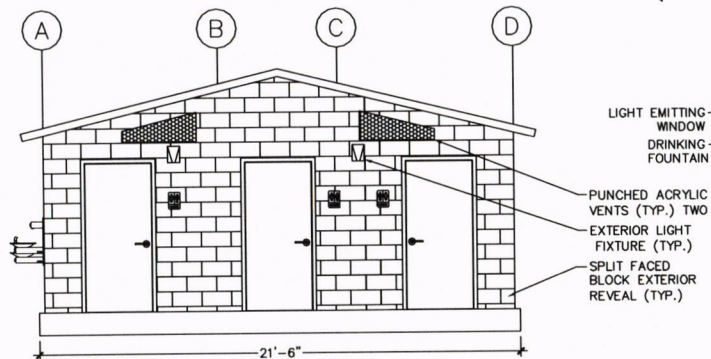
A BUILDING SECTION
SCALE: 1/4" = 1'-0"



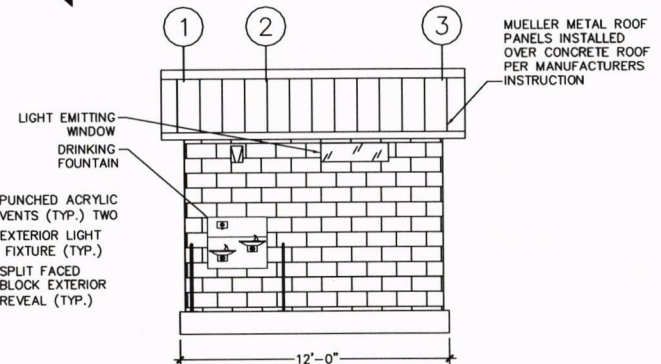
FLOOR PLAN



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOVEMBER 7, 2025

BROOKSHIRE AMPHITHEATER & RESTROOM
CITY OF BROOKSHIRE, TEXAS

WALLIS CONCRETE, LLC
WALLIS, TEXAS

WCEDP Information

(Waller County Economic Development Partnership)



WCEDP Membership Form

We appreciate you considering a membership. You are making a difference in our community!

Join Date: _____

Member name: (organization or individual)

Membership Type:

☐ Associate Member (\$1,500.00) ☐ Trustee Member (\$3,500.00) ☐ Foundation Member (\$15,000.00)

Memberships are for one year and renewed upon your anniversary date.

Trustee Members also have the option to have a position on the board of directors.

Foundation Members also have the option to have a position on the board of directors and the executive board after being active on the board for two years.

For either Trustee or Foundation memberships, a separate form will be sent to designate your representative to the respective board positions, if you choose to exercise that option.

Contact (if representing an organization): _____

Title: _____

Email: _____

Address: _____ City: _____

State: ____ Zip: _____

Mailing address (if different) _____

City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____ Cell: _____

Web site: _____

By becoming a member, you agree to abide by the WCEDP bylaws.

Signed: _____

Please mail (or email) completed application. Please send dues to:
WCEDP
519 9th St Suite A.
Hempstead, TX 77445



Membership That Matters!

**Our partner
members make it
happen. Partnership
is our last name, but
it's our first priority!**

Join the future. Be a Part of One of the
Most Dynamic Community
Organizations In Waller County

Since 2002 the Waller County Economic Development
Partnership has served our citizens and business community.

www.wallercounty.org

Purpose. Planning. Progress.

About the WCEDP

The WCEDP is a Texas, non-profit, 501 C-6 organization. Since February of 2002, we have faithfully served our community.

By joining the WCEDP you become a member of one of the most dynamic organizations in Waller County. We literally are the tip of the spear for building a stronger community.

Mission

The WCEDP is organized to operate a charitable service center to foster increased, environmentally balanced, business commerce, positive growth, and overall cooperation and coordination for all communities throughout Waller County.

Vision

Our vision is to build a vibrant and strong local economy by retaining and attracting top companies that will provide good jobs while respecting the environment. We believe a good quality of life, however you wish to enjoy it, starts with a good job.

Accomplishments at a glance

- International presence with an office in Berlin Germany
- Four state awards for project excellence in economic development
- International Economic Development Council award for excellence in economic development in the public-private partnership category
- Over 10 million square feet constructed under our spec building abatement program
- Added over 8,000 new jobs
- To date, generated over \$269 million in tax revenue for various taxing entities

We have three membership levels that renew annually:

Associate Members - \$1,500. It includes attendance at all partner meetings which include networking, speakers, and sometimes general discussions about organizational and community issues. This is a great way for small businesses to get involved before making a larger commitment.

Trustee Members - \$3,500. It includes all the Associate Member features with the option to sit on the board. Even if you don't exercise the board option, you can still attend board meetings and participate; you just don't have voting privileges. We carry D&O insurance for the board if you choose to exercise a board option. Board meetings include project presentations and discussions on ongoing activities. This provides an opportunity to get first-hand information on projects and other important activities. You will also be listed on our web site. This is the best level for prospective members that are project-oriented. Direct referrals for projects start with this level.

Foundation Members - \$15,000. This level was started by one of our long-time partners as a way to help increase the support needed to grow the organization and better serve the community. Most Foundation Members are highly vested in the community. Many use it as part of their corporate social responsibility programs. This level includes all the other benefits and comes with an option to serve on the Executive Committee advisory board after two years as a member. The Executive Committee works closely with the director and provides input on various items for the board to consider. The Executive Committee includes the corporate officers and elected Trustee Members.



Purpose. Planning. Progress.

For more information contact:
Robin Yokom, Office Administrator
979-921-9059 Ext. 12
robin@wallercounty.org
www.wallercounty.org



BOARD OF DIRECTOR APPOINTMENT

Member Name: _____

Address: _____

Appointee (please print): _____

Appointment year: _____ (Appointments will remain until changed by the member.)

Signatures:

Appointee Date

By becoming a board member, you agree to act in the best interest of the organization and serve in accordance with the bylaws. We recognize that board members have other obligations that will require they miss WCEDP board meetings. However, by accepting the board appointment, you acknowledge that you will be diligent in attending regular board meetings as best possible. For Trustee and Foundation Board members, your tenure will terminate if your membership terminates.

Board Proxy (Optional)

In the event that the board appointee cannot attend meetings, the member can assign a proxy to attend as needed. If you wish to file a proxy, please complete this portion of the form.

In the absence of our primary appointee,

_____ is authorized to act as a proxy.

BROOKSHIRE CHAMBER OF COMMERCE BENEFITS OF MEMBERSHIP	BRONZE	SILVER	GOLD	PLATINUM
	\$200	\$500	\$1,000	\$2,500
RIBBON CUTTING CEREMONY	✓	✓	✓	✓
EXCLUSIVE USE OF CHAMBER LOGO	✓	✓	✓	✓
MEMBER DECAL	✓	✓	✓	✓
MEMBER ONLY REFERRALS	✓	✓	✓	✓
EVENTS, JOB AND DEAL POSTINGS	✓	✓	✓	✓
UP TO 3 BUSINESS CATEGORIES	✓	✓	✓	✓
CHAMBER BUSINESS AND SOCIAL NETWORKING EVENTS	✓	✓	✓	✓
EXCLUSIVE SPONSOR OPPORTUNITIES	✓	✓	✓	✓
LISTING ON CHAMBER WEBSITE DIRECTORY AND ANNUAL MAGAZINE	✓	✓	✓	✓
VOLUNTEER AND COMMITTEE OPPORTUNITIES	✓	✓	✓	✓
SPECIAL LINK ON WEBSITE HOME PAGE		✓	✓	✓
SPECIAL LINK ON EMAIL BLASTS		✓	✓	✓
LOGO ON WEBSITE HOME PAGE			✓	✓
RECOGNITION IN OUR MONTHLY LUNCH & LEARN PRE SLIDES			✓	✓
RECOGNITION ON MANY HANDOUTS AND EMAIL SIGNATURES				✓
GUARANTEED SOCIAL MEDIA POSTS PER YEAR				2
INDIVIDUAL EMAILS TO ALL CHAMBER CONTACTS				1

January

2026

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

				1 Happy New Year!!	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 MLK	20	21	22	23	24
25	26	27	28	29	30	31