

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 ON THURSDAY, SEPTEMBER 3, 2026, 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.

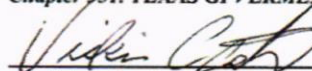
Comments made under this agenda item are limited to five (5) minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced at the chair's discretion. In accordance with the Texas Open Meetings Act, the board of Directors will not discuss or consider 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. Discussion and possible action to approve BEDC minutes for July 2, 2026, July 20, 2026, July 27, 2026, and August 6, 2026.
7. Discussion and possible action to approve August 2026 Financial Report.
8. Discussion and possible action to approve Budget Amendments 2026-2027.
9. Discuss and approve nominating B.E.D.C. board members. *(Eric Green, Amber Allison, Rodney Blouin, Lyndon Stamps)*
10. Election of President, and other officers of the corporation.
11. Discussion on traffic passing through Hovas Park.
12. Discussion and possible action to purchase the Everest LED Solar Laps on Hwy. 90.
13. Discussion and possible action of beautification of Welcome Rock on Front St.
14. Discussion and possible action being a sponsor for TEDC Annual Conference.
15. Project Managers Report. *(Dr. 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, August 27, 2026 at 9:00 a.m.


Administrative Assistant to the Board of Director

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

Prepared by Vickie Casto

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Minutes of the Brookshire Economic Development Corporation Meeting
July 20, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, July 20, 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, Rodney Blouin

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

ALL

Agenda Item #4: Roll Call.

Present:

President, Eric Green

Vice-President, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Nathaniel Richardson

Director, Rodney Blouin

Director, Amber Allison

Absent:

Director, Lyndon Stamps

Attorney, David Olson

Also Present:

BEDC Administrative Assistant, Vickie Casto

Project Manager, Ramiro Bautista

Agenda Item #5: Budget Workshop

Dr. Bautista addressed the board and stated that in front of them they had the first draft of the budget, and tonight they would be discussing it very briefly. He then went over the first page titled EDC-Checking. The highlighted portion is what they have in the bank today. He then moved to the next page.

He then explained how the page was laid out. With the 26 budget in the first column and the next two ...working and requested are the same. The fourth column is the percentage of change for each one.

He pointed out the interest and the potential forecasted interest amounts for the fiscal year. What they see in reserves is what is going to be required from their cash position to fit the expenses.

The sales tax is their forecast sales tax that they are anticipating in receiving for the next fiscal year.

He then moved to the expense summary and stated they were categorized but they would be separated in the next few pages. Their total expenses are based upon what's presented to them today...in the next two and three columns.

Mrs. Allison stated that she see's that their current budget was \$500 and increased by

Dr. Bautista stated he didn't know who put that in, they were only going to receive \$500 in interest. Maybe it was previously forecasted as such because the interest was not being taken into consideration in their budget. He added that Miss Julie had not identified how to make it show on the financial documents.

Mrs. Watts stated with the city and EDC budget, the system for Fund View was not utilized in

the capacity that it should have been for last year's budget FY26. They will see columns that have drastic changes, especially on the city side because it was not a balanced budget. The city was working off of two budgets. They had been working on the Excell spreadsheet, and it was plugged into Fund View and not everything was transferred over properly.

Dr. Bautista added that essentially, they would receive more revenue than what's previously been documented.

Mrs. Watts added that on the interest column \$500 was only plugged in but it's inaccurate. Interest is now being recorded every month. However, there is a lag of like 45 days in being recorded because it must be posted to the bank first. Then they post it once the account is reconciled; but the EDC account based on the balances of the three million odd dollars is going to be roughly 90,000 and that's a calculation of what they are currently earning over the next 12 months.

Mr. Green then stated that they were currently in transition to implement Encode and do away with Fund View. Fund View is a software that the city uses for everything.

Mrs. Odie asked what was going to take the place of

Several replied Encode.

Mrs. Allison asked Mrs. Watts was the 20 the difference for the expense summary taxes ... is that kind of in line with the same thing as well?

Mrs. Watts agreed and added that these were more accurate projections for FY27 based on the information from FY26 and what has posted ...

Dr. Bautista stated when they go into the respective line items, they'll see. He then moved on to page two and added that it essentially reflects the same thing.

The interest and the reserves that they're going to have utilize from their cash position and the potential sales tax that they'll be receiving.

He then moved onto page three where it starts the line items for discussion.

Mr. Richardson stated he was caught off guard at the last council meeting. Maybe he wasn't on the council when they decided they were going to pay for part of that building over there. He wanted to know when that was decided. He asked when did the EDC decide that they were to pay for part of that building?

Dr. Bautista said that the city was incurring the cost of all the construction for the building.

Mr. Richardson asked, that the EDC was not going to contribute part of that ...

Dr. Bautista stated, not for the construction of it. The city is paying the full portion to have the entire building renovated. What the city has done is relocate the entire corporation to that building. So, the city can now use that portion for a conference room.

Mr. Richardson stated he did not remember coming before them. He knew that he (Dr. Bautista) and the mayor were to meet and put an EDC agenda together and then bring it to them. He knows that whatever they say, council still can override it; but he doesn't remember having that discussion. That's why he wants to be careful because if he's just going to be a figurehead, he's wasting his time.

Several agreed with him.

Mrs. Odie started they did mention an amount that EDC was going to incur when they do the renovations for that building. She then asked Dr. Bautista if he could tell them what was said in the council meeting that they're going to take a part of some portion of that.

Dr. Bautista asked if she could share the amount so that he can...

Mrs. Odie said she did not remember the amount.

Dr. Bautista said what he thought she might be referencing is the mayor saying that they were going to come and ask the EDC for more funding on different projects, not necessarily that building.

Mrs. Odie stated she thought she had heard about this building and some roads that were going to be paved, and maybe a couple of other things.

Dr. Bautista stated that it was not towards the building. What expenses the EDC might have in that building are just utilities. Expenses for utilizing the building itself, the city's not going to charge the EDC for being in the building or leasing it out.

Mr. Richardson said he didn't see anything wrong with charging them to use the building. It's not knowing upfront that this was going to happen until he heard it in counsel Just come and ask them. Like he said, he wants to have a voice and not just be a figure head.

Mrs. Odie asked if part of this was broken down in their budget because she did hear him say that he was going to come and ask them for a portion of the money.

Dr. Bautista stated it was not towards that project.

Mrs. Allison asked that they table the conversation and put it on the agenda for the next meeting. She didn't have her notes with her. She wants to stay on tune with what they have going.

Dr. Bautista stated he knew the specific questions to address.

Mrs. Allison stated that when they were in the meeting, they renamed the building and there was a financial expense associated with that, something like 200,00.

Dr. Bautista said it was 150,000 that the city was going to pay for the entire renovation.

Mrs. Allison said she thinks that there may have been some misunderstanding or based on what she believes she heard Alderwoman Vaughn clarify that EDC was going to pay for this. That's why she wants to dig into it more on the next agenda.

Dr. Bautista said they could go back and review the minutes so he could have a better understanding of what was mentioned.

Dr. Bautista then started on each line item.

Salaries: There is an increase due to potential cost of living and merit increases for this year.

Payroll Taxes: There is an increase there due to the 2026 budget not being sufficient or over budget. The number provided to the EDC previously was not sufficient. So, Miss Julie has recommended the amount that is listed.

Retirement Contribution & Health Insurance: All came from Miss Julie. They were the same from previous.

Legal Fees: They've kept it the same.

Professional Services: Have been kept the same.

BEDC Coordinator: Has been kept the same. There are zero amounts being expended out of it currently. Dr. Bautista stated that he currently does not receive any salary from EDC. His salary is from the city. If that's something that they would anticipate maybe reviewing to identify or see if there was funding, there to pay for the services he provides. Prior to him coming on board, he was their consultant and being compensated for this work... he wanted to see if they would take that into consideration.

Mrs. Allison stated that they continue to budget it ... that's a whole salary that they should be allocating or incentivizing someone for services that's being provided to them...was she correct?

Dr. Bautista gestured yes.

Engineer Services: They reduced that because they hadn't used any yet, so the thought process was that they are continuously seeing individuals wanting to come to the city and have pre-development meetings then they don't come. The city eats those engineering fees. Maybe they can help them out with the engineering costs because some of the projects don't come to the city. Mr. Green asked if he could explain this in a little bit more detail.

Dr. Bautista said that currently the city for all development whether they come or not meets with, himself, Miss Beatrice, the drainage district, the water district, the city engineer. They'll huddle up together to try to help these developments to come to the city. Sometimes they don't come and the city swallows all those engineering costs. Right now, they don't have a process where those costs go back to the developer. He's just really trying to cover some of those fees, specifically the engineering fees.

Office Supplies: That has been doubled because they are moving to a new building. There will be a reception area.

Membership & Dues: Stay the same.

Building Maintenance: Stay the same. He was happy that this was still there because if they were moving to a building, he wanted to make sure that everything they needed there to be safe for all the individuals in there.

Equipment Maintenance: It was increased because they will have to outfit the entire building with computers and furniture.

Mrs. Odie asked if that was the new building that they're ...

Dr. Bautista replied yes.

Public Mowing: In the past they have assisted with mowing Highway 90 and the parks. They are not looking to outsource it; but if they did this would be there.

Mrs. Odie moved back to the office supplies and stated he had mentioned the office supplies doubling. Is that because ...

Dr. Bautista replied yes and added that there would be a receptionist, coffee, water and all different things that they don't do currently. They have it right now just for the office but as more visitors come to their office ...

Mrs. Allison asked if there will be another employee assigned to that area.

Dr. Bautista stated that he would like to add another employee because with Miss Vickie, he is going to need an admin assistant that's active; but then they're also going to need a front desk person to answer the phones.

Mrs. Allison said she was thinking, with a coordinator, you would need to add more?

Dr. Bautista said they would have to add more to salaries, payroll, retirement and health.

Mrs. Odie stated her concern is if she's in the back and they have people coming in, who's monitoring the door?

Dr. Bautista said they would have an office back and all would have to monitor the front.

Himself, Miss Beatrice, Miss Vickie and the permits clerk. They would have to rotate to try to monitor the front.

Mrs. Odie confirmed that it would be all three of them that's moving.

Dr. Bautista replied yes.

Discussion continued adding another person.

Dr. Bautista stated that he and Miss Julie would make some adjustments and he'll present it to them again, then present it to council to add another administrative assistant. He added that for the corporation it would be all beneficial for the three of them.

Mr. Green asked if that was something the entire board wanted to see.

Several replied yes.

Mr. Richardson asked that along those lines, because that building had flooded before, had the mold been eradicated?

Mr. Green stated that it's completely being renovated.

Mr. Richardson confirmed that they were removing all the walls.

Dr. Bautista replied yes.

Mr. Green stated he had walked in there and they had already replaced the air conditioner units; the generator's been connected.

Dr. Bautista added they had a backup generator, a new panel, new meter, new weather head out back, and HVAC. Next will be the demo of all the walls and the plan is to make it look like city hall. There will be storefront windows and all the offices.

Mrs. Odie confirmed that it would be gutted.

Dr. Bautista agreed and added the sheetrock and all the paneling will come off.

Mrs. Watts wanted to speak on the added position for consideration. They did a salary study that was presented to council with the 3% COLA and the 3% increase based on performance review. If they were to add an additional receptionist or administrative assistant or whatever they want to call the position, her recommendation would be equivalent to what their administrative assistant

pays here at city hall. That salary would roughly be about 57,000 or 16; but on top of that you do have to consider the insurance, TMRS and all the payroll liability.

Dr. Bautisa added that those four would be adjusted by Mrs. Julie.

Mrs. Watts continued by saying if that was something that they wanted to look at, she could recalculate it; but she just wanted to give them some base figures.

Mr. Richardson asked if that 57,000 was the starting salary or the high end or the low end?

Dr. Bautisa stated he was not sure that figure was their figure... that's the city's figure. He added that Mr. Richardson was correct, there was no low, medium or high number. They will try to see if they can benchmark around the surrounding counties.

Mr. Richardson replied that it was a good way to do it.

Mrs. Odie asked if something like that was done, how would he decide if he was going to have a full-time employee, part-time employee two or three days out of the week, do a trial run.

Dr. Bautista stated he doesn't think they'll know when their phone will ring and someone needs to be there to answer it during business hours.

Mrs. Odie asked if it would go to the city and then be transferred or separate lines?

Dr. Bautista said if anything it would ring to them, then transfer over to the city if they do not answer.

Mrs. Allison asked if it was two separate entities.

Dr. Bautista stated that they were two separate entities in most cities but a few years back it was voted that the EDC move under the city.

Mrs. Watts stated all the benefits are under the city and she allocates those percentages to EDC.

Mrs. Odie asked if it was better to put it on the agenda and they discuss it and they present something to them or...

Mr. Green stated they have to crunch the numbers ...

Discussion continued on the extra employee and benefits.

Mrs. Odie asked if it was in their budget to have another person on board.

Mrs. Watts stated they were dipping in their reserves now. She added that with this budget being presented they are dipping into reserves meaning cash in the bank. Their income is not going to cover everything presented.

They then moved onto the next line item.

Legal Notices: Didn't change. They will see some notes that he and Miss Julie went through to present to Mr. Green that they could identify. He was informed that he was over budget in this line item. It's just an incorrect entry that'll be changed; they are not over budgeting this one.

Travel & Training: This was increased by \$5,000. He wanted to encourage them to do some training. This upcoming TEDC conference is in Houston this October. In the next meeting he will bring some information for them to see if they would like to register and attend so they can logistics and hotel if required getting those paid for.

Bank Charges: This was reduced because they do have that financial position in the bank. They don't anticipate having any overdraft fees or any charges of that nature.

Telephone: A Significant increase. 500 hundred was budgeted. They based it off the PD's budget. Theirs was a little over 2500 if he was not mistaken so, they entered 3,000 here due to them being in the new building.

Advertising: Dr. Bautista believes they did do a little advertising that was paid out of this. This year, he would like to see if there's an opportunity for them to bring in a consultant or third party to create a marketing pamphlet that sells Brookshire to more retailers and more people who build homes. A consultant to grab and capture the essential elements of what a community is comprised of.

Beautification: No change. Dr. Bautista left it just in case they wanted to do anything on Highway 90 at their two Welcome Rocks and any other location that might need it.

Mrs. Odie said she was going to put it on the agenda to do the Welcome Rocks.

Dr. Bautista stated they were waiting for the irrigation to finish before they put anything there.

City Parks Project: No change. Dr. Bautista let the board know that they do a lot of work in the city parks and they need to keep some money just in case there is something that goes down and needs immediate attention such as the splash pad, something that might be a liability issue.

GIS: No change. Dr. Bautista stated they may not be utilizing BIS company anymore because their city engineering has a GIS map; but he's leaving it there because Miss Vickie likes some of the maps that GIS BIS has. It will stay there just in case they have to pay for that service.

Facilities / Infrastructure: The city wants to request funding and or projects from the EDC. This past fiscal year there was \$515,000 in this line item. The EDC assisted the city with road projects which were over \$300,000. The \$200,00 remaining was for ditch digging and storm water projects. They are looking to assist the city in all the areas that have curb and gutter storm sewer. So, to assist the city to meet their goals the city is requesting a million dollars from EDC. He believes what they may have heard was 600,000 for roads, 200,00 was for drainage and 200,000 for storm sewer project. Public Works has been doing the drainage for the last year or so. They've made some leeway; but they do need some assistance by bringing a third-party contractor in for that. They'll go out for bids for three specific roads, which will be Kenny Street, Hwy 90 to South St. Then Gassner from 359 to the stop sign. Then Velasco from 90 to South.

Mrs. Odie asked if the EDC could do those projects.

Dr. Bautista stated the last time it was asked of David this same question. He was in a city council meeting because former president, alderwoman Vaughn asked the same question and David said yes.

Mrs. Allison confirmed that EDC could help.

Dr. Bautista replied yes.

Mr. Green added that with drainage, as long as there is commercial property, commercial businesses on that street, EDC can spend those funds.

Mrs. Odie asked with the ditches, and the roads as well with the business sitting there?

Dr. Bautista said just a little update to that, David mentioned it didn't have to be a commercial on there. So, he will get some more information and have at their next meeting; but he did reference that EDC could fund infrastructure projects, although there was no commercial, business on the road or ditch. He will make sure that David will reference that next time.

Mr. Richardson asked if the project that they were talking about were going to be continual occurrences he would like for him to put something together. Certain things might need their assistance every three to five years. If he could create something like that so they know going in ahead of time what their budget is going to look like because they know they have these things definitely coming up. Not new projects but those things that they know already have in place that they're assisting with; because at that last meeting when they showed about the drainage he was blown away.

Discussion continued on the drainage and equipment.

Dr. Bautista stated that it was the three that the mayor talked about requesting money from the EDC.

Business Improvement Grant: Dr. Bautista stated he had put this in last year. It's a \$25,000 grant for local business owners who meet the criteria. Miss Vickie found a program that they might need to revisit since it's already in place. They can modify, revise or update and then ensure that they put things in place where individuals can receive the grant. He then gave example and added that it was a good incentive for them to receive reimbursement.

Mr. Richards said as long as they had some leverage, people just do not get it and do not do anything with it that way they have a way to get their money back.

Dr. Bautista stated they would need to put a performance agreement in place and if they don't meet with that then they don't get reimbursement.

Emergency Management: Stays the same. This is just in case they need to assist with the city with anything.

Technology: It stayed the same.

Computer & Software: This was increased because of the move to the new building. They will have to increase software licenses to the new computers.

Capital Outlay Equipment: That remained the same just in case they will need to buy additional equipment.

Capital Outlay CO: That's computers as they're potentially outfitting a conference room and essentially six offices.

Capital Outlay Special Projects/Equipment: Increased in case of any emergencies or piece of equipment that they might need.

Mr. Richardson asked Miss Casto, when he was on the EDC before, they got away from killing trees. They had little iPads to use. He wanted to know why they moved away from that. She explained that when the board was replaced all the iPads were not returned, and some came back broken.

Mr. Green added that they chose not to renew with Board Book software. He believes it was something like \$3,000 - \$6,000 a year.

Mr. Richardson stated he would like them to look into that.

Discussion continued.

Dr. Bautista said they would need ten. He will get a quote and increase this Capital outlay Computer amount.

Mr. Richardson said they have a general idea of what they've got coming in and if it's over budget then they can look at it next year.

Mr. Green added that the city used it as well.

More discussion on the use of paper and ink.

Dr. Bautista asked if there was a specific iPad, tablet or anything.

Mr. Richardson said they would leave that up to them.

Dr. Bautista said as long as they can get the information that they need it's viewable and accurate.

Mrs. Odie confirmed that it would come out of the line-item computer and software.

Dr. Bautista said yes, the 57040.

Mrs. Allison said they could sign a waiver.

Capital Outlay Facilities: He drew their attention to the note that said they would be adding a line item. **Capital Outlay Furniture:** He put the amount for all the furniture that they believe they're going to need in the new building under this number until Miss Julie has Fun View creates that line item. Then this amount will go to furniture.

Grant Matching: The city can receive grants and if they were to go after any type of a grant, the EDC could assist with paying the matching portion. Maybe something out there that they could get like downtown revitalization grant or assistance with some type of grant whether it's assisting the water district. There are Texas Water Board grants and usually the city applies on behalf of those or they partner together. The city is just looking at whatever they can try to get at this point.

Real Estate: For this fiscal year they see that it's zeroed out. If there is an opportunity for real estate for the EDC to look at ... for instance as he's been speaking to President Green, purchasing some property in the ETJ and the corporation annexing that property then that property becomes part of the city limits. It's zeroed out right now because they put all the dollars that would have been inside of real estate inside of the next line item. The 1.5 is in the Type B projects.

Mrs. Odie asked if real estate moved into type B, is real estate going to be considered type B? Will they still be able to consider if they find real estate?

Dr. Bautista replied yes and added that it would still be an opportunity for them to purchase. Since there is zero dollars in there, what would happen is they would do a line-item transfer.

Mr. Richardson replied good, then he would go to him first.

Mrs. Allison said that goes back to another line item because if they're utilizing Dr. Batista, he's being utilized for two separate entities, plus they have additional ... They have a budget to allocate \$70,000 for additional coordinator. It sounds like a portion of that should be allocated to fund...

Mrs. Odie questioned, is the EDC allowed ... like he's Project Manager on the city side but is the EDC allowed to ...

Dr. Bautista replied, monitor?

Mrs. Odie added that he was one person but he's on the city side. Are they allowed to pay the same person that's working on the city side to work on the EDC side?

Mr. Richardson stated you can have a dual role; but the only thing he was asking when they put the turfs out Hovas, they pay for the city then even though it's all city money, he wants to make sure they have a say; because their kids need to come first. He continued speaking about how the lease was being handled.

Mrs. Watts stated she had a question for transparency reasons. They can split it on the payroll system.

Mrs. Odie asked about the clubhouse being renovated.

Mr. Kosar asked wasn't the clubhouse already renovated upstairs so they have parties, they didn't update the electricity then?

Mr. Green said it wasn't renovated.

Mr. Kosar stated that it was approved to be done.

Dr. Bautista stated that this was the transformer, this is not anything dealing with the clubhouse.

Mr. Green suggested for everyone to take some time and go look.

Dr. Bautista stated he actually has pictures of it if they wanted to see.

Mrs. Odie stated her question was if they're going to do the electrical and club house renovation ... how is it going to be who goes first?

Mr. Green stated it should fall under the same category as the convention center.

Dr. Bautista agreed with Mr. Green and added that the application process hasn't been spelled out yet.

Mrs. Odies said she just wanted to make sure it was the same process as over here.

Mr. Richardson spoke on consistency of doing things.

Dr. Bautista added that this was more so the electrical panels and the transformer themselves, not the wiring in the room.

Mrs. Allison said that there was a big concern about protecting all the renovations that they're making to the park. In one of the meetings she attended they said someone would come after hours, having the PD patrolling. She had been thinking, were they ever able to get a bid on the fence that could be locked up after certain hours and if so, is that an EDC expense or a city expense?

Dr. Bautista said if they were to go out there now, from Lakeside the road use to be closed. Public Works made those gates. If you go into the concession stand area and before you go into the grassy area coming from 359... again, Public Works staff built those. They are planning to build one to close as well if city council will allow it.

Mrs. Allison asked that they wouldn't want to close the whole ...

Dr. Bautista said they would do that also if the council allows it. The park hours are from 6:00 a.m. to 11:00 p.m.

Mr. Green stated that Alderwoman Vaughn mentioned the security and they really need to...

Dr. Bautista said he had a quote on that also. They have cameras, new doors are installed in the restrooms. They will have a locking mechanism that will close automatically on a timer. They have two cameras facing down in the larger area. They can't install them until the HVAC in the clubhouse is replaced. They've already paid for the server to be there, so they've asked for cameras all around the perimeter of the red canopy. Wi-Fi signal will go all the way to the

splash pad. For the upgrades going to the new pickle ball courts, beach sand volleyball courts, they are getting quotes for those. Those can either be city or EDC; they can add cameras to this as well.

Mrs. Odie asked how the locking mechanism would work.

Dr. Bautista said it would be on an automatic timer and every employee who has a card will be able to get in also. It will also have a keypad.

Mrs. Allison asked if the new building would have security also.

Dr. Bautista replied yes, it's not in their budget. It's something the city has to incur. He added that the city is paying essentially for all renovation costs. What they are paying for is to maintain and be in the building.

He then asked if they had any comments, concerns or project to add to this, get quotes and move the project forward towards an agenda item.

Mrs. Allison stated the only thing she asks is for a breakdown so they can have somewhat of a timeline to see what it looks like.

Dr. Bautista said everything with the exception of the batting cages and the restriping he would like to get them on an agenda. Especially the fields, irrigation and the lighting. He is already being asked when they can get back on the fields, and the fences project isn't complete yet.

Mrs. Allison asked if they had to wait for 2027.

Dr. Bautista replied yes and added that they already have project on the book that they're completing.

Mr. Richardson asked if they could periodically have a report on who is actually using the field. Not every week maybe three times a year.... Just need a update on who's using the facility.

Dr. Bautista said he had been working with the mayor and city secretary. He believes they are on a potential verge of having another discussion with the youth league. Then they can clearly try to see about documenting who's using the field.

Mrs. Odie stated she did want to have a project with the welcome rock; but she will wait until the irrigation is installed and complete.

Dr. Bautista said they could do that under beautification, they don't necessarily have to make it a project, the funds for that are in their operating budget, not necessary projects.

Discussion continued on the issues of the park usages.

Dr. Bautista said that he had talked with Mr. Jenkins a week or two ago about needing to know when they were going to use the field two to three months in advance for the league, so they could fully prepare. He added not just the city; but for the public works staff so they can prepare those fields on practice days and game days to ensure the fields are up to par.

Mr. Kosar questioned the irrigation for the amphitheater. From his experience with irrigation, that's not a very good thing. He asked if that building flooded when it rains and if they have a broke line, a sprinkler that doesn't go off ... they're going to create more problems. He added that the amphitheater hadn't had irrigation in 40 years and the grass looks just fine.

Dr. Bautista said he was sure they had plenty of shut offs.

Mr. Kosar asked what if it broke on the weekend, who's going to be here to notice it. People are not going to call and say they broke a line.

Dr. Bautista said that was a good question and he has the app to identify and it can be controlled by the app.

Mrs. Odie said he had another question about the park and security. She knows they're going to have cameras, patrol units that's going to pass by. She wants to know if that's something extra, they're going to have to put in their budget to pay for it?

Dr. Bautista asked for PD? Not from his understanding. It's part of either the hourly or every two hours that they're going to go as part of their patrol. He added that they would work with chief directly, and if they have an issue then they will patrol more often. He thinks it will be two to four times per shift as what they are doing.

He apologized for coming late, they finished it today around 3:30 today; but he wanted to at least give them a presentation on what they came up with as a first draft. They'll go back to the drawing board again, and add what they've recommended, make the appropriate changes. Then at the next meeting come back with no decision making just inform them all, not necessarily have a budget workshop; but to inform them of the updates that were made on particular suggestions. They will have to have a special meeting before their September meeting so it can be finalized and go to city council.

Discussion continued about the budget meeting dates.

Mr. Green asked if they wanted to look for a day today or have Miss Vickie reach out to them.

Mrs. Odie asked if they could set it today.

Mr. Green said yes, they could set the date today.

Mrs. Watt stated she was not available on Tuesday. She can provide the information to Dr. Bautista.

Mr. Green stated to let Miss Vickie reach out to everyone, so everyone can check their schedules.

Dr. Bautista stated he would work with Miss Julie to get these updated. He'll send it back as soon as possible so that when they meet next time, they'll have enough time to review it.

Mr. Green asked Mr. Richardson if he could email him everything that he was concerned about the baseball league?

Mr. Richardson replied yes.

Mr. Green said at the next board meeting, he'll try to push it to make it to the next meeting; because he is on that board. He'll talk to them about everything he's concerned about.

Agenda item #6: Adjournment.

Motion was made to adjourn.

Vice President, Deniece Odie / Secretary/Treasurer, Michael Kosar

All For
Motion Carried

7:18 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

Prepared by Vickie Casto

Minutes of the Brookshire Economic Development Corporation Meeting
July 27, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, July 27, 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, Nathaniel Richardson

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

ALL

Agenda Item #4: Roll Call.

Present:

President, Eric Green

Vice-President, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Nathaniel Richardson

Director, Amber Allison

Absent:

Director, Lyndon Stamps

Director, Rodney Blouin

Attorney, David Olson

Also Present:

BEDC Administrative Assistant, Vickie Casto

Project Manager, Ramiro Bautista

Agenda Item #5: Budget Workshop

Dr. Bautista addressed the board and stated that they will have another opportunity to see what he, Mr. Green and Miss Julie have put together. He informed them that they had two budget documents. The one that has a highlighted portion on page two is option 2 and the other one will be option #1. He then started on page one on option one and pointed out the amounts of interest and estimated interest have been indicated there. Their reserves need to be utilized from their cash position in order to balance this budget. Next is estimated potential sales tax that the corporation anticipates receiving. The next summary is the expenses that they have planned on this option one. Those same numbers reflect on page two. He then moved to page three.

Salaries: Increased because of potential to add a position. He received inquiries from board members and some responses from the city secretary at the city level regarding what position this might be from specific cities around them, and it looks like it is up to a \$60,000 position for either a receptionist or another administrative assistant that will potentially be joining the corporation.

Payroll, Retirement and Health: With all that it would have increased because of the increased position.

Professional Services: Decreased by \$3,000

Engineer Services: Was reduced by \$5,000 to account for utilities expense that they did not account for previously for the new building.

Utility Expense: Received \$8,000 from Professional Services (\$3,000) and Engineer services (\$5,000)

Office Supplies, Membership and Dues, Building & Equipment, Public Mowing and Legal, Travel and Training, Bank Charges, Telephone, all stayed the same.

Utility Expense was added from the previous line items.

Advertising, Beautification, City Parks Project, GIS, Facilities/Infrastructure all stayed the same.

Business Improvement Grant: Was a reduction to zero, the line items were not removed.

Emergency Management: There were no changes.

The next two line-items had changes; but he does not know if they were reflected properly in the budget. He wanted Miss Julie to speak on this behalf because it looks like they'd added 4,000 to **Technology**. He would like to ask if that should have been in computer and software and the tablets should have been in technology or capital outlay equipment.

Mrs. Watts stated it was completely up to them because they can move the line items. She put the tablets under Computer & Software because they're going to be in use. Then for Technology, it's an annual subscription ongoing from year to year.

Dr. Bautista then stated if the board's okay with those expenses in those line items, then it's accurate as it's shown.

Mrs. Watts asked Miss Vicke about the length of the contract.

Ms. Casto stated that they told her it was \$4,000 a year.

Dr. Bautista let the board know if they were okay as it was presented, then there would be no adjustment.

Mr. Richardson stated he would like to see it remaining one year. He did not want to be tied down for years and not be happy the first year.

Dr. Bautista went on and stated that Fun View addressed the changes that were required for capital outlay furniture in the system, however, it didn't get moved there properly. It's still under facilities; but when they bring the budget back again, they'll be sure it actually indicates Capital Outlay furniture.

Grant Matching: This was in the budget last year and if they want to see a reduction maybe this would be the area.

Dr. Bautista asked if they had any questions on option #1.

Mrs. Watts stated that she would follow up on the Capital Outlay.

Mrs. Odie asked if Real Estate was going to stay on the line item by itself.

Dr. Bautista said the line item is there now on this option and indicated it as zero because all the funds are in the type A and B project which is the 1.5 for option one. Option two, they'll see there is a proposed funding in the Real Estate line item.

Mrs. Allison confirmed that option one was what was presented to them the last time, and Dr. Bautista replied yes and added with the addition of a potential staff employee.

Mrs. Watts added that option one changed because of the tablets. There were about five things that changed on option one.

Dr. Bautista added that all those same changes are in option two with the exception of on page four with a reduction of type A and B from 1.6 to 600,000. Of that reduction, a portion of that amount contributed back to the real estate line item at 550 and then the remaining portion from the 1.5 going back to the cash position.

Mrs. Watts said she did not remove any of the potential projects that were listed.

Dr. Bautista then directed the board to view the screen where he was showing some adjustments on the Type B projects. He stated that he had added everything that he believed was their project for the past fiscal year. The last two were completed (Amphitheater tables and benches / Brookshire Welcome Rock). He then showed them the amount they needed to be paid this fiscal year.

Hovas park Multiple Improvements	\$427,486.35
Hovas Park Baseball Fences	\$274,208.24
Hovas Park Concrete	\$191,064.88
Amphitheater Tables/Benches	\$ 11,930.81
Amphitheater Restroom	\$268,689.39
Amphitheater Lighting	\$ 17,411.73
Total	\$1,190,791.40

Multiple improvement's going on at Hovas Park, from bleachers, spectators, students all the benches, soccer fields having benches and bleachers also.

Fences, they've paid half of it, what they see is the remaining portion to be paid. The fences are essentially complete, and they should be coming out within a week or two.

Hovas park concrete is scheduled for this fiscal year.

Amphitheater tables & benches filled in should be done in a couple of weeks.

Amphitheater restrooms the total amount is being shown, However Mr. Green just signed a document today that's a second pay app essentially. They've paid nearly 100,000 on this project and are set to be installed October or November. They build it as they receive payment.

Amphitheater lighting has been paid for, half and they still need to pay the balance. The schedule is to start construction in the next week or two.

Dr. Bautista stated that of their current cash position, that he didn't think they had it in the previous document but it's the 3.1 that's still outstanding this year.

Mrs. Odie asked if they still owed more than the \$17,411.73.

Dr. Bautista they had already paid 17 so this is the second and final payment ... 50%.

He then continued to the potential Type B projects. Again, he directed the board to the screen and added that he had gotten a couple of numbers on them and would discuss each one.

Hovas park lighting – four fields (-618k) Before they renovated the fields and made that third field into four fields, they did get a quote for four of the six fields. There were already four fields there that received that quote. There are lights on just one field and in order to have lighting for all four of the fields it will cost 618,000 from a BuyBoard vendor. Not the one that they are using currently but another one that Mayor Richards called out to give them a quote.

Hovas Park Irrigation (-\$115k) This is for all six fields.

Hovas park fields (-\$150k) This is an estimated amount to rework the fields prior to irrigation going in along with maintenance for the grass.

Hovas Park Dugouts (-\$20k) One of the six fields does not have a dugout. This quote is not to exceed for the dugouts.

Hovas park Clubhouse Electrical Renovation (-\$35k) This is completely changing two panels, a transformer for future expansion.

Hovas Park Batting Cages He's not gotten the quote back yet.

Amphitheater Irrigation (-\$14k)

Downtown Re-stripping (-\$16k) will be providing several crosswalks and putting parking spots on Fifth St. and restriping this downtown area.

Hwy 90 Light Poles Dr. Bautista stated he had it on as a potential project. He's not had a chance to see what type of lights to get an estimated cost.

Mrs. Allison stated as she was looking at the number 2 budget that was revised and Type A and Type B, that's highlighted, there was an adjustment for 6000,000. Based on the projects for 2027, they wouldn't even meet the financial commitment to even finish these projects. Her concern is these are the best bids he's received because it's a lot of money being spent.

Dr. Bautista said he believed it was almost 900,000.

Mrs. Allison added that was steep after they paid a lot to get these projects started at Hovas already. She feels that there needs to be some adjustments in terms of looking at additional bids for a better rate, 600k alone is more than their adjusted budget.

Mr. Green asked how many bids he got for the lights.

Dr. Bautista stated that this was the only one; because after they received the bid the city couldn't afford it, so they had to back off. He thinks this was always an EDC project; but once he saw the amount he thought it was 1.2 million. What they did was give them a bid on the four fields and then broke each individual field down. That's where the previous amount of 1.2 came from; but it's half of that.

Mr. Green asked if he could explain to the board the BuyBoard process and the reason.

Dr. Bautista stated because previously it was \$50,000 that the city could get some bids and not have to go out to formal bidding process. The past couple of months the city council adjusted it to meet the state standard, which is \$100,000. So, anything over \$100,000 they would have to fully bid out, get engineering involved, wait so many days to bid it out then tally everything up. Then have pre-conference before construction could start. With BuyBoard being a purchasing cooperative, they've been awarded contracts by the state to do this type of work so it cuts down the time when construction can start. That's the BuyBoard process, they have certain rates for this area that they must abide by and charge by. She is correct for potential opportunities for more quotes but then they would have to go out the full bid process prior waiting 60 days.

Mr. Richardson stated that ByBoard only saves them time. It may not save you money, it just saves time. He added that on some of these projects they don't have to move on if they think they're going to be upside down. He was concerned about that.

Mr. Kosar asked how many of the fields have lights.

Dr. Bautista stated just one on the turf field.

Mr. Richadson said it was not a bad idea to have lights out there; but if it was going to cause them to be upside down... they can still pay without lights until they decide oaky ... let's move forward.

Mr. Green asked if they could resubmit it on ByBoard.

Dr. Bautista confirmed for a new quote for what they have now and Mr. Green yes, lighting for the fields.

Mrs. Allison stated she understood they want to make improvements to the community since businesses are coming here and they want it to be attractive. She thinks it's important that they understand what monies they have in this particular pot, they've already exceeded that prior year. It was 260k and now they are 56%, and actually that just came down because she asked for that and basically, they would be in the red if they were to execute on these particular projects. The top line concerns her 600k and they only have one. That's not ethical to her ... it feels like it makes sense to go the extra mile to get to see if they can have a cost of savings there. She added if they were to move in January, February 2027, they have no other monies in the bucket for that particular project A or B to do anything else.

Mr. Kosar said even if they broke down to do two fields this year that would leave three fields with lights they could play on and they could schedule the next two for the next physical year.

Mrs. Allison asked what they had been doing all this time before now.

Mr. Green stated that they had been playing on one field.

Mrs. Odie asked if it would be possible to get the temporary lighting? Like they use at the amphitheater.

Several relied no, due to shadows and someone would get hurt.

Mr. Richardson stated if they were looking for resubmittal, that they would look at NCAA people. He added that sometimes they beat BuyBoard because that's what they do all the time.

They work with vendors that work strictly with fields, courts and those kinds of things.

Sometimes you get a better deal. BuyBoard is good because it saves you time, but it's not going to save you money.

Mr. Kosar stated that the people that put up the lights a few years ago could properly come out and put a bid in also.

Dr. Bautista stated that they were not trying to go with this company, it was more for budget numbers.

Mrs. Allison said when this money sits as well, why aren't they spending some of it on these projects; but at the same time why are they over in other expenditures ... that doesn't make sense. She then wanted to go back to page three. She knows they are relocating to the other building for the expenses for 3,000, 4,000 and 8,000 ... basically that's 17,500 budget for 2027 for the new building. Is that broken out per month?

Mrs. Watts stated there could be some startup fees such as utilities.

Mr. Richardson spoke on the position that he wanted to add was going to get paid up to 60,000.

Dr. Bautista stated that's what was added into this amount for a potential receptionist or clerk or administrative assistant.

Mr. Richardson said however he wanted to schedule it, it needs to be on some kind of scale.

What constitutes this start up person getting 40,000, 45, 50 and not arbitrarily saying we are going to pay them 60,000?

Mrs. Odie said she thought that was a little bit on the high end, especially just coming in. She thinks it should be lower.

Mr. Richardson stated if they come in with experience, they need some kind of schematic that says the reason we're paying for this is because this person comes in with eight years' experience, she's good with these four different software's, she's able to do XYZ.

Dr. Bautista stated that Mrs. Connor replied back to Mrs. Allison's e-mail that had all these cities with all the rates. He believes it started at 45 and below if he was not mistaken.

Mrs. Allison let them know that she had sent the e-mail to Mrs. Connor and had asked her for the job description for administrative assistant. After they met, she thought about it and the way the layout will be is it enough work to justify having a full-time administrative assistant? She's looking at this now and seeing a document that just came in ... She's seeing a 60k budget for a potential employee; but then she also sees 70k for the coordinator. That's two additional salaries, they're increasing numbers, but she doesn't see that being justified.

Mr. Green stated he was not in agreement with the position over there because he does not think the majority of the people that this reception has come in contact with will be for EDC. He thinks it will be for permits, and that's a city issue.

Mr. Richardson stated he was really concerned about that. The load that EDC is carrying for the city. It's not designed for them to carry all those wants that the city wants. They must become creative in their budgeting process. What is that we need to kick the city off and manage it from day to day, and what is it they want? They must be real with those conversations. He added that this area is growing and they need funding on hand just in case the right person shows up with something that they just can't turn down.

Mrs. Allison said when she went online to the Brookshire Economic Development board and she just saw two employees, which are Dr. Batista and Miss Vickie. She does not feel that justifies ... and Mr. Bautista is in the field and he's working for the city to be in this building; That's a safety issue for one. She knows they will relocate the permit lady over there; but she feels that that building for itself just to have two active employees that's on the roster for the economic development committee that justifies that. She would propose going back to the city and they can reroute some of their staff. They're the ones who's at capacity in that particular area. She can't make a decision on the budget for her vote because there's not enough evidence to justify these numbers.

Mr. Kosar said that he didn't feel comfortable paying somebody right off the bat either. He thinks they should wait to see how it goes.

Mr. Green said he didn't want the position period, and if the city is not going to pay for it

Mrs. Odie wanted to go back to last week. She had posed the question because she wanted to know if Miss Vickie was going to be over there by herself or are they going to have a receptionist, and admin or whatever they want to label the person. Is there going to be someone else over there assisting with the phones? Are they going to have the permit person there, is Mr. Bautista going to be there. What if everyone is busy and nobody is watching that door when people come in? That's why she posed the question.

Mrs. Watts said with the \$60,000 salary on the insurance, she had to go on the high side because you don't know if this person is going to carry children, spouse, or family. They may have removed 100,000 but the salary added back about 89,000 with 60k. With the range that they were given on the high side so, they'll be under budget; but also, on the insurance they may come in lower because if they're going to carry just an employee themselves, then that number is going to drop. So, when they don't know what the employee is going to carry, they have to go on the high side.

Mr. Richardson stated that you have to put a cushion in on any budget when you're working with it so that doesn't bother him.

Mr. Green stated that if the permit department is relocated over there, that permit department is extremely busy right now. A lot of meetings, a lot of phone calls, a lot of emails and that's why he said the majority of the work of that receptionist is going to be for permits and not EDC.

Mr. Green asked Ms. Casto how many phone calls she averaged a day.

Ms. Casto stated she was lucky if she received two a day.

Mr. Green said point made.

Dr. Bautista said as staff, he was okay with two. He thought from the consensus from the last meeting, they wanted to see this on there.

Several replied he was accurate and in the future.

Mrs. Odie asked in the fiscal year 2027 what the projected date would they be moving to the building? 2027 or 2028?

Dr. Bautista stated that he couldn't fully say yet. They were trying to finish the entire building by this fiscal year. But it may go into the next fiscal year by a month or two. So, hopefully by December if not first thing in 2027 first January 2027. He can give them a date or timeline once they get started on the building itself.

Mrs. Odie said not a projected date but looking at maybe next summer?

Dr. Bautista replied no, way before that, he's thinking three to six months.

Mrs. Odie said that she did agree with Eric, if its going to be strictly for permits and she doesn't take that many calls, then

Mr. Richardson added it was not a good use of the taxpayer's money. But he thought the discussion was look at the position, what it was going to cost. He didn't know they had voted for it.

Several said, no they had not.

Dr. Bautista said this was just to bring it forward so they could see the numbers. Miss Julie will be happy to remove them instantly.

Mr. Richardson stated they could always pad their budget if they see it becoming an issue and reach out to hire someone. He will have to agree with Eric this time.

Mrs. Odie stated she thought it should be across the board and not just focus on just one position, but it was three people.

Mr. Richardson said he would like for them, Mr. Bautista and the Mayor, to continue to look at things to bring to them, not make the decision. Because if they make a decision without him having a say even though he gets defeated, that's okay. Some things have to be moved expeditiously. That's why we said we wanted the three guys on there. There are some things they're going to see that they're not. At the end of the day all the money belongs to the city anyway. He doesn't want to be just a figurehead, if he's going to sit in that spot he wants to have a say.

Mr. Green said as far as the baseball fields, they can actually do the lighting in phases. They have to make sure that there are no games dusk / dark. They have to play the T-ball games earlier until they can get the fields done. So, if they can submit another bid on BoardBook and break it down in phases.

Dr. Bautista said they could do the field closest to the concession stand. The turf field if it needs it and that new larger field.

Mr. Green said it needs it because they are currently running an extinction cord upon the back stop to use the fields.

Mrs. Odie asked if they would use BuyBoard or that place

Mr. Richardson said NCAA...

Dr. Bautista said they would reach out to the contact over at the university and find out who they use for their fields.

Mr. Green stated the grant matching was \$103,000 ...

Dr. Bautista said it was a potential opportunity for reduction he and Mr. Green had a discussion about it. If they would like, they could reduce that down to zero. They had 103,000 this year and it was not utilized. He added that they cannot get the federal grants right now.

Mrs. Odie agreed to reduce it to a smaller amount.

Dr. Bautista said he didn't know if they wanted to leave 20,000 in there. Maybe that might be an opportunity to do one matching.

Mr. Green said that would do irrigation, restriping.

Mr. Kosar said that irrigation is a must at the park or they will lose those fields.

Mrs. Odie asked if they reduced the amount, how much is the grant matching?

Dr. Bautista replied 100,00.

Mrs. Odie replied no, if they were to reduce this what is the ...

Dr. Bautista stated that it was just in case they received it. He then gave an example like if they received \$100,000 grant and they had a 10% match. They would pay 10,000 and they would get 90,000 to make the full 100,000.

Mrs. Odie then asked if they were to drop it down to 20 ...

Dr. Bautista stated then they could only use 20,000 if there was an opportunity out there. He added that this was just in case maybe a \$500,000 grant and they had to pay 10%, then they would have to pay 50,000.

Mr. Kosar confirmed they would have to show good faith before they got the money.

Dr. Bautista let him know that the city was usually responsible for that match.

Discussion continued.

Mr. Kosar asked how many dugouts they had and did they all have to be redone. Can they work a year with the dugout and add?

Dr. Bautista stated that it was just one field that was missing a dugout.

Mr. Kosar confirmed that all the fields did have dugouts, then added they could put the dugout till 28th physical year if they needed to.

Mr. Green replied yes but that's up to ...

Mr. Kosar said he had much rather have lights before a dugout. If the other fields have dugouts, they can take that money and add to the lights.

Dr. Bautista said when they received this quote, those individuals didn't know they were turning the field into four on the last one. Maybe they can reposition some of the poles and also add lights to capture what's required on the other fields that they didn't know about.

Discussion continued on the positioning of the lights.

Mrs. Odie stated if everyone was in agreement, she would agree with Eric taking this ...

Dr. Bautista said, reduce the 100,000

Mrs. Odie continued and said they could take some of the money and put on some of the projects. Like the restriping, irrigation and maybe electrical renovation.

Mr. Kosar said that needs to be done, without a question.

Mr. Green stated he was going to say the same thing. He then added that the electricity was so old that Hovas Park that inside the concession stand where the league keeps their equipment, there's one of those big transformers that hums. It's where the children can get to it. He continued and stated that there were old panels in there that's easily opened with high voltage. Several discussed the different voltage.

Mr. Green stated that's why the electricity was on there, it's a priority.

Mr. Richardson said to remember what Mrs. Allison was saying that they're trying to reduce cost. If they move cost to another place, they've not reduced anything. Take care of the needs first and the wants second.

Mrs. Allison stated she did not see a number for the batting cages.

Dr. Bautista stated they had not gotten the quote back yet. He added that was not a high priority.

Mrs. Odie said that those three were like \$65,000, so she thought it would fit where they were trying to reduce the 103,000. Then they would have money to take care of the electrical one first.

Mr. Richardson confirmed if they did the irrigation, and the electrical ... those are the things that they need?

Several replied yes.

Mr. Green then moved to the downtown restriping ...

Dr. Bautista said if they wanted to look at it, he could pull it up for them to see.

Mrs. Allison stated they still didn't have the highway 90 light poles and other projects. She added that one thing that stood out to her ... going back to the EDC and the one employee over there fulltime. In the budget it's about \$50,000 associated with relocating the EDC for one employee. When the issue is at a capacity, those are city employees that's at capacity. The administrative assistant is one person to spend \$50,000 roughly. We'll put \$50,000 in the budget to move it to one building for one employee that's being utilized by a city worker.

Mr. Koser added, maybe two.

Mrs. Allison continued and said 70%, 80% of the time. Dr. Bautista is in the field plus he's going to have an office just to be able to put a conference room there does not justify no \$50,000. Now you're taking away from things that are high-priority items.

Mr. Green asked which line item the 50,000 was in.

Mr. Koser stated it was the salary.

Mrs. Allison stated that was not even the salary. It says everything that says EDC will be relocating fiscal year 2027. She directed them to page three and four.

Mr. Green stated that was probably the buildout on the computer systems and that could be pretty expensive. Because they will have to have a network over there that's connected to this building.

Mrs. Allison said she understood the reasoning behind the expense. The expense does not make sense to her for one employee. She asked if that was a city expense. All the software over there will be for who?

Mr. Green said it was kind of in the middle because the city owns the building. The city is actually renovated the building. They are going to get in the building ...

Mrs. Allison replied ... one employee.

Mr. Green replied, yes one employee and added ... build the building out.

Mrs. Allison stated that just didn't justify it for her, the office space that's already here makes sense; but to relocate one employee you have to consider security concerns, when someone's on vacation who will manage the building. An EDC building; but one EDC employee ... the math makes no sense. Don't forget they have a \$60,000 potential budget for an employee. So, they're at \$110,000 now and they still have budget for a contract for 70,000. She believes there's opportunities and some modification that could be made that could be reduced. She just saw the

project manager's job description. She's seeing where it's additional responsibility for the current person to manage both projects.

Mrs. Odie asked if there was, anyway, they could take that salary out of their budget for the admin? She stated that she saw Mr. Green did not see it.

Mr. Green agreed.

Mrs. Odie added it would not be beneficial.

Mr. Green stated not for EDC.

Mrs. Odie asked if they could take that out.

Dr. Bautista said absolutely.

Mrs. Odie said that would give them almost 80 90,000 back and that would be more things they could get done on a project.

Mrs. Allison confirmed that it would go back into the budget for project A and project B and give Dr. Batista more reserve to work with. It was million five at first and they've basically cut that in half but then added back half of that for real estate. She understands the reasoning for budgeting and reserve; but they have to be realistic about some of the decisions that they make.

Mrs. Odie went over how much that had taken out.

Mrs. Allison asked about the grant matching historical data. She saw 2026, and what they want for 2027 ... want to reduce that?

Mrs. Odie replied yes.

Mrs. Allison asked if they ever used any of the 2025 funds for grant matching.

Dr. Bautista stated it was not in there before; he was the one that brought it in. He had done this previously at other cities that there's a HGAC has what they call livable study center. It's usually like a \$200,000 grant to do a study on the entire city or a specific area for economic development purposes. The one in Prairie View was a \$200,00 grant with a 10% match....so, \$20,000.

Mrs. Allison stated she knew he created the budget so does he recommend 103 to stay in that bucket?

Dr. Bautista replied no and added he agreed with Mr. Green when they met today about reducing that.

Mrs. Watts confirmed the items that were being changed. She wanted to know if they were working off budget #1 or #2.

Several stated option #2

Discussion continued on the changes.

Dr. Bautista confirmed that the funds that were for the additional employee can go to that Type B as well?

Several agreed.

Mrs. Odie said they reduced the real estate; but will it stay in a line by itself?

Dr. Bautista replied no and added there will be 550,000 as per the request if they all agree with that.

Mrs. Odie confirmed that they would still have the other 500,000 still under real estate.

Dr. Bautista said no and added that they were moving some of the Type B to the real estate and the remaining portion would be going back to cash. He let them know they were looking at option two instead.

Mrs. Allison wanted to move back to the relocation for EDC in 2027, will be roughly \$50,000 worth of expenses and she's reiterating one employee. That's what the city wants, 100% to relocate because they've renamed it already. To her that should be a shared expense; because it's not to just accommodate the EDC although that's the name on the building.

Mr. Green stated that the city owns the building. They've not talked about not paying.

Dr. Bautista stated right now there is no rent. It's like an in-kind donation from the city.

Mr. Green added that they will still be responsible for all the utilities.

Dr. Bautista said they did not account for it this year.

Mr. Richards asked Ms. Casto, wasn't they paying for space (where they are located now). And added why would there not be any difference?

Ms. Casto stated that they had paid for the space, utilities, and the phone.

Dr. Bautista stated that was what they were trying to bring back for the most part.

Mr. Richardson stated that's justifiable if they are paying for the space.

Mr. Green stated that they hadn't talked about it in the city.

Dr. Bautista stated just the utilities.

Ms. Odie said she thought it was rent and utilities.

Dr. Bautista said that at this time the city was not charging them.

Mr. Green stated that if they wanted to take on that expense ... when they're letting us stay over there rent free.

Mrs. Allison stated that the fees did not make sense for just one employee.

Dr. Bautista said that some of them could be reduced. The reason for office supplies being increased that much was because now there'll be a respective area where people come in and have coffee. The BEDC conference room has the same type right here. Miss Vickie does make coffee, they do have coffee and water, but they don't have that many visitors. There could be some reductions there. The equipment maintenance was estimated not knowing what equipment they were actually going to have in there.

Mr. Kosar asked about the public mowing, and do they ever use it?

Dr. Bautista replied yes that they did, Hovas Park and Hwy 90, he confirmed with Miss Vickie.

Miss. Casto stated that they had landscapers in the past.

Dr. Bautista continued that they are now doing it in-house. But if the city at some point in time have an emergency they could ...

Mr. Kosar asked if they could take that out of Type A and B if an emergency came up?

Dr. Bautista stated that was not a project. He then explained that Type B was for project so they would have to wait those 60 days etc. If they keep it under operating expenses, then they can utilize the money when they need it.

Mrs. Watts let them know where the EDC office is now will become a conference room.

Dr. Bautista added that it would be a workspace for council members. Which in their other space they'll have space there in the conference room.

Mrs. Odie asked if they could reduce beautification maybe by \$5,000?

Mr. Richardson replied no and added that anytime they started deleting stuff that they needed, it becomes a dying entity. Then the next group that comes here will say something is too much money and reduce it. Then it's going to start looking like 15 years ago. He doesn't like to cut stuff because they're tight, let's make sure they take care of the things that they need and then take care of the things they want.

Mrs. Allison said that overall, she thinks the budget looks okay, however its hard for her to make a decision without having visible data estimates, and she understands the reason behind the budget ... she hasn't seen the financials last month. She doesn't even know what their financials look like from a standpoint and that's concerning to her to create a budget for 2027.

Mrs. Watts said she would have it on August 6th.

Mrs. Allison stated that Dr. Bautista had communicated to them that they would have it. But she's just saying to make a decision with these numbers, and they are increasing a lot of the expenses, almost over 50% and that's concerning to her.

Mr. Richardson asked how many abatements did they have going on right now?

Dr. Bautista stated that right now they have Tesla, Grundfos and the one coming up next week if it gets approved by council.

Mr. Richardson asked if Tesla had been approved.

Dr. Bautista said it had been approved as well as Grundfos. He added that the only one that's outstanding right now that's been requested is the 90 West properties.

Mr. Richardson said that Tesla was not handled properly. They should have been the lead on that and not the county.

Dr. Bautista went to the striping.

Mrs. Odie asked if they could get another bid on that as well?

Dr. Bautista replied yes and continued showing and telling the streets, Velasco, crosswalk then going down 5th street, Cooper and another crosswalk then Otto.

Discussion continued and it was agreed the 16,000 was okay.

Dr. Bautista said he wanted to go back and talk about some. He thinks they can make a 5,000 to \$8,000 cut there and get it presented to them.

Mr. Green stated that some of these ... the storm drainage, the sewer projects, that's necessary. That's something the mayor is really pushing hard for.

He asked Mrs. Watts if she could explain when they had that meeting last week when it came down to the revenue and you were dipping into the reserves and there was no new increase in the revenue and that's why the mayor is actually requesting that EDC contribute.

Mrs. Allison asked if that was the infrastructure. Several replied yes and she continued my saying she thought they all agreed that was a must have. She thought at the last budget meeting that 48% increase was warranted.

Mrs. Watts stated she believed the taxation was released on the 25th and they should have access to that soon, that's given them additional accuracy.

Dr. Bautista wanted to reiterate again, reduction in the new potential employee. The amounts that are being reduced would go to Type B. Looking at the EDC will be relocating in FY27, line items to potentially have some reduction. The reduction of grant matching to 20,000 and the remaining of those funds moving to Type B. Gathering some additional quotes for the lights and any other quotes he might see out there, he'll just go ahead and grab a couple of extras just so they can compare.

Mr. Green asked if they were all in agreement.

Mrs. Allison stated with the modifications ... yes.

Dr. Bautista said that on August 6th, he would have those modifications to the budget, but it would be on as an agenda item in the regular EDC meeting. He is anticipating they will be making a decision there based off the changes that they've expressed today.

Mrs. Allison asked did the city meet in September.

Dr. Bautista stated the middle of August.

Mrs. Allison said August because she remembered the last meeting, that's why they came today. It was specified that it will be on the agenda for the 6th.

Mrs. Watts stated that the city council will have another special meeting after August 6th for budgeting and hopefully in September it'll be adopted.

Mrs. Allison asked Dr. Bautista if he had the opportunity to look into seeing if the City of Brookshire paying for the renovation for the EDC; because that's what they had concerns about the last time they met.

Dr. Bautista stated not the EDC; it's a full city project.

Mrs. Allison asked if they would be able to look at it before August 6th?

Dr. Bautista stated they would make the changes tomorrow, and they would make changes also on the fiscal year for the ones moving over there. He'll get with Miss Julie and cut some of those about 5 to 8,000 if they can.

Mrs. Odie asked for him to go back with the amounts on his presentation.

Dr. Bautista located his presentation for them to view on the screen.

Mrs. Odie asked for the lighting for the four fields, was he going to go back and see if they could do two?

Dr. Bautista stated he was going to ask them to come take a look at it again to give them another quote.

Mrs. Odie asked if he would tell them what the amount would be?

Dr. Bautista replied yes.

Mr. Green asked them to break it down into three phases.

Mrs. Alllison asked on the modified #2 budget, would he be able to attach that as well?

Dr. Bautista replied yes and added that if he received the information on the batting cages or lab information, he'll share that as well. He'll look at some lamps either connect to the building or on a pole and get an estimated amount for around 10 or so. Also, he'll ask engineering to see if they can help them with some estimated costs for construction.

Mr. Richardson asked where were they with the concrete slabs under the theater benches?

Dr. Bautista directed them to the screen and pointed out the Type B projects FY26 outstanding page, the fill-in and added that within the next week or two it should be completed.

Mrs. Odie asked if the balance that they were looking at was part of their balance that they still owed?

Dr. Bautista stated for this fiscal year.

Mrs. Allison confirmed that they were operating at three million right now.

Dr. Bautista replied yes.

Mr. Green stated if there were no other questions, he would move to line item #4.

Agenda item #6: Adjournment.

Motion was made to adjourn.

Secretary/Treasurer, Michael Kosar / Vice President, Deniece Odie

All For
Motion Carried

7:10 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

Prepared by Vickie Casto

**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.

Agenda 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

Prepared by Vickie Casto

**Brookshire
Economic Development
Corporation**

**Financials
August 2026**

**Prepared by:
Julie Watts**

City of Brookshire
Revenue And Expense Report
As of August 31, 2026

9/2/2026 12:15 PM

108 - City - Brookshire Economic Development	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
-	162,386.88	1,715,705.99	4,258,845.21	2,543,139.22	59.71%	1,207,294.30	1,613,974.29
Revenue Totals	162,386.88	1,715,705.99	4,258,845.21	2,543,139.22	59.71%	1,207,294.30	1,613,974.29
Expense Summary							
000-Non-Departmental	22,150.57	928,078.81	2,892,760.00	1,964,681.19	67.92%	236,321.51	376,172.81
Expense Totals	22,150.57	928,078.81	2,892,760.00	1,964,681.19	67.92%	236,321.51	376,172.81
Revenues Over(Under) Expenditures	140,236.31	787,627.18	1,366,085.21	578,458.03	63.03%	970,972.79	1,237,801.48

City of Brookshire
Revenue and Expense Report
As of August 31, 2026

9/2/2026 12:15 PM

108 - City - Brookshire Economic D Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Sales Tax							
-43050 Sales Tax	155,465.29	1,633,650.73	1,248,558.00	(385,092.73)	(30.84%)	1,207,294.30	1,546,582.89
Total Sales Tax	155,465.29	1,633,650.73	1,248,558.00	(385,092.73)	(30.84%)	1,207,294.30	1,546,582.89
Interest							
-43640 Interest Earned	6,921.59	82,055.26	500.00	(81,555.26)	(16311.05%)	0.00	67,391.40
Total Interest	6,921.59	82,055.26	500.00	(81,555.26)	(16311.05%)	0.00	67,391.40
Reserves							
-43700 Previous Year Reserve Funds	0.00	0.00	622,362.00	622,362.00	100.00%	0.00	0.00
-43710 Prior Yr Unexpended Funds	0.00	0.00	2,387,425.21	2,387,425.21	100.00%	0.00	0.00
Total Reserves	0.00	0.00	3,009,787.21	3,009,787.21	100.00%	0.00	0.00
Total	162,386.88	1,715,705.99	4,258,845.21	2,543,139.22	59.71%	1,207,294.30	1,613,974.29
Total Revenue	162,386.88	1,715,705.99	4,258,845.21	2,543,139.22	59.71%	1,207,294.30	1,613,974.29

City of Brookshire
Revenue and Expense Report
As of August 31, 2026

9/2/2026 12:15 PM

108 - City - Brookshire Economic D Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
000-Non-Departmental							
<u>Personnel</u>							
000-51000 Salaries	6,305.38	77,045.73	75,937.00	(1,108.73)	(1.46%)	41,777.87	47,634.91
000-51130 Retirement Contributions	979.22	13,365.25	11,618.00	(1,747.25)	(15.04%)	6,488.10	7,397.69
Total Personnel	7,284.60	90,410.98	87,555.00	(2,855.98)	(3.26%)	48,265.97	55,032.60
<u>Taxes</u>							
000-51100 Payroll Taxes	482.36	5,893.96	5,809.00	(84.96)	(1.46%)	3,196.05	3,644.12
Total Taxes	482.36	5,893.96	5,809.00	(84.96)	(1.46%)	3,196.05	3,644.12
<u>Insurance</u>							
000-51140 Health Insurance	985.70	10,742.19	10,996.00	253.81	2.31%	6,089.82	7,083.14
Total Insurance	985.70	10,742.19	10,996.00	253.81	2.31%	6,089.82	7,083.14
<u>Not Categorized</u>							
000-51540 Health Insurance	1.34	14.74	0.00	(14.74)	0.00%	8.04	9.38
000-52000 Legal Fees	3,045.00	10,361.50	15,000.00	4,638.50	30.92%	8,036.50	11,489.50
000-52030 Professional Services	1,339.41	24,695.81	48,000.00	23,304.19	48.55%	34,231.25	73,912.18
000-52031 Bedc Coordinator	0.00	0.00	70,000.00	70,000.00	100.00%	54,250.00	109,800.00
000-52034 Engineer Services	0.00	0.00	25,000.00	25,000.00	100.00%	0.00	0.00
000-53010 Office Supplies	609.50	4,790.16	3,000.00	(1,790.16)	(59.67%)	1,549.26	1,843.40
000-53110 Membership & Dues	0.00	4,800.00	6,000.00	1,200.00	20.00%	0.00	0.00
000-54000 Building Maintenance	0.00	0.00	20,000.00	20,000.00	100.00%	2,599.99	2,599.99
000-54010 Equipment Maintenance	0.00	0.00	1,000.00	1,000.00	100.00%	336.98	336.98
000-54190 Public Mowing	0.00	0.00	20,000.00	20,000.00	100.00%	25,213.39	34,813.39
000-55030 Legal Notices	0.00	1,798.00	1,000.00	(798.00)	(79.80%)	0.00	0.00
000-55050 Travel & Training	0.00	584.47	20,000.00	19,415.53	97.08%	1,326.90	2,101.10

City of Brookshire
Revenue and Expense Report
As of August 31, 2026

9/2/2026 12:15 PM

108 - City - Brookshire Economic D Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
000-55070 Bank Charges	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
000-55090 Telephone	0.00	0.00	500.00	500.00	100.00%	157.69	283.85
000-55120 Advertising	0.00	932.60	10,000.00	9,067.40	90.67%	0.00	0.00
000-56140 Beautification	0.00	0.00	25,000.00	25,000.00	100.00%	2,990.00	2,990.00
000-56150 City Parks Project Equipment Maintenance	0.00	0.00	100,000.00	100,000.00	100.00%	20,938.77	20,938.77
000-56160 GIS	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
000-56170 Facilities/Infrastructure Proj	0.00	343,375.82	515,000.00	171,624.18	33.33%	0.00	0.00
000-56200 Business Improvement Grant	0.00	0.00	100,000.00	100,000.00	100.00%	0.00	0.00
000-56220 Downtown Improvements	0.00	0.00	253,000.00	253,000.00	100.00%	9,590.00	9,590.00
000-56990 Emergency Management	0.00	0.00	20,000.00	20,000.00	100.00%	0.00	0.00
000-57000 Technology	8,402.66	28,324.45	25,000.00	(3,324.45)	(13.30%)	17,540.90	39,704.41
000-57010 Computer & Software	0.00	3,125.96	3,000.00	(125.96)	(4.20%)	0.00	0.00
000-57030 Capital Outlay- Equipment	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
000-57040 Capital Outlay- Computers	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
000-57070 Capital Outlay- Special Equipment	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
000-57100 Capital Outlay- Facilites	0.00	25,951.73	82,400.00	56,448.27	68.51%	0.00	0.00
000-57350 Grant Matching	0.00	0.00	103,000.00	103,000.00	100.00%	0.00	0.00
000-57410 Real Estate	0.00	0.00	1,030,000.00	1,030,000.00	100.00%	0.00	0.00
000-57450 Type A & B	0.00	372,276.44	262,000.00	(110,276.44)	(42.09%)	0.00	0.00
Total Not Categorized	13,397.91	821,031.68	2,788,400.00	1,967,368.32	70.56%	178,769.67	310,412.95
Total Non-Departmental	22,150.57	928,078.81	2,892,760.00	1,964,681.19	67.92%	236,321.51	376,172.81
	22,150.57	928,078.81	2,892,760.00	1,964,681.19	67.92%	236,321.51	376,172.81

City of Brookshire
Revenue and Expense Report
As of August 31, 2026

9/2/2026 12:15 PM

108 - City - Brookshire Economic D Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total Expense							

Account Information**Balance**

Previous Day Transactions (-\$0.00 / +\$0.00)	\$0.00
Current Balance	\$3,222,838.68
Total Float	\$0.00
Holds	\$0.00
Pending Transactions (-\$0.00 / +\$0.00)	\$0.00
Other Transfers	\$0.00
Today's Float	\$0.00
Available Balance	\$3,222,838.68
Line Of Credit	\$0.00
Total Funds Available	\$3,222,838.68

Activity

Last Deposit (Aug 31, 2026)	\$151,706.27
Last Check (Aug 24, 2026)	\$2,206.05

Interest

Current Accrued Interest	\$233.93
Last Interest Payment (Jan 09, 2024)	\$0.00
Interest Paid 2026	\$58,838.11
Interest Paid 2025	\$73,708.40

EDC - CHECKING -



Account Information

Balance

Previous Day Transactions (-\$0.00 / +\$0.00)	\$0.00
Current Balance	\$25,000.00
Total Float	\$0.00
Holds	\$0.00
Pending Transactions (-\$0.00 / +\$0.00)	\$0.00
Other Transfers	\$0.00
Today's Float	\$0.00
Available Balance	\$25,000.00
Line Of Credit	\$0.00
Sweep Account EDC - ICS 99794081	\$3,222,838.68
Total Funds Available	\$3,247,838.68

Activity

Last Deposit (Aug 31, 2026)	\$155,465.29
Last Check (Aug 31, 2026)	\$151,706.27
Last Overdrawn	Mar 29, 2024

Interest

Last Interest Payment	\$35.96
-----------------------	---------



... CHECK REQUEST ...

DATE OF REQUEST: August 6, 2026

CHECK TO: Myan Technologies LLC

6110 Fulshear Cove Ct.

Fulshear, TX 77441-1136

Invoice # # 3142

AMOUNT OF CHECK: \$ 7,602.82

INVOICE ATTACHED: YES

Line Item #: Line-Item Name

108-000-57000 Technology

Monthly bill plus wireless microphone & microphone stand

Approved by: [Signature] Date: 8/6/20

***ORIGINAL INVOICES SHOULD BE INCLUDED WITH ALL CHECK REQUESTS.

INVOICE

MYAN TECHNOLOGIES LLC
6110 Fulshear Cove Ct
Fulshear, TX 77441-1136

myan@myantech.com
+1 (281) 617-7121
www.myantech.com



108-000-57000 Technology

Brookshire EDC

Bill to
Ms. Vickie Castro
Brookshire Economic Development
4029 5th St.
Brookshire, TX 77423

Ship to
Ms. Vickie Castro
Brookshire Economic Development
4029 5th St.
Brookshire, TX 77423

Invoice details

Invoice no.: 3142
Terms: Net 15
Invoice date: 08/06/2026
Due date: 08/21/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Labor	Q3 - 2026 Streaming Support: -Attending all meetings including regular meetings and special meetings -Managing local file storage Managing the YouTube channels for both - EDC and the City of Brookshire Keeping software and equipment up to date -Troubleshoot and resolve any technical challenges with streaming equipment.	1	\$6,500.00	\$6,500.00
2.	MISC	Microphone stand	1	\$59.18	\$59.18
3.	MISC	Sure Wireless mic + Vango Wireless Extender 2.1ch - Non Refundable	1	\$1,043.64	\$1,043.64

Total **\$7,602.82**

Ways to pay



[View and pay](#)



... CHECK REQUEST ...

DATE OF REQUEST: August 7, 2026

CHECK TO: Myan Technologies LLC

6110 Fulshear Cove Ct.

Fulshear, TX 77441-1136

Invoice # 3144

AMOUNT OF CHECK: \$ 480.00

INVOICE ATTACHED: YES

Line Item #: Line-Item Name

108-000-57000 Technology

Install Mic & supporting equipment was left off Inv. #3142

Approved by: *[Signature]* Date: 8/11/20

***ORIGINAL INVOICES SHOULD BE INCLUDED WITH ALL CHECK REQUESTS.

108-000-57000

Technology

INVOICE

MYAN TECHNOLOGIES LLC
6110 Fulshear Cove Ct
Fulshear, TX 77441-1136

myan@myantech.com
+1 (281) 817-7121
www.myantech.com



Brookshire EDC

Bill to

Ms. Vickie Castro
Brookshire Economic Development
4029 5th St.
Brookshire, TX 77423

Ship to

Ms. Vickie Castro
Brookshire Economic Development
4029 5th St.
Brookshire, TX 77423

Invoice details

Invoice no.: 3144
Terms: Net 10
Invoice date: 08/07/2026
Due date: 08/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Labor	Install Mic and supporting equipment. Calibrated.	3	\$160.00	\$480.00

Total \$480.00

Ways to pay



[View and pay](#)



... CHECK REQUEST ...

DATE OF REQUEST: August 21, 2026

CHECK TO: Card Service Center

P.O. Box 569100

Dallas, TX 75356-9100

Invoice # Statement / 8/14/2026

AMOUNT OF CHECK: \$ 25.09

INVOICE ATTACHED: YES

Line Item #: Line-Item Name

108-000-57000 Technology IONOS

Approved by: *A. Deen* Date: 8/26/26

***ORIGINAL INVOICES SHOULD BE INCLUDED WITH ALL CHECK REQUESTS.

6034 0001 LVC

3

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9

268814 0

PAGE 2 of 2

10 8797 0000 TIB1 01AJ6034

6314

Cardholder Name and Account Number

VICKIE CASTO
CITY BROOKSHIRE EDC
XXXX-XXXX-XXXX-3123



Page 2 of 2

Notes of Interest

Register online today - go to WWW.CARDMANAGER.NET
to check activity, to setup payments, and manage statements.

108-000-57000

Technology

IONOS

IONOS Inc.

Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202063804027
Invoice Date: 08/03/2026
Customer ID: 447408986
Contract ID: 54615938

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainqa S

+1 913 258 7850

Invoice

Billing period starting: 08/02/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 54615938 - IONOS Premium					
1	IONOS PHP 5.4 Extended Support 07/08/2026-08/07/2026	\$23.58 a month	1 mo.	\$18.86	\$23.58
Net Total					\$23.58
Net (non-taxable portion)					\$4.72
Net (taxable portion)					\$18.86
Tax					\$1.51
Total amount due					\$25.09
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.



*** CHECK REQUEST ***

DATE OF REQUEST: August 17, 2026

CHECK TO: Olson & Olson LLP

Wortham Tower, Suite 600

2727 Allen Parkway

Houston, TX 77019-2133

Invoice # 18028

AMOUNT OF CHECK: \$ 1,856.00

INVOICE ATTACHED: YES

Line Item #: Line-Item Name

108-000-52000 Legal Fees

Approved by: *[Signature]* Date: 8/19/26

***ORIGINAL INVOICES SHOULD BE INCLUDED WITH ALL CHECK REQUESTS.

108-000-52000 Legal Fees

Olson & Olson LLP

Wortham Tower, Suite 600
2727 Allen Parkway
Houston, Texas 77019-2133
Phone No.: (713) 533-3800
Fax: (713) 533-3888

August 17, 2026

Brookshire EDC
Vickie Casto, Administrative Assistant
P.O. Box 759
Brookshire, Texas 77423

Invoice No. 18028
Our File No. 1343-00000
Billing Through: 7/31/2026

Brookshire EDC

Total Legal Services	\$1,856.00
Total Reimbursable Expenses	\$0.00

Invoice Summary

Total Legal Services	\$1,856.00
Total Expenses	\$0.00
Total Charge for this Bill	\$1,856.00

Olson & Olson LLP

Wortham Tower, Suite 600
2727 Allen Parkway
Houston, Texas 77019-2133
Phone No.: (713) 533-3800
Statement as of: 07/31/2026
Statement No: 18028

Brookshire EDC
Vickie Casto
P.O. Box 759
Brookshire, Texas 77423

Brookshire EDC

Professional Fees	Description	Hours	Rate	Amount
07/02/2026 DO	Preparation for, travel to, and participation in regular BEDC meeting.	2.80	290 /hr	812.00
07/14/2026 DO	Review draft agenda; e-mail correspondence and telephone conference with V. Casto concerning same.	0.30	290 /hr	87.00
07/21/2026 DO	Review BEDC packet; e-mail correspondence with V. Casto concerning same and related EDC matters.	0.30	290 /hr	87.00
07/27/2026 DO	E-mail correspondence and telephone conferences with V. Casto, J. Watts and E. Green concerning upcoming special EDC meeting and budget workshop; follow-up e-mail correspondence concerning same and other EDC matters; conference concerning same and personnel issue; review pay concerning such issue.	1.50	290 /hr	435.00
07/27/2026 DO	Research possible use of BEDC funds to repair streets; review conditions for same; conference concerning same; e-mail correspondence with R. Bautista, Mayor and staff concerning matter; follow-up conference concerning use of such funds.	1.20	290 /hr	348.00
07/30/2026 DO	Review draft BEDC agenda; e-mail correspondence and telephone conference with V. Casto concerning same and other EDC matters.	0.30	290 /hr	87.00

Sub-total: 6.40

1,856.00

Sub-total Fees: \$1,856.00

Invoice Summary

Total Current Billing:	\$1,856.00
Previous Balance Due:	\$1,189.00
Total Payments:	(<u>\$1,189.00</u>)
Total Now Due:	\$1,856.00



... CHECK REQUEST ...

DATE OF REQUEST: July 28, 2026

CHECK TO: Card Service Center

P.O. Box 569100

Dallas, TX 75356-9100

Invoice # Statement date: 7/15/2026

AMOUNT OF CHECK: \$ 1,903.02

INVOICE ATTACHED: YES

Line Item #:	Line-Item Name	
108-000-57000	Technology	\$25.54
108-000-52030	Professional Services	\$444.30
108-000-53010	Office Supplies	\$609.50
108-000-57000	Technology	\$268.76
108-000-53030	Professional Services	\$215.94
108-000-52030	Professional Services	\$229.14
108-000-52030	Professional Services	\$70.03
108-000-52030	Professional Services	\$14.27
108-000-57000	Technology	\$25.54

Approved by: [Signature]

Date: 8/3/26

***ORIGINAL INVOICES SHOULD BE INCLUDED WITH ALL CHECK REQUESTS.

CREDIT CARD INFORMATION

CREDITING OF PAYMENTS

All payments received by 5:00 PM during the Card issuer's normal business day at the address indicated on the front side of this statement will be credited to your account as of the date of receipt of the payment. If payment is made at any location other than that address, credit of the payment may be delayed up to 5 days.

BILLING RIGHTS SUMMARY

What to do if You Think You Find a Mistake on Your Statement

If you think there is an error on your statement, write to us at Card Service Center, Attn: Dispute Department, 1550 North Brown Road, Suite 150, Lawrenceville, GA 30043 as soon as possible. In your letter, give us the following information: your name and account number, the dollar amount of the suspected error, and if you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While we do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights if You are Dissatisfied with Your Credit Card Purchase

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- You must not yet have fully paid for the purchase. If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at Card Service Center, Attn: Dispute Department, 1550 North Brown Road, Suite 150, Lawrenceville, GA 30043.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay, we may report you as delinquent.

EXPLANATION OF INTEREST CHARGES

The interest charge shown on the front is the sum of the interest charges computed by applying the Periodic Rate(s) to the Average Daily Balance and adding any applicable transaction charge authorized in the Cardholder Agreement. The method for computing the balance subject to interest charge is an average daily balance (including new purchases) method.

We figure the interest charge on your account by applying the periodic rate(s) to the "average daily balance" of your account (including in some instances current transactions). To get the "average daily balance", we take the beginning balance of your account each day, add any new cash advances and subtract any payments or credits and any unpaid interest charges. If you paid in full the Previous Balance shown on this statement by the payment due date shown on the previous statement, we subtract from each day's beginning balance the amount of such Previous Balance included in that beginning balance and also do not add in any new purchases. Otherwise the amount of the Previous Balance is not subtracted and we add in any new purchases. This gives us the daily balance. Then we add all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance."

HOW TO AVOID INTEREST CHARGES: Your payment due date is at least 25 days after the close of each billing cycle. On purchases, interest generally begins to accrue as of the transaction date. However, you can avoid interest on new purchases for the billing cycle by paying the full Previous Balance shown on this statement by the due date shown on the previous statement.

ANNUAL FEE DISCLOSURES

If an annual fee is shown on the front of the statement, see the front for information about the following matters: the annual percentage rate for purchases, certain information regarding any variable rate feature, the amount of the annual fee, any minimum interest charge, and any transaction charges for purchases. The method for computing the balance subject to interest charge on your account is an Average Daily Balance (including new purchases) method and is explained above.

If you terminate your account within 30 days from the Closing Date shown on the front of this statement, you will not owe the annual fee (and have the right to have it credited to your account) and may use your card(s) during that 30-day period without becoming obligated for the annual fee. To terminate your account, you should give us written notice sent to the address for billing inquiries as shown on the front of this statement. All cards should be cut in half and returned with your termination notice.

CREDIT BALANCES

Any credit balance on your account (indicated by a "-" on the front of this statement) is money we owe you. You can make charges against this amount or request and receive a full refund of this amount by writing us at: Card Service Center, PO Box 569120, Dallas, TX 75356-9120. Any amount not charged against or refunded upon request that is over \$1.00 (equal to or in excess of \$1.00 if you live in MA or any amount in NY) will be refunded automatically within six months after the credit balance was created (four billing cycles in MD).

INFORMATION ABOUT CREDIT REPORTING

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

O1A,6034 - 07/16/2024

Change of address? Please supply the new information in the boxes provided.

Street Address

Cardholder's Signature

Street Address (cont.)

City

State

ZIP Code

E-mail Address

Home Phone

Business Phone

We appreciate your patronage and continually strive to provide quality service.

0A603400

6034 8881 LVC 3 7 9 268715 0

PAGE 2 of 2

1 0 8797 0008 7181 01A.M634

3306

Cardholder Name and Account Number

VICKIE CASTO
CITY BROOKSHIRE EDC
XXXX-XXXX-XXXX-3123



Page 2 of 2

Finance Charge Calculation**Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of Balance	APR %	Average Daily Balance	Finance Charge	Remaining Balance
Purchases	17.74% (V)	\$0.00	\$0.00	\$0.00
Cash Advances	17.74% (V)	\$0.00	\$0.00	\$0.00
Days in Billing Cycle: 0	(V) = Variable Rate			

Refer to Credit Card Information page for important details.

Website: www.cardmanager.net**Notes of Interest**

Register online today - go to WWW.CARDMANAGER.NET
to check activity, to setup payments, and manage statements.

108-000-57000
Technology

IONOS

IONOS Inc.
Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202062722050
Invoice Date: 06/13/2026
Customer ID: 447408986
Contract ID: 103888962

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainoa S

+1 913 258 7850

Invoice

Billing period starting: 06/12/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 103888962 - IONOS HiDrive Basic					
Basic fee (\$1.50)					
1	Basic Fee 06/12/2026-07/11/2026	\$1.50 a month	1 mo.	\$1.20	\$1.50
Additional services (\$2.50)					
2	IONOS HiDrive Office 06/12/2026-07/11/2026	\$2.50 a month	1 mo.	\$2.00	\$2.50
Net Total					\$4.00
Net (non-taxable portion)					\$0.80
Net (taxable portion)					\$3.20
Tax					\$0.26
Total amount due					\$4.26
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

108-000-57000 Technology

IONOS

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Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202062722057
Invoice Date: 06/13/2026
Customer ID: 447408986
Contract ID: 103888979

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainara S
☎ +1 913 258 7850

Invoice

Billing period starting: 06/12/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 103888979 - IONOS HiDrive Pro					
1	Basic Fee	\$20.00 a month	1 mo.	\$16.00	\$20.00
	06/12/2026-07/11/2026				
Net Total					\$20.00
Net (non-taxable portion)					\$4.00
Net (taxable portion)					\$16.00
Tax					\$1.28
Total amount due					\$21.28
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?
Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.



5807 Highway Boulevard
Katy, Texas 77494
Phone: 281-391-7072
Fax: 281-391-3757

Sales Receipt

Date Sale No.
7/1/2026 26818

Sold To

Brookshire Economic
Development Corp.

Order Number	Rep	Payment Method	Check No.
177283	MAD	MasterCard	

Description	Quantity	Rate	Amount
55 Expo books		444.30	444.30
<i>For Bootcamp</i>			
<i>108-000-52030 Professional Services</i>			
Subtotal			\$444.30
Sales Tax (8.25%)			\$0.00
Total			\$444.30

108-000-53010
office supplies

Quill

PO Box 37600
Philadelphia, PA 19101-0600

Sold To:

Brookshire Edc
Brookshire Edc
4029 Fifth St
Brookshire TX 77423-0001

Credit Card Purchase Receipt

Order Date: 06/30/2026
Ship Date: 07/01/2026
Invoice Date: 06/30/2026
TIN: 04-2896127

Ship To:
Brookshire Edc
Brookshire Edc
4029 Fifth St
Brookshire TX 77423

Customer PO: edcbrookshire Order #: 191659263 Invoice #: 49442245 Account #: 10451670

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-712196	QUILL ELECTRONICS DUSTER 100Z		1	\$12.64	each	\$12.64
901-R-24398991	HP 414A MAGTA LJ TONER CART		1	\$145.81	each	\$145.81
901-R-24398985	HP 414A CYAN LJ TONER CART		1	\$145.81	each	\$145.81
901-R-24399007	HP 414A YEL LJ TONER CARTRIDGE		1	\$145.81	each	\$145.81
901-CD124398984	HP 414A BLACK LJ TONER CART		1	\$112.98	each	\$112.98

Your rewards savings of \$20.00 is reflected in the item prices on this invoice

Always happy to help
800.982.3400 invoice@quill.com

Check the status of this order and track delivery at Quill.com/myaccount

Merchandise Amt \$563.05
Tax: \$46.45
Shipping: Free

**This amount has been charged
to your credit card: \$609.50**

Quill

THIS IS A RECEIPT FOR YOUR CREDIT CARD PURCHASE

Pending settlement from your financial institution.

108-000-57000 Technology

IONOS

IONOS Inc.

Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202063155442
Invoice Date: 07/03/2026
Customer ID: 447408986
Contract ID: 54615938

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainosa S.
 +1 913 258 7850

Invoice

Billing period starting: 07/02/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 54615938 - IONOS Premium					
Basic fee (\$237.60)					
1	Basic Fee 07/02/2026-07/01/2027	\$22.00 a month	12 mo.	\$84.38	\$264.00
2	Special Offer Discount for line-item 1	Special Offer		\$-8.45	\$-26.40
Additional services (\$23.58)					
3	IONOS PHP 5.4 Extended Support 06/08/2026-07/07/2026	\$23.58 a month	1 mo.	\$18.86	\$23.58
Net Total					\$261.18
Net (non-taxable portion)					\$166.39
Net (taxable portion)					\$94.79
Tax					\$7.58
Total amount due					\$268.76
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?
Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

Bootcamp July 8, 9+10, 2026
Kolache Boss & Donuts

4327 S Front St
Brookshire, TX 77423
(281) 934-4200

Jul 7, 2026
9:03 AM
Yunanh

Payment: 1007
Authorization: 00712C

Mastercard
AID: A0 00 00 00 04 10 10

SAUSAGE CHEESE small x 6 \$135.00
(\$22.50 each)
DOZEN

MIXED DONUTS x 3 \$41.97
(\$13.99 each)
DOZEN

GLAZED x 3 \$38.97
(\$12.99 each)
DOZEN

Total \$215.94
Mastercard 5123 (Contactless) \$215.94

*1007-0000-5123-0000
S. Front St
Brookshire, TX 77423
July 8, 9+10, 2026*

108-000-52030 Professional Services



For Scheduling

Jul 6, 2026

Order 800000050354775



Curbside pickup items(16)

Houston, West Rd Sam's Club

Date

12205 WEST RD

Houston, TX 77065

8am-9am

Dixie PerfectTouch Insulated Hot/Cold Paper Cups, Coffee Haze, 12 oz. 176 ct.	Qty 1	\$18.68
Member's Mark Clear Plastic Cups 9 oz., 264 ct.	Qty 1	\$11.98
Nestle Coffee-mate Coffee Creamer Singles, Original 180 ct.	Qty 1	\$12.58
Welch's Variety Pack 10 fl. oz., 24 pk.	Qty 6	\$83.88
Truvia Original Calorie-Free Sweetener Packets, 400 ct.	Qty 1	\$14.98
Member's Mark Clear Plastic Plates, 6.25" 90 ct.	Qty 4	\$59.92
Member's Mark Clear Cutlery Combo Pack, Forks, Knives, Spoons 360 ct.	Qty 1	\$14.48
Member's Mark Ultra Premium 3-Ply White Dinner Napkins, 4 pks., 80 napkins/pk.	Qty 1	\$12.64

Subtotal	\$230.14
Promotion	-\$1.00
Pickup	FREE
Tax	\$0.00
Total	\$229.14

Ending in 3123

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Bootcamp July 8, 9, 10, 2026
108-000-52030 Professional
Services



Brookshire Brothers, 840
3523 Front Street
Brookshire, Tx 77423
281-534-2462

07/07/2026 13:14:34
Mastercard Entry Method: Contactless
CARD #: XXXXXXXXXXXX123
PURCHASE APPROVED
AUTH CODE: 00704C

Mode: Issuer:
ATD: A0000000041010
TVR: 0000000001
IAD: 0110A040122000000000000000000000
ODDF: 00000000000000000000000000000000
TSI: EB00 ARL: 00
TC: 9EE2F549DF200407
NTD: **9488 IID: **1 RRN: 046706

Total: USD\$ 70.03

GROCERY
FC DRINKING WATER 15.96 F
4 @ 3.99
DAIRY
FH UNSWEET TEA 22.74 F
6 @ 3.79
LEMONADE 27.54 I
6 @ 4.59
SUGAR FREE SODA 3.79 I

BALANCE DUE 70.03
CREDIT CARD \$70.03
[] XXXXXXXXXXXX123
Auth# 00704C Ref# 046706
Auth #00704C
CHANGE 0.00

SUB TOTAL 70.03
TOTAL TAX 2.58
TAX FORGIVEN 42.58
TOTAL 70.03

Did you know that Celebrate Rewards
members save even more on fuel?
Thank you for shopping with
Brookshire Brothers,
your community grocer since 1921!

Cashier: 0115-Jabitha-ca Store: 40
POS: 004 Transaction: 2670
Tuesday, July 7, 2026 01:13 PM

Thanks for Shopping with
Brookshire Brothers Food and Pharmacy

Sign up for Celebrate Rewards!
at

108-000-57000 Technology



IONOS Inc.

Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202063371267
Invoice Date: 07/13/2026
Customer ID: 447408986
Contract ID: 103888979

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainoa S
 +1 913 258 7850

Invoice

Billing period starting: 07/12/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 103888979 - IONOS HiDrive Pro					
1	Basic Fee 07/12/2026-08/11/2026	\$20.00 a month	1 mo.	\$16.00	\$20.00
Net Total					\$20.00
Net (non-taxable portion)					\$4.00
Net (taxable portion)					\$16.00
Tax					\$1.28
Total amount due					\$21.28
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?
Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

108-000-57000 Technology



IONOS Inc.

Two Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

Two Logan Square, 100 N 18th St. - Suite 400
Philadelphia, PA 19103 - USA

Vickie Casto
Brookshire EDC
4029 Fifth St
Brookshire, TX 77423-8793
UNITED STATES

Invoice: 202063371262
Invoice Date: 07/13/2026
Customer ID: 447408986
Contract ID: 103888962

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Ainob S.
☎ +1 913 258 7850

Invoice

Billing period starting: 07/12/2026

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 103888962 - IONOS HiDrive Basic					
Basic fee (\$1.50)					
1	Basic Fee 07/12/2026-08/11/2026	\$1.50 a month	1 mo.	\$1.20	\$1.50
Additional services (\$2.50)					
2	IONOS HiDrive Office 07/12/2026-08/11/2026	\$2.50 a month	1 mo.	\$2.00	\$2.50
Net Total					\$4.00
Net (non-taxable portion)					\$0.80
Net (taxable portion)					\$3.20
Tax					\$0.26
Total amount due					\$4.26
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your [Help Center](https://ionos.com/help) or log in to my.ionos.com for further information.

City of Brookshire
Transaction Detail Report
10/1/2025 - 9/30/2026

9/3/2026 12:06 PM

108 - City - Brookshire Economic Development

Account 108-000-55030

Post Date	Tran Date	Source	Entry #	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
6/3/2026	6/3/2026	AP Invoice	9448	BILLING THROUGH 3/31/2026	Olson & Olson	17501	60556	1,798.00	0.00	1,798.00
Total								1,798.00	0.00	

[illegible]



Everest 92 in. 1-Light Black Modern Outdoor Waterproof Integrated LED Solar Landscape Lamp Post Light with Light Bulb

<https://www.homedepot.com/p/GAMA-SONIC-Everest-92-in-1-Light-Black-Modern-Outdoor-Waterproof-Integrated-LED-Solar-Landscape-Lamp-Post-Light-with-Light-Bulb-109001/300587495#see-more-details>



Model# 109001

\$263.99

- Dusk-to-dawn with 200 lumens in warm white color up to 3 nights
- It offers high/low mode last up to 3 nights with landscape needs
- Black solar lamp post constructed of waterproof cast aluminum

About This Product

The gama sonic everest solar post light and lamp post 109001 is a single head solar lamp post. It is a rust resistant, black cast aluminum solar lamp post which features an attractive mix of industrial elements with a bold statement of modern decor design. The everest series incorporates our cutting edge GS solar LED light bulb technology and provides direct downward illumination at a brightness of 200 Lumens. Standing 92 in. tall, this solar light with a powder coated black finish, will add style and distinction wherever it's installed. Easy to install and providing ample light this solar light is the perfect solar lighting solution for your outdoor space.

Highlights

- New solar technology: GS solar light bulb is brand new patented technology that takes the conventional idea of a light bulb and incorporates it into outdoor solar lamps and lamp posts

- Easy solar DIY solution: The Everest solar lamp post with our new solar bulb technology comes with all the hardware needed for mounting this unit anywhere you choose where ample sunshine is available
- Dusk to dawn: Gama Sonic solar powered post light and lamp post is designed to provide dusk-to-dawn performance when its battery gets fully charged during the day
- No electrical wiring: no electrical wiring is required for installation, making it the perfect energy and money saving alternative to electric or gas-powered outdoor lighting
- No maintenance is required: Gama Sonic solar powered lamp post from the Everest solar lamp series is constructed of weather-resistant, rust-resistant cast aluminum
- Solar power means no electrical wiring or utility hookups required for energy--just sunlight
- Charge times vary based on weather, but direct sunlight needed on panel for proper charging--do not install in shade
- Monocrystalline solar panels are protected by durable, cleanable tempered glass to enhance longevity and performance
- Warm white light: our Everest solar lamp post delivers warm white light, creating the natural look of incandescent light in a solar lamp setting
- We aim to make the world's best solar lights: for any product questions or unexpected issues with your Gama Sonic product, Gama Sonic support at our Atlanta headquarters is here to help at 1-800-835-4113 from 9 a.m. to 5 p.m. EST or by e-mail at support@gamasonic.com

- **Product Information**

- **Internet # 300587495**

- **Model # 109001**

Height 7'8" - (92")

Fixture Material	Aluminum
Power Source	Solar
Outdoor Lighting Features	Dusk to Dawn
Durability	Weather Resistant
Number of lights	1 light
Voltage Type	No Voltage
Exterior Fixture Type	Post & lamp set

Dimensions

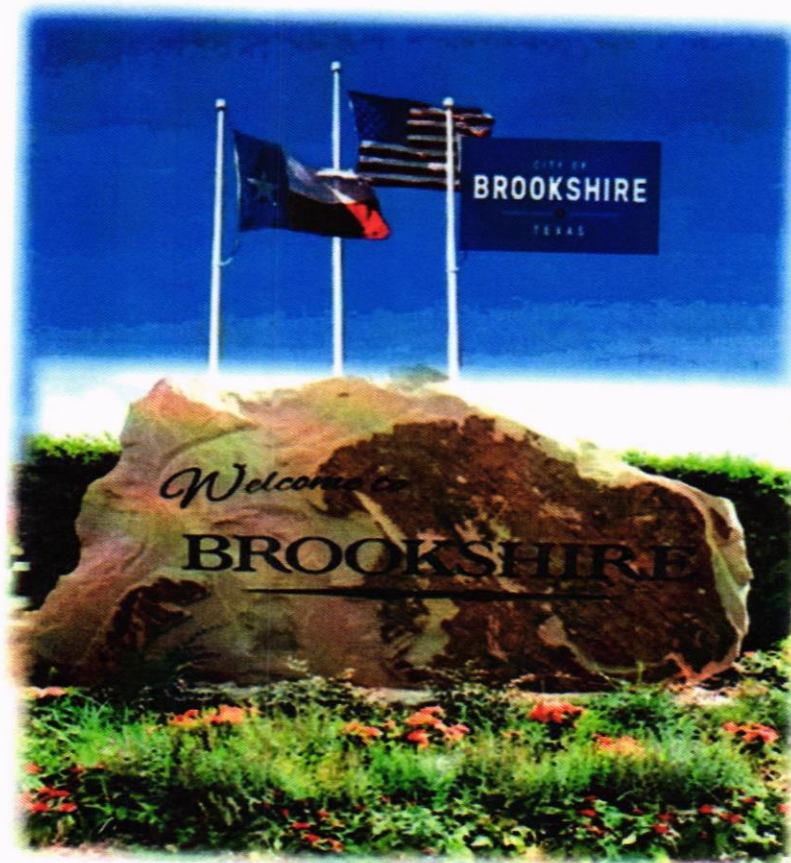
Product Depth	11"
Product Height	92"
Product Width	11"

Details

Durability	Weather Resistant
Exterior Fixture Type	Post & Lamp Set
Features	Dusk to Dawn
Fixture Color/finish	Black
Fixture Material	Aluminum
Included	Hardware Included
Light Bulb Type Included	Integrated LED
Power Source	Solar
Returnable	90-days
Style	Farmhouse, Rustic
Voltage Type	No Voltage

Warranty / Certifications

Two-year limited warranty. For product support, including warranty claims, call Gama Sonic USA customer support by phone at 1-800-835-4113 from 9 a.m. to 5 p.m. Eastern time or by e-mail at support@gamasonic.com.



Vickie Casto

From: Carlton Schwab <carlton@texasedc.org>
Sent: Monday, August 24, 2026 11:10 AM
To: Vickie Casto
Subject: Fwd: Be Seen. Be Connected. Sponsor the 2026 TEDC Annual Conference



External (carlton@texasedc.org)



[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Good Morning, Vicki:

One of the things we do when we bring our events to the various regions of the state, is seek sponsorship support from our member communities in those regions, And while a number of Gulf Coast region communities have already committed support for our Annual Conference, we are still looking for a few more Houston and Gulf Coast Region Annual Conference sponsors.

Is the Brookshire EDC able to participate? If so, check out our list of opportunities in the email below.

Hope to see you at the Annual Conference in October. Have a great week.

CS

Carlton Schwab
President/CEO
Texas Economic Development Council
919 Congress Avenue, Suite 1145
Austin, Texas 78701

(O) (512) 480-8432
(C) (512) 413-4139

www.texasedc.org

Begin forwarded message:

From: tedcinfo@texasedc.org
Subject: Be Seen. Be Connected. Sponsor the 2026 TEDC Annual Conference
Date: August 11, 2026 at 11:33:29 AM CDT
To: carlton@texasedc.org



2026 Annual Conference Sponsorship Opportunities



**October 7-9, 2026
Royal Sonesta Galleria
Houston, Texas**

SPONSORSHIP OPPORTUNITIES

Please consider sponsoring the upcoming TEDC Annual Conference in Houston. Sponsorship is a great way to demonstrate your support for economic development in Texas while highlighting your company or organization. Several sponsorship levels are available to fit a range of budgets. All sponsorships include complimentary conference registration(s) and additional benefits.



Thank you to these Annual Conference Sponsors for their support

Title Sponsor



GREATER HOUSTON
PARTNERSHIP

Welcome Reception Sponsor



An AEP Company

BOUNDLESS ENERGY

Networking Reception Sponsor



GOVERNMENT CAPITAL
CORPORATION

Networking Break Sponsors

CivicServe
Economic Development Technologies



**ECONOMIC
LEADERSHIP**



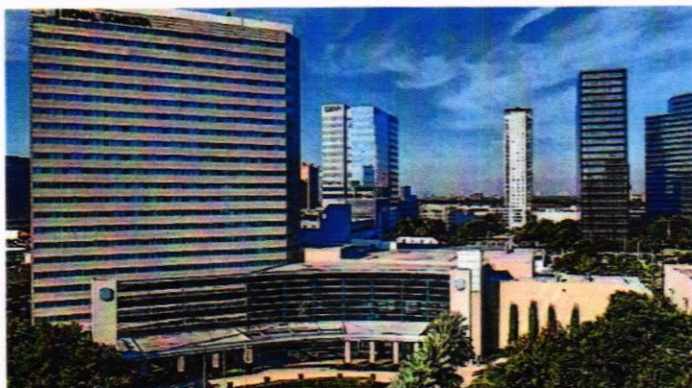
Mobile App Sponsor



City of Copperas Cove
ECONOMIC DEVELOPMENT CORPORATION

Community Sponsor





ANNUAL CONFERENCE

OCTOBER 7-9, 2026

Royal Sonesta Houston Galleria

Why Sponsor the TEDC's Annual Conference?

- It's a great way to support your professional association and show your commitment to economic development in Texas
- Your organization receives complimentary registration(s) to the conference
- Your organization receives recognition on the agenda, signage, on the online registration page, and, in the mobile app
- It's a cost effective way to market your organization
- Your organization will receive the list of registrants with email addresses
- It helps keep event registration costs down which encourages a higher conference attendance

Sponsorship Levels

• Title Sponsorship	\$10,000.00 <i>(Exclusive – one only)</i>
• Luncheon Sponsorship	\$7,500.00 <i>(Exclusive – one only)</i>
• Welcome Reception Sponsorship	\$5,000.00 <i>(Exclusive – one only)</i>
• Networking Reception Sponsorship	\$5,000.00 <i>(Exclusive – one only)</i>
• Breakfast Sponsorship	\$4,000.00 <i>(Exclusive – two available)</i>
• Networking Break Sponsorship	\$3,000.00 <i>(Exclusive – four available)</i>
• Mobile App Sponsorship	\$2,500.00
• Community Sponsorship	\$1,500.00

Ready to Become a Sponsor?

Contact Crystal Fulbright – crystal@texasedc.org – 512-480-8432

Return your completed sponsorship form to reserve your spot



Sponsorship Levels

Title Sponsorship

Cost = \$10,000.00 (Exclusive – one only)

- Six (6) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Welcome Reception Sponsorship

Cost = \$5,000.00 (Exclusive – one only)

- Four (4) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Breakfast Sponsorship

Cost = \$4,000.00 (Exclusive – only two available)

- Three (3) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Mobile App Sponsorship

Cost = \$2,500.00

- Two (2) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Luncheon Sponsorship

Cost = \$7,500.00 (Exclusive – one only)

- Five (5) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Networking Reception Sponsorship

Cost = \$5,000.00 (Exclusive – one only)

- Four (4) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Networking Break Sponsorship

Cost = \$3,000.00 (Exclusive – only four available)

- Two (2) complimentary Annual Conference registrations
- Logo recognition on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

Community Sponsorship

Cost = \$1,500.00

- One (1) complimentary Annual Conference registration
- Listed on the printed agenda, sponsor signage, mobile app, and online registration page
- Recognition from the podium at the conference
- Registrant list with email addresses

For more information or any questions regarding sponsoring the TEDC's 2026 Annual Conference, contact Crystal Fulbright, crystal@texasedc.org, 512-480-8432

Become a
Sponsor

Sponsor Name

Sponsor Contact and Email

Sponsor Level



August 2026

Monthly Report

 **Brookshire
Economic
Development
Corporation**



Prepared by
Ramiro Bautista, Ph.D.

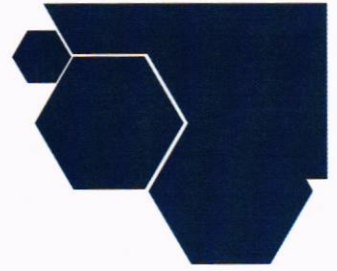


Table Of Contents

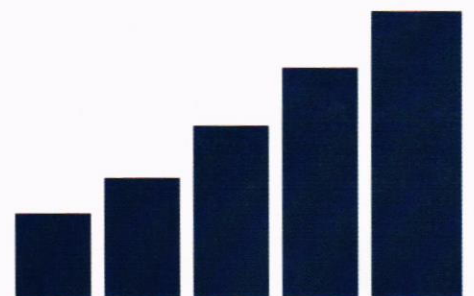
Meet Our Team

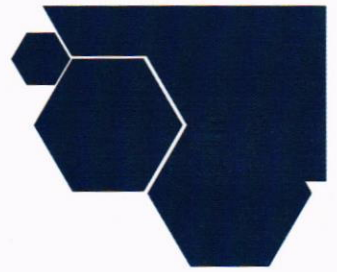
Completed Projects

Current Projects

Potential Projects

Contact Us





Meet Our Team



RAMIRO BAUTISTA
BEDC PROJECT MANAGER

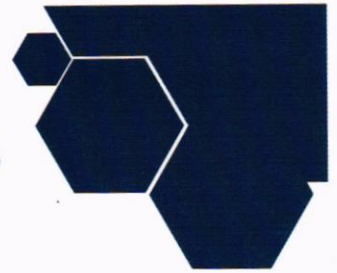


VICKIE CASTO
BEDC ADMINISTRATIVE
ASSISTANT



ERIC GREEN
BEDC BOARD PRESIDENT

Completed Projects



Milk & Brew Coffee Shop



MOD Dentist



FM 1489 Existing Commercial Facility



Current Projects

Nationwide Trailers



Ace/Hometown Hardware



Quick Trip (QT) Store



Grundfos USA



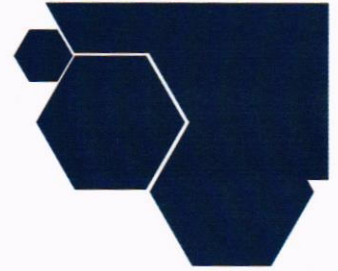
Ninety West - Commercial Facility



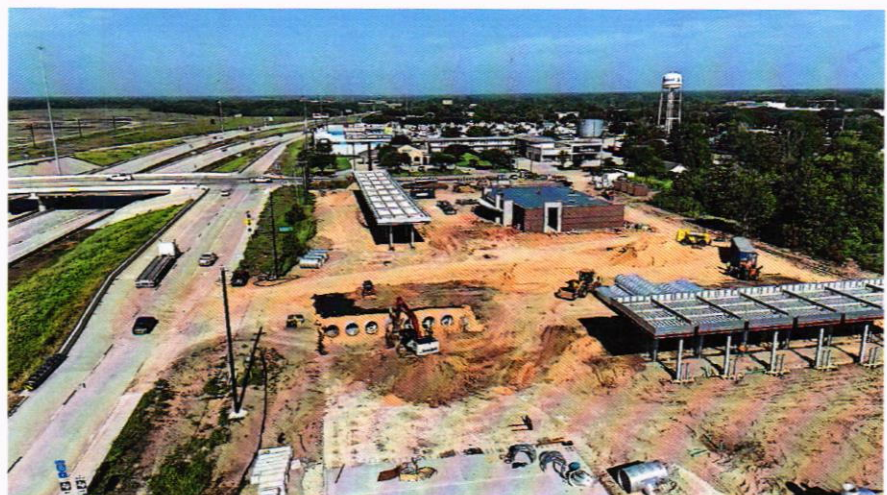
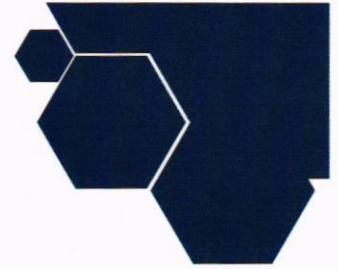
Tesla



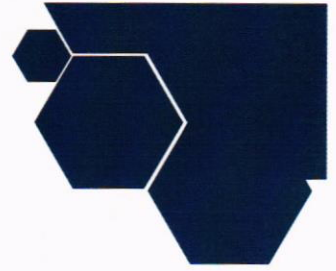
Current Projects



Current Projects

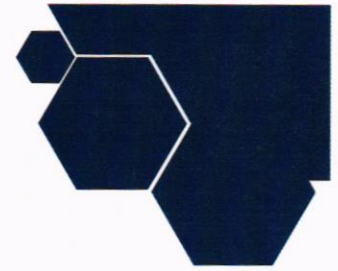


Current Projects



Ninety West





Current Projects

The Brookshire Medical Center Campus - 10th St to 12th St.

Brookshire Commercial Facility (Between shopping centers - Hwy 90)

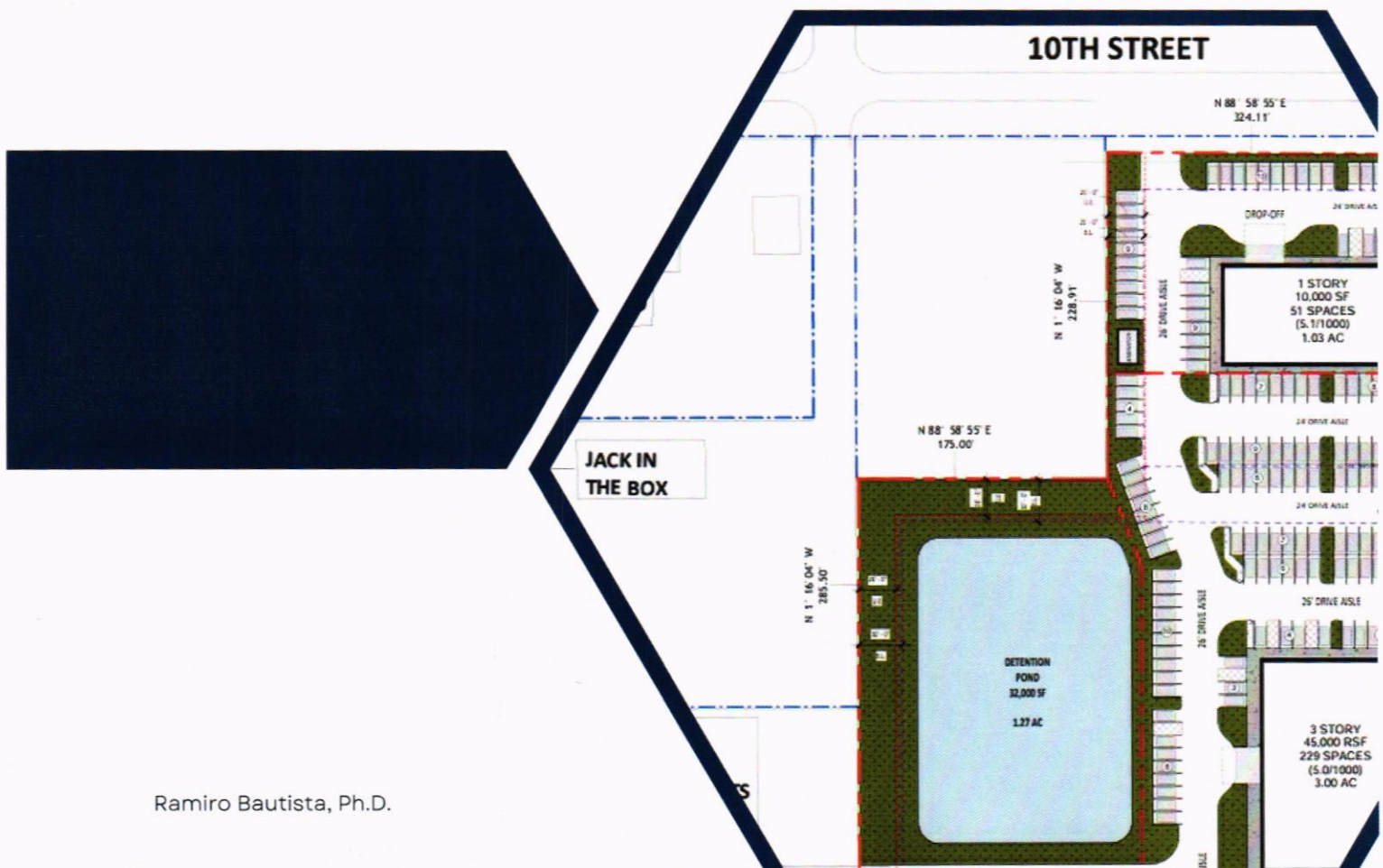
Commercial Facility - 5th St

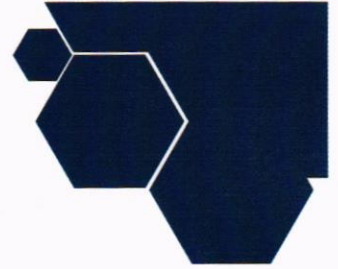
Triangle Business Park - I-10 Frontage

Falcon Business Park - FM 359

Garvie Business Park - Garvie Rd.

Black Panther Business Park - FM 359





Current Projects

Thomas Instruments Expansion

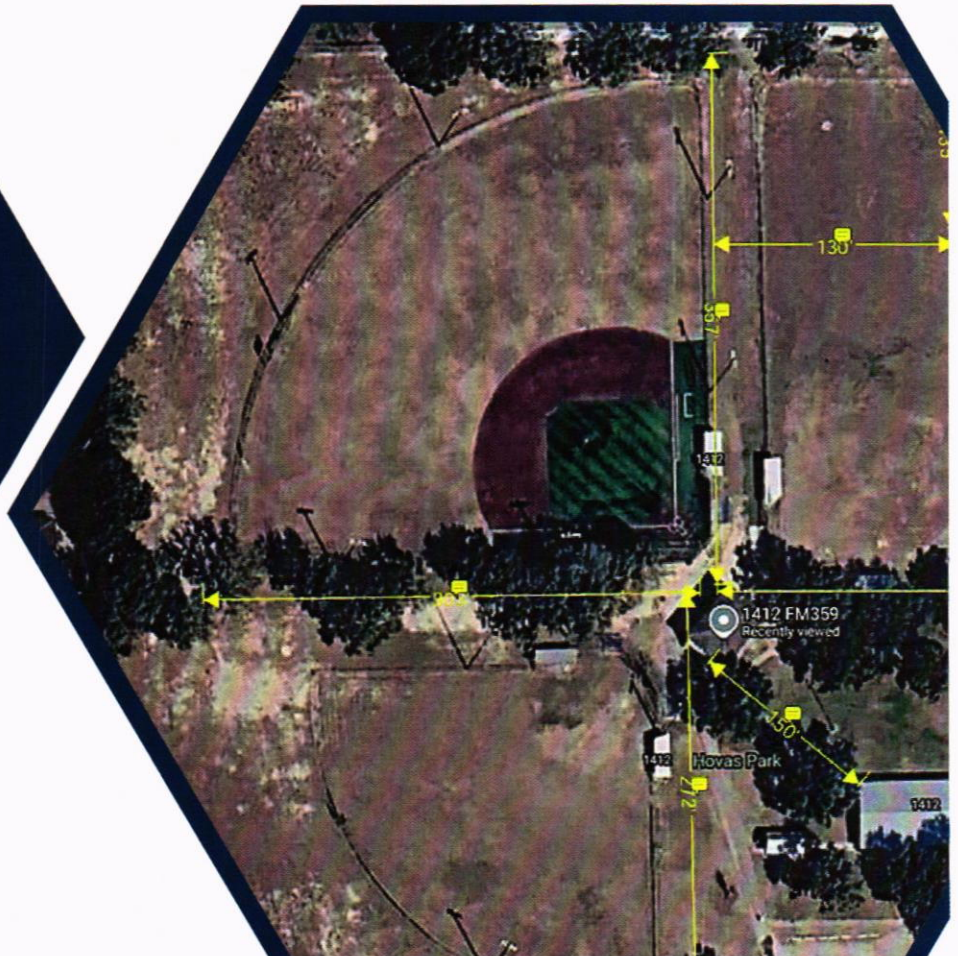
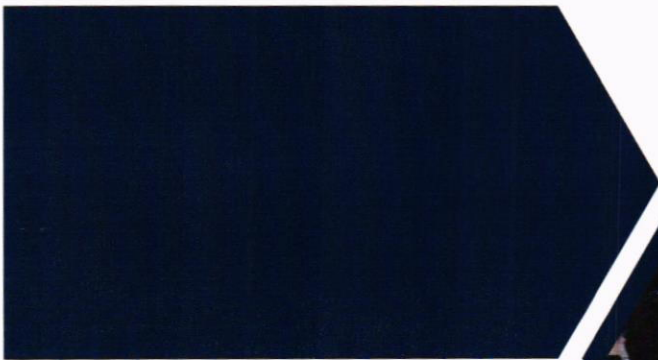
La Refresqueria - Hwy 90 & Otto St.

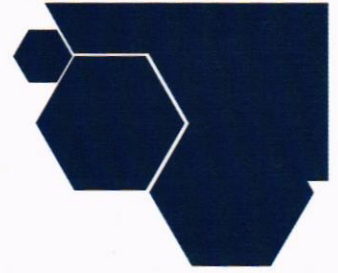
FM 362 & Stella Rd Business Park

Food Truck Park

Brookshire Truck Stop - FM 359

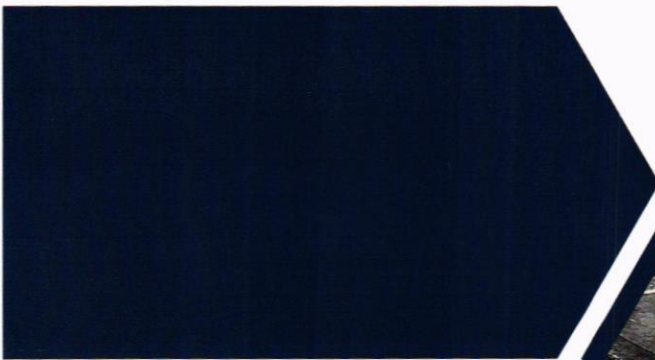
Brown Tract Development (Mixed-Use Master Planned Community)





Potential Projects

12th Street – Logistics/Distribution Facility

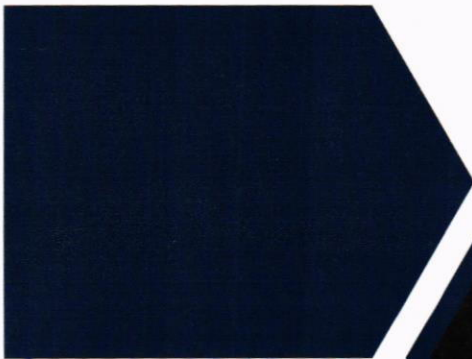


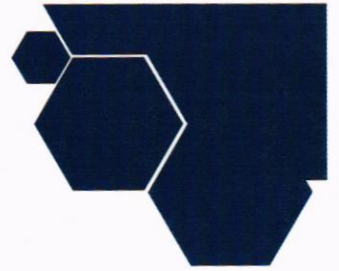


Process Enhancements

Type B Projects -

- Brookshire Plaza (Amphitheater)
 - Tables and Benches - Complete
 - Tables and Benches (Fill-In) - Complete
 - Light Poles - Complete
 - Restrooms - In Progress
- Brookshire Welcome Rock
 - Hwy 90 and Waller Ave. - Complete
- Hovas Park
 - Baseball Fences - Complete
 - ADA Concrete Sidewalks - In Progress
 - Multiple Improvements - In Progress





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