

Minutes of the Brookshire Economic Development Corporation Meeting
January 5, 2023

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, January 5, 2023 in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

The meeting was called to order by President, Jeremiah Hill at 5:30 p.m.

Agenda Item #1: Prayer | Pledge to the U.S. Flag

Everyone prayed the Lord's Prayer and pledge to the U.S. Flag.

Agenda Item #2: Roll Call:

Present:

President, Jeremiah Hill
Secretary/Treasurer, Mariela Aguilar
Director, Quotatious Dunn
Director, Susette Baines
Director, Amanda Neuendorf

Also Present:

E.D.C. Coordinator, Mike Barnes
Attorney, Justin Pruitt
Administrative Assistant, Vickie Casto

Absent:

Vice-President, Kathy Guy
Director, Glenn Mayberry

Agenda Item #3 Public comments

N/A

Agenda Item #4 Consent Agenda

- a. Approval of BEDC Board Meeting Minutes December 1, 2022
- b. Approval of Pre-Paid Invoices
- c. Monthly Accounting Report

Motion was made to accept the consent agenda.

Director, Amanda Neuendorf / Secretary-Treasurer, Mariela Aguilar

All For
Motion Carried

Agenda Item #5 Discuss & Possible approval paying West I-10 Chamber of Commerce Annual Dues.

Mr. Hill confirmed with Ms. Casto that in the past the EDC had gone in at the gold level at the \$1,000 membership. She replied yes. He then directed the board to their packets to view the different levels and added he was open for discussion on this.

Mr. Hill stated that for the purpose of this vote and the next he would abstain as he is a member on that board. (West I-10 Chamber of Commerce.)

Motion was made to renew the membership to the West I-10 Chamber of Commerce at the Gold level.

Secretary-Treasurer, Mariela Aguilar / Director, Amanda Neuendorf

Four For
1 Abstention (President, Hill)

Motion Carried

Agenda Item #6 Discuss & Possible approval sponsorship for West I-10 Chamber of Commerce Annual appreciation Awards Banquet.

Mr. Hill again confirmed with Ms. Casto that in the past E.D.C. has sponsored the silver sponsorship, she replied that was a table for eight.

Mr. Hill stated that this year the event would be held February 2nd at Beckendorff Farms with the honorees Rick Kershner, Royal ISD Supernatant and Herman Meyer, Midway BBQ and Midway Meat Market. He does not know how it's been handled in the past but Ms. Casto will send out invites to see if you would like to go.

Motion was made to approve the Silver Sponsorship for West I-10 Chamber of Commerce annual Appreciation Awards Banquet.

Director, Quotatious Dunn / Director, Amanda Neuendorf

Four For
1 Abstention (President, Hill)

Motion Carried

Agenda Item #7 Discuss & Possible approval paying BIS Consulting, LLC for online maps.

Mr. Hill stated that the invoice was for \$2,496, and added that this was a routine expense that's been paid every year. He went on to explain how this allows them to have maps of the properties upon the EDC website as well as the city uses them in some degree. Then asked if that was a separate charge? Then asked Ms. Casto to explain to the board what it was used for.

Ms. Casto explained how it shows the flood areas, the city limits, and the ETJ.

Mr. Hill stated he knew the city had certain maps through BIS.

Mr. Pruitt asked if the city website or was it the same thing.

Mr. Hill stated there was a GIS out there but he didn't know the dynamics on who pays for it so ...

Mr. Pruitt stated that if they are paying for it and it has ETJ and annexation that would be city stuff. It looks like you're paying for stuff that the city would use. If the city doesn't have it then you might want to make sure you get that on there because they need that.

Mr. Hill stated that at the next board meeting he will report what was done with this particular item.

Ms. Aguilar wanted to clarify that this was to renew the service?

Mr. Hill replied yes.

Ms. Aguilar wanted to know if they could get a simpler version of this based on the size of their community.

Mr. Hill wanted to know since it's showing a January 31 due date would they suspend service if they wanted to ask more questions and come back to the next board meeting to reapproach this.

Ms. Casto stated she would call them.

Mr. Hill stated he would do more research on this.

Motion was made to table item #7 pending further investigation on the details.

Secretary-Treasurer, Mariela Aguilar / Director, Susette Baines

All For
Motion Carried

Agenda Item #8 BEDC Coordinator's Report.

Mr. Barnes directed the board to their packet for his newsletter and report. He stated that a few businesses that had been in the area but we did not meet specks due to lack of size of area they were needing. He spoke that Tesla is occupying 1 million sq. ft. and HEB distribution was in 300,000 sq. ft. He added as of today neither have some to them for any financial incentives.

Mr. Barnes added that the Stream project at Empire West was the largest spec development in Greater Houston, which speaks volumes. If they don't get any incentives on the two, he just mentioned that cash flow will start coming to the city immediately.

Mr. Hill asked why the mobile home park on 1205 and 1216, why is that considered under economic development?

Mr. Barnes stated that they initiated this process with them properly two years ago. He recalls them being at the last city council meeting. He has been dealing with them for about two years now, and he has indicated to them repeatedly that the EDC does not get engaged on mobile homes. Originally it was a development project that's morphed into a mobile home park.

Mr. Pruitt stated that he thought right now with council is street closures and possible infrastructure. Infrastructure would not just support just a mobile home park, any kind of development so EDC could help with that, if that's the way they chose to go.

Mr. Barnes stated he has suggested they look at other options besides a mobile home park.

Agenda Item #9 Presidents Report

Mr. Hill directed the board to the financial reports and under the consent agenda. He wanted to make them aware that the city of Brookshire does owe the EDC \$228,996.87 for their portion of sales tax for the last three months. Ms. Casto has been rattling the changes at city hall to see what's going on.

Addressing the projects, he wanted to make them aware of temporary signage being put up at the parks and here in the downtown area to showcase the improvements that are going to be made at the park as well as the installation downtown amphitheater. They should be installed later this week or beginning of next. The permanent signage that they approved has started being installed and should all be completed by the end of next week. The amphitheater foundation works is set to begin next month. There has been some delay on the shell and should be coming around late April, early May. The foundation should be set so the actual completion of that portion will not be delayed.

The parks equipment is still in process. They expect the exercise equipment to arrive before the playground equipment. They should be receiving that within the next month.

Their expectation of the installation on the playground equipment is the end of March. Hopefully it will be ready by Spring Break, for sure by summertime.

He is hoping by the next agenda to have bids for the fencing for the parks, museum interior, office space/Dr. office and potential city hall exterior as well.

He stated that he met with a developer today ref to the downtown development and he and Mr. Barnes will meet sometime next week.

Mr. Hill concluded by addressing the absences of Mr. Mayberry. He has reached out to him and he would like to stay on the board however his work schedule does not allow for that. Mr. Hill asked the board members to bring in a potential candidate to the next meeting. He will then run it through Mr. Pruitt for the legalities.

Mr. Pruitt stated that if they have their nomination then they can recommend it to council... Council can replace them at any time.

Mr. Hill stated he would like the board to submit their recommendation to city council.

Mr. Hill went back to the meeting he had today and repeated that there is a lot of interest in Brookshire, and as a board they are in a good position today to really affect positive change for Brookshire. He knows their agendas have not been very heavy on development as far as discussions; but he has a feeling that's fixing to change over the next few weeks and months.

Agenda Item #10 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.

N/A

Agenda Item #11 Discussion & Possible Action on Executive Session items

N/A

Agenda Item # 12 Adjournment.

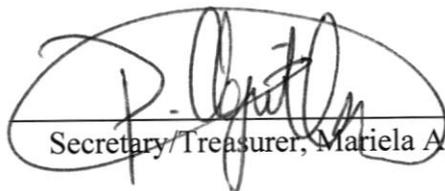
Motion was made to adjourn.

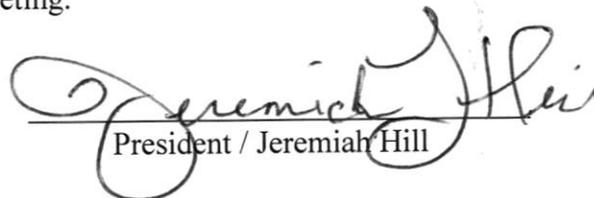
Director, Amanda Neuendorf / Director, Susette Baines

All For
Motion Carried

(5:46 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.


Secretary/Treasurer, Mariela Aguilar


President / Jeremiah Hill