

Minutes of the Brookshire Economic Development Corporation Meeting  
June 5, 2025

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, June 5, 2025 in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

**Agenda Item #1: Call to order**

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

**Agenda Item #2: Prayer.**

Director, Lyndon Stamps

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

Everyone

**Agenda Item #4 Roll Call**

Present:

President, Eric Green

Secretary/Treasurer, Robert Richards

Director, Deniece Odie

Director, Lyndon Stamps

Director, Michael Kosar

Absent:

Director, Maria Ugartechea

Also Present:

Attorney, David Olson

E.D.C. Coordinator, Ramiro Buatista

BEDC Administrative Assistant, Vickie Casto

**Agenda Item #5 Public Comments.**

N/A

**Agenda Item #6 Consent Agenda:**

- a. Approval of BEDC board meeting minutes for May 1, 2025
- b. May Financial Report (*Notlyh Lyons*)

Motion was made to approve the minutes for May 1, 2025, May Financial Report and the BEDC monthly deposits.

Director, Lyndon Stamps / Secretary/Treasurer, Robert Richards

All For  
Motion Carried

**Agenda Item #7** Discuss and approve nominating BEDC. board members.  
(Deniece Odie & Michael Kosar)

Motion was made to reappoint Deniece Odie and Michael Kosar.

Secretary/Treasurer, Robert Richards / Director, Lyndon Stamps.

All For  
Motion Carried

**Agenda Item #8 Election of President, Vice-President, Secretary/Treasurer of the corporation.**

Motion was made to elect Eric Green for President.  
Director, Lyndon Stamps / Secretary/Treasurer, Robert Richards  
All For  
Motion Carried

Motion was made to elect Deniece Odie for Vice-President.  
Director, Lyndon Stamps / Director, Michael Kosar  
All For  
Motion Carried

Motion was made to elect Michael Kosar for Secretary/Treasurer  
Director, Lyndon Stamps / Director, Robert Richards  
All For  
Motion Carried

**Agenda Item # 9 Discuss and possible action on getting tables and restrooms at the amphitheater.**

Mr. Kosar spoke on how he thought a concrete slab should be put down before the picnic tables. That way the tables can be bolted down, and when they get bad, they can be replaced. He stated he didn't have prices for any of the items. He doesn't know if public works could form them up and pour the concrete ... to save money.

Mr. Bautista spoke of the BuyBoard.

Mr. Olson explained that the BuyBoard has already gone through the process...

Mr. Kosar added from the government and state.

No Action

**Agenda Item # 10 EDC Coordinators Report (Ramiro Bautista)**

Mr. Bautista, addressed the board. He explained how his report was made. He stated that he had been asked by the Mayor and the EDC president to look into the TIRZ to see where they were after Mr. Esch left. It looks like he (Mr. Esch) got it to the comptroller's office, for the outstanding reports that had not been submitted. However, there is still a payment that needs to go to LGI homes. They are doing some research, and they've found a flash drive in a file folder that contained a lot of this information. The agreement should have started in 2007. Somewhere 17, 18 it started ... the agreement goes to about



2026, taking that into consideration nearly \$200,000 payment of the Avalon tax revenue that the city receives goes to that company because of the TIRZ agreement that was in place previously. He found the report on the comptroller's website; it doesn't tell you who prepared it; but they did have some good detailed information that gives him a starting point. They just need to collectively put it together, have someone from the city. He spoke of the agreement stating there needed to be a board and he believed they needed two more. They need to revisit it and get back in compliant with it.

Mr. Richards ask if the \$200,000 taxes would be up through 2036 ... payments?

Mr. Bautista stated initially when they read the documents, it was about three million dollars that would be a reimbursement after the 10 years that laps ... it went to 8 or 9 million dollars. They are trying to work to get a schedule, what that looks like ... that's a template of what occurred up until 2022. Mrs. Notlyh did notice a payment went out last year around \$225,000...

Mr. Richards again replied ...all the way through 2036?

Mr. Bautista stated, he believed so. He went on to add when they prepare their budget for the city, that is taken in consideration. He then went on to explain how his pre-develop meetings were done. Then he explained about the BuyBoard streamlines the process for procurement and already vetted. He knows the mayor and the council has many projects in place and he thinks this would be an avenue they could use to kick start some of those projects.

Mr. Richards asked if he had an update on any of the proposed perspective businesses?

Mr. Bautista, directed them to the section in his report. On the Brown tract, the city council approved the process for them to create a MUD. He then moved to the Grundfos tax abatement saying that he had spoke with the city secretary and it was a chapter 380 rebate and asked when it would be going back to council.

Mr. Olson stated this next meeting.

Mr. Bautista, stated he noticed it was a reinvestment zone being created first. The first reinvestment zone is North of I-10, west of Woods Rd. and South of 90 and Empire West. He sees that reinvestment zone 3 is on the city's agenda tonight; but he doesn't know where #2 is.

Mr. Olson stated their may not be a #2.

Mr. Bautista stated he noticed that Duro Bag received an abatement; but he doesn't know where that reinvestments are.

Mr. Richards wanted to know how they could find out if there is a #2 or not?

Mr. Olson stated he could find out right now, and went to his phone.

Mr. Bautista didn't know if Duro Bag was #2. He and Ms. Vickie had several discussion references to that. They found reinvestment zone #1, he sees 3 ... he is speculating this could be 2; but that's just speculation at this point.

Mr. Bautista move onto Ace Hometown Hardware, what they are asking for and what they did in Bellville ... what the EDC did there, they went through the process of requesting funds through the EDC. He and Ms. Vickie meet with the EDC director of Bellville that provided them with a lot of information on how that occurred. They have an improvement program in place. He stated that he had looked at the EDC's budget here and there is a line item in there with a zero balance. So, at this point they can create the program and send it to the attorney for review. However, the program at this point it would have to be a budget line-item transfer to get some dollars in there. However, with speaking with the mayor if they don't have it in place at this point then maybe go to city council to see if they can provide an incentive. At this point, since the program is not in place he was hoping that maybe he could get a nod from them letting him get them to come in to do a brief presentation of what they are trying to do here. What they did in Bellville was about a 1.2-million-dollar improvement. Somewhere between \$65,000 in



sales taxes is what they are averaging. He wants them to come in to let them know what they are trying to do, then they could give a recommendation to the city council for a potential incentive in the capacity they see fit.

Mr. Bautista then moved onto Nation Wide Trailers. He stated that he had met with them, and that's where implementing a model of having the drainage district, the water district, the city, the city engineer, the building official and letting them know TXDOT will come into play and having all those individuals in place. What they are trying to do on the south side of I-10 where there is already an existing company there. They want to come in and do no improvements on the property. The engineer is working with them, and since there is no improvement on the property there will be no issues. BKDD, since there are no improvements on the property there will be no permits to be required and they'll move forward. The fire marshal had no issues with the small building on the property. He is in contact with the water district to get their needs such as capacity usage. Once they close that loop, he can give them a timeline of when they can receive a permit. That's what they need to purchase the land and open their doors.

Mr. Green confirmed that was on the South side of I-10.

Mr. Bautista replied yes.

Mr. Kosar asked if they were just trying to buy the trucking company.

Mr. Bautista stated they were going to purchase the land and open it as their own, Nation Wide Trailers. Not making any improvements to the land.

Mr. Kosar confirmed that the company that's there now will leave?

Mr. Bautista replied yes.

Mr. Kosar asked with the permit or not will they have to get a seal of occupancy?

Mr. Bautista replied, at the end once everyone approves.

Discussion continued on the small building as there was confusion.

Mr. Bautista continued and added that there was a potential rug manufacture that's looking to come to Brookshire. Right now, it's in the early talks ... they were having a hard time contacting someone to help them with the process. They are talking about south of 90, north of I-10 on 1489.

Mr. Green asked how long had they been trying to get in contact with someone.

Mr. Bautista replied they just said they had a hard time getting someone.

Mr. Bautista concluded with an optional project at 914 Purdy. Across the street at 905 Purdy is a mixed use, where there are commercial fronts with apartment behind. This gentleman is wanting to do something very similar maybe a mirror image maybe a little bit more upscale. He wanted to see if that would be something they would be interested in, so they can come in and identify what their potential design might be.

Mr. Green stated that was a really old building, he sees no issues with it as long as it's within the ordinance. If he is trying to mimic the older building, he doesn't know if the ordinance will allow it.

Mr. Bautista stated he understood. He just wanted to know if they would like seeing something like that here in the city.

#### **Agenda Item #11 Future Agenda Items.**

Mr. Kosar: Restrooms for the park, the Welcome to Brookshire sign

Mr. Kosar asked about the bricks with the names on them, he didn't know if that was an EDC...

Mr. Roberts stated that would be city council.

Mr. Olson let them know they could get involved in infrastructure stuff.

Mrs. Odie wanted to know if they were going to talk about the benches, can they add that.

Mr. Green replied yes.

**Agenda Item #13 Executive Session**

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

**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 / Secretary, Treasurer, Michael Kosar

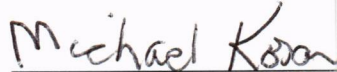
All For  
Motion Carried

5:55 p.m.

By signing as President below I herein certify that these minutes are those approved by the board on 10<sup>th</sup> day of July as a reflection of actions taken on the matters discussed as set forth above.



\_\_\_\_\_  
President, Eric Green



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Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto