

Minutes of the Brookshire Economic Development Corporation Meeting
July 10, 2025

The Brookshire Economic Development Corporation held a Special Meeting on Thursday, July 10, 2025 in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

Agenda Item #1: Call to order

The meeting was called to order by Vice-President, Deniece Odie 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:

Director, Robert Richards

Director, Deniece Odie

Director, Lyndon Stamps

Secretary/Treasurer, Michael Kosar

Absent:

President, Eric Green

Director, Maria Ugartechea

Attorney, David Olson

Also Present:

E.D.C. Consultant, Ramiro Bautista

BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

Mr. Richards stated this would be his last meeting. It was time to give someone else the opportunity.

*David Shield arrived late and wanted to speak in Public Comments.

He stated he was the one putting in the Ace Hardware across from Orlando's, then told of all his other locations. He stated he was here to see if the EDC could help him with this project.

Mr. Kosar asked if he had a card.

Mr. Shield stated he had given someone all that and his information.

Mr. Bautista stated he had all his information.

Moved to Agenda Item #7

Agenda Item #6 Swearing in of the Brookshire Economic Development Board.

Ms. Connor, City Secretary then had Lyndon Stamps, Deniece Odie and Michael Kosar take the Oath of Office.

*They moved back to agenda Item #5

Agenda Item #7 Consent Agenda:

a. Approval of BEDC board meeting minutes for June 5, 2025

Motion was made to approve the BEDC minutes for June 5, 2025

Director, Lyndon Stamps / Director, Robert Richards.

All For
Motion Carried

b. June Financial Report (*Notlyh Lyons*)

Mrs. Lyons asked if they had any questions on the financial report, and added she tried to make the format a little easier.

Mr. Stamps said they wanted to thank her for making things a little easier for them.

Motion was made to approve the June Financial Report.

Director, Lyndon Stamps / Director, Robert Richards

All For
Motion Carried

Agenda Item #8 Discuss and possible approve restrooms for the amphitheater.

Mr. Kosar stated he had been talking to a gentleman in Sealy about the restrooms and he's getting no reply. He thinks they need to move forward with the benches, restrooms and lighting and see if they can find someone in co-op, a contractor to do it all.

Mr. Richards stated that was going to be his recommendation as well, that this would probably be a good project for BuyBoard.

Mrs. Odie asked, the benches outside by the Convention Center... would that be an option for the amphitheater?

Mr. Richards stated that's a grassy area out there, and he does not think they would be suitable out there. They have a catalog that they can look through and find something to put out there.

They then discussed having them put on a slab.

Mr. Richards said that he believes they all agree that this will go through BuyBoard.

Mr. Kosar stated they've also addressed #9.

Mr. Stamps agreed.

Motion was made to approve to go through BuyBoard for the renovation for the amphitheater, and also #9 to go through the BuyBoard as well.

Director, Lyndon Stamps / Secretary/Treasurer, Michael Kosar

All For
Motion Carried

Agenda Item #9 Discuss and possible approve benches.

(item included in line item #8)

Agenda Item #10 Discuss and possible approve the Brookshire Welcome Sign.

Mr. Richards stated he thought this was another good one to go to BuyBoard as well.

Motion was made to go through BuyBoard for the Welcome Sign.

Director, Robert Richards / Director, Lyndon Stamps

All For
Motion Carried

Agenda Item # 11 EDC Consultants Report (Ramiro Bautista)

Mr. Bautista addressed the board and directed them to his report. He then led them to "current projects". He then spoke on the Brown track, 500 ackers. He stated that the city had approved the development agreement, the water district had approved them to move forward in a particular area. IDV has stated that they would give them a call once the property is purchased. He then spoke of the Grundfos tax abatement, that's going to be on the upcoming city agenda, and he will give them an update at that time. A reinvestment zone was created for the new building. He moved onto Ace Hardware, and what they did in Bellville with their Business Improvement. He then spoke how they (BEDC) have a line item; but there is zero dollars in there. His thoughts were is there a possible way that this board would consider recommending to the city council an option of some type of incentive. He stated how they have been working with the contractor. He then spoke how it would be an underground detention.

Mr. Richards asked how many ackers?

Mr. Shield said it was probably 1 $\frac{3}{4}$ ackers.

Discussion continued on the engineers.

Mr. Shield stated that the detention would be either underground or above; but he is leaning towards underground.

Mr. Richards asked what type of deal did Bellville do for his Ace Hardware store there?

Mr. Bautista stated that he had put in a records request. They had dollars that they could give for this type of program and it was about \$82,000. He is not asking the EDC to ask the city for dollars to be provided to this company; but welcoming him into the community in the form of a tax abatement.

Mr. Shield said he's been wanting to come here. There is five generations up in Waller, so he's a Waller County man. He's been wanting to come here, and he's never found the right piece of property. He was fortunate to buy the property. He is going to put a full lumber yard in there, and probably the biggest store he has ... this will be his last one. He's thinking it will be around 30,000 ft. so, anything they can do for him will be a blessing.

Mr. Richards said they welcome new businesses and they appreciate that, and they will definitely will try to do something for him.

Mr. Stamp asked Mr. Bautista if he could try and work with him to see what type of incentive they received from Waller and his other stores as well.

Mr. Bautista then moved on to 915 Purdy, a commercial in the front and apartments in the back. It's been there for some time now. The property is pretty small and he understand that he has to follow the code of ordinances.

He then spoke on Brookshire Gardens. He's had a pre-development meeting with LJA and the developer. The engineers had some feedback and they are making corrections.

Mr. Richards said, Brookshire Gardens Estates?

Mr. Batista said that was what they were calling it.

Mr. Richards asked what it was.

Mr. Batista stated they were duplexes.

Mr. Richards stated that was a flood zone. He asked Ms. Beatrice if they had ordnances reequipments to build at a height in a flood zone?

Mr. Batista stated the thought they had taken all that into consideration.

Mr. Richards said they didn't want to mislead anyone.

Mr. Batista said he would go back and look at the notes as well.

Discussion continued about the pre-development meeting.

Mr. Batista stated he wanted to talk about the QT store that's coming to FM 1489 and I-10. They are just about to do the demolition permit; they're working with the city engineers. He stated that he would keep them updated as well.

He has not heard back from Nation Wide Trailers ... no updates at this time. He spoke on 10th Street commercial facilities; they are calling them The Reserves of Brookshire. They have been working with the city engineer and BKDD for some time. He thinks they are changing their footprint or detention ... maybe going with underground now. They are going to bring them back to the table to get with the Water District and BKDD because there are some significant improvements that needs to be made ... both 10th Street and 12th Street. He will keep them up to date if that becomes a project.

He continued by saying 12th Street, a little further down, there is a developer that wants to put a distribution facility. That street will not take an eighteen-wheeler so, the street would have to be widen. LJA would have to identify city easement and if that's even a possibility for widening that street. If not, that facility will not come.

The business park on Garvey Rd., the two gentlemen that he and Ms. Beatrice met with are looking to do a business park. He spoke how the road was in bad shape and they mentioned if there was a possibility that they develop the road then seek reimbursement. He then spoke on 10th Street, heavy duty tarp truck manufacture ... they want to come on the corner right next to the Chevron. The gentleman had come to city council and spoke on engineering and now he's changing his detention going underground so, he's going through that process again.

Mr. Stamps stated they use to have one right off the feeder and asked if that building was being utilized. Someone replied yes.

Mr. Batista went on and stated that Jim Giammalva properties, the big piece of land as you exit 359 that does a U around the subdivision. He has spoken to the owner and they are waiting for the feeder road to come in. It's a 50-million-dollar project.

He let everyone know that the mayor was invited to speak at a TXDOT ribbon cutting ceremony for the road completion from FM 359 to the Brazos. They made some key relationships with TXDOT, one of the transportation commissioners, the executive director of TXDOT, and the district engineer for the Houston district. If they can all come to the table and identify the need for getting that feeder road, maybe that project can get pushed up a little more.

He stated that they are now looking for a location for food trucks.

He informed them that a representative from TXDOT will be in next week to talk about projects in and around the city.

He spoke on the BuyBoard, and they will be working with them with the many projects that they have.

He then moved on to the Energy Cooperative and the Ed Connect will go back to city council to approve some interlocal agreements. The Energy Cooperative can save them some funding/dollars on the fuel that they use here and also the electracry.

He spoke on additional cell service. They came in to talk about providing additional towers and what they need is a inter local agreement approved and identify city properties so they can go to their vendors ... ATT, Verizon and T-Mobil to see if they are looking for additional locations to place a tower.

He then spoke on community development. He made connections with the Hanger and Manna House, their Ex Director, Center Director, Facilities Director and Program Manager they are going to be doing some good things over there. In terms of teaching a lot of trades. They do have a permit and they are looking out to helping them with that, just try to streamline the permitting process here. Then the Manna House, they are going to try and help them at least guide them through the process.

Mr. Stamps thanked him for his hard work.

Mr. Stamps, none at this time.

Mr. Richards, none at this time.

Mr. Kosar, update on the Amphitheater sign. Also, maybe adding lights with the restroom and the tables.

Mrs. Odie also agreed on more lights.

Agenda Item #13 Executive Session

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

Went into Executive Session: 6:07 p.m.

Out of Executive Session: 6:14 p.m.

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

Mrs. Odie stated that they had come to an agreement, to remove Ms. Maria Ugartechea from the EDC Board.

Mr. Stamps added to also go ahead and fill the other soon to be three seats.

Motion was made to remove Ms. Ugartechea; she's missed eight meetings from the EDC and the requirement is three without a proper excuse.

Director, Robert Richards / Director, Lyndon Stamps

All For
Motion Carried

Agenda item #15 Adjournment.

Motion was made to adjourn.

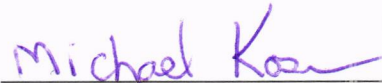
Director, Lyndon Stamps / Director, Robert Richards

All For
Motion Carried

6:16 p.m.



President, Eric Green



Secretary/Treasurer, Michael Kosar