

# Minutes of the Brookshire Economic Development Corporation Meeting August 7, 2025

The Brookshire Economic Development Corporation held a Special Meeting on Thursday, August 7, 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

Director, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Lyndon Stamps

Also Present:

Attorney, David Olson

Project Manager, Ramiro Bautista

BEDC Administrative Assistant, Vickie Casto

## **Agenda Item #5 Public Comments.**

Ms. Dunn addressed the board, stating that the Sr. Citizens would be meeting in the convention center ever last Thursday of the month. The first one will be August 28<sup>th</sup>, from 9:00 a.m. – 1:30 p.m.

October 7<sup>th</sup>, 6:00 p.m. – 8:00 p.m. National Night Out will be celebrated downtown. She would like to see if the EDC could have a both.

She gave her contact information, so if they had an event they would to promote, they could call her.

## **Agenda Item #6 Consent Agenda:**

a. Approval of BEDC board meeting minutes for July 10, 2025

b. July Financial Report (*Notlyh Lyons*)

Mrs. Lyons went over the report then asked if they had any questions.

Mrs. Odie asked if they had receipts or invoices that goes along with the 35 payments.

Mrs. Lyons directed her to her packet and stated they were right behind ....

Mrs. Odie wanted to verify that IONOS was automated and Mrs. Lyons replied, on the credit card yes.

Motion was made to approve the BEDC minutes for July 10, 2025 with corrections if any and also approve the July Financial Report.

Director, Lyndon Stamps / Secretary/Treasurer, Michael Kosar.

All For  
Motion Carried

**Agenda Item #7      Update on amphitheater sign, restrooms, lighting around restrooms and amphitheater, and Brookshire Welcome Sign.** *(Mr. Ramiro Bautista)*

Mr. Bautista addressed the board. He stated they are still trying to find the location of the amphitheater sign. He will get with public works to see if they know the location. He then spoke of the restrooms and stated that they were moving forward with the BuyBoard, and they are waiting on a quote for that in addition to the Welcome sign. He moved on to the lighting at the restrooms and amphitheater and asked Ms. Casto to put it back on the next agenda.

Mrs. Odie asked if the lighting was going through the BuyBoard also.

Mr. Bautista replied yes.

**Agenda Item #8      EDC Consultants Report.**

Mr. Bautista directed the board to their packet to view his activity log. He spoke of the reinvestment zones, and stated that was for the city to determine if they're going to designate these areas as a reinvestment zone. The first one is going to be Ace the Hometown Hardware. He will have them come to the city council in two weeks to give their presentation. Then there's that Giammalva properties that's the 70+ acres that's off I-10 frontage. He, Mr. Green, and Ms. Casto met with the developers and they are very interested in developing in the city. The first one will be a distribution warehouse. Their property is an L shape starting at 90 going to 10 and almost to 359. The portion that runs along I-10 will be retail. He is hoping the city council will consider some option for them also. Or at least designating the entire area as a reinvestment zone for a potential incentive in the future.

He then moved to the current projects. He stated they were the same projects that were from the previous report. He had them back on there because he wants those current projects to turn into completed projects.

Mr. Green asked if there were any updates on mix use on Purdy.

Mr. Bautista stated, only that the city was required to clean the lot. He's working with them now to see what their plan is for that project.

He directed them to the last page that's HDL. When he first came, he worked with their financial administrator to identify what their sales tax were on a monthly basis. He was informed that they had this vendor, HDL. They had to do a little leg work to get this information now. The city has reports specific to their city's sales tax so, they can identify their top 30 and hundreds sales tax payers are really contributing to their budget. From that they also extracted some forecasting data for their budget for this upcoming year.

He then spoke on ByBoard, stating they were moving forward. He then moved on to the splash pad, and stated that EDC had put many dollars in Hovas Park and the splash pad. The city received a large bill for water and they had to identify what was going on. They went out there with the water district and didn't find any leaks. He then identified who installed the equipment and contacted them to do a service call on the entire equipment. What they found was that the city had called another sub-contractor a few weeks ago and the programing was off. The water was on when the park was closed so that was fixed. The park is opened from Thursday thru Sunday, 10:00 a.m. to 6:00 p.m. The public works crew that's on call will close it each day.

**Agenda Item #9      Budget update.**

Mr. Bautista wanted to inform them that he, Ms. Casto and Mrs. Lyons had met. Mrs. Lyons had informed them how the city is moving forward with this year's budget. So, they have an idea on what they need to do. They are pretty close to completing a budget for them to review. There are some dollars that they can use for Type B projects. He will send it over to them for review prior to their next meeting. He is adding a couple of line



items that were not listed. Pacifically dealing with marketing and promotion. He would like to market their corporation and the business retention and expansion program that they had to ensure there is a line items for those dollars to come out of. He would add a couple more for them to review. He thinks the budget looks great, and needs to find adjustment that needs to be made. He and Ms. Casto agreed in those area's and they will be able to present a full budget.

Mr. Green asked if he could e-mail each of them those numbers so they can take a look at them.

Mr. Bautista, replied yes.

Mrs. Odie wanted to know when the full budget report would come out.... September or October?

Ms. Connor stated it has to be okayed before September 1<sup>st</sup>.

Mr. Bautista stated that they may have to have a special meeting at the end of this month for review and approval of the budget. He will send a draft for what they have right now.

**Agenda Item #10 Future Agenda Items.**

Director, Lyndon Stamps requested, nomination of board members.

**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.

N.A.

**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 / Vice-President, Deniece Odie

All For  
Motion Carried

5:47 p.m.

  
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President, Eric Green

  
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Secretary/Treasurer, Michael Kosar