

Minutes of the Brookshire Economic Development Corporation Meeting
October 2, 2025

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, October 2, 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 6:00 p.m.

Agenda Item #2: Prayer.

Pastor Edmond Blouin

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

Everyone

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

Also Present:

Attorney, Joseph Hayes

Project Manager, Ramiro Bautista

BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

Quotations Dunn, introduced herself and let the new members know she was their community relation specialist for the city of Brookshire. She gave them two flyer's and stated that would be a good opportunity for them to meet and greet the citizens of Brookshire.

Mayor, Robert Richard stated he wanted to voice his concern about the Brookshire EDC joining the Brookshire Chamber of Commerce. It appears to be a waste of tax payers' dollars when the city of Brookshire is well qualified to offer the same service and more economical for the citizens. He just wanted to bring this to the attention to the board. Dani Ventora introduced herself and her brokage. She wanted to let them know that they had medical condo's and they intend on opening more. They wanted to get the word out that they have construction going up and medical facilities for people to rent and purchase.

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

City Secretary, Lakethia Connor swore in President, Eric Green, place #1, Nathaniel Richardson, place #4, and Rodney Blouin, place #5.

Amber Allison, place #2 was sworn in by the honorable Michelle Moore.

Agenda Item #7 Consent Agenda:

- a. Approval of the BEDC Minutes for September 4, 2025
- b. September Financials Report. (*Notlyh Lyons*)

Mrs. Lyons went over the financial report, and answered questions.

Mr. Green let the new members know that they were going through a lot of changes with the city as things were being done incorrectly in the past. They are now moving things back like they were.

Motion was made to approve the BEDC Minutes for September 4, 2025 and the September Financial Report.

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

Four For

One Abstention (*Nathaniel Richardson*)

Motion Carried

Agenda Item #8 Update on LED lighting on Highway 90.

Mr. Bautista addressed the board. They were not directed to the correct individuals. They only have the contact to the people to report when the lights are out. They've been given another contact person at Center Point as they are the ones that own the poles.

Agenda Item # 9 Update on lighting and restrooms at amphitheater.

Mr. Bautista reminded the board that the budget was reduced to 200,000. The BuyBoard representative is updating the quote for the restrooms. He's hoping that he will have that to them by next month.

He then directed them to their packet for the lighting at the amphitheater and stated that was just a proposal and to see if they were okay with that type of design. Then he can move forward with BuyBoard to get the quotes for them.

Mr. Green had Mr. Bautista to explain to the new board members what the BuyBoard was.

There was discussion about the types of lights that they were given in their packets.

The board agreed they were okay with the design as noted and examples of the lights that were in their packet.

Mr. Bautista repeated that the representative was going to give them an update on the restrooms. He also let them know the company in Wallis had still not sent their quotes.

Agenda Item #10 Discussion and possible action to approve EDC staff to become members of the (TEDC) Texas Economic Development Council.

Mr. Bautista stated that this is a membership organization that most economic development corporations, directors and their staff join. He was hoping that they would let he and Ms. Vickie join this organization. He directed them to their packet to view the benefits.

Motion was made to approve staff to join the Texas Economic Development Council.

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

All For

Motion Carried

Agenda Item #11 Discussion and possible action to approve the Project Manager to become a member of the (IEDC) International Economic Development Council.

Mr. Bautista stated that there were just a certain number of individuals that holds this certification, that is obtained through this organization. He is on the verge of completing the requirements. He's completed two courses out of the six and completed three years out of the four years that's required for a full-time economic development person to be certified as a certified economic developer. There is only one person that's had it in the county in the last 20 years... he would like to be the second.

Mr. Green asked what the benefit was on this one.

Mr. Bautista stated this one was more bringing in international. The state one is bringing in the local businesses.

Mr. Richardson asked what his time table to finish up his requirements to make this happen.

Mr. Bautista stated he believed he could finish them in a year that's required for him to complete the four years.

Mr. Richardson stated he would like to table this until he's finished and then bring it back.

Mrs. Odie asked how much the certifications were.

Mr. Bautista said they didn't print that out; but he believed the four courses that he has left maybe \$500 each course. It's a two-part test, oral and written. He has four out of the six left.

Mr. Green asked if he was paying for them.

Mr. Bautista stated it sound like it would be out of his pocket at this point, in order for him to get the certification. But, it's a professional development for this organization.

Motion was made to table this for another time and date, so they can investigate this development council a little bit more.

Secretary/Treasurer, Michael Kosar / Director, Nathaniel Richardson.

All For
Motion Carried

Agenda Item #12 Discussion and possible action to approve joining the Brookshire Chamber of Commerce.

Mr. Green stated that this was new; but he does have some concerns after hearing what Mayor Richards said. Mr. Green called Mayor Richards back up. He stated he did not want to rush in to join this; but he thought they did need to be a part of it. He knows it's new, then ask Mayor Richards to speak on it again.

Mayor Richards stated the city of Brookshire has financial withal to establish its own chamber of commerce. It can provide a more economical benefit for the businesses in the city instead of having prices as excessive. Especially with the minimum category that does not offer the maximum benefits being at \$2,000, which would be a strain on these small businesses to join.

Mr. Green stated this was something he wanted to do. The gentleman that he spoke with at one of the mixers is a part of this; but he had no idea that they were even starting it and then he looks up and it's already formed and they were not really a part of the forming of it. He then suggested that they table it, and do more research on it.

Mr. Bautista stated that he was not sure if they should financially contribute. Maybe there should be some type of honorary membership. All this they are doing they can do it their selves. It would be good to go hear and see what is being said at those meetings.

Mr. Green asked Mr. Bautista could he could do some research and bring it back to them. Mr. Bautista agreed and stated he would make contact to see if they could join without making any financial compensation to them.

No Action Taken

Agenda Item #13 Discussion and possible action to approve joining the Waller County Economic Development Partnership (WCEDP).

Mr. Bautista informed the board while at a function at Grundfos, the director of the WCEDP, Vince Yokom that holds the certification for the last 20 years that he spoke of was there. He spoke of the State of the County event that they host each year so, he asked them to send Ms. Vickie some information about it. They have tables that are sponsored at the event, and they also have a membership as well. He explained how the membership is for the whole board, and their monthly meetings at the lowest level.

Mr. Richardson asked how long had they not been a member.

Ms. Casto explained what had happened in the past for the past board not to rejoin.

Mr. Richardson said that Waller was growing, if they are going to benefit from it, he doesn't mind; but if its going to be just a place holder.... Then no. But if they are going to see a benefit from it then let's move forward or table it till, we can get some more information on what roll they will be playing, what will they be able to do or not do.

Ms. Odie asked if they were able to join, at what level would they....

Mr. Bautista said he would be okay with the lower one; but ...

Ms. Odies asked if they would be able to vote at that level.

Mr. Bautista, replied no.

Discussion continued.

Mr. Richardson suggested that they talk with the Mayor, Ms. Casto and the director and set down to iron out any bumps they might see. He wants to make sure the mayor is a part of that discission making. He added if they needed to have an emergency meeting on this then have one because this is important; but he doesn't want to be a token.

Mr. Green stated that the only thing different now is that they have someone now that worked closely with the county. Then he wanted Mr. Bautista to elaborate on his relationship.

Mr. Bautista stated he was the project coordinator for this organization back in 2023. He assisted Vince Yokom and helped lead the first annual infrastructure conference. The monthly intel investors and developers. There're 50,000 homes being built right now in the county. He's very aware of the individuals that are coming to the county and the ones that are already here.

Mr. Green stated there would be no action on this, and bring it back to the next meeting.

Agenda Item #14 Discussion and possible action to purchase a Fire King filing cabinet.

Motion was made to approve the purchase of a Fire King filing cabinet.

Vice-President, Deniece Odie / Director, Nathaniel Richardson

All For
Motion Carried

Agenda Item #15 Discussion and possible action to purchase professional attire for BEDC staff and board.

Mr. Batista addressed the board and stated that they were looking into seeing if they could get some professional attire for the board of directors and staff. This would be for their meetings and conversances that they attend.

Several stated they thought it would be nice.

Mr. Green asked for some prices to be brought back.

Mr. Batista replied he would bring back some designs and prices.

No Action

Agenda Item #16 Project Managers Report: (Ramiro Bautista)

Mr. Batista directed the board to his report and stated not too much had changed; but he went over it briefly. He let them know that they had purchased some items for marketing and promotion for the upcoming National Night Out. He then passed the items out to the board members. He then went over having a few local businesses make the Christmas cards. Someone asked if they would have issues if it said Merry Christmas and the attorney replied no. Some suggested Happy Holidays.

Agenda Item #17 Future Agenda Items.

Amber Assison: none

Nathaniel Richardson: Wants a report on who has access to the cameras

Deniece Odies: Just wants to talk about the pole lights on 90.

Michael Kosar: Maybe purchasing some Christmas decorations for the city.

Joseph Hayes (attorney) stated they could buy holiday lights.

Mr. Bautista, stated last year there was an agenda item...

Mr. Kosar also wanted to add tables and benches, a design and where they will be setup at the amphitheater.

There was discussion on who the responsibility would fall to referring to the pole lights.

Mr. Bautista stated that would be Center Point. There seemed to be a confusion and several stated they were speaking about like the one on this corner. Mr. Bautista stated he would go look at it after the meeting.

Rodney Blouin: none

Agenda Item #18 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 # 19 Discussion & possible action on Executive session items if necessary.

N.A.


Agenda item #20. Adjournment.

Motion was made to adjourn.

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

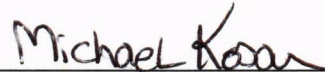
All For
Motion Carried

6:51 p.m.



President, Eric Green

Vice President
Deniece Odie



Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto