

Minutes of the Brookshire Economic Development Corporation Meeting
November 6, 2025

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

Agenda Item #2: Prayer.

Director, Nathaniel Richardson

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

Everyone

Agenda Item #4 Roll Call

Present:

Vice-President, Deniece Odie
Secretary/Treasurer, Michael Kosar
Director, Lyndon Stamps
Director, Nathaniel Richardson
Director, Rodney Blouin

Absent:

President, Eric Green
Director, Amber Allison

Also Present:

Attorney, David Olison (arrived at 6:09 p.m.)
Project Manager, Ramiro Bautista
BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

N/A

Agenda Item #6 Consent Agenda:

- a. Approval of the BEDC Minutes for October 2, 2025
- b. October Financials Report. (*Notlyh Lyons*)

Mrs. Lyons, addressed the board and went over the financials.

Motion was made to approve the BEDC minutes for October 2, 2025 and the October Financials Report.

Director, Lyndon Stamps / Director, Michael Kosar

All For
Motion Carried

Agenda Item #7 Ezee Fiber Presentation. (*Tim Griego*)

Mr. Bautista stated that Mr. Griego was unable to attend.

Agenda Item # 8 Discussion and possible action to approve joining the Waller County Economic Development Partnership (WCEDP).

Mrs. Odie stated they would discuss this in executive session, she then moved on to agenda item #9.

Agenda Item #9 Discussion and possible action to replace the Welcome Rock at FM 359 and Hwy 90.

Mr. Bautista addressed the board. He stated that they had gone out and solicited three quotes, that they had in front of them. One of the quotes is from the BuyBoard representative which is Preferred Facility Group. He stated that their quote was higher than the others that they have. Southwest Monument & Signs are the ones that originally put the first rock up. The next one is from Bedrock Builders; Mr. Corey is one of their representatives that wanted to come and speak with them.

Mr. Corey, stated that he brought in an example for them to see. He then went on to explain how they made the stone. He added that they can make the exact same bolder that was there. They can embed things into the stone, such as the city's logo, Waller County logo.... just a verity of things. He wanted to stress how they can customize and get them what they are looking for. It also has a lifetime warranty.

Mrs. Oddie, asked ... lifetime warranty? How long will it last?

Mr. Corey stated as of now, they have boulders out in the field for well over 20 years. Like he stated, it is a lifetime warranty. He is the owner of Bedrock Builders and he will honor ... for as long as he's around. He then passed the sample around for the board to look at. He stated that the size that he and Mr. Bautista have been talking about is 10' wide, 6' tall and about 16" thick and 8 - 9,000 pounds. He spoke about who they have made stones for and they have donated a large monument to the Houston Food Bank as they believe in being active in the community.

Mr. Richardson repeated that this was a man-made stone.

Mr. Corey replied yes and stated that the primary material was sand. They combined it with a tiny bit of Portland cement. He went on to explain the process and stated that the closest to this is granite. He added that they also make headstones.

Mr. Richardson ask what had happened to the rock.

Mr. Bautista explained that it had been hit by a car and they did not have insurance.

Mr. Stamps asked if that was something they should be considering?

Mr. Olson ask what was the cost they were talking about.

Mr. Bautista said he thought it was under 10,000.

Mr. Olson stated with the deductible and all ...

Mr. Bautista asked if they were going to make a motion on any of these? Then he told the attorney, Mr. Olson that this was a type B project and he was not sure it was on the EDC's capitol project for this upcoming fiscal year, and he didn't know about any public hearings or notices. These have not happened ...

Mr. Olson asked if they had instructed them to do this process, to designate to make this a project. He then asked the board of they were on board.

Motion was made to allow the attorney to go ahead and designate to start this project as a type B project.

Director, Lyndon Stamps / Director, Michael Kosar

All For
Motion Carried

Agenda Item #10 Discussion and possible action to purchase professional attire for BEDC staff and board.

Mr. Bautista stated they did not have a rendering in front of them; but board member, Mr. Stamps has the perfect example on as what the shirts would look like. They could select different colors, and the ladies would have a different cut.

Mrs. Odie asked if that was the only fabric it came in, referring to Mr. Stamps shirt.

Mr. Bautista stated for those types of shirts, probably not. He was looking for some of dry fit ... he will put that option on there.

Motion was made to approve the purchase professional attire for BEDC staff and board.

Director, Lyndon Stamps / Director, Rodney Blouin

All For
Motion Carried

Agenda Item #11 Project Managers report. (Ramiro Bautista)

Mr. Bautista addressed the board and went over his current projects. He let them know that Nationwide Trailers was here, and the mayor had signed the CO. They will be coming back to them for a pre-development meeting because they want a store front. Ace Hometown Hardware permit is going through civil engineer, the drainage district and water district as well. Quik Trip has a variance coming up to the city council real soon, and once that's complete then they will be able to start their construction process. Milk and Brue Coffee Shop, on 13th street has been setting vacant for sometime now. He did speak to the owners just last week. The delay was Center Point for about six months or so; but they are starting back up so, you will see some movement there real soon. Then Mod Dentist, on 11th Street and 359 is moving pretty well. They've had their inspections done so, hopefully they'll get their COs quickly. He then spoke on the Brown track. The property sold but they've not told them if the project has come through or not so, he will just keep it on there as a current project. The 359 Falcon Warehouses, they have a permit application on file; but it's not moved for an additional review from their side. Then 5th Street Logistic Distribution warehouses, they put a stop on that project, because they had a detention permit but not a city permit at that time. So, now they are working with the city engineer to complete their process in order to move forward with construction.

He then went over protentional projects. He stated there were two on 10th Street. The one on 12th Street, they will have a presentation if they can attend the city council meeting. They will have those developers coming in. The business park development on Garvie, no movement there and the city is still looking for property for a food truck park. He then let them know tomorrow, the Waller Economic Development Corporation was having a meeting and they now have a new director. They are looking to start what they are calling the Westside Ally. So, anything west of 99 in Austin and Waller County to bring the EDC corporations together and their group of board members just to have some discussions and talk about new developments in the area. He then let them know the time and where it would be. He added that if anyone would like to join, he would be going on behalf of the BEDC.

Agenda Item #12 Future Agenda Items.

Deniece Odie would like to have an update on the lights on 90.

Nathaniel Richardson, would like to talk to the city council about all the trucks in town. Everywhere he looks, there's a truck station. When are they going to say that's enough.

Mr. Stamps stated they had been talking about zoning.

Lyndon Stamps wants an update on the restrooms for the amphitheater.

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: 6:24 p.m.

End Executive Session: 6:43 p.m.

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

Meeting opened at 6:43 p.m.

They will revisit in the December meeting

Agenda item #15. Adjournment.

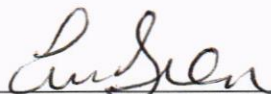
Motion was made to adjourn.

Director, Lyndon Stamps / Secretary, Treasurer, Michael Kosar


All For
Motion Carried

6:44 p.m.

By signing as president below I herein certify that these minutes are those approved by the board on 4th day of December 2025 as a reflection of actions taken on the matters discussed as set forth above.



President, Eric Green



Secretary/Treasurer, Michael Kosar