

Minutes of the Brookshire Economic Development Corporation Meeting
December 4, 2025

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, December 4, 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.

President, Eric Green

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, Amber Allison

Absent:

Director, Lyndon Stamps

Director, Rodney Blouin

Also Present:

Attorney, David Olison

Project Manager, Ramiro Bautista

BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

Mayor Richards addressed the board. He stated that Notley Lyons had resigned and has taken a position in the military. Mrs. Julie Watts has taken that position and added that she had a wealth of knowledge and experience in banking.

Quotatious Dunn addressed the board and wanted to invite everyone out this Saturday as they were having their Christmas Tree lighting and movie night. It will be at the amphitheater 6 – 8 p.m. There will be complimentary coffee, coco and popcorn. Movie for the night will be the Grinch. She then announced that next Saturday there will be the Christmas parade that will start at noon and end at the amphitheater. The day's activities will be from 1:00 p.m. – 8:00 p.m. again at the amphitheater. She would love it if the EDC could put a float in the parade.

Agenda Item #6 Consent Agenda:

- a. Approval of the BEDC Minutes for November 6, 2025
- b. November Financials Report.

Motion was made to approve Consent Agenda A and B.

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

All For
Motion Carried

Agenda Item #7 Discussion and possible action on the design of tables and benches for the amphitheater.

Mr. Bautista addressed the board and directed them to their packets to view the designs and examples of plaza and convertible benches. This is just for discussion today, not necessarily a possible action at this point. He pointed out that the convertible benches converted into a table when needed. If they have any input to share, then they can move it forward to the designer.

There was discussion on the placement.

Mr. Kosar stated he was not a fan at the convertible as you're looking at getting kids fingers caught and injuring a citizen. He would prefer just a regular picnic table.

Again, there was discussion on the layout of the benches and tables.

Mrs. Odie asked if they could have a mixture. Mr. Bautista replied yes, then she added not the convertible. Mr. Bautista stated he had already marked it out.

Mr. Bautista asked if they had any other suggestions or comments.

Mr. Kosar stated he would like to have some benches next to the curb, under the trees in the shade.

Mr. Bautista agreed and stated that they would include some additional ones on 5th Street. Then he asked if they would like to have some along the Donigan house and along Velasco.

Mr. Kosar stated that there was not much shade on Velasco.

Mrs. Odies said that she did like sitting in the sun.

Mr. Bautista added that they did have events at night. He added that he will have a couple of designs drawn for them to choose.

No Action

Agenda Item # 8 Discussion and possible action on amphitheater restrooms.

Mr. Bautista directed them to their packet to view the second vendor estimate which is Wallis Concreate. He and Ms. Vickie went and visited their location, and they were able to see how the walls were manufactured. The quote they are seeing does not include the foundation, nor the hookup to water, sewer, electrical. They also received a couple of quotes from the BuyBoard ... a vendor that they were using for other city projects. They are now purposing two restrooms ADA and another proposal that has just one restroom ADA compliant. He stated they did not have it in their packet, and he then passed the proposal out to the board members.

Mr. Green confirmed that the one from Wallis didn't have a foundation, but it does come with a floor... Mr. Bautista replied yes.

Mr. Green stated that they didn't have to make a decision on this tonight, take a little more time to look over it.

Mrs. Allison agreed, saying since they've just received the information.

No Action

Agenda Item #9 Discussion and possible action on Hwy 90 lighting.

Mr. Bautista apologized as he had been a little confused about what Mrs. Odie was requesting. They've had a discussion and will be getting together to bring them some different types of options for the type of light's she's looking for.

No Action

Agenda Item #10 Discussion and possible action to approve joining the Waller County Economic Development Partnership (WCEDP).

Mr. Bautista stated that he wanted to thank the City of Brookshire for allowing them as EDC members, board members, and staff to attend the Waller County Development Partnership, State of the County Luncheon. It was a well-received event with a lot of information in a short period of time. He looks forward to joining the organization if they allow as a Trustee Membership, for them to be able to participate and make decisions in the organization.

Mr. Kosar stated that they had a lot of knowledge, but he's not sold on joining on any committee He doesn't know enough about what any committee could bring for the city. For him, he wants benefits from it if they join. He's been involved in the city for 3-4 years and he's just heard of the Waller County Economic Development. He's not seen them do anything for them yet. He's not for or against, he's just neutral.

Mrs. Allison asked if they could change the membership level versus 15 to 35 just to see. She feels it's important to be included in different organizations but obviously they want to benefit from it.

Mr. Kosar stated that Mr. Richardson had been a part of that before.

Mr. Richardson stated that's always been his concern... how will they benefit? If they're paying money just to say they're that's no benefit.

Mrs. Odie, they discussed last time ... wasn't there a level that they had to participate in in order for him and Vickie to be able to vote?

Mr. Bautista stated on the last page, to be a board of director and to have a voting ... vote. Some asked what the level would be and Mr. Bautista stated that it would be the level on the second page, Trustee.

Mr. Richardson asked, at the thirty-five hundred?

Mr. Bautista replied yes.

Mayor Richards stated that he did attend the State of the County event, Mr. Kosar was there. It was interesting, and as they've stated to join an organization and not benefit from it would not be good. But if they join that organization and they are actively involved with their EDC coordinator he does see some benefit. But he does not see benefit in a duplication of efforts for two. It's his opinion that whatever they decide it would probably be good to do one or the other that's offered. Waller County is with Tesla project that was brought in, they partnered with them ... a good tax revenue for the city. Through other adventures with Waller County EDC because of the connections that they have; they would have to be actively involved. If not, it will fall on what they said about not getting any benefit for paying money.

Mr. Green stated if they have a vote then they have a little bit more leverage than in what

Mr. Bautista asked how the organization runs? It's a 501C6 nonprofit organization; but also, as the inquiries come in for land and Brookshire has been thrown in there.

Mr. Green stated you have a voice in there.

Mr. Bautista replied absolutely and added they know when they come in because they are RFQ's or request for information, they'll know when they come in ... if they're from out of the country or here within someone relocating into Texas ... they'll know firsthand.

Mr. Green stated you can see a benefit to joining the thirty-five hundred level. Just to know when somethings taken place in the county, because they're left out in the dark on that Tesla. If they have a seat at the table, they'll be more aware of what's happening.

Mr. Richardson asked if Empire West was in their ETJ.

Mr. Bautista replied they were in the city.

Mr. Richardson stated that Waller County had nothing to do with that, he was sitting on the board. They were the ones coming along for the ride; but if the mayor thinks and the

director thinks it's a benefit, invest in the thirty-five hundred. We can always get out next year. Information is powerful; but don't give them any kudos because Empire West is in their ETJ and if Testla decides to move in there Waller County is going to nothing but drag their feet on it like they did before.

Mrs. Odie stated she thought the last time if they come to agreement to join that if it's not benefiting them, then they're going to get right back out of it.

Mr. Richardson stated to go into it with a good attitude, people do change.

Mr. Bautista said their annual meeting is January and it's open to all elected officials and those who have membership.

Motion was made to join Waller County Economic Development at Trustee level.

Secretary, Treasurer Michael Kosar / Director, Nathaniel Richardson

All For
Motion Carried

Agenda Item #11 Discussion and possible action to approve joining the Brookshire Chamber of Commerce.

Mr. Bautista stated that this had been on the agenda previously and they had tabled it. We asked Ms. Vickie to bring it back again so they can make a decision.

Mr. Richardson stated he thought they had wanted the director to get with the mayor and talk about it because of all the hanging edges that they didn't know about. No information on this Brookshire Chamber of Commerce, he still knows nothing about this. Mr. Bautista stated he went to their second meeting of the Brookshire Chamber of Commerce and tried to identify the mission's goals of the organization. This week, he invited some of the board members that initiated the organization. They are here tonight and he didn't know if they would allow them to speak on their behalf of their organization.

Toney McAnelly introduced himself as a member of the Brookshire Chamber of Commerce. He stated they had actively been trying to get the Chamber of Commerce back online as it's not been active for about two years. They kicked things off back in October and they've had a good reception so far. They had about 40 to attend their first meeting, the last two months about 25. They are reaching out to everyone, all the different businesses in the community, the EDC and different organizations, to be a part of the chamber to get that business networking opportunity started back here again. That's how they ended up talking with Dr. Bautista and he had some good ideas for them. In the past when it was the old West I-10 Chamber of Commerce, the EDC was involved in that. He believes that Vickie was one of the secretaries in the past. They just wanted to invite them to be a part of that again.

Mr. Green asked Mr. Bautista if he had any recommendations.

Mr. Bautista stated when he first approached it there was a dollar value behind this. Then looking at all the rows by recognition, the EDC does this on a daily basis, Ms. Vickie does a good job of that. His approach would have been, if there had been an opportunity for them to join at no cost, to be participants in this organization if they deem necessary. He has requested from the organization he just didn't have a full response about them joining at no cost. Maybe the members here might have an answer for them here today.

Mr. Bautista turned and addressed this with the attending chamber members.

Mr. Green asked what the cost was.

Mr. Bautista directed them to the information in their packets and added that they have four levels.

Mrs. Allison asked Mr. Bautista if there was a level that he preferred or was he just open to whichever level.

Mr. Bautista stated that they perform these functions internally.

Mr. Richardson stated he likes to be consistent in decision making. If they are willing to give the county an opportunity, then why not give them an opportunity?

Mrs. Allison asked if this was a one-year commitment. Mr. Bautista replied yes.

Mr. Richardson stated he didn't have a problem with a one-year comment, if they're going to do it for the county with that organization and this group is local and have our best interest He's going to leave it with Mr. Bautista's recommendation. Looking at the entire recognition for the highest one gives us the most value.

Mr. Richardson asked what his recommendation was.

Mr. Bautista replied, the platinum.

Motion was made to approve the recommendation from Mr. Bautista to join the Brookshire Chamber of Commerce at the platinum level.

Director, Nathaniel Richardson

Mrs. Odies stated that she would like to know before they go forward if they will be given a free membership first before they vote on ...

Mr. Bautista asked if they would like them to take it back to their board.

A few asked if it would then come back to them.

Mr. Bautista stated he would bring it back, maybe their board will make a decision by then.

Motion was withdrawn
Director, Nathaniel Richardson

Mr. Bautista stated that he would get back with them. He'll identify when their next meeting will be and see what the status is.

No Action

Agenda Item #12 Discussion on repairing two baseball fields.

Mr. Richardson asked that this be moved to Executive Session.

Attorney David Olson asked if he had legal questions.

Mr. Richardson replied ... lots.

Attorney David Olson suggested doing it under consultation of attorney. He'll need a little background to discuss.

Moved to agenda item #13

Agenda Item #13 Discussion on street repairs.

Mr. Kosar stated he has spoken with the mayor about the city doing street repairs and he would like to assist in that. If they can pay for two blocks every year and have a three venture with the city. He would like to see the EDC join with the city and do two streets a year for the next three years.

Mr. Bautista stated this past summer, when they were preparing the budget, they did put some dollars towards infrastructure. Roads and drainage is included in that as well. In meeting the city's goals ... this past year completed some partial roads. The city has put dollars in repairing some roads, EDC has put some dollars in repairing some roads from this past summer's budget. The city's plan is now to complete those roads that had patches for this fiscal year's budget and for next year the city would then follow the comprehensive plan to identify which streets need to be repaired. He believes this year the streets have been selected. The RFQ for streets should be going out very soon, the engineer should be submitting it to the city. Those streets would be the nine streets that were completed this year. They would go in and make them full streets.

Mr. Green asked if he was suggesting to start planning for next budget.
Mr. Kosar stated he thought there was some in this year's budget, but he didn't know if the city is going forward with any this year or not; but he thinks they need to join with the city to help them with the cost because they did put money in the budget.
Mr. Olson said that was really their fundamental role in this process as far as a money mechanism. He sees this more as a budgetary discussion. It sounds like they already have a budget item for streets to help the city out.
Mr. Bautista added, identified streets for this fiscal year.
Mr. Olson added that he thinks when they start the budget discussion again and if there were pacific streets they would like to see done or if they would like purely like a purse for the city ... either one is permissible.
Mr. Richardson said they've done it before; but he prefers they plan and not just jump on. He would like to have a budget hearing and make a plan for what they're going to do. He doesn't think there is anything wrong with helping the city get their street straight.
Mr. Bautista stated that in May they will have some opportunities.
Mr. Kosar would like Velasco to start from 90 to the water department.
Mr. Bautista started they would make sure that one would get on there.

No Action

Agenda Item #14 Discussion and possible action regarding setting the January EDC meeting date.

Mr. Bautista stated the next date for the EDC and the city would fall on a day they all would not be there. He then asked Ms. Conner what day the city would meet. She stated they would be meeting on January 8th.

Motion was made to have the next EDC meeting, January 8th.

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

All For
Motion Carried

Agenda Item #15 Project Managers report. *(Ramiro Bautista)*

Mr. Bautista stated the report stayed the same from last month, projects are moving forward and he is staying in contact with potential project projects. He pointed out the front page of the report showed the picture of the State of the County meeting from last month that they attended. He let them know that the first meeting of the month when the city council meets is when reports are made and he will start using this report.

Agenda Item #16 Future Agenda Items.

Michael Kosar wants the lighting for the amphitheater discussed.
Deniece Odie would like to bring back agenda item #9 back

Agenda Item #17 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: 6:42 p.m.

End Executive Session: 6:56 p.m.

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

Opened meeting: 6:59 p.m.

No Action

Agenda item #19 Adjournment.

Motion was made to adjourn.

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

All For
Motion Carried

7:01 p.m.



~~President, Eric Green~~

Vice President Deniece Odie



Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto