

Minutes of the Brookshire Economic Development Corporation Meeting
January 8, 2026

The Brookshire Economic Development Corporation held a Special Meeting on Thursday, January 8, 2026, 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 6:00 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:

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

Absent:

President, Eric Green

Also Present:

Attorney, Tommy Ramsey
Project Manager, Ramiro Bautista
BEDC Administrative Assistant, Vickie Casto

Agenda Item #5 Public Comments.

Ms. Casto addressed the board and stated that they had been presented with a Certificate of Appreciation by LAW Publication. She then read what it stated then explained how every year she turns in new business contact information, and they go out to the local businesses that help with the publication. The publication is on drugs, and the publication is furnished to Royal ISD. She then passed the certificate so the board members could see it.

Agenda Item #6 Consent Agenda:

- a. Approval of the BEDC Minutes for December 4, 2025
- b. December Financials Report.

Motion was made to approve the Consent Agenda as presented.

Director, Nathaniel Richardson / Secretary, Treasurer, Michael Kosar

Four (4) For

Director, Lyndon Stamps abstained due to absences

Motion Carried

Agenda Item #7 Discussion on the lighting for the amphitheater. (Michael Kosar)

Mr. Kosar stated that he and Mr. Bautista had been discussing the situation, he believes he has some information on the contractor that's going to come out that's going to give them a bid on

Mr. Bautista stated he could give them a little background. They have a contractor that's an electrician that's installing several generators for the city. So, he's going to have him come out to the amphitheater to use their testing to see what type of lighting they need on both sides. He does have some samples; but they will be coming out next week and he will then be bringing them a quote so they can identify what the lighting situation will be looking like on the west and east side. He informed the board that the city must rent the generator light polls for the events so this would prevent them from having to do that. He then passed the information out.

He stated that he just wanted to keep this as a discussion.

Discussion continued on the direction they would be pointing.

Mr. Richardson wanted to know how much it was to rent the lights, and Ms. Conner stated \$125.00 an hour.

Mr. Richardson stated \$125.00 for 4-5 festivals for 8 hours each, what does that look like per year? He wants to make sure what it's costing them. Maybe there is another project that's more pressing that they can spend that money on. Continue to lease until they are ready to buy. He wants to look at the priority that they've put forward. He would like to look at the overall cost.

Mrs. Odie asked if the lights were on a generator or....

Mr. Bautista stated they take diesel, and they get charged if they don't fill it up.

Several stated they must factor in the fuel cost.

Agenda Item # 8 Discussion and possible action on Hwy 90 lighting. (Deniece Odie)

Mrs. Odie stated that at night when you come into Brookshire on Hwy 90, it's dark.

Mr. Bautista let the board know that he was able to meet with Mrs. Odie and they were able to look at the lighting that was there by TXDOT. He stated that there were sections that were dark. They are trying to identify what they can bring back to them to see if there is some processed lighting that they can bring. He spoke on TXDOT and Centerpoint and he believes it would be cost beneficial if they allowed Centerpoint to do it.

Mrs. Odie wanted to discuss the trees, that he wanted to do the irrigation ...

Mr. Bautista stated that they would be irrigating the trees and anticipating having some lighting pointing up towards the trees. Then asked if that was a project they wanted to embark on.

Mrs. Odie said nothing expensive, like the little solar lights that's powered by the sun.

Mr. Bautista said there were about 18 to 20 trees on that strip. He added that he would be happy to meet with her so she can identify which ones.

Agenda Item #9 Discussion and possible action on the design of tables and benches for the amphitheater.

Mr. Bautista addressed the board and directed them to the projector screen. He went over the placement of the plaza benches and the style around the amphitheater, and along 5th street. Then along the west and east side of the amphitheater the round tables. They will have concrete footing so they will not be moveable.

Motion was made to approve the design of the tables and benches for the amphitheater to move forward to the cost analysis.

Director, Lyndon Stamps / Secretary, Treasurer, Michael Kosar

All For
Motion Carried

Agenda Item #10 Discussion and possible action for the amphitheater restrooms.

Mr. Bautista directed the board to their packets and let them know that the two quotes were from the BuyBoard vendors. One is for a single and the other for a double. He did meet with President Green this week to go over this agenda. Speaking of the restrooms, his recommendations were for the double restroom.

Mrs. Allison confirmed that the cost difference was roughly 40,000-50,000 for the double.

Mr. Bautista agreed and added that Mr. Green caught that also for the double restroom.

Motion was made to purchase the double restrooms for the amphitheater.

Director, Amber Allison / Director, Lyndon Stamps

All For
Motion Carried

Agenda Item #11 Discussion and possible action on the redesign of (4) baseball fields and the replacement/installation of fencing surround all baseball fields, including the soccer field at Hovas Park.

Mr. Bautista addressed the board and again stated he went through the BuyBoard and this vendor provided the quote that they have in their packet. Again, he directed them to view the projector as he explained each section of the fields.

Mr. Richardson wanted to know who has control over the fields.

Mr. Stamps said the city; but he thought that the Brookshire Youth Program has a yearly contract; but they have the final say so on who uses the fields.

Mr. Bautista asked if this was something they wanted to accept, and he again repeated this was a BuyBoard vendor. There are no bidding processes for this type of project.

Mr. Richardson, said looking at the items that's been presented, funding through the EDC ... what kind of money are they talking about?

Mrs. Odies asked if they were going for all four.

Mr. Bautista stated that they had budgeted for the downtown area. They have some Type B funds, and they also have some funds if they deem necessary to do a budget amendment, they have some funds in the budget that they can do some line-item transfers.

Mr. Richardson wanted to confirm they had funds up to what dollar amount.

Mr. Bautista replied a million dollars.

Mr. Richardson wanted to know what the EDC' budget was as of today.

Mr. Stamps stated they basically wanted to make sure they were covered.

Mr. Bautista directed them to their financials.

Motion was made to approve 4 baseball fields and the replacement/installation of fencing surrounding all baseball fields, not including the soccer field at Hovas Park.

Director, Lyndon Stamps / Secretary, Treasurer Michael Kosar

All For
Motion Carried

Agenda Item #12 Discussion and possible action to purchase and install (3) sets of soccer goals at Hovas Park.

Mr. Bautista stated that they can scratch this one off since they're not doing the soccer field.

Agenda Item #13 Discussion And possible action on concrete/foundation project at Hovas Park.

Mr. Bautista stated the city was presented with a quote back in April so, he wanted to bring that forward and identify what this really is. In Hovas Park on the north side of the concession stand going west and east between the 2 fields. There is a lot of bulk rock that is in there and it's very unsafe. They want to do some repairs to have it removed then concrete it all and make it nice and ADA compliance. He has one quote; but is expecting another; but he's just wanting to make them aware of what they were trying to do. The second quote is from a BuyBoard vendor, the one they have now is not. He explained if they go with the BuyBoard the process would go faster. He Stated they would bring that quote back in the next meeting. He also added they would concrete that whole area and from what the quote shows, there is also a retaining wall behind each field.

Mrs. Allison asked would there be 3 quotes as it would give them more options

Mr. Bautista stated he could get another one as there were plenty of BuyBoard vendors that he could reach out to.

No Action

Agenda Item #14 Discussion on the contract with RCI for Retention Services.

Mr. Bautista stated that the city had already entered this contract with RCI. It's records detention throughout the entire city including economic development corporation. They have some old records here that will be scanned the disposed of them properly, if they're permanent records they will be staying here.

Mr. Stamps started to make a motion, and Mr. Bautista stated no motion was necessary because the city had already entered the contract.

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

Mr. Bautista stated that he was working on the same projects, and they've been moving forward. He stated on the south side of I-10, Nationwide Trailers has cleaned the entire area and they left the trailer. They may have a big storefront there, so they will be working with them through the permit process. He stated how Ace, and Quick Trip was moving forward. Then he spoke on Milk & Breu how they have their parking in place. MOD Dentist has a CO, and he believes they opened last Friday. He then talked about how they had the Brown track, 359 Falcon Warehouses, 5th Street, a logistics warehouse has started their retention pond. Then he moved onto potential projects. Two on 10th Street, some commercial and on a tarp manufacturer. There is a distribution facility wanting to go on 12th Street.

They have a Town Hall meeting next Thursday at 6:00 p.m. that he invited them to come. It's a new development that's coming in.

He then added there is a Business Park Development coming in on Garvie Rd. They will be having a predevelopment meeting with them on Tuesday. They are looking to have a small-scale logistics warehouse as well on Garvie Rd.

He then stated they are continuously looking for a location for a food truck park.

He spoke on the TEDC recognition application that he can apply for as a corporation.

They must have 100 points at minimum to be considered, and he believes he has 104 if they allow him to use his TML conference that he attended. 25% of the board members attended sales tax workshops, and the open meetings class. If they will allow Mr. Greens TML conference, then they can get those points and he continued. Towards the end of the point system, they spoke of an EDC Strategic Plan and he stated that they did not have one. He started that they may want to consider moving forward to consider an Economic Development Strategic Plan. It would be a road map for them to follow in and identify in what could be in five to ten years. He plans on writing a short statement as to why their Economic Developments are valuable to their community. He will bring it back to the next meeting.

Mrs. Odies asked on #11, who writes the plan.

Mr. Bautista stated there will be a hired entity, a 3rd party. Sometimes Teaks Organization has the capability to as well as other organizations. HDL that helps them with their sales tax, has the capability to do as well; but there are several that can help.

Mr. Richardson stated he thought 6 years ago that they had moved towards a strategic plan because that was their biggest concern. In any kind of organization with this kind of money usually has a strategic plan. He wanted to know if it fell through the cracks, did anyone pursue it.

Mr. Stamps stated maybe once the board changed; the administration changed it just kind of....

Mr. Bautista stated he would be happy to move it forward.

Mr. Richardson stated he thought this needed to be a priority.

Mr. Stamps said he would list it for the next agenda.

Mr. Bautista stated that he went to Hovas park and with all the work that's being done there needs to be some more light as it's not sufficient. He had a BuyBoard vendor go out and give them a quote. He broke it down to four separate projects. The field that's being split up into four ... field #2 field #1 and the soccer football field. He then passed the information out to the board.

Mrs. Odie asked if that was in addition to what they just spoke about.

Mr. Bautista replied yes.

Mr. Richardson stated that was his concern. If they keep spending at this speed, then they're not going to have any. That's why a strategic plan will really come into play, he thinks they need to put the brakes on now. Get some things taken care of then see where they are.

Mrs. Odie asked how long it will take to get the plan in place.

Mr. Bautista stated that it would take 3 to 6 months for them to get their committees together and get the contract signed ... 3 – 9 months.

Mrs. Odies asked if this was something that needed to be done right away.

Mrs. Allison asked if the lighting needed to be in place before the actual renovation of the field, because they need the lighting to do the fields Correct?

Mr. Bautista said they would be working in the daytime; but he saw where she was coming from. He added it's a preference and they'd already approved of the other one, but this one was a bigger amount.

Mr. Kosar stated that with his experience, the field should be done first; because when they put the lights up, they'll put a program in, and he explained how the program

worked for the lighting to be correct for the field. The field needs to be completed before they put the lights in.

Mrs. Odie asked for the time frame for the field.

Mr. Bautista stated that he didn't know as they were just bringing it forward for them to consider.

Mr. Stamps suggested that they just move forward with their first project then visit the lighting later.

Agenda Item #16 Future Agenda Items.

Mr. Richardson would like to have their attorney go over their prime amateurs for the ETJ because it upsets him that the county was allowed to come in and dictate their ETJ. If it's in their ETJ they need to have the lead on it and not the county.

Mr. Stamps would like to have discussion and possible action on EDC's strategic plan.

Mr. Kosar / none

Mr. Blouin / none

Mrs. Allison / none

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.

N/A

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

N/A

Agenda item #19 Adjournment.

Motion was made to adjourn.

Director, Lyndon Stamps / Secretary, Treasurer, Michael Kosar

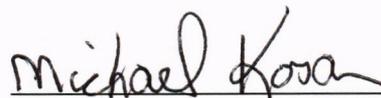
All For
Motion Carried

6:43 p.m.

By signing as president below I herein certify that these minutes are those approved by the board on 5th day of February 2026 as a reflection of actions taken on the matters discussed as set forth above.



President, Eric Green



Secretary/Treasurer, Michael Kosar