

Minutes of the Brookshire Economic Development Corporation Meeting  
February 5, 2026

The Brookshire Economic Development Corporation held a Special Meeting on Thursday, February 5, 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 President, Eric Green 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:

President, Eric Green

Vice-President, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Lyndon Stamps

Director, Nathaniel Richardson

Director, Rodney Blouin

Director, Amber Allison

Also Present:

Attorney, David Olson

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 January 6, 2026
- b. January Financials Report.

Motion was made to approve the BEDC minute for January 6, 2026, with correction if any.

Director, Lyndon Stamps / Secretary/Treasurer, Michael Kosar

All For  
Motion Carried

**Agenda Item #7      Public Hearing**

- a. Public Hearing concerning the following proposed BEDC Type B Projects: Hovas Park (fences and concrete around baseball fields), the Amphitheater (tables, benches, lights, and restrooms), the Welcome Rock at FM 359 at Hwy 90, and the Brookshire Rd Improvements – Phase II. (Estimated value: \$1,700,000.00)

**President, Green opened the Public Hearing at 6:04 p.m.**

Mr. Bautista addressed the board. He then spoke on the fences at Hovas Park fields one, two and three with an estimated value \$548,416.49. He added that they would be removing concrete from there and once they have the details, he would bring it back to them. He then showed them the fields on the projector and showed how one field would be divided into fourths.

He then spoke on the Amphitheater tables and benches. Their estimated value is \$51,250.00. He then showed a diagram where they would be located around the Amphitheater.

He then directed them to their packet to view the Welcome rock. He stated that they had three quotes. The recommendation is to replace it with a rock that looks like the one on 359 S. Southwest Monument is the vender as it's a direct replica of what was there previously. The cost of that will be \$8,540.

Mr. Bautisa concluded that he did not have anything printed for them on the Brookshire Road Improvement – Phase II. He added that at the beginning of the budget process last summer when they were meeting with both the BEDC and the City and aligning their (BEDC) goals with the city's goals, the board approved infrastructure projects ... roads and drainage. So, there's an amount that they see listed there that was the cost estimate provided by their city engineer. The bid has gone out and come back in and they've been tallied. Based on the previous budget it's \$300,000.

Mr. Stamps stated for clarification, there were some questions and concerns about some of the roads, just making sure for the citizens that everyone knows that Brookshire EDC is being responsible for those in a business area.

Mr. Bautisa stated that they would ensure that the road that the EDC covers are for commercial businesses; but as you know there are roads to get to a commercial business so, it may take a couple of roads to get to the pacific businesses. They will work with the city engineers to make sure those funds go to where the businesses are located.

Ms. Allison asked about the 300,000 they were looking at...

Mr. Bautisa stated that was the cost estimate that their engineers came with for this phase 2. The bids have been received and in the city council they will identify the official cost estimate for the roads project. Their portion for it was the commitment for 300,000 of whatever the total cost.

Mr. Bautisa stated that was all he had for the presentation.

**President, Green closed the Public Hearing at 6:11 p.m.**

**Agenda Item # 8 Discussion and possible action to consider the use of sales tax proceeds to undertake and to fund improvements and development of greenspace at Hovas Park (fence and concrete around baseball fields), the Amphitheater (tables, benches, lights, and restrooms), the Welcome Rock at FM 359 at Hwy 90, and the Brookshire Road Improvements – Phase II. (Estimated value: \$1,700,000.00)**

Mr. Richardson stated he wanted to make sure that ... to director Stamps that the roads that they are going to pave are ones they can legally pave.

Mr. Olson stated that if he was concerned about it, they could undertake a project for these types of infrastructures, they appositely can, it's authorized by statute.

Motion was made to approve all that's listed excluding the concrete for Hovas Park and the lights on agenda item #8.

Director, Lyndon Stamps / Secretary-Treasurer, Michael Kosar

All For  
Motion Carried

**Agenda Item #9 Discussion with City Attorney regarding the City of Brookshire ETJ.**

Mr. Richardson stated his concern was when he got back on EDC, it had been announced in a meeting that the county had made a deal with Tesla and when they brought the discussion to the table, they said either take it or leave it. If it's in their ETJ why weren't we at the table and not the county making the deal for our area? To make that kind of statement it bothered him. Maybe things have changed; but if it's in their ETJ and we were not at the table and a deal was made and they told us to take it or leave it. He added that was so unprofessional, so he just needs some clarification from the attorney.

Mr. Olson stated that when it comes to projects in their ETJ either party can initiate it. In this case, it was the TIRZ in the ETJ either the county or the city, or there's other special districts can do it as well. They can initiate that process. So, there was some kind of miscommunication at that time with the county. It has improved dramatically since then. He believes they've worked all that out with their development group at the county level. It wouldn't have been unlawful for them to start that process and then come ask us to participate in that abatement as well.

Mr. Richardson stated that his concern was with the deal was already solidified and they were given a statement whether to take it or nothing.

Mr. Olson said that it was poorly worded and there were differences and at that point Tesla was proposing to the city that they had worked things out with the county and was asking if they would be willing to mirror the same terms. He knows it did not sit well with the council either. He thinks they've addressed this with their economic development folks over there, and he doesn't anticipate that being an issue moving forward.

Mr. Richardson said when it falls in their ETJ, let's be partners and not let one dictate to the other.

Mr. Olson said he agreed, and those lines of communication are now open.

Mr. Green stated that they had a different EDC coordinator at the time and he was questioned thoroughly by Mayor Richards about that situation. He didn't want to go into detail; but he was definitely drilled on it. If he's not mistaken, he believed he said he did inform us on some of the details. But they don't recall getting any of that information, and they were presented with the do or die situation.

Mr. Olson again agreed and repeated that it was poorly communicated. He knows who he is speaking of and is not 100% sure how much of a seat they had at the table at that time.

**Agenda Item #10 Discussion and possible action on proposals for a strategic plan.**

Mr. Stamps stated he wanted to see if the board wanted to direct their legal counsel to start moving forward with something for representation for their strategic planning.

Mrs. Odie asked if maybe they could have a workshop before they move forward, so they could maybe all come together to put their ideas together about what they are projecting for the future.

Mr. Richardson stated that a strategic plan is very intel and it takes people who have knowledge to put a strategic plan together. As funds come into the city they are going to begin to come in, because of the things that they did six years ago are now paying off. They need a strategic plan in place moving forward. It's going to take a little while; you can't do it overnight. That's a lot of things you must look at. He has set on the school's side but never the city side. They're going to need a lot of legal help and advice.

Mr. Bautista said what he thinks they were thinking about was getting with legal and maybe having some type of workshop with them to identify what strategic plans look like. Then potentially bring in some individuals to give a presentation for soliciting proposals RFP's.

Mr. Olson stated that if they decide they don't want to spend the money ... it's not a cheap service that these companies' firms provide. He added that he could sit down and guide them and walk them through permissible projects. They could discuss potential income flow over the next five to ten years based on growth. At least put something on paper to start the process. Then if they don't think that's enough and want to go further, then they could bring in a third party.

Mr. Richardson said they were going to lean on him to help guide them.

Mr. Olson said they could have a casual sit down and walk through what they can do. Then he can give them an idea what types of projects look like and how much they cost and then compare that; it's almost like a budget process. He thinks they can handle that without spending 60, \$70,000 on a third-party firm coming in.

Mr. Bautista said they did have some anticipated project preparation for the next budget already.

Mr. Olson stated that staff were looking at these things prospectively. They're trying to figure out what they can propose as potential projects. They don't always see companies coming in; but they must have things in place to address that kind of growth.

Mr. Richardson stated that was what he was looking for. Have reserves in place just in case the right thing shows up that they really can't pass on.

Mr. Olson said he would work with Ramiro on this and talk with some of his other EDC directors in Southeast Texas and see what kind of percentage of budget they set aside for prospective projects and get an idea of what the general rule of thumb is in this area.

Mr. Bautista stated he thought they also have a TEEEX representative that they could tap into as well.

Mr. Olson said they would come up with something and come up with a date for the workshop.

**Agenda Item #11 Discussion and possible action to pay Synetek Invoices.**

Mr. Green stated that the invoices they were looking at were from 2022, 2024. Old invoices that were apparently overlooked and the company is asking for payment. He asked if they had any other details about the invoices.

Mr. Bautista gave no other details. The only details that they had were that they were outstanding and the EDC's portions were not paid and then the city still has a portion to pay of their own that they'll be approving tonight as well.

Mr. Richardson asked if they had done background research to make sure that they're not just ...

Mr. Bautista stated that Ms. Vickie and Ms. Yolanda have put a little bit of time into it.

Motion was made to pay the Synetek invoices.

Director, Lyndon Stamps / Director, Nathaniel Richardson

All For  
Motion Carried

**Agenda Item #12 Future Agenda Items.**

Mr. Richardson stated that they may have gone through Robert's Rules of Order training. Even if they can get some manuals. He bought one for himself, called Robert Rules of Order for dummies, and he was talking about himself. He believes if they don't have that training, he believes they need to because they don't want people to criticize them for conducting meetings that are not in order, they want to be the example. They'll run into certain cases in certain times where they may bomb it and he does not want them to bomb it where someone will challenge them on something. He doesn't know how strict EDC must follow Robert Rules of Order. He wants to put some standards in place so they're not just doing things; but doing things by protocol the way it should be happening. His question is do they need to go to training or bring someone in.

Mr. Olson stated that there is nothing the law requiring cities or EDCs to follow Robert's Rules. He does believe it's a good idea to discuss general decor and rules of procedure if they've not adopted something like that. It can establish protocol on how they handle disputes amongst themselves and how the chair addresses the ability to speak, how long people speak and how to address each other. He added he will put something on like that, and in the meantime ...

Mr. Bautista stated he had something like that already.

Mr. Olson stated that was perfect, then they will just present it to them as an action item at the next meeting so they can adopt some rules.

Mrs. Odie stated she had three items. She wanted an update on the lighting for highway 90. She would like to discuss dates for the workshop. Then she would like to discuss their first mixer for 2026.

Mrs. Allilson asked if they could elaborate on a mixer of 2026 because ...

Mrs. Odie stated that the businesses of Brookshire all get together and they have a speaker. She then asked Ms. Casto to explain.

Ms. Casto then explained how they would have a special speaker. All the local businesses are invited. She stated the last speaker they had was Judge Trey Duhon.

Mr. Bautista added that essentially serving as a networking and social event, and because of the costs they were asking for mixers every quarter and then preparation and planning for that was asked if we could potentially have one event per year and then make it a larger event. They can make that decision on how often and if it's just going to be one

event on a different type of scale and not just necessarily just networking maybe have some type of presentation as well.

**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.

N/A

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

N/A

**Agenda item #15 Adjournment.**

Motion was made to adjourn.

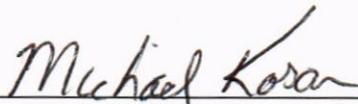
Director, Lyndon Stamps / Vice-President Deniece Odie

All For  
Motion Carried

6:29 p.m.



\_\_\_\_\_  
President, Eric Green



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Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto