

Minutes of the Brookshire Economic Development Corporation Meeting  
April 2, 2026

The Brookshire Economic Development Corporation held a Special Meeting on Thursday, April 2, 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 5:30 p.m.

**Agenda Item #2: Prayer.**

Director, Lyndon Stamps

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

ALL

**Agenda Item #4: Roll Call.**

Present:

President, Eric Green

Vice-President, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Lyndon Stamps

Director, Nathaniel Richardson (Arrived at 5:51 p.m.)

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: Strategic Planning Workshop**

Dr. Bautista addressed the board. He stated that he was bringing forward the strategic plan that was presented to them last month for consideration and identification of their next steps. He added that for the economic development they did not have a strategic plan and that's how this came about, as they had no vision for the economic development corporation. However, they do have a mission, and he detected them to their document. He stated that they do have goals that are aligned of what they have been doing in their ever day activities except for the last one ... to maintain a marketing package for the local area. He gave some examples like taking aerial views of the parks, and the different potential investment opportunities that take place here and that marketing package could be sent out to all the investors. Like when they have a development that's taking place there on the 76 acres on I-10 before you get to FM 359, they will be ready with different retailers etc.

In the steps that should occur for a strategic plan is establishing a stakeholder group. He then passed out information with multiple stakeholders that were not in their packet with the others. He stated that he and the mayor had gathered additional stakeholder groups. A long-range plan for a strategic plan will potentially be somewhere between 6 to 12 months for full completion.

They will need to identify their strengths, weaknesses, opportunities and threats. A focus group is then started within the stakeholder groups and data is collected for what's going inside the strategic plan. There will be actions that will have to be taken by staff and board members in the community to ensure a successful strategic plan.

He let them know that there were residential development happening around them and that's the reason why this strategic plan needs to come about.

Dr. Bautista then showed them what the Brown track development was going to look like. He went over each section, several residential homes, 7 industrial buildings and a small space for retail. He's not had many updates on it; but he believes in a few weeks he will be having a meeting with the developers for an update.

He then showed an area on the screen where there are plans for homes north of Brookshire, 50,000 homes are being built in the county.

He then directed them to his report and went over each section. In his report he identified the economic development projects that he was working on and their location. He also included and spoke on the ones that were already operating. He added that QTA had come in and received their permit for construction. Triangle Business Park will be located on the I-10 frontage, and it will also be another dental facility. He then spoke on Garvey where they are moving forward with their permit to start construction. Falcon Business Park on FM 359 just past the coffee house is a small scale of warehouses. There will be some commercial facilities on South and Solomon. Some facilities will be on 10<sup>th</sup> to 12<sup>th</sup> street. Then there will be a distribution facility on 12<sup>th</sup> street.

He stated he wanted to share all the types of quality-of-life projects that are in the books now. April 7<sup>th</sup> is their lucky day to order the Welcome rock, the restrooms, tables, chairs, benches, and the fencing around the baseball field.

He added that in their packet they will see several examples then asked if they had any questions.

Mrs. Odie asked if this was a full strategic plan or will there be some more added?

Mr. Kosar stated it was just a guideline.

Dr. Bautista stated, guidelines essentially, and then what are some of our components. Some of the information that's in the document would go in more professional.

Mrs. Odie asked if it would be more in depth.

Mrs. Allison asked if they pull data that they want from the different packets and examples to create their own.

Dr. Bautista stated that he was looking for a simplified version that was already in the books. The last time they spoke with legal there were fees associated with that type of strategic plan. He asked if they were looking for some type of future plan with 5- or 10-year plan which contains various outcomes.

Mrs. Odie asked if it's a general one, will they have a vision of 12 months, 6 months a year.... How long?

Dr. Bautista stated it would be up to the stakeholder.

Mr. Olson stated that typically they were looking at short-term and long-term. So, they would look at what they would be doing that year in the budget cycle in the next one plus projecting out 5-10 years on what they envision.

Mrs. Odie stated that if they did the rest of this year...

Mr. Olsons said they have to go in the fiscal year, September 30<sup>th</sup>.

Mrs. Odie said that would give them 4-5 months.... So that makes sense for next year.

Mr. Kosar confirmed that it starts in September.

Dr. Bautista answered, October 1<sup>st</sup>.

Mr. Kosar added that it should be their goal to have their strategic plan set for October and keep what's in the books right now for this year but should work to move forward.

Dr. Bautista added that based on the revenue and operating administrative operating expenses.

Mrs. Allison questioned whether they should start working on it in September to be active for October.

Several replied that they should start working on it as soon as possible.

Dr. Bautista stated that essentially by the time the budget gets approved ....

Mr. Olson said that this stuff is conceptual; but it's very practical. They are going to have to plan for next year's fiscal year anyways as part of the budget process. He added that August is the time to get something on paper.

Mrs. Odie asked from now until August, will this be the report?

Dr. Bautista stated this was just a presentation.

Mr. Olson added that this was just a start, it didn't mean that they can't put together a long-term plan eventually.

Mrs. Odie asked if they were to make an agenda for the next four months, can they have a vision, a mission and some goals so they'll know for the next three or four months? As far as the EDC department, couldn't they come up with a vision together for the City of Brookshire for the next four or five months?

Mr. Green asked Dr. Bautista if he could collect all the data that they needed to put in there and get it to them, as far as they have right now.

Dr. Bautista replied yes and added just like this it would be created and not in presentation form.

Mrs. Odie stated she thought it should be like mapping their future in writing.

Mr. Kosar added they would like the city to see what their vision is.

Director, Richardson arrived.

Mr. Olson said that logistically between now and August they'll get through all the different steps.

Dr. Bautista said they were going to be more generalized. They're just capturing everything they already have now and presenting it.

Mr. Olson confirmed that once they get the data and collect everything and have a presentation, then he believed at that point they would be ready to sit down and have a discussion about their visions, mission and goals.

Mr. Green asked if they had any other questions.

Mr. Kosar stated they needed to find a good date for them all to sit down and discuss how they'd like the vision and goals to be.

Dr. Bautista stated that essentially talking about strategic planning steps, they needed to go through steps that haven't been identified for strategic plan. What they've discussed tonight is gather data that's in the books. There will be a 3-5-page document to show. They will identify projects within the budget.

Mr. Green said it sounded like a plan.

Mr. Olson stated it's a start; they're just trying to get something down for short term then they can look for long term to see what's available. There's some stuff they can do locally without hiring a big firm.

#### **Agenda Item #7: 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 #8: Discussion & possible action on Executive session items if necessary.**

N/A

**Agenda item #9: Adjournment.**


Motion was made to adjourn.  
Director, Lyndon Stamps / Vice-President, Deniece Odie

All For  
Motion Carried

5:55 p.m.



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President, Eric Green



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Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto