

Minutes of the Brookshire Economic Development Corporation Meeting
May 7, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, May 7, 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.

ALL

Agenda Item #4: Roll Call.

Present:

President, Eric Green

Vice-President, Deniece Odie

Secretary/Treasurer, Michael Kosar

Director, Lyndon Stamps

Director, Rodney Blouin

Director, Amber Allison

Absent:

Director, Nathaniel Richardson

Also Present:

Attorney, David Olson

Project Manager, Ramiro Bautista

Absent:

BEDC Administrative Assistant, Vickie Casto

Agenda Item #5: Public Comments.

N/A

Agenda Item #6: Discussion and possible action to approve BEDC minutes for April 2, 2026, special and regular meeting.

Motion was made to approve the BEDC minutes for April 2, 2026, special and regular meetings.

Director, Lyndon Stamps / Director, Rodney Blouin

All For
Motion Carried

Agenda Item #7: Discussion and possible action to approve April 2026

Financial Report.

Mrs. Allison stated she had two questions. For professional services, she knew that \$8,000 came out for the Boot Camp...

Dr. Bautista stated that they had not paid anything for that program yet.

Mrs. Watt stated that at the top it shows pending. She then added that Ms. Vickie had wanted her to include where it said Prairie View Extension and the note at the top stating pending. She wanted the board to have knowledge of what was pending for the EDC payment.

Mrs. Allison then asked about the Capital Outlay for 4,270.00.

Dr. Bautista stated they could get back with her on the first part; but the one on the Capital Outlay is 50% of the Welcome Rock. They had to pay a downpayment, waited 60 days then they ordered the rock.

Mrs. Watts stated that she did not have the supporting document for the 9,347.50 but she will run a transaction listing and it will include all the listings for that amount. She will e-mail it to council.

Motion was made to approve the April 2026 Financial Report.

Director, Lyndon Stamps / Secretary-Treasurer, Michael Kosar

Dr. Bautista stated before they voted he wanted to say after the financials they will see a page that has EDC Checking. He wanted them to make note that "Total Funds Available" that's their current cash available. He wanted them to see what was available for the next agenda items.

All For
Motion Carried

Agenda Item #8: Public Hearing:

- a. **Public hearing concerning the following proposed BEDC Type B Projects: Multiple improvements/projects at Hovas Park. (estimated \$428,000.00)**

Meeting opened at 6:07 p.m.

Dr. Bautista addressed the board. He stated that the hearing was on several projects at Hovas Park. He then directed them to their packet to a quote and proposal from Kraftsman and then pulled the information up on the projector. He stated he would start with the soccer and football field. They would remove the soccer post and a table that's there. The installation would be benches for the players, benches for spectators and one table. He then showed them the concrete that would be required for it. He then spoke on baseball field 1. He added that there had not been any improvements made in the last three years in the capacity. He said improvements had been made to Bostic and Longenbaugh Park, so what he is trying to do here is make improvements in Hovas Park. The city is improving the club house there. He added that they were trying to desensitize the turf field, upgrade the lighting on the baseball fields. They are trying to bring an overall upgrade to Hovas Park since they approved the fences. With all these upgrades they will have a state of the art just like they have in other cities. He then spoke about the bleachers being replaced with new ones. He moved on to concrete tables that would be upgraded like the ones at the amphitheater. He spoke on how the play area would be upgraded. He then talked on the basketball courts and how they would also be upgraded.

They will make the volleyball court into a sand beach volleyball. He then spoke of making the two tennis courts into pickle ball court or tennis courts and restripe them accordingly. He moved on to the splash pad area. The tables and benches are outdated and need to be replaced.

Dr. Bautista concluded with all the upgrades there at Hovas Parks would be around \$428,000. He wanted to see what they thought about this then see if the city is willing to help in some capacity. He then pulled up the items he had spoken about from Kraftsman on the screen and went over each one. He then let the board know that he had run into the Kraftsman representative at TML and learned that they are the ones that did the amphitheater.

Mr. Stamps started to speak, and Mr. Olison stepped in and stated that they were in the public hearing stage and they needed to open it up to the public, and if no one speaks then they can close it and then get into that discussion.

Public hearing was closed at 6:18 p.m.

Agenda Item #9: Discussion and possible action to consider the use of sales tax proceeds to undertake and to fund multiple improvements/projects at Hovas park. (Estimated value: \$428,000.00)

Mr. Stamps said as they can see for the project at the amphitheater ... they're talking about \$565,000 that was spent on the amphitheater. That was a great project as they could see from last weekend the usage of it for the Cinco de Mayo Festival. But looking at the numbers for Hovas Park ... talking about \$400,000 in which they'll have more usage from the soccer field, basketball court, pickleball court, baseball field the pavilion, the entire park at \$1000,000 is cheaper than monies that they spent for the amphitheater. He added that this should be a no-brainer. This will benefit the citizens, the vendors, the outsiders of the community from Katy or Fulshear or whoever would like to rent out the uses of the fields. The city will be able to make great revenue from this project. He added that this would make Brookshire compatible with the surrounding cities. It's time for them to step it up and get their fields up to par so their youth can use nice facilities as well.

Mr. Green stated he agreed and added that he had the opportunity to go with their baseball league to Eagle Lake. They had a turf field as well, a black coated fence, nice bleachers and they were trying to get there. Their facility is much smaller, but it was really nice facility for their citizens. Wednesday, they had a baseball game in Brookshire, and some of the bleachers actually bent down, some are painted two different colors, they just need to be replaced. Improvements have already been made to the dugouts, and now they're getting ready to do the fence. The price that Mr. Stamps just pointed out is great. It will only go up if they don't do it. If they are locked in at this price, he suggests that they go ahead and get it done.

Mr. Kosar stated that he was all for the improvements. He asked if that was the only bid that they had and was this the only company they reached out to. He wanted to know why they don't try to get more bids to see what else is out there. He then talked of doing the baseball fields this year, then next year do the soccer and football field. Then he asked if they were going to do bleachers this year and the pavilion tables? Break it down so it's not all in one year so they can have money so if something comes up, an emergency such as a hurricane comes through. Their funds won't be depleted.

Mr. Green stated that these funds can only be used for things such as this. Hovas Park is the only park that's been purposely pushed aside down through the years.

Mr. Stamps stated that the other parks have already been upgraded.

Mr. Green added that they already have everything and every time they make a change, everything must go out to bid and that's another 90-day delay on getting things done. The citizens are looking for some improvements.

Mr. Kosar said if they knew they were going to put these out for bids, why not do multiple bids at one time so they could all come in together?

Mr. Green said this was already prepared.

Mr. Kosar said he wanted the park to be improved; the city needs it. He just thinks they need to save as much money as they can. Don't just take the first bid or the first opportunity.

Mr. Green stated that this company is probably the most reputable company in the business. They've done business with this company down through the years.

Mr. Stamps said when they first did the splash pad years ago, this was the company that did it.

Mr. Green added he did not think they were going to get any cheaper prices; everything is going up daily.

Discussion continued.

Mrs. Allison asked if this was coming out of what was budgeted, which is the 515? Was it coming out of the Facilities/Infrastructure projects?

Dr. Bautista replied that it would not come out of that cash position that he mentioned earlier.

Mrs. Allison stated she knew that he said that they have three million, so she was just looking at that he was proposing the 400 for that project and then they also have the 200k. so, they're looking at 600k worth of expenses ... although she understands that it's coming out of the \$3million. She wanted to make certain that she is clarifying that is what she's reviewing accurately.

Dr. Bautista replied that she was correct.

Mr. Allison asked when he started, he stated that the city would help, what part?

Dr. Bautista, they were helping with renovating the clubhouse, and then the turf. And they were going to look at doing the lights for the fields.

Mr. Stamps stated that with that being said would save EDC still yet some funding. It's not 100% coming out of just EDC.

Dr. Bautista stated that they were still looking to try to identify how to make the Clubhouse ADA compliant.

Mr. Green asked if there was any more discussion.

Motion was made to approve for the BEDC Type B project, multiple improvements and project at Hovas Park, estimated at \$428,000.

Director, Lyndon Stamps / Director, Amber Allison

4 approved

1 apposed (*Secretary-Treasurer, Michael Kosar*)

Motion Carried

Agenda Item #10: Discussion and possible action to consider the use of sales tax proceeds to undertake and to fund improvements and development of greenspace at Hovas Parks (concrete near baseball fields). (Estimated value: \$192,000.00)

Dr. Bautista addressed the board and stated this has come back for the third month. He then directed them to their packet to view the proposal for the full concrete. Then they had several proposals for asphalt because he needed them to compare to add the catch basins that were included in the concrete bid and also the retaining walls. He then directed them to the Preferred Facilities Group, which is the concrete. He added that it was the same one that was presented to them previously for the concrete. That's essentially the amount for what they are doing. The full concrete that they discussed last time. He wanted to get them another quote. They had talked about asphalt so, if they could look at the one that says 98,250 and 55,800. The one for 98,000 is the entire matching of the concrete but in asphalt with the catch basins. The 55,000 is the retaining wall piece which was the concrete portion of the project. He added that those still have to be concrete if they're going to do that. So, one is 191,000 and the other is 153,000; but keep in mind that from the little bit of research on is that the asphalt in the summer is about 40 degrees hotter. He then showed photos on the screen of what the area looks like when it's wet. They are trying to improve that, and he begins to explain the drainage. He stated that public works was starting to regrade the ditches around the entire park. They are also working with the county to see how they can get Hovas lane regraded because the water will eventually go to 359 through Hovas Lane.

Discussion continued on the water flow.

Dr. Bautista added that if they don't do the entire concrete or the entire asphalt, they could do some trail or some type of walkway to all the areas. He showed them a concrete trail like he was speaking of that was in Stephenville, and Round Rock. He then showed them another example of something they could do that won't take out the entire space; but they would have to go back and get another quote, and it would be another 90 days delay due to the fact that they only meet one a month.

Mr. Green stated that his personal preference would be to stick with concrete. He didn't think sitting in a lawn chair in the summer to watch a baseball game would be very pleasant. Concrete is more reflective, and you have less issues of grass growing through the asphalt because that does happen.

Mr. Stamps agreed and added that with the concrete some of the areas are unlevelled. He added that this is something that they need to get on ASAP before someone gets hurt.

Dr. Bautista stated that he would see if the city could undertake that project.

Mrs. Odie asked if the overlay of the asphalt was more expensive than concrete.

Dr. Bautista replied no and added that it was cheaper. The concrete price is 191.

Mr. Green stated if there were no other discussion he would entertain a motion.

Motion was made to use the sales tax proceeds to undertake and to fund improvements and development of the green space at Hovas Park concrete near the baseball fields estimated value of \$195,000.

Director, Lyndon Stamps / Director, Amber Allison

All For
Motion Carried

Agenda Item #11: Discussion concerning Brookshire ETJ.

Dr. Bautista requested that this be tabled.

Agenda Item #12: Project Manager Report. (Dr. Bautista)

Dr. Bautista stated that he has some important discussion items for them in executive session. He then directed them to his report that was in their packet. He went over the completed projects.

He stated that Milk & Brew gets delivered here at times by some of their vendors. They are receiving a lot of support.

He then went onto MOD Dentist and stated that they seem to be taking customers now. He spoke on FM 1489 Westside 10, the industrial park. They received a CO from a company called Journey that he referenced before, but they are looking to potentially making some modifications to the building. They will probably come back and get another permit before they actually put any equipment and or inventory in the building itself.

He then moved onto current projects.

He spoke on Nationwide Trailers that have cleared the lot. City council has allowed them to change the trailer that they had there. They are now going through inspections and should be receiving a temporary certificate of occupancy soon so they can open their doors.

He then spoke on Ace Hometown Hardware. The land is being cleared, and you can see yellow objects that is their underground detention.

He moved onto Quick Trip and stated they have their permits and are moving forward. They have started their demo.

He stated that Grundfos had come wanting a new building. They've done renovations to one that has been developed into a training room. They are now developing another building on 90.

He let everyone know that 90 West is being built and developed by Giammalva Properties. It's about a 13-acre development, almost 2000,000 sq ft facility. They have started the permit process.

He then spoke on 10th – 12th st. commercial medical facilities. This gentleman is working with some doctors, their first phase is a 45,000 sq ft, three floor medical building. He understands that they've already leased out 36,000 sq ft of the 45,000 ft building without even applying for a permit.

Then Hwy 90 Commercial Facility that's coming here in between two shopping centers. Triangle Business Park will be off I-10 frontage, just as you pass the Flying J.

Falcon Business Park off 359, they are all going through the permit process. Once they finish reviews or comments they will receive a permit as well.

He continued with Falcon Business Park at 359 and Logistics Parks on 5th Street and Garvey. They are getting close to receiving a permit as well for the business park development on Garvey Rd.

He stated that the next one was one they probably haven't seen before; but it's a C-Store/Truck-stop/motel all in one. The motel will be on top across the street from Flying J. They will start from scratch and build what he just mentioned.

He went over his potential projects. 10th St. Heavey Tarp Manufacturer is still looking to come here. There is a logistics distribution looking to come in on 12th Street, they will have a town hall meeting next Thursday. Hwy 90 and Otto it's called Refresquería; but essentially a Mexican candy and refreshment store. He then moved onto the Brown Track development. He said that you can see they've removed all the trees. They've not come back to the city to talk about the previous agreement.

He moves on to FM 362 and Stella and stated that there are 10 acres there, that's not in the city limits. They want to annex, and David (Olson) is helping them with the process. They will put a convenient store in the front and some warehouses in the back. The city has been trying to develop a food truck park, they have ordinances, so they want to look at properties to ensure that they lead the charge in what food trucks look like here in the city of Brookshire.

He let them know he got a new computer for the BEDC administrator.

He spoke of the tables, seats and benches at the amphitheater and added that the city purchased umbrellas to go on the tables. He stated that it looked really nice.

Agenda Item #13: Future Agenda Items.

Mrs. Odie wanted to put the benches and the tables that's at the amphitheater. She would like to talk about the cement that's just in strips. Maybe see if they can get the full padding like the round tables.

Mr. Kosar would like an update on the Brookshire Welcome sign and an update on the restrooms for the amphitheater.

Agenda Item #14: 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.

Opened at 6:43 p.m.

Closed at 6:57 p.m.

Agenda Item #15: Discussion & possible action on Executive session items if necessary.

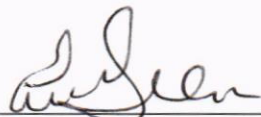
No Action Taken

Agenda item #16: Adjournment.

Motion was made to adjourn.
Director, Lyndon Stamps /

6:57 p.m.

(Minutes were taken from YouTube, and it closed before a second was called and approved)



President, Eric Green



Secretary/Treasurer, Michael Kosar