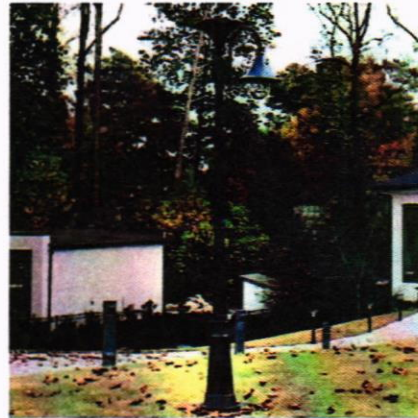




Everest 92 in. 1-Light Black Modern Outdoor Waterproof Integrated LED Solar Landscape Lamp Post Light with Light Bulb

<https://www.homedepot.com/p/GAMA-SONIC-Everest-92-in-1-Light-Black-Modern-Outdoor-Waterproof-Integrated-LED-Solar-Landscape-Lamp-Post-Light-with-Light-Bulb-109001/300587495#see-more-details>



Model# 109001

\$263.99

- Dusk-to-dawn with 200 lumens in warm white color up to 3 nights
- It offers high/low mode last up to 3 nights with landscape needs
- Black solar lamp post constructed of waterproof cast aluminum

About This Product

The gama sonic everest solar post light and lamp post 109001 is a single head solar lamp post. It is a rust resistant, black cast aluminum solar lamp post which features an attractive mix of industrial elements with a bold statement of modern decor design. The everest series incorporates our cutting edge GS solar LED light bulb technology and provides direct downward illumination at a brightness of 200 Lumens. Standing 92 in. tall, this solar light with a powder coated black finish, will add style and distinction wherever it's installed. Easy to install and providing ample light this solar light is the perfect solar lighting solution for your outdoor space.

Highlights

- **New solar technology:** GS solar light bulb is brand new patented technology that takes the conventional idea of a light bulb and incorporates it into outdoor solar lamps and lamp posts

- Easy solar DIY solution: The Everest solar lamp post with our new solar bulb technology comes with all the hardware needed for mounting this unit anywhere you choose where ample sunshine is available
- Dusk to dawn: Gama Sonic solar powered post light and lamp post is designed to provide dusk-to-dawn performance when its battery gets fully charged during the day
- No electrical wiring: no electrical wiring is required for installation, making it the perfect energy and money saving alternative to electric or gas-powered outdoor lighting
- No maintenance is required: Gama Sonic solar powered lamp post from the Everest solar lamp series is constructed of weather-resistant, rust-resistant cast aluminum
- Solar power means no electrical wiring or utility hookups required for energy--just sunlight
- Charge times vary based on weather, but direct sunlight needed on panel for proper charging--do not install in shade
- Monocrystalline solar panels are protected by durable, cleanable tempered glass to enhance longevity and performance
- Warm white light: our Everest solar lamp post delivers warm white light, creating the natural look of incandescent light in a solar lamp setting
- We aim to make the world's best solar lights: for any product questions or unexpected issues with your Gama Sonic product, Gama Sonic support at our Atlanta headquarters is here to help at 1-800-835-4113 from 9 a.m. to 5 p.m. EST or by e-mail at support@gamasonic.com

- **Product Information**

- **Internet # 300587495**

- **Model # 109001**

Height 7'8" - (92")

Fixture Material	Aluminum
Power Source	Solar
Outdoor Lighting Features	Dusk to Dawn
Durability	Weather Resistant
Number of lights	1 light
Voltage Type	No Voltage
Exterior Fixture Type	Post & lamp set

Dimensions

Product Depth	11"
Product Height	92"
Product Width	11"

Details

Durability	Weather Resistant
Exterior Fixture Type	Post & Lamp Set
Features	Dusk to Dawn
Fixture Color/finish	Black
Fixture Material	Aluminum
Included	Hardware Included
Light Bulb Type Included	Integrated LED
Power Source	Solar
Returnable	90-days
Style	Farmhouse, Rustic
Voltage Type	No Voltage

Warranty / Certifications

Two-year limited warranty. For product support, including warranty claims, call Gama Sonic USA customer support by phone at 1-800-835-4113 from 9 a.m. to 5 p.m. Eastern time or by e-mail at support@gamasonic.com.

Ramiro Bautista

From: Ramiro Bautista
Sent: Thursday, March 5, 2026 3:03 PM
To: 'Ben Herrera'
Subject: RE: Nice meeting you today- Ben Herrera, Smith Douglas Homes- La Segarra.

Ben,

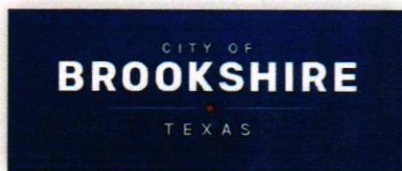
Hello and good afternoon. Thank you for coming by City Hall today. I will work with our Economic Development Corporation Board to plan a field trip visit to La Segarra.

We will be in touch very soon.

Thank you,

Bautista

--
Ramiro Bautista, Ph.D.
Project Manager
City of Brookshire
rbautista@brookshiretx.gov
(281) 375-5050 (office)
(281) 665-0598 (cell)



The fight is never about grapes or lettuce. It is always about people. - Cesar Chavez

From: Ben Herrera <bherrera@smithdouglas.com>
Sent: Thursday, March 5, 2026 2:24 PM
To: Ramiro Bautista <rbautista@brookshiretx.gov>
Subject: Nice meeting you today- Ben Herrera, Smith Douglas Homes- La Segarra.



Caution: External (bherrera@smithdouglas.com)

First-Time Sender [Details](#)



[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Hola Ramiro-

It was nice to meet you and I appreciate you taking the time to explain your monthly meeting planner.

My model-office address is in my signature and hopefully we can host you and your group for a meeting at our model home in the future.

If you have any questions about our area, please let me know and I can assist.

Thanks,

Ben Herrera
New Home Specialist
360 Stone Placa Trail
La Segarra | Brookshire, Texas
(M) 832-729-8007
bherrera@smithdouglas.com



QUALITY | INTEGRITY | VALUE



QUALITY | INTEGRITY | VALUE

**BEN
HERRERA**

New Home Specialist
La Segarra

bherrera@smithdouglas.com
M: 832.729.8007
360 Stone Placa Trl.
Brookshire, TX 77423



smithdouglas.com



Our Commitment To Service

RECOGNIZING
TEACHERS
HOSPITAL STAFF
EMT
POLICE
MILITARY
VETERANS
FIREFIGHTERS



Get \$1,500 Toward the Purchase of a New Home*



HOUSTON AREA

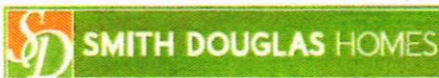
14 Communities Priced from Low \$200s

At Smith Douglas Homes, we appreciate the value of your commitment to public service and we recognize the impact you make in the lives of others in our communities. That's why it's so important to us to make your dream of homeownership a reality.

As our commitment to you, we are offering an additional **\$1,500 toward the purchase of a new home** for teachers, hospital staff, military, veterans, firefighters, EMT and police. Visit and speak to a New Home Specialist to learn more.*

Visit www.smithdouglas.com for communities, directions and model home business hours.

La Segaria - Brookshire



www.smithdouglas.com



*To receive commitment to service as a buyer in Georgia, Tennessee, Texas, North Carolina, and South Carolina locations, the buyer must provide documentation for "proof of service" as a teacher, hospital staff, military, veteran, firefighter, EMT, or police officer at time of initial written contract for intention to be called "Commitment to Service" incentive MUST be mentioned at the time of the initial written contract, and all paperwork included with the INITIAL and FINAL contract to be valid. Not valid for previously written contracts. Valid only on full-priced homes. Subject to buyer credit approval. Offer valid only when using our preferred lender based on the time of transaction and binding partner listed online. The transaction must close on the initial agreed upon closing date per the original written and signed contract paperwork to be valid. Buyer incentive to be applied upon successful closing on the original agreed upon closing date. Should any party require an extension or cause a delay from the original closing date, with the exception of any extension fact, the buyer's incentive will be forfeited. No exceptions will be made. All offers are subject to change without notice. See New Home Incentives at www.smithdouglas.com 6/15/25.

Open 832-729-8007



NEW HOMES IN BROOKSHIRE, FROM THE \$230'S

4.99%*
5.762% APR

+ \$10k in Closing Costs

Build a
better
future.



Have you been DREAMING of a new home? ACHIEVE IT with an incredible 30-year fixed FHA rate rollback of **4.99% (5.762% APR)** for a limited time on select Quick Move-In homes when you close by 3/29/26 with our preferred lender* in the master-planned community of **La Segarra.**

At Smith Douglas Homes we're committed to supporting your clients new home journey every step of the way. Hurry, as there are limited homes throughout the area that qualify!

Offer valid for Limited Time Only!

Ben Herrera: 832.729.8007 | bherrera@smithdouglas.com

Irma Muniz: 832.738.9234 | imuniz@smithdouglas.com



www.smithdouglas.com



Contact a New Home Specialist Today!

*Fixed Rate Rollback offer is available exclusively through our preferred lender, Ridgeland Mortgage. Minimum FICO score of 660 and a minimum down payment of 3.5% of the purchase price. Offer valid on select quick move-in inventory homes. Contract must be written on or after 02/06/2026 and must close by 03/29/2026. Offer applies to a limited number of homes and may expire or be withdrawn at any time. Smith Douglas Homes is not a lender, and this is not an offer to lend. The purchaser must qualify through Ridgeland Mortgage. Equal Housing Opportunity. Additional restrictions may apply. See New Home Counselor for complete details.





QUICK MOVE-IN HOMES

LA SEGARRA | 360 STONE PLACA TRAIL, BROOKSHIRE, TX



No Rear Neighbors!

The Sparrow II

513 Stone Placa Trail, Brookshire TX

Move-In Ready



2.99% Rate Eligible Home*

PRICED AT

\$330,995

4 BEDS 3.5 BATHS 2,397 SQ. FT. 2 GARAGES



No Rear Neighbors!

The Blue Jay II

349 Stone Placa Trail, Brookshire TX

Available April 2026



4.99% (5.762% APR) Special Rate Available*

PRICED AT

\$263,595

3 BEDS 2.5 BATHS 1,450 SQ. FT. 2 GARAGES



No Rear Neighbors!

The Cardinal II

537 Stone Placa Trail, Pattison TX

Available June 2026

PRICED AT

\$271,715

3 BEDS 2.5 BATHS 1,566 SQ. FT. 2 GARAGES



No Rear Neighbors!

The Robin II

517 Stone Placa Trail, Brookshire TX

Available June 2026

PRICED AT

\$318,760

4 BEDS 2.5 BATHS 2,173 SQ. FT. 2 GARAGES



*All elevations, floor plans, virtual tours, and other graphics shown are representations and may vary from the actual products. Pricing, availability, features, and all other content are not warranted and subject to change without notice. Please speak to a new home specialist to verify homesite fit based on the plan and structural options selected. Incentives may require the use of certain title companies or independent lenders. We require buyer's brokers and agents to be present and registered with the home buyer at the first visit (virtual or onsite) to receive compensation. Equal Housing Opportunity. Smith Douglas Homes® 2025.





Brookshire EDC Board Meeting Policies & Procedures – 2026-2028

I. Meetings

1. The Brookshire Economic Development Corporation (BEDC) Board of Directors shall adopt a schedule for regular meetings, including date, time, and location, in accordance with the Bylaws of the BEDC.
2. All meetings and deliberations of the Board shall be called, convened, held, and conducted according to the requirements of the Texas Open Meetings Act and applicable State Law.
3. Directors shall exercise ordinary judgment in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation, and which are lawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful.

II. Agenda Preparation

1. The Project Manager, in cooperation with the President, shall have administrative oversight in preparing meeting agendas.
2. Any individual or group who wishes to have an item of business placed on the agenda shall make a written request to the Project Manager. The request must be in writing and must state the nature of the matter so staff will have an opportunity to prepare and/or assist in the preparation of the appropriate materials for the Board's consideration. The request must be received no later than ten (10) days before the meeting, in accordance with the Bylaws of the BEDC.
3. If appropriate, the Project Manager will resolve requests that do not require Board action. If Board action is required, the Project Manager, in consultation with the President, will determine when the individual or group should be placed on the agenda. The time limit for any individual or representative addressing the Board shall be three minutes unless the President permits additional time.

4. Agenda packets, prepared by the BEDC staff, shall include as much background information on the subject as is available and feasible, for each item of business placed on the agenda. The agenda shall be posted at Brookshire City Hall, and on the City's website at least three business days before the meeting.

III. Meeting Decorum

1. The purpose of the Meeting Decorum policy is to establish rules of decorum for members of the public attending and/or addressing the BEDC in a public meeting. The policy is intended to facilitate the conduct of public meetings in an open and orderly manner and an environment safe for all persons in attendance and to promote open meetings that welcome debate of issues being discussed by the BEDC Board in an atmosphere of fairness, courtesy, and respect for differing points of view.
2. Public Meeting Decorum:
 - a) Persons in the audience will refrain from behavior that will disrupt the public meeting. This will include making loud noises, clapping, booing, hissing, shouting, or engaging in any other activity in a manner that disturbs, disrupts, or impedes the orderly conduct of the meeting.
 - b) Persons in the audience will refrain from creating, provoking, or participating in any type of disturbance involving unwelcome physical contact.
 - c) Persons in the audience will refrain from talking on cell phones while the meeting is in session.
 - d) The President may rule out of order any comments made that are rude, inappropriate, or intended to harass any person or group of people or that are not addressed to the entire Board and is authorized to take reasonable and appropriate measures to ensure compliance with these rules.
 - e) Failure to comply with this Public Meeting Decorum Policy which will disturb, disrupt, or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.

IV. Public Addressing the Board

1. Public Comment Period
 - a) For persons wishing to address the BEDC Board on items not listed on the agenda, the speaker should complete a "Public Comments" form and submit it to the Board Chair or a designated Staff Member.

For Public Comments, the completed "Public Comments" form should be submitted before the meeting is called to order by the Chair.
 - b) The time limit for any individual or representative addressing the Board shall be three minutes unless the Chair approves additional time.
 - c) Directors and staff may not comment on matters brought to the Board during the public

comment period.

- d) Speakers' comments should be addressed to the full body. Requests to engage any specific Board member(s) or staff in conversation will not be honored. Abusive language will not be tolerated.
- e) The speaker should provide their name and address at the beginning of their remarks for the formal record.
- f) Speakers and any other members of the public will not approach the Board at any time without prior consent from the Chair of the meeting.

2. Agenda Item Comments

- a) For persons wishing to address the BEDC Board on agenda items, the speaker should complete a "Public Comments" form and submit it to the Board President or designated staff member:
For Agenda Item Comments, the completed "Public Comments" form should be submitted before the agenda item is called for consideration by the Chair.
- b) Generally, once an agenda item is called for consideration by the President, the following sequence shall occur:
 - i. Presentation of the agenda item by BEDC staff and/or requestor,
 - ii. Board questions and answers related to the presentation of the agenda item,
 - iii. Public comments on the agenda item,
 - iv. Board consideration of action related to the agenda item:
 - Motion and second
 - Debate
 - Vote
 - v. The Board shall consider only one single motion and a second at a time.
- c) The time limit for any individual or representative addressing the Board shall be three minutes and limited to the agenda item under consideration unless the President approves additional time.
- d) Abusive language will not be tolerated.
- e) The Speaker should provide their name and address at the beginning of their remarks for the formal record.
- f) Speakers and any other members of the public will not approach the Board at any time without prior consent from the President of the meeting.

V. Officers

- 1. The officers of the Board shall be President, Vice-President, and Secretary/Treasurer as prescribed in the bylaws of the Corporation.
- 2. The Presiding Officer shall preside at the meetings of the Board and shall have the following powers:
 - a) To call the meeting to order and adjourn after business or in an emergency;
 - b) To rule motions in or out of order, including the right to rule out of order any motion patently offered for obstructive or dilatory purposes;

- c) To determine whether a speaker has gone beyond reasonable standards of courtesy in his/her remarks and to entertain and rule on objections from other members on this ground;
 - d) To call a brief recess at any time.
3. In accordance with the Bylaws of the BEDC, at all meetings of the Board, the President shall preside and, in the absence of the President, in the order of availability, the Vice-President, the Treasurer/Secretary shall exercise the powers of the President.

In the absence of an officer, the Board shall elect a Presiding Officer from the attending membership.

VI. Action by the Board

1. The Board shall proceed by motion. Any Director, including the President, may make a motion.
2. A Director may make only one motion at a time.
3. The President shall preside over the Senate.
4. A motion shall be adopted by a majority of the votes present.

VII. Closed/Executive Sessions

The BEDC Board of Directors shall have the authority to meet in closed/ executive session under the Texas Local Government Code, Chapter 551.

VIII. Quorum

In accordance with the Bylaws of BEDC, a majority of the Directors shall constitute a quorum for the conduct of official business of the Corporation. The act of a majority of the Directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by law, or is otherwise required within the Bylaws of the Brookshire EDC.

IX. Recording of Meetings

1. Any radio or television station is entitled to broadcast all or any part of an official meeting of the Board that is required to be open to the public. Any person may photograph, film, tape record, or otherwise reproduce any part of a meeting required to be open.
2. The President and/or designee reserves the right to designate where any broadcasting, photographing, filming, and/or recording devices and operating personnel may be placed and/or displaced at any meeting required to be opened.

X. Meeting Minutes

1. Minutes shall be kept of all meetings of the Board of Directors.
2. Closed session minutes will be kept as required by law.
3. Draft minutes become official upon Board approval.

XI. Records Retention

1. The Brookshire EDC shall adhere to the Texas State Library and Archives Commission schedule for local government.



Brookshire EDC Corporation Governance Policies & Procedures 2026-2028

I. **Appointments**

Appointments to the Brookshire Economic Development Corporation (BEDC) Board are made by the Governing Body of the City of Brookshire, according to State Law and the BEDC Articles of Incorporation and Bylaws.

II. **Conflicts of Interest**

1. Directors of the Board shall sign a Conflict-of-Interest statement upon appointment to the Board.
2. In accordance with the State of Texas, the Directors must adhere to strict ethics laws and shall conform thereto for purposes of addressing potential and/or actual conflicts of interest.
3. If a Director is aware that he or she has a conflict of interest and/or potential conflict of interest as defined by State Law and/or the City of Brookshire's Ethics Policy of the City Code of Ordinances, about any particular matter or vote before the Board, the Director shall bring the same to the attention of the President and/ or Director and shall abstain from discussion and voting thereof.
4. If any Director or member of the public believes that any Director may have a conflict of interest on a matter before the Board, he/she is advised to inform the President and/or Director in writing and before the meeting where possible.
5. Any questions or complaints regarding possible ethics violations shall be conveyed in writing to BEDC Attorney, pursuant to the City of Brookshire's Code of Ethics Policy.

III. **Duties of the Board**

Directors serve as voting members of the Board of Directors of the BEDC, developing policies, procedures, and regulations, and monitoring the financial performance of the Corporation.

1. Directors shall have the following obligations to the Corporation:
 - a) Be knowledgeable and support the mission, purpose, and goals of the BEDC.
 - b) Discharge the duties of a Director as outlined in the applicable state statutes, Articles of Incorporation, Bylaws, and these Policies and Procedures.
 - c) Have oversight of the Director tasked with carrying out the day-to-day operations of the Corporation and supervision of Corporation staff.
 - d) Develop goals for the Corporation and the Director and evaluate the completion of these goals during yearly evaluations of the Director.
 - e) Participate in the establishment and adoption of the corporation's policy and procedures.
 - f) Monitor the financial performance of the Corporation.
 - g) Participate in developing the economic development strategy and monitor the performance of the Corporation in fulfilling its mission, purpose, and goals.
2. The Board shall adopt an annual plan of work for the Corporation, which shall include an annual budget, and the goals that the Board deems necessary to accomplish its overall economic development mission.
3. The Board shall approve the expenditure of funds in accordance with all applicable laws and these policies and procedures.
4. In accordance with the adopted mission, the Board shall promote projects or programs that directly accomplish or aid in the accomplishment of creating or retaining jobs and capital investment, including educational, job training, or planning and research activities necessary to promote job creation or retention. The Corporation's focus on economic development will be primarily in the areas of:
 - a) Primary job and capital investment creation, including business retention and expansion of existing primary industries and new enterprises and their job creation.
 - b) Non-primary industry business development, including existing business retention and expansion, small business development, and retail and destination development.
 - c) Community development, including infrastructure development within applicable laws.
 - d) Development and re-development within the community.
 - e) Education and workforce development supporting local industry.
 - f) Participate in the establishment and adoption of the corporation's policies and procedures.
 - g) Monitor the financial performance of the Corporation.
 - h) Participate in developing the economic development strategy and monitor the performance of the Corporation in fulfilling its mission, purpose, and goals.
5. The Board shall adopt an annual plan of work for the Corporation, which shall include an annual budget, and the goals that the Board deems necessary to accomplish its overall economic development mission.

IV. Committees

1. The officers of the Board shall comprise the Executive Committee of the Board.
2. The Board may create standing and/or *ad hoc* committees as needed. The Board President may appoint Directors and/or members of the public to committees as needed.

V. HEDC Staffing and Job Descriptions

1. The Board shall approve the staffing level of the BEDC during the annual budget process.
2. The BEDC staff shall be subject to the personnel policies of the City of Brookshire except where preempted by these Policies and Procedures or other written contracts as approved by the Board.
3. Job descriptions of each approved position shall be made available upon request.





Brookshire EDC Financial Policies & Procedures - 2026-2028

I. Financial Administration

The Brookshire Economic Development Corporation's financing and accounting records shall be maintained according to the following guidelines:

1. The Corporation shall contract with the City of Brookshire for financial and accounting services. The City's finance department shall produce monthly and quarterly financial reports to be distributed to the Board of Directors.
2. The BEDC will comply with the City of Brookshire's financial policies except when preempted by the adopted Financial Policies and Procedures of the Corporation and allowable by law.
3. In accordance with the Bylaws of the BEDC, the Board shall cause to be prepared and shall submit to the City Council of the City, a budget for the forthcoming fiscal year, and in accordance with the annual budget preparation schedule set forth by the City Administrator.
4. The Project Manager shall have the authority to make purchases and sign contracts up to the value of five thousand dollars (\$2,500), on behalf of the Corporation.
5. Internal Financial Control Policy related to annually budgeted "Contingency Funds".
 - a. The Brookshire EDC Project Manager and/or staff may remove, commit, obligate, or spend funds held by the BEDC as "Contingency Funds" in an amount not to exceed \$2,000, after obtaining prior written approval of the EDC Board Chair.
 - b. Neither the Project Manager nor the staff of the BEDC may remove, commit, obligate, or spend more than \$2,500 of the funds held by the BEDC as "Contingency Funds" without prior notice to and formal approval by a majority vote of the BEDC Board of Directors.
6. Internal Financial Control Policy related to "reserved" or "restricted funds"

of the Corporation.

- a) Certain BEDC funds, commonly referred to by the Board of Directors as “reserved” or “restricted funds”, may be placed in alternative investment options/instruments, when jointly agreed upon by and between the Board President and Director so long as the alternative options/ instruments selected for such placement have been formally approved and adopted by the City of Brookshire for its municipal Financial Investment Policy.

II. Contracted Services

1. Legal Services

- a) The Corporation shall contract with an attorney who has experience with economic development and municipal law.
- b) There shall be a written engagement between BEDC and the attorney and/or firm.
- c) The Director, in consultation with the Executive Committee, shall have the authority to contract with outside legal counsel when in his/her opinion a project and/or legal matter would benefit from such counsel.
- d) The Board of Directors are advised to contact the Project Manager of the Corporation regarding legal matters to avoid duplicative communications with legal counsel. In matters related to the performance of the Project Manager, the Board of Directors are advised to contact the President of the Board or Mayor.



Brookshire EDC Travel and Entertainment Policies - 2024-2026

The Brookshire Economic Development Corporation (BEDC) participates in a variety of activities that require staff or directors to travel or entertain prospects on behalf of the organization. Since staff and directors are frequently required to travel, attend local meetings, or otherwise incur expenses in the interest of the BEDC, it is necessary to establish standard regulations governing the behavior, expectations, and expenses associated with this travel or entertainment. To provide uniformity, the following procedures will be followed by all BEDC representatives.

I. Code of Conduct

All representatives of the BEDC and participants in travel sponsored by the BEDC are expected to commit to the following:

1. Show respect for every representative of the BEDC and business associates encountered while traveling by refraining from all forms of intimidation, sexual and physical harassment, and acts of prejudice that infringe upon the rights of others.
2. Refrain from causing physical injury to themselves and others. A representative will be held financially and legally responsible for any damage inflicted upon other persons.
3. Refrain from causing damage to real or personal property of others. A representative will be held financially and legally responsible for any damage inflicted upon the property of others.
4. Preserve the quality of facilities visited during their travels.
5. Respect cultural differences. This includes observing the proper etiquette in business/ social settings, e.g. being punctual for appointments, not speaking out of turn, etc.
6. Refrain from irresponsible behavior, including the inappropriate or excessive consumption of alcohol.
7. Refrain from behaving in ways that would be considered unprofessional or tarnish the reputation of the BEDC.

- II. **Travel Arrangements:** The Staff of the BEDC will handle all travel arrangements for BEDC events. The most economical means of travel to and from the destination will be utilized while accounting for the preferences and schedules of BEDC representatives.
1. **Commercial Airlines:** BEDC will pay for air coach/business tickets only. If a representative wishes to upgrade their tickets, they must pay for this expense out of pocket.
 2. **Personal Vehicles:** The BEDC will pay a per-mile rate based on the amount authorized by the Internal Revenue Service. Mileage will be limited if a representative chooses to drive when air travel would have been cheaper or timely. It is recommended that BEDC representatives attempt to carpool, if possible.
 3. **Taxis, Transportation Network Companies (TNC), and other Chauffeured Services:** If a BEDC representative does not have or is in the same vehicle as a representative with an BEDC credit card, the BEDC will reimburse a representative's taxi, TNC, chauffeured vehicle services, and bus fares for required transportation. Representatives are encouraged to utilize the most economical transportation method and carpool, if possible. Receipts must be provided for reimbursement.
 4. **Vehicle Rental:** The BEDC prefers to rent only when necessary. If necessary, the BEDC has a corporate account and staff will take care of making reservations. This account includes vehicle insurance, so the BEDC representative does not need to purchase additional insurance. In accordance with rental company regulations, the vehicle rental must be paid for with a credit card in the name of the person renting the vehicle. If a BEDC representative is renting a vehicle and does not have an BEDC credit card issued in their name, the expenses associated with renting the vehicle will be reimbursed to the representative.
 5. **Parking:** The BEDC will pay for airport parking, in long-term parking lots only, as required while a representative is out of town. If a representative parks in a more expensive lot, the BEDC will reimburse at the lower parking rate. While at the destination, the BEDC will also pay for required parking fees for personal or rented vehicles. BEDC representatives shall choose the most economical parking options while at their destination.
 6. **Lodging:** The BEDC staff will handle making lodging reservations for BEDC representatives. BEDC representatives shall make their lodging accommodation preferences known at the request of BEDC staff. The BEDC will attempt to pay for lodging on an BEDC-issued credit card; however, if a BEDC representative must pay for lodging on their credit card they will be reimbursed.
 7. **Registration Fees:** The BEDC will pay registration fees for EDC-related activities. These shall be prepaid in most circumstances.
 8. **Entertainment-Related Marketing Expenses:** BEDC staff will attempt to anticipate entertainment expenses related to marketing Brookshire and seek prior approval from the Project Manager and/or Board President. In the event a qualified prospect orders alcohol

while being entertained by BEDC representatives, staff may make a reasonable judgment in paying for such expenses. Representatives may not otherwise use BEDC funds for the purchase of alcohol for personal consumption.

9. **Other Expenses:** BEDC will not pay for expenses unless they are specifically related to the purpose of the trip and/or event.

III. **Approval of Travel Expenditures:** Travel expenses will be reconciled and reviewed by the President and/or Director for compliance with this policy.

IV. **Attendance by Non-BEDC Appointed Representatives:** The BEDC acknowledges that non-BEDC representatives (e.g. spouses, significant others, or relatives) may travel with BEDC representatives. Non-BEDC-appointed representatives must purchase and pay for all their travel accommodation and associated expenses themselves. Suppose the attendance of non-BEDC-appointed representatives increases the cost of travel accommodation for the BEDC portion of the trip. In that case, these additional costs must be reimbursed to the BEDC. Non-BEDC-appointed representatives must not interfere with the schedule of BEDC representatives, and while they may attend extracurricular and after-hours activities, they must conduct themselves in the same professional manner as the BEDC representatives.

PASSED, APPROVED, AND RESOLVED on this the 5th day of March 2026.

Eric Green, President
Board of Directors

ATTEST:

LaKethia Connor, City Secretary

February 2026 Monthly Report



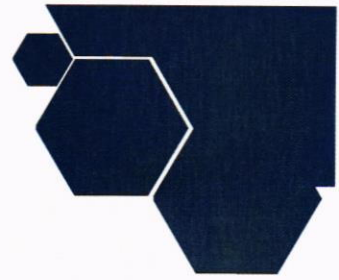


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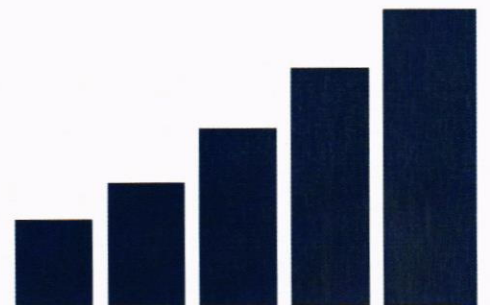
Meet Our Team

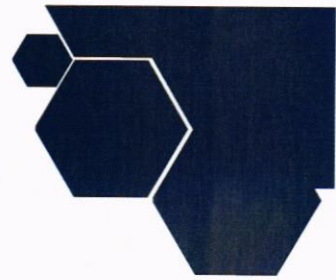
Current Projects

Potential Projects

Process Enhancements

Contact Us





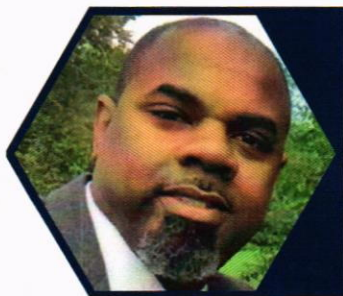
Meet Our Team



RAMIRO BAUTISTA
BEDC PROJECT MANAGER

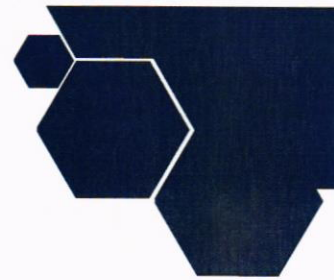


VICKIE CASTO
BEDC ADMINISTRATIVE
ASSISTANT



ERIC GREEN
BEDC BOARD PRESIDENT

Current Projects



Nationwide Trailers



Ace/Hometown Hardware



Quick Trip (QT) Store



Hwy 90 Commercial Facility (Between shopping centers)

FM 1489 Existing Commercial Facility (CO in progress)

Triangle Business Park - I10 Frontage

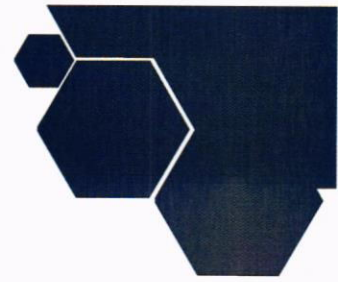
Falcon Business Warehouses - FM 359

Logistics/Distribution Facility - 5th St

Business Park Development - Garvey Rd.



Ramiro Bautista, Ph.D.



Potential Projects

Hwy 90 Giammalva Properties, Inc. Commercial Facility

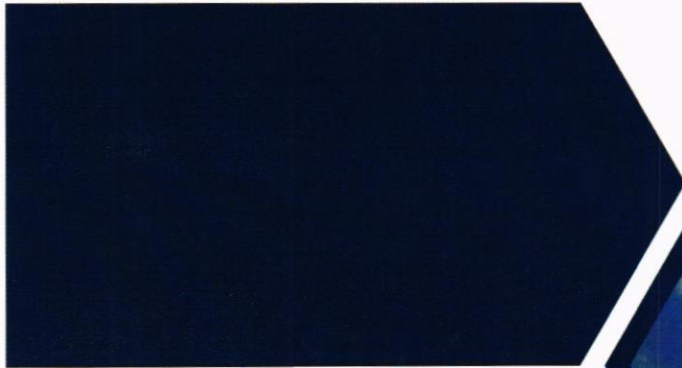
10th St to 12th St. - Commercial Facilities

10th Street Heavy-Duty Truck Tarp Manufacturer

12th Street - Logistics/Distribution Facility

Hwy 90 & Otto St. - Refresqueria

Food Truck Park





Process Enhancements

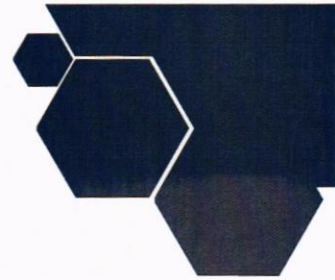
Techonological Upgrades

- New Computer - BEDC Admin - Impress
- New Printer - BEDC Admin - Platium Copier Solutions
- New Sound System - City & BEDC events
- New Camera/Ipad - BEDC photos

TEDC - Texas Economic Development Council

- Economic Excellence Recognition Certificate
 - Waller Times





Contact Us



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