

Brookshire Economic Development Corporation

THE STATE OF TEXAS }
CITY OF BROOKSHIRE }
COUNTY OF WALLER }

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE BROOKSHIRE ECONOMIC DEVELOPMENT CORPORATION TO BE HELD THURSDAY, JULY 2, 2026, AT 6:00 P.M., IN THE COUNCIL CHAMBERS OF THE BROOKSHIRE MUNICIPAL BUILDING 4029 FIFTH STREET, BROOKSHIRE, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA ITEMS:

AMENDED AGENDA

1. Call to order.
2. Prayer.
3. Pledge to the U.S. Flag.
4. Roll Call.
5. Public Comments.

Comments made under this agenda item are limited to five (5) minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced at the chair's discretion. In accordance with the Texas Open Meetings Act, the board of Directors will not discuss or consider any items addressed during this agenda item. However, the President or Economic Development coordinator may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.

6. Discussion and possible action to approve BEDC minutes for June 4, 2026.
7. Discussion and possible action to approve June 2026 Financial Report.
8. Update on ownership of the sidewalks on Hwy 90.
9. Project Managers Report. (Dr. Bautista)
10. Future Agenda Items.
11. 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; and Deliberations on real property under Section 551.072."

12. Discussion and possible action on Executive Session items if necessary.
13. Adjournment.

A quorum of the Brookshire City Council may be present, but no official action will be taken by the Council.

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 48 business hours prior to this meeting. Please contact the city secretary's office at 281-375-5050 for further information.

I, Vickie Casto, do hereby certify that the above Notice of Meeting and Agenda of the Brookshire Economic Development Corporation was posted in a place convenient and readily accessible at all times to the general public in compliance with Chapter 551, TEXAS GOVERNMENT CODE, June 26, 2026, at 11:15 a.m..



Administrative Assistant to the Board of Directors

Minutes of the Brookshire Economic Development Corporation Meeting
June 4, 2026

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, June 4, 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.

President, Eric Green

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, Nathaniel Richardson

Absent:

Director, Lyndon Stamps

Director, Rodney Blouin

Director, Amber Allison

Also Present:

BEDC Administrative Assistant, Vickie Casto

Attorney, David Olson

Project Manager, Ramiro Bautista

Agenda Item #5: Public Comments.

N/A

Agenda Item #6: Discussion and possible action to approve BEDC minutes for May 7, 2026.

Motion was made to approve the BEDC minutes for May 7, 2026.

Secretary / Treasurer, Michael Kosar – Vice-President, Deniece Odie

All For

Motion Carried

Agenda Item #7: Discussion and possible action to approve May Financial Report.

Ms. Watts stated that the city credit card was utilized for some EDC purchases. She let them know that in the June financial report she will be transferring those purchases for the EDC mixer back to the EDC. The bill just came in, and she has not reconciled it yet. They will see additional mixer charges in June.

Motion was made to approve the May Financial Report.

Director, Nathaniel Richardson / Secretary / Treasurer, Michael Kosar

All For

Motion Carried

Agenda Item #8: Discussion and possible action replacing concrete under the long picnic tables and benches at the amphitheater. (Mrs. Odie)

Mrs. Odie stated that she put this on the agenda because she noticed at the Cinco de Mayo that the round tables have a full sheet of concrete and the square ones only have little strips as well as the benches. When she sat down at the rectangle table, ants got on her feet because they were in the dirt. She believes that it would look more uniform for all the tables to have a full piece of concrete. She added that next time she will go for the round table because it has a full slab of concrete.

Dr. Bautista stated it was back on the agenda so he could go back and get another quote. He directed them to the information he had just given them and then let them know he had it on the screen so he could speak about it. He spoke about how the four rectangle tables would be getting more concrete. Then on the benches would be filled in and would increase where the benches would have some footing. He then went over the items as he pointed them out on the screen, so they could see what it would look like.

He stated that if this is an additional project that they want to undertake then it would go on the city council agenda for approval as well.

Mr. Richardson stated hopefully they will have popularity; people will come and may choose to sit on the grass. He asked if it would be better if they had events out there to spray ahead of time with nontoxic for that purpose?

Dr. Bautista stated that they did the day ...

Mr. Richardson said if that doesn't solve it then they will spend the money.

Dr. Bautista again stated that they did do a little bit of spraying that morning and the day before.

Mr. Kosar stated he felt like a whole slab would be safer anyway. To him the grass would get tall and it couldn't get cut. The six-by-six-foot square is much more visible, and easier to see and less of a trip hazard.

Mrs. Odie added it would look more uniform with the other benches.

Mr. Green stated he also agreed. It would make it look more uniform. He never thought about the insect issues until Ms. Odie mentioned it.

Motion was made to approve the concrete under the long picnic tables and benches at the amphitheater.

Secretary/Treasurer, Michael Kosar / Director, Nathaniel Richardson

All For
Motion Carried

Agenda Item #9: Update on the Welcome Sign. (Michael Kosar)

Dr. Bautista addressed the board and stated that the individuals installing the welcome rock had some issues this morning getting it installed; but it is installed. He then showed a short video of the installment. He stated that the city was trying to ensure they could install a flagpole behind the rock. There is an electrical box in front of the rock so they may try to get some lights installed to light the flagpole and rock as well. He would like the public works staff to ensure that this rock and the one on 359 south have a mirror image of what they look like for landscaping purposes.

Everyone agreed this would be nice.

Mr. Richardson asked if they were going to manicure it.

Dr. Bautista replied yes and added that they would put some mulch and some type of beautification. They will also be installing some bollards or something in place so if a vehicle

does this again from either direction, they will be stopped and the vehicle will take the brunt of the damage and not the rock. They are getting quotes.

Mr. Kosar stated that they may reach out to Royal High School, because they have a horticulture class and maybe their students can donate the flowers and plant them for a project.

Dr. Bautista said that he would be happy to reach out to them and partner with them.

Mr. Richardson stated that the new leadership is cutting everything except necessities. So, don't waste time and just go ahead and make it happen.

Dr. Bautista said they would make it happen and then maybe they can assist with keeping and maintaining.

Mr. Kosar questioned if the electricity was still working.

Dr. Bautista stated that they are getting an electrician to check it.

Mr. Green stated that was a good update.

Agenda Item #10: Update on the amphitheater restrooms. (Michael Kosar)

Dr. Bautista said they were waiting for the 60-day period. That 60-day period has passed. He talked with the BuyBoard vendor. Originally, they had a three-month waiting period, so they've gone through almost half a year to get it to where they're at now. When they gave him the notice to proceed to order the restroom it went to 10 months. He then went and talked to the BuyBoard vendor, and he was able to cut that in half. So, in five months they should be able to have them installed by the December Christmas event and try to meet the same deadline.

Agenda Item #11: Discussion concerning Brookshire ETJ.

Mr. Richardson stated that it was his understanding that the state legislator ultimately decides geographical extra territory jurisdiction that they have. But the council can either accept, adjust or release property. The last time he sat on this board, their ETJ got smaller. He asked if he was correct.

Mr. Green replied yes.

Mr. Richardson continued by asking, if that happened was something done by an individual or by council? He would like to see the minutes to see the justification because what he sees in the future is that they're going to become landlocked that will cause some other issues and why would you give away your ETJ?

Mr. Olson said they don't and he was not aware of any instance in which they said they were releasing the ETJ property. However, the law has changed and where any individual and owner can petition the city. They then have 30 days to release it by law; they've lost their say in it. Cities that don't want to be a part of Brookshire or part of an adjacent city development, it's not uncommon to work those things out ... it's outside of their control.

Mr. Richardson asked if a neighboring district who's also growing then maybe overlap, then they need to concur with one another, and sit down and mediate?

Mr. Olson stated that it was a first-time thing. ETJ's are established based on populations and then you go from a quarter mile to half mile to two miles. But in an instance here he thinks they're a half mile, because they are over 5,000. So, they have established an ETJ by law. If someone else had an ETJ in an area, when you go over 5,000, you encroached on somebody else's ETJ, they're first in time.

He continued to explain.

He concluded by saying that at some point Katy and Brookshire...

Dr. Bautista stated they were already here. He then proceeded to show them on the screen where their city limits were located. He then showed them the Twinwood areas and stated that was what they took out of the city limits portion of the ETJ.

Mr. Richardson then asked about their ETJ along 362 and 359.

Dr. Bautista then showed them on the screen where 362 going up and then showed a portion of where potentially it would be annexed into the city if those private owners wanted to do so.

Mr. Olson stated if they looked on the east and west side of I-10, they could see the bubble of what it used to be. He added that all those properties have been released for some reason. It doesn't mean they can't come back if they want to use something we have to offer.

Mr. Richardson stated he thought that before they went all the way up to the elementary school.

Dr. Bautista replied no as he tried to point at the map.

Mr. Olson stated that it might not be a fully updated map; because they look at the city limits and then look at the edge of the bubble, it should go out further.

Mr. Richardson said that it used to be right at the elementary school.

Mr. Green stated he thought on 362 they were much further.

Dr. Bautista stated that was Pattison.

Mr. Green said that at one point there was an issue because their (Brookshire) ETJ and Pattison's ETJ's overlapped.

Mr. Olson said it never overlaps. It's just whoever's first in line. So, if Pattison's EDJ was already there and Brookshire grew or got to a certain population where it extended another half mile which is what happened recently. They can't just overtake what they already have, they would just go around it in the areas that were not already encumbered by their ETJ.

Mr. Green clarified that all Mr. Richardson wanted was to see what happened.

Mr. Richardson replied yes, and asked what happened to 359? Because he knew that their ETJ was up to Ryal Elementary. He was sitting in that school, so what happened with that property? Surely Pattison has not outgrown Brookshire.

Dr. Bautista stated it looked like the whole school district is in a separate ETJ.

Discussion continued.

Mr. Green stated that at the time when the election came and the members changed, that's when someone signed off on their ETJ.

Mr. Richardson said, that's where he was going with this. Did the council do it? Did the mayor do it?

Mr. Olson replied yes, can council Yes. Council can release ETJ but there's a process for it. He added that it is what it is regardless of what the parties agreed to formally or informally. He would have to see what they did.

Mr. Kosar said he thought Pattison was trying to and they said there was no way because Brookshire was here first and they were not going to release it.

Discussion continued.

Mr. Richardson said not to spend a lot of time on it, just do some research.

Mr. Olson stated he was glad he brought it up because that's really not EDC stuff; but that's important stuff.

Dr. Bautista stated that he would take it to the city's side.

Mr. Olson said they would look to see what they could find out.

Mr. Green asked Ms. Casto if they had the minutes because he (Mr. Richardson) wasn't at that meeting and they tabled it.

Dr. Bautista said the Twinwood one she found.

Mr. Richardson said that since 1975 all of the schools that sat on 359 back up Royal Rd. to 362 were in Brookshire.

Mr. Olson stated to let him figure out what happened.

Mr. Richardson added that the administrative building when he was there is in Pattison; but the schools fell within Brookshire's ETJ.

Mr. Olson said he knew exactly here he was talking about so he would see what he could find out. Even though it's not an EDC thing he will keep them informed.

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

Dr. Bautista then went over his completed projects. Milk & Brew is doing very well. MOD Dentist has a little quality state of the art dental facility next to Dominoes. He has not been in the facility to tour; but he'll be trying to get some images and photos so he can share with them. He moved onto the existing commercial facility several months ago and had not been leased; but it has been leased. They are trying to do some renovations, and they do have a CO to operate as is for right now. It's a international company, he's hoping they have a lot of raw materials or goods that will be stored in there as inventory so they can get the property tax.

He moved on to current projects. Nationwide trailers don't have their CO yet. They will be operating as is. They've moved into a building that council allowed them to do and are not going through the process of inspections. Once they complete the process of inspections, they will receive their CO. He then directed them to a photo in his report and stated that was Ace Hardware underground detention. The owner invested more in this underground detention, so he's able to utilize more of his space for the hardware store. Quick Trip has their permit. The pads are already there and next they will also be moving forward with underground detention as well.

Mr. Richardson wanted to know what that was.

Dr. Batista stated that Quick Trip is a convenience store with a smaller truck stop as well.

Mr. Green stated it was a unique convenience store.

Mr. Kosar said they were popping up everywhere.

Dr. Batista moved on to Grundfos. This will be a new construction and expansion. They are in their permit process now and are anticipating them to be starting very soon. Ninety West / Giammalva project. They own several properties in the city, this one being on Hwy 90. This will be a 2000,000 sq ft facility. They are going through the process of getting their permit. They will be on the city council's agenda in a few weeks.

He then moved to the Current Projects. He stated with the 10th to 12th St. There will be some medical facilities built on 10th Street; but the gentleman is a broker for medical doctors. They are looking to put in a three story 45,000 sq. ft. medical facilities for private doctors. He moved onto the Highway 90 commercial facility. He stated this would be a smaller one. They were able to get in on a permit process prior to the city updating some of their ordinances.

He then stated that the next four essentially are smaller business parks. He directed them to the next page in his report to view the picture of The Triangle Business Park, which is next to Steinhäuser's. The next one, Falcon Business Warehouse, will be on 359 going towards the school. Next is the Fifth St. distribution logistics center. Next is Garvey Rd. will be the last business park that they have. Some of them are still going through permit process with the exception of Fifth St. On 359 on the other side of Flying J, the plan is to tear the whole convenience store down, re-concrete the entire parking lot and start from scratch. With a new convenience store with a motel on top.

Mr. Green clarified that it was across from the Flying J.

Dr. Bautista stated not Shell but the next one over.

He then moved to the Potential Projects. On 10th St. there is a gentleman that wants to put a tarp manufacturing facility on the corner. He has 12th Street on here because the developer is still in their feasibility study of purchasing the land. So, once they let him know if they are going to purchase the land or not then he can take it off this list. Then Hwy 90 and Otto St. there will be a small snack store with Mexican candies, waters and different things. He moved onto the Brown Track. They are going to come back to the city to give updates. This is also going to be on the commissioner's court agenda next Wednesday at 9:00 a.m. that he will be attending. He will keep them updated on what that development looks like.

Mr. Richardson asked if it was in their ETJ or the county?

Dr. Bautista replied, all three, city, ETJ and county.

Mr. Richardson stated it would have been nice if they'd put a high school out there.

Dr. Bautista continued and reported on the food truck park. He stated there was an anticipation at one point in time for the city to construct and operate and maintain a food truck park. They now have a developer coming in that wants to build their own. They are hoping this will become a current project. It's pretty promising as he has come in with a full design.

Mr. Green asked if the city have to come up with an ordinance for this?

Mr. Olson stated he did not think so.

Dr. Bautista said they were putting in certain regulations behind the development.

Mr. Green said because it's new, it'll be the very first one in the city and he's not sure they even have any type of documentation to say, "Hey look, this is what we would like this to look like", or follow these regulations.

Mr. Olson stated that they would have to follow all the commercial building codes and international code standards like everyone else.

Dr. Bautista added they would have to have detention. They will go through the full new construction process. What they did ask for noise purposes is that they don't have generators on food trucks that they provide electrical outlets for each food truck.

Mr. Olson said they could look at that.

Dr. Bautista said they had already made that a condition to them and they are okay with it.

Mr. Richardson asked about long range projection. He stated he had seen enough trucks in the community. How about the quality of life for those folks that's already here to continue to allow truck stops and all that kind of mess to be built this close to communities where people have to sleep. He knows they don't have anything in place to stop them, but for the future, are they going to say enough is enough.

Mr. Olson stated there was a conversation he had before the meeting about zoning. As council is looking at it, that's where they're not going to necessarily be able to stop interstate commerce when it comes to the travel of vehicles. But, when it comes to in town, they can have truck routes and make appropriate areas in the residential areas and in towns be for development that does not attract those heavier truck traffic type of vehicles. They are looking at that.

Mr. Richardson replied good.

Dr. Bautista stated right now they were just trying to be strategic on and where they're being placed.

Agenda Item #13: Future Agenda Items.

Mrs. Odie would like an update on Highway 90 to see if they had gotten in touch with TxDot. To see if the sidewalk belongs to them or TxDot so they can move forward with getting the lights.

Mr. Kosar, nothing at this time; but may add something later.

Mr. Richardson, none.

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.

N/A

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

N/A

Agenda item #16: Adjournment.

Motion was made to adjourn.

Vice-President, Deniece Odie / Secretary, Treasurer, Michael Kosar

6:38 p.m.

President, Eric Green

Secretary/Treasurer, Michael Kosar

Prepared by Vickie Casto