

**A G E N D A**

**BCCDC REGULAR BOARD MEETING**

**1112 7<sup>th</sup> Street  
Bay City Texas 77414**

**August 26th, 2024**

**At 12:00 PM**

**with a Public Hearing on**

**a Public Private Partnership with BC Development Group LLC to provide area infrastructure not to exceed  
\$250,000**

Attendees Present Absent Late Arrived

Attendees	Present	Absent	Late	Arrived
President Alisha Cornett				
Vice President Jim Folse				
Secretary Erandi Allison				
Board Member Blayne Finlay				
Board Member Jeanette Bell				
Board Member Ben Flores				
Board Member Clint Hewitt				
Executive Director Jessica Russell				
BCCDC Attorney Jill Cornelius				
BCCDC Treasurer Jim Frankson				
BCCDC Executive Assistant Ashley Talasek				

1. Call to order.
2. Certification of quorum
3. Pledge of allegiance
4. Approval of agenda
5. Public comments
6. Approval of minutes from regular board meeting July 29<sup>th</sup>, 2024
7. Public Hearing regarding a project to provide Public Private Partnership with BC Development Group LLC to provide area infrastructure not to exceed \$250,000. Jessica Russell, BCCDC Executive Director.
8. Discuss, consider and/or approve a project under section 505.159 of the Texas Local Gov't Code, regarding a project to provide Public Private Partnership with BC Development Group LLC to provide area infrastructure not to exceed \$250,000. Jessica Russell, BCCDC Executive Director.
9. Discuss, consider and/or approve a project with the city of Bay City regarding BNSF & Union Pacific Site diagnostics. Scotty Jones- Interim City Manager & Jessica Russell, BCCDC Executive Director.

10. Discuss, consider and/or approve BCCDC Business Resiliency Grant application for El Zarape Cafe-Rita Martinez. – Jessica Russell, BCCDC Executive Director
11. Discuss, consider and/or approve BCCDC Business Resiliency Grant application for 3D Efficiencies LLC Fit for Life- Dustin Clements - Jessica Russell, BCCDC Executive Director
12. Discuss, consider and/or approve BCCDC Advertising grant for Matagorda Construction & Material-Bruce Krauskopf– Jessica Russell, BCCDC Executive Director
13. Discuss, consider and/or approve BCCDC Advertising grant for Matagorda Concrete-Bruce Krauskopf– Jessica Russell, BCCDC Executive Director
14. Discuss, consider and/or approve BCCDC Advertising grant for Green Brothers Jewelers -Allen Green/Gary Green – Jessica Russell, BCCDC Executive Director
15. Discuss, consider and/or approve BCCDC Advertising grant for Bay City Veterinary Clinic-Dr’s Volkmer, Shield & Sherman. – Jessica Russell, BCCDC Executive Director
16. Discuss, consider and/or approve BCCDC Continuing Education grant for Matagorda Construction & Materials- Bruce Krauskopf. – Jessica Russell, BCCDC Executive Director
17. Update from MCEDC Board Member Representative
18. MEET IN EXECUTIVE SESSION:  
1) Adjourn into Executive Session under Section 551.072 of the Texas Gov’t Code, deliberation regarding real property: to deliberate the purchase, exchange, lease or value of real property in Bay City, Texas, where deliberation in open session will have a detrimental effect on the position of BCCDC in negotiations with third parties.
19. RECONVENE OPEN SESSION:  
1) Return to Open Session: Discuss consider and/or approve action regarding the purchase, exchange, lease or value of real property in Bay City, Texas.
20. Strategic Planning & Goal Setting Workshop including Reports by Board members.
21. Setting of next meeting date – September 23<sup>rd</sup>, 2024, at 12:00 pm
22. Adjournment

**AGENDA NOTICES:**

**Action by BCCDC Authorized:**

The BCCDC Board may vote and/or act upon any item within this Agenda. The BCCDC Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the BCCDC Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the BCCDC Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

**Attendance By Other Elected or Appointed Officials:**

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur

at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission, or committee subject to the Texas Open Meetings Act.

**Executive Sessions Authorized:**

This agenda has been reviewed and approved by the BCCDC's legal counsel and the presence of Any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed. portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Regular Board Meeting was posted electronically at [cityofbaycity.org](http://cityofbaycity.org) website August 23<sup>rd</sup> 2024, before 12:00 p.m. For any questions concerning the above item(s), please contact Alisha Cornett, President, Bay City Community Development Corporation at (979) 245-8081.

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Ashley Talasek  
BCCDC Executive Assistant