

A G E N D A

BCCDC SPECIAL CALLED BOARD MEETING

**1112 7th Street
Bay City Texas 77414**

Monday, July 11, 2022

At 4:00 PM

Attendees	Present	Absent	Late	Arrived
President Jeannette Bell				
Vice President Alisha Cornett				
Secretary Erik Frankson				
Board Member Becca Sitz				
Board Member Erandi Allison				
Board Member Floyce Brown				
Board Member Blayne Finlay				
Executive Director Jessica Russell				
BCCDC Attorney Jill Cornelius				
BCCDC Treasurer Jim Frankson				
BCCDC Executive Assistant Karen Stephens				

1. Call to order
2. Certification of quorum
3. Pledge of allegiance
4. Approval of agenda
5. Public comments
6. Discuss, consider and/or approve BR&E grant for Happy Bay LLC – Jessica Russell, BCCDC Executive Director
7. Discuss, consider and/or approve BCCDC Budget for 2022/2023 – Jessica Russell, BCCDC Executive Director
8. Discuss, consider and/or approve the sale of a portion (approx. 5.12 acres) and the lease of the remaining portion of that certain 6.72 acres [being that same real property conveyed to BCCDC in a Special Warranty Deed recorded June 17, 2016, as Matagorda County Clerk Instrument # 2016-3177] to 6655 BC Ventures, LLC,

according to a Purchase and Sale Agreement, and authorizing the approval of any amended survey and acreage allocations between sale portion and lease portion, the signing of the deed, Ground Lease, and any and all closing documents by either Jessica Russell as Executive Director or by Jeannette Bell as President.- Jessica Russell, BCCDC Executive Director

9. Discuss, consider and/or approve a 4B Sales Tax Rebate Agreement between BCCDC and 6655 BC Ventures, LLC, in connection with a Purchase and Sale Agreement between the parties concerning the real property and improvements described as 6.72 acres [being the property conveyed to BCCDC in a Special Warranty Deed recorded June 17, 2016, as Matagorda County Clerk Instrument # 2016-3177] and authorizing the signing of such agreement by either Jessica Russell as Executive Director or by Jeannette Bell as President.– Jessica Russell, BCCDC Executive Director
10. Discuss consider and/or approve agreement with the city for girl scout hut – Jessica Russell, BCCDC Executive Director
11. Setting of next meeting date – July 25, 2022 at 12:00 pm
12. 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 website on July 8, 2022 before 4:00 p.m. For any questions concerning the above

item(s), please contact Becca Sitz, President, Bay City Community Development Corporation at (979) 245-8081.

Karen Stephens
BCCDC Assistant Secretary