



# TIRZ BOARD 2 REGULAR MEETING

## CITY OF BAY CITY

Thursday, September 09, 2021 at 4:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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*Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.*

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## AGENDA

### CALL TO ORDER & CERTIFICATION OF QUORUM

### APPROVAL OF AGENDA

### PUBLIC COMMENTS

### APPROVAL OF MINUTES SUMMARY

1. Accept minutes summary from the August 12, 2021 TIRZ #2 Board Meeting

### REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Proposal ~ Discuss, consider, and/or take direction on the development proposal from Bold Fox Development

### ITEMS / COMMENTS FROM BOARD MEMBERS

### ADJOURNMENT

### CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, September 7, 2021 before 4:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

### AGENDA NOTICES:

#### 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.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, [citysecretary@cityofbaycity.org](mailto:citysecretary@cityofbaycity.org) for further information.

**CALL TO ORDER & CERTIFICATION OF QUORUM**

Meeting was called to order by the Board Chairman, William Bell Jr., at 4:30 pm.

**PRESENT**

William Bell Jr, Chairman  
Bryan Prochnow  
Craig Hlavinka  
Edward "Bubba" Cook  
Samantha Denbow  
William Bell Jr, Chariman  
William Cornman

**ABSENT**

Julie Estlinbaum, Vice Chair  
DC Dunham  
Kent Pollard

**APPROVAL OF AGENDA**

Motion made by Craig Hlavinka to approve the agenda, Seconded by Bubba Cook. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried.

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF MINUTES SUMMARY****1. Accept minutes summary from the July 15, 2021 TIRZ #2 Board Meeting.**

Motion made by Bubba Cook to approve the minutes of July 15, 2021, Seconded by William Cornman. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried.



**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

**2. Discuss, consider, and/or approve appointment of Vice Chair.**

Motion made by William Cornman to nominate Julie Estlinbaum as Vice Chair of the Board, Seconded by Craig Hlavinka. Voting Yea: Bryan Prochnow, Craig Hlavinka, Samantha Denbow, William Bell Jr, William Cornman, Bubba Cook. Motion carried.

**3. Proposal ~ Discuss development proposal from Bold Fox Development**

Mitch Thames, Chamber of Commerce, spoke at the request of Bold Fox Development. Mr. Thames stated that Bold Fox had hoped to have numbers ready by now but they are almost done. Mr. Thames added that there will be four proposals, but mainly housing by Bold Fox, and drainage by Mr. Milberger. Bold Fox is waiting for clarification of who will be the fiduciary to look at all finances and expenses. The next step will be the developer agreement and Mr. Thames stated that Bay City Community Development should be paid off first but that is a discussion still to be had.

Chairman Bell stated that we are waiting to see what Bold Fox is proposes. Bill Cornman proposed that the Board meet with Bold Fox on September 9th at 4:00 pm and the board agreed.

Mr. Thames suggested that Bold Fox should make a presentation to the taxing units of the TIRZ and the board agreed. The board discussed use of bonds for the development.

Mr. Cornman stated that he would like David Pettit to talk to the board to discuss the project and what to expect. Board agreed to hold a meeting on September 9th to hear Bold Fox and David Pettit.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items.

**ADJOURNMENT**

Motion made by William Cornman to adjourn, Seconded by Bryan Prochnow. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, Samantha Denbow, William Bell Jr, William Cornman. Motion carried and the board adjourned at 5:10 pm.



Minutes

TIRZ Board 2 Regular Meeting

August 12, 2021

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**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 2021.

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WILLIAM BELL, JR.; BOARD CHAIRMAN

TIRZ BOARD #2

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JEANNA THOMPSON

CITY SECRETARY