



# TIRZ BOARD 2 REGULAR MEETING

## CITY OF BAY CITY

Thursday, August 12, 2021 at 4:30 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 July 15, 2021 TIRZ #2 Board Meeting.

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

2. Discuss, consider, and/or approve appointment of Vice Chair.
3. Proposal ~ Discuss 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, August 9, 2021 before 4:30 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.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City'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. 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.

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*City Secretary*

**CALL TO ORDER & CERTIFICATION OF QUORUM**

Meeting called to order by William Bell, Jr. at 4:30 pm.

**Present:**

William Bell, Jr., Chairman  
Kent Pollard, member  
Craig Hlavinka, member  
William Cornman, member  
Samantha Denbow, member

**Absent:**

Julie Estlinbaum, member  
Gary Graham, member  
Bryan Prochnow, member

***Approval of Agenda***

Motion made by William Cornman to approve the agenda, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, William Cornman, Samantha Denbow. Motion carried.

***Approval of Minutes Summary*****1. Accept minutes summary from the November 19, 2020 TIRZ #2 Board Meeting.**

DC Dunham requested to be added to the minutes as a member. Motion made by William Cornman to approve the minutes as presented, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, William Cornman, Samantha Denbow. Motion carried.

**Public Comments**

There were no public comments.

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:****2. Report ~ Discuss, consider and/or approve the Tax Increment Fund for TIRZ #2 Financial Report as of June 30, 2021, including current balance, disbursements, and the amount of any receivables.**



Council Chambers

TIRZ Board 2 Regular Meeting Minutes

July 15, 2021

Motion made by William Cornman to approve the financial report, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried.

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

The Board discussed the Bold Fox Development and favored the concept and regional plan. Kent Pollard added that will need to be a regional detention because of drainage issues.

**4. Meetings ~ discuss, consider, and/or approve proposed future meeting dates.**

Motion made by William Cornman to approve set future meeting dates to the second Thursday of August, November, February, and May at 4:30 pm., second by Craig Hlavinka. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no other comments.

**ADJOURNMENT**

Motion made by William Cornman to adjourn, second by Kent Pollard. Voted Yea: William Bell, Kent Pollard, Craig Hlavinka, Samantha Denbow, William Cornman. Motion carried and the Board adjourned at 4:55.

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

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WILLIAM BELL, JR.; BOARD CHAIRMAN

TIRZ BOARD #2

\_\_\_\_\_  
JEANNA THOMPSON

CITY SECRETARY