

A G E N D A

BCCDC REGULAR BOARD MEETING

4000 Ave F
Bay City Texas 77414

May 19th, 2025
12:00 PM Noon

With a Public Hearing on an Aquatics Center Project including funding participation from other local governmental entities, with project financing made possible through funding from New Market Tax Credits; total project cost estimated at \$15,000,000, with BCCDC's participation in the project estimated at \$6,000,000

Attendees	Present	Absent	Late	Arrived
President Alisha Cornett				
Vice President Jim Folse				
Secretary Erandi Allison				
Board Member Blayne Finlay				
Board Member Jeannette 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 April 21st, 2025
7. Public Hearing on an **Aquatics Center Project** including funding participation from other local governmental entities, with project financing made possible through funding from New Market Tax Credits; total project cost estimated at \$15,000,000, with BCCDC's participation in the project estimated at \$6,000,000
8. Discuss, consider, and/or approve **Aquatics Center Project** including funding participation from other local governmental entities, with project financing made possible through funding from New Market Tax Credits; total project cost estimated at \$15,000,000, with BCCDC's participation in the project estimated at \$6,000,000
9. Discuss, consider and/or approve BCCDC financials – Jim Frankson, BCCDC Treasurer
10. Discuss, consider and/or approve quarterly investment report – Jim Frankson, BCCDC Treasurer
11. Discuss, consider, and/or approve **BCCDC Website Grant application for Premier Coastal Roofing & Construction- Jill Westmoreland** - Jessica Russell, BCCDC Executive Director
12. Discuss, consider, and/or approve **BCCDC Façade Grant application for Studio23 Ink- Zara San Miguel-** Jessica Russell, BCCDC Executive Director
13. Discuss, consider, and/or approve **BCCDC Façade Grant application for Topwater Real Estate LLC- Kandas Graham** - Jessica Russell, BCCDC Executive Director
14. Discuss, consider, and/or approve **BCCDC Façade Grant application for Dependable Machine Inc, Shawn Bose** - Jessica Russell, BCCDC Executive Director

15. Discuss, consider, and/or approve **BCCDC Façade Grant application for Economic Action Committee of the Gulf Coast – Kristie Pustejovsky** - Jessica Russell, BCCDC Executive Director
16. Discuss, consider, and/or approve **BCCDC Façade Grant application for So Far So Good-** Jessica Ibey - Jessica Russell, BCCDC Executive Director
17. Discuss, consider, and/or approve Jessica Russell, BCCDC Executive Director, engaging in paid outside consultant work involving strategic planning and advice to clients in areas outside of Matagorda County, Texas; provided further that such outside employment will not be in conflict with or adversely affect the Executive Directors duties to BCCDC.
18. Discuss, consider, and/or approve an amendment to Performance Agreement Between BCCDC and Willett Enterprises LLC, /b/a Next Level Barber Institute to update the project location from 2915 Ave F, Bay City, Texas to 3321 Avenue F and 3323 Avenue F, Bay City, Texas, with all other terms and conditions of the agreement remaining unchanged and in full force and effect.
19. Discuss, consider, and/or approve **BCCDC Incubator Program-** Jessica Russell, BCCDC Executive Director
20. Update from MCEDC Board Member Representative
21. Setting of next meeting date – June 30th, 2025, at 12:00 pm
Location 4000 Ave F Bay City, TX 77414
22. Workshop: Review 2024 goals & accomplishments, Setting of Goals for 2025-2026 – Jessica Russell, BCCDC Executive Director
23. 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 an executive session by conference call in accordance with applicable state law.

Participation Via Videoconference

Members of the Board may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event a member or members of the Board attend via videoconference, a quorum of the Board will be physically present at the location identified above.

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 May 16th, 2025, 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.

Ashley Talasek
BCCDC Executive Assistant