AGENDA

BCCDC REGULAR BOARD MEETING
4000 Ave F
Bay City Texas 77414

July 28th, 2025
12:00 PM Noon

Attendees	Present	Absent	Late	Arrived
President Jim Folse				
Vice President Erandi Allison				
Secretary Clint Hewitt				
Vacant				
Board Member Alisha Cornett				
Board Member Ben Flores				
Board Member Bradley Westmoreland				
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 June 30th, 2025
7. Discuss, consider, and/or approve **BCCDC Façade Grant application for MAGA Burger- James Chahine-** Jessica Russell, BCCDC Executive Director
8. Discuss, consider, and/or approve **BCCDC Website Grant application for MAGA Burger- James Chahine** Jessica Russell, BCCDC Executive Director
9. Discuss, consider and/or approve Bids for replacement of Flashing on the sides of the exterior of the CED and possible Paint repair in selective areas – Jessica Russell, BCCDC Executive Director
10. Discuss, consider and/or approve 1st BCCDC Budget Review- Jessica Russell, BCCDC Executive Director
11. BCCDC Bylaw Review-BCCDC Attorney, Jill Cornelius
12. 2025-2026 Goal Setting Workshop Summary – Jessica Russell, BCCDC Executive Director
13. Update from MCEDC Board Member Representative – Executive Director Mike Ferdinand or Board Member.
14. Setting of next meeting date – August 25th, 2025, at 12:00 pm
    Location 4000 Ave F Bay City, TX 77414
15. 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.

Join Zoom Meeting
https://us02web.zoom.us/j/85857543390?pwd=CuYf7d83s6STlITNrDkzrpogaaFDLe.1

Meeting ID: 858 5754 3390
Passcode: 898728

Reminder: A quorum of the Board must be physically present at the meeting location. Board members planning to attend via Zoom should inform Ashley Talasek in advance to ensure a quorum is achieved. To vote, make motions, and fully participate, board members attending via Zoom must have their video and audio feeds enabled.

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 July 25th, 2025, before 12:00 p.m. For any questions concerning the above item(s), please contact Jim Folse, President, Bay City Community Development Corporation at (979) 245-8081.

Ashley Talasek
BCCDC Executive Assistant

MINUTES

BCCDC REGULAR BOARD MEETING
4000 Ave F
Bay City Texas 77414

June 30th, 2025
12:00 PM Noon

Attendees	Present	Absent	Late	Arrived
President Alisha Cornett	X			
Vice President Jim Folse	X			
Secretary Erandi Allison	X			
Board Member Bradley Westmoreland	X			
Board Member Jeannette Bell	X			
Board Member Ben Flores	X			
Board Member Clint Hewitt	Via Zoom			
Executive Director Jessica Russell	X			
BCCDC Attorney Jill Cornelius	Via Zoom			
BCCDC Treasurer Jim Frankson		X		
BCCDC Executive Assistant Ashley Talasek	X			

1. Call to order at 12:00

2. Certification of Quorum - Yes

3. Pledge of allegiance – Led by President Cornett

4. Approval of agenda - **Motion by Board Member Allison, seconded by Councilman Folse to approve agenda Motion carried**

5. Public comments – **Exec. Director Russell Presented Blayne Finlay and award for his service on the BCCDC Board. Jessica Shepperd announced that Mike Redell will be out for a few weeks as he is recovering from rotator cuff Surgery**

6. Approval of minutes from Regular Board meeting & Public Hearing May 19th, 2025
Motion by Board Member Bell, Seconded by Councilman Flores, to approve the minutes from May 19th with a correction to item 3 to correct Led by President Cornett. Motion Carried

7. Discuss, consider, and/or approve **BCCDC Façade Grant application for Branded KB – Kyler Klepac** Jessica Russell, BCCDC Executive Director
Exec. Director Russell explained to the board that she has recently changed locations, and her previous grant was in the prior Calendar year. Motion to approve the BCCDC Façade Grant application for Branded KB made by Secretary Allison Seconded by Councilman Westmoreland. Motion Carried

8. Discuss, consider, and/or approve **BCCDC Website Grant application for Annies Nails- Ann Beasley -** Jessica Russell, BCCDC Executive Director
Motion to approve the BCCDC Website Grant application for Annie Nails made by Councilman Folse, Seconded by Board Member Bell. Motion Carried

9. Discuss, consider, and/or approve **BCCDC Façade Grant application for Leija's- Mayra Leija -** Jessica Russell, BCCDC Executive Director

Motion to approve the BCCDC Façade Grant application for Leijas was made by Councilman Flores Seconded by Board Member Bell. Motion Carried

10. Discuss, consider and/or approve Bid for replacement of Flashing on the sides of the exterior of the CED and possible Paint repair in selective areas – Jessica Russell, BCCDC Executive Director
Exec Director Russell informed the board that the contractor that is replacing the front Façade of the CED Building has suggested the repair of the Flashing along the sides of the building the be replaced to prevent further damage and suggested the repair of the Stucco that is falling off as well as blending and painting the repaired area. The Contractor has provided a bid for the board to review. Motion by Councilman Folse, Seconded by Councilman Westmoreland to table this item and go out for Additional bids. Motion carried.

11. Discuss, consider and/or approve entering into short-term Donated Office Space Agreement with the Texas Legislative Representative– Jessica Russell, BCCDC Executive Director
Exec Director informed the board that the TX Legislative Rep. reached out seeking office space. Councilman Folse suggested opening this option up to anyone in a government position, the board Agreed. Motion to approve entering into short-term Donated Office Space Agreement with the Texas Legislative Representative was made by Councilman Westmoreland Seconded by councilman Folse. Motion Carried.

12. Discuss, consider, and/or approve **BCCDC Incubator Program-** Jessica Russell, BCCDC Executive Director
Exec. Director Russell reviewed the guidelines for the Incubator Program and explained that this could be altered, and each application would have to be approved by the board. She explained that we have done something similar in the past and gave Stuart Lynn- Lynn Engineering as an example. The board discussed the rent being included in the program and all agreed. Motion to approve moving forward with the program was made by Councilman Flores, Seconded by Secretary Allison. Motion Carried.

13. Election of officers for BCCDC – Jessica Russell, BCCDC Executive Director
The slate of Officers elected are as follows, President Jim Folse, Vice President Erandi Allison & Secretary Clint Hewitt. Motion to approve the election of officers was made by Councilman Westmoreland Seconded by Councilman Flores. Motion Carried.

14. 2025 MCEDC Board Resolution- Appointing Representatives – Jessica Russell, BCCDC Executive Director
Motion by Board Member Allison, Seconded by Councilman Westmoreland was made to keep the appointing representatives the same. Jessica Russell, & Jim Folse with Ben Flores as Alternate. Motion Carried.

15. Update from MCEDC Board Member Representative
Exec. Director Mike Ferdinand updated the board on the ongoing project within the count. Project Duffy did approve the reinvestment zone which will help keep the grid stabilized. LCRA is in the process of putting together their 5-year plan. Project Smart Chip is inline to have a call with the state to continue the grant application. Councilman Folse added that the city just received a 15-million-dollar grant from senator Huffman's office for the Water Treatment Facility. He thanked Councilman Westmoreland's involvement along with the Dickerson and Treybig Family.

16. Setting of next meeting date – July 28th, 2025, at 12:00 pm
Location 4000 Ave F Bay City, TX 77414

17. Adjournment
Motion by board member bell, seconded by board member Allison to adjourn at 12:35pm

AGENDA NOTICES:

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This is to certify that the above notice of a Regular Board Meeting was posted electronically at cityofbaycity.org website June 27th, 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.

Jim Folse **BCCDC President**	**Ashley Talasek** **BCCDC Executive Assistant**

Bay City Community Development Corporation Façade Grant Program

(please return completed application and all requested attachments to the BCCDC office, 4000 Ave F., Bay City, TX 77414)

Applicant's Name: JAMES CHAHINE Date: 07/02/25

Business Name: MAGA BURGER

Business Address: 6500 7TH Street # 800 - Bay city - Tx

Building Owner & contact information: JAMES CHAHINE: 832 834 0476

Business Phone: —

Email Address: trumpburger2016@gmail.com
(TRUMPBURGER 2016 ...)

Contractor used? AAA MAX SIGNS

Type of Grant, please circle the appropriate response (description can be found in the Program Guidelines:

Façade Improvement   Sign Improvement   Property Improvement

Demolition

Description of Proposed Work:

New Sign

☐ W9 ☐ owner email

Financials

Total Estimated Cost of improvement Project: $11,171.40

Project Start Date: 06/25/25

Project Completion Date: 07/08/25

Itemized cost estimates:

Description of Work	Estimated Cost	Local Vendor Utilized? Y/N
Sign fab + Install	$ 11171.40	AAA MAX SIGNS
	$	
	$	
	$	
	$	
	$	
	$	
	$	
	$	
Total Cost Estimate (Please attach)	$ 11171.40	
Total Grant Request	$ 5,000.00	

Please submit the following information:

1. A copy of contractor/painter bid/cost estimates and drawing of proposed work. Please include color samples of paint, signage, and/or awning style and material as well.
2. Information on the methods and materials to be used.
3. Any additional information that would expedite decision making of the Committee

BCCDC Business Retention and Expansion

Beautification and Façade Grant Checklist

	Yes	No
1. Is the business located in the city limits of Bay City?	✓	
2. Does the business and/or properties have any outstanding financial obligations to the City of Bay City, such as liens, court fines, city utility bills or delinquent property taxes?		✓
3. Does the business and/or property owners have an ongoing lawsuit or are in any way parties to litigation against the City of Bay City?		✓
4. Proof of building ownership	✓	
5. Written permission from property owner if building is being leased. Copy of lease agreement and proof of ownership Is required.	✓	
Drawings, specifications and description of project included with application	✓	
6. Is property in the Historic District? If so, approval will from Historic Commission to proceed with work and grant is contingent approval from Historic Commission		✓
7. Has work begun on property?	✓	
8. Will you be using local vendors?		✓
9. Is bid included?	✓	
10. W9 form filled out		

MAGA BURGER

Illuminated Wall Sign Installation Receipt

Receipt #: MB-2025-0704
Client Name: MAGA BURGER

Date: July 04, 2025
Project: Sign Fabrication & Installation

Description of Work

- Quantity: 2 Sets of Signs
- Sign Type: Illuminated Wall Sign
- Logo Dimensions: 47" x 47"
- Letter Dimensions: 24" Tall x 16' Wide
- Backing Material: Max Metal
- Face Material: Red Acrylic 3/16"
- Return Depth: 5" Black Aluminum (0.040 gauge)
- Trim Cap: Black 1" Trim Cap
- Illumination: Internally Lit (City-Approved LED, 120V Power)
- Installation Method: Mounted on Wireway with City-Approved Fasteners

Description	Amount ($)
Sign Fabrication & Install	10,320.00
Sales Tax (8.25%)	851.40
Grand Total	11,171.40

Payment Terms:

- Deposit: 50% ($5,585.70) due upon receipt
- Balance: 50% ($5,585.70) due upon completion

Terms & Conditions:

- Electrical: 120V primary power must be available within 2 feet of the installation site at least 48 hours in advance. A $500 fee applies i
- Photocell/Time Clock: Not included; available upon request for $200.
- Structural Conditions: Customer responsible for reinforcement and clearing obstructions/utilities.
- Old Signage: To be removed by customer prior to installation.
- Warranty: 2-year limited warranty on materials.

Project Timeline:

- Start Date: Upon 50% down payment and permit approval
- Estimated Completion: 4 weeks after permitting

Client Signature: ____________________________ Date: July 04, 2025
Installer Signature: ___________________________ Date: July 04, 2025

RED

BCCDC Website Grant

Bay City businesses need to be at the forefront of technology and push their business globally. The BCCDC board wants to help you do that!

The BCCDC Website Grant is available to assist businesses in constructing a website for online presence OR improve an existing website for increased online visibility. Ideally, the website would improve commerce, expand the sales area of the business, and generally establish more of an online presence with the overreaching goal of e-commerce.

This reimbursable grant is available in amounts up to $5,000.00 depending on the business's needs. Applications will be considered in the order they are received. One grant per business. **Preference will be given to applicants that utilized local vendors.**

Contact the BCCDC for additional information

4000 Ave F, Bay City, TX 77414

Jessica Russell, jrussell@cityofbaycity.org

Ashley Talasek, atalasek@cityofbaycity.org

979-245-8081

☐ W9

BCCDC Website Grant Application

Name of Business	Maga Burger
Type of Business	☐ Proprietorship ☐ Corporation ☑ LLC ☐ Partnership
Business Owner	James Chahine
Contact Name	James Chahine
Title	Owner/Operator
Phone and Email	832-834-0476 trumpburger2016@gmail.com
Address	6500 7th St #800, Bay City, TX 77414
Current Website (if applicable)	not for this site, we have an italian restaurant that has a website.
Grant Amount Requested	$ 5,000.00

Brief outline of website needs, design, intended outcomes:

Customers would be able to order and have food delivered from the website. It would look similar to our other location's websites.

Which website designer are you retaining for the work? Are they locally or regionally based? Please attach quote for requested work

Black Star Strategies, they are not local. We have used them for previous work.

How will this grant help your business adapt to the ever-changing business environment?

IT will enable our customers to see the menu and storefront, purchase meals and have them delivered or carry out. It will increase our sales and decrease customer wait times.

In order to receive reimbursement, applicant must provide application, receipts, and cleared check copy.

[*] **BLACK STAR**
S T R A T E G I E S

Beirut The Hague Atlanta

PROPOSAL

DATE: July 8, 2025

Pine Heights Mtayleb Lebanon +961 3 202194 Blackstar inc

To:

Maga burger bay city inc

Address : 6500 7th st suite 800 Bay city tx 77414
Phone number: +12817369724

WEBSITE DESIGN & DEVELOPMENT

INTRODUCTION

The new website of **CANTINA** subject of the present proposal, should underline the presence of the firm online, and provide them with a highly interactive platform and professional online interface through which visitors can retrieve information regarding their business, products and services and be able to efficiently communicate with their offices in a prompt and easy manner.

The present proposal has been developed based on the above brief, as delivered by the client, in addition to BLACK STAR recommendations.

OBJECTIVE

The objectives of the new website can be summarized as follows:
1. Establish and/or increase the online presence of **CANTINA**
2. Develop an optimized and rich one-stop information and communication platform to serve the target audience
3. Complement the traditional media in terms of communication
4. Provide cost-efficient marketing and communication platforms
5. Provide the visitors with a highly informative, interactive and user-friendly tool that would enablethem to easily retrieve the information they need in a timely manner

GUIDELINES

CANTINA website visitors must be able to access the different sections of the site from all the pages and always have the possibility to return to the home page or their initial access point.

This will be made easy through:
- Clear and user-friendly navigation
- Privilege cross-links as much as possible
- Text links whenever possible
- Icons and shortcuts
- Site map and search section available throughout the site (Admin site search functionality)
- Prevailing link to home page
- On-site SEO integration
- Responsive design

DESIGN
Design to be Minimalist, modern; The products and services offered are of rough nature yet the projects are of architecturalone; the design should match between flair and business, in a professional context, in line with the brand's identity

Animation
Develop the website to have smooth animation and transition from one page to another; ensure animation is light, given the nature of content; animation to be in imagery and icons

Interaction
Evolve the site to be interactive with the viewers, in order to provide space for visitors to
provide comments, send messages, or visit the firm's social media tools
Website is mainly informative

Technology
The website will be developed adopting international standards.
The website should be Mobile Responsive.

PROPOSED SOLUTION PLATFORM
Our proposed solution will be built using WordPress Platform. The reason behind such a decision goes to multiple factors.
- Due to its robust features and scalability options, many of the top brands use WordPress to powertheir websites including but not limited to: Time Magazine, Google, Facebook, Sony, Disney, LinkedIn, The New York Times, CNN, eBay, and more
- WordPress supports blogging categories and is scalable if you need to add certain features to yourwebsite in later stages

WEBSITE DEVELOPMENT E-COMMERCE EXTENSION
This proposal is an addition to the previous proposal presented

User accounts
Gather Data, Emails, and stay personalized. Allow customers to register and choose to automatically generate usernames and passwords, or not. We can also Enable guest checkout for those who don't want to register.
User accounts emails can be exported to Mailchimp or any other Newsletter engine for future communication.

Core features we will be using
Sell Physical, digital, or both: Sell physical products that will ship to a customer, digital products they can download or any combination of the two.
Unlimited variations: Offer any number of variations (like color, size, fabric and so on) for a product with the option to set prices, stock and images for each variation.
Built-in payment processing from leading providers: Take payments via Stripe and PayPal. Accept credit cards, Direct Bank Transfer, checks or Cash on Delivery.

Manage orders and customers
Get orders out the door in a timely manner and keep customers updated to spark future purchases and happiness. WooCommerce has a set of features to make this easier all around.
One-click refunds: Offer pain-free refunds to customers that can be managed directly in your WooCommerce dashboard.
Inventory management: Track stock levels, hold stock after an order is cancelled, get notifications for low and out-of-stock items, hide out-of-stock items and more.
Order management: Add customer notes, edit stock manually, mark items you shipped, and manage the fulfillment process.
Email templates: Send notifications to customers at critical stages, e.g., after they make a purchase or when their order is complete.
Add shop managers: Give your team access to manage orders and view reports without making them an admin

BUDGETARY FIGURES
- Website Design - Website Layout & Design
- Website Development - Back End and Front End Development

- EXCLUDES COPYWRITING SERVICES -

$11,000

Bay City Community Development Corporation
Proposed Operating Budget
Fiscal Year Ending 9/30/26

Acct #	Description	FYE 9/30/2022	FYE 9/30/2023	Current 2024-2025	Proposed 2025-2026
	REVENUE:				
3225	Sales tax collections	$ 1,650,000	$ 1,675,000	$ 1,849,000	$ 1,849,000
3300	BDC income	$ 9,600	$ 9,600	$ 10,000	$ 34,417
3401	Training Center lease (STNOC)	$ 85,661	$ 88,144	$ 93,110	$ 95,592
3402	Family Entertainment Center lease (SMBG)	$ 300,000	$ 100,000	$ -	-
3403	Schulman Note Payment			$ -	$ 100,000
3500	Main Street revenue	$ 48,000	$ 72,000	$ -	-
3504	TIRZ #2 income	$ 150,000	$ 150,000	$ 190,000	$ 190,000
3615	Interest income	$ 1,750		$ 30,000	$ 5,000
	TOTAL REVENUE	**$ 2,245,011**	**$ 2,094,744**	**$ 2,172,110**	**$ 2,274,009**
	ADMINISTRATIVE EXPENSES:				
415-4105	Salaries and wages	$ 183,000	$ 234,295	$ 195,000	$ 175,000
415-4110	Other compensation	$ 2,052	$ 2,052	$ 30,000	$ -
415-4205	Payroll taxes	$ 13,999	$ 17,600	$ 14,917	$ 17,600
415-4206	Unemployment taxes	$ 616	$ 1,500	$ 351	$ 1,500
415-4210	Retirement expense	$ 20,355	$ 25,000	$ 19,149	$ 25,000
415-4215	Workers Comp insurance	$ 800	$ 1,000	$ 600	$ 1,000
415-4225	Employee health insurance	$ 31,070	$ 43,400	$ 12,000	$ -
415-4230	Travel and training	$ 4,000	$ 6,000	$ 5,000	$ 7,000
415-4310	General supplies (postage, freight, copies)	$ 4,800	$ 4,800	$ 5,000	$ 4,800
415-4315	Dues and subscriptions	$ 3,400	$ 4,000	$ 60,000	$ 10,000
415-4330	Vehicle expense (fuel, insurance & repairs)	$ 3,000	$ 4,000	$ 2,000	$ 3,000
415-4405	General insurance	$ 50,000	$ 57,500	$ 50,000	$ -
415-4410	Telephone and cell phones	$ 3,000	$ 2,500	$ 2,500	$ 9,000
415-4415	Utilities (electricity, water, & gas)	$ 4,000	$ 4,000	$ 2,000	$ 4,000
415-4420	Legal and professional	$ 25,000	$ 25,000	$ 26,000	$ 26,000
415-4424	Cleaning and maintenance	$ 6,750	$ 6,750	$ 7,000	$ 6,750
415-4426	Leasehold improvements	-	$ 500	$ -	$ 500
415-4427	Equipment rental	$ 3,100	$ 3,100	$ 3,100	$ 1,350
415-4428	Building rental	$ 62,424	$ 63,648	$ 25,000	-
415-4497	Business meals	$ 2,000	$ 3,000	$ 5,000	$ 3,500
415-4498	Misc furniture and equipmemt	$ -	$ 500	$ 1,000	$ 2,000
415-4499	Miscellaneous expense	$ 500	$ 1,000	$ 3,000	$ 1,500
415-4505	Repairs and maintenance- equipment	-			
	TOTAL ADMINISTRATIVE EXPENSES	**$ 423,866**	**$ 511,145**	**$ 468,617**	**$ 299,500**
	PROPSPECT DEVELOPMENT EXPENSES:				
420-4230	Travel	$ 9,000	$ 3,500	$ 7,000	$ 3,500
420-4425	Contract services	$ 1,000	$ 8,000	$ 10,500	$ 65,500
420-4460	Advertising	$ 22,000	$ 20,000	$ 25,000	$ 10,000
420-4461	Website development/maintenance	$ 3,500	$ 1,680	$ 2,000	$ 2,000
420-4497	Business meals	$ 1,000	$ 1,000	$ 1,500	$ 6,000
420-4499	Miscellaneous expense	$ 500	$ 500	$ 1,000	$ 500
	TOTAL PROSPECT DEVELOPMENT EXP.	**$ 37,000**	**$ 34,680**	**$ 47,000**	**$ 87,500**

Acct #	Description	FYE 9/30/2022	Adopted Budget 9/30/2023	FYE Final 2024-2025	Proposed 2025-2026
	PROJECT EXPENSES:				
485-4001	Matagorda County EDC	75,000	75,000	80,000	80,000
485-4002	Small Business Development Center (SBDC)		20,000	-	-
485-4003	Website grant	50,000	40,000	20,000	10,000
485-4009	Detention pond		-		
485-4008	Family Entertainment Center (property taxes)	200,000	-	-	30,000
485-4010	Downtown parking lot	400	3,000	-	-
485-4012	Main Street	25,000	25,000	-	-

485-4020	Nile Valley Phase II	239,116	239,116	239,191	239,191
485-4021	CED insurance and maintenance	120,000	300,000	300,000	300,000
	Grant Writer (Patriot)			-	
485-2000	Entreprneur program			-	
485-4447	City Vision 2040 Plan	5,000	100,000	30,000	30,000
485-4002	Business retention and expansion	150,000	100,000	50,000	30,000
485-4004	Aquatic Center				200,000
485-0000	Regional Attraction				
	Note Recieveable Chick-Fil-A				
485-0000	Flock System (Police)			26,500	36,000
	Reserve at River Bend infrastructure				35,715
	Airport expansion			-	-
485-4030	McCoy's land				
2251/2255	Debt principal payments	463,086	189,200	493,000	481,952
485-4810	Interest expense	349,690	57,200	90,000	97,961
	TOTAL PROJECT EXPENSES	**1,677,292**	**1,148,516**	**1,328,691**	**1,570,820**
	TOTAL EXPENSES	**2,138,158**	**1,694,341**	**1,844,308**	**1,957,820**
	SURPLUS (DEFICIT)	**106,853**	**400,403**	**327,802**	**316,189**

BYLAWS

OF
BAY CITY COMMUNITY DEVELOPMENT CORPORATION

The opening paragraph of the Bylaws of the Corporation is hereby amended by changing to the following language:

~~These bylaws govern the affairs of BAY CITY COMMUNITY DEVELOPMENT CORPORATION ("Corporation"), a nonprofit corporation organized under Article 5190.6 V.T.C.S., the Development Corporation Act of 1979 (the "act") and governed by Sec. 4B of the Act.~~

These bylaws govern the affairs of BAY CITY COMMUNITY DEVELOPMENT CORPORATION ("Corporation"), a nonprofit corporation organized under the Texas Development Corporation Act of 1979 (the "Act"), now codified under Chapters 501-505, of the Texas Local Government Code, as amended.

ARTICLE I
PURPOSES

Section 1.01 and Section 1.02 of the Bylaws of the Corporation is hereby amended by changing to the following language:

General Purposes

~~1.01 The Corporation acts on behalf of the City of Bay City, Texas in furtherance of the public purposes of the Act and may engage in any project authorized under Sec. 2(10) or Sec. 4B of the Act.~~

~~1.02 The Corporation has all the powers, both express and implied, granted to corporations governed by Sec. 4B of the Act.~~

1.01 The Corporation acts on behalf of the City of Bay City, Texas in furtherance of the public purposes of the Act and may engage in any project authorized for Type B Corporations under the Act.

1.02 The Corporation has all the powers, both express and implied, granted to Type B Corporations under the Act.

ARTICLE II
OFFICES

Section 2.01 of the Bylaws of the Corporation is hereby amended by changing the principal address as follows:

Principal Office

2.01 The principal office of the Corporation in the State of Texas is located at ~~1901 Fifth Street~~ 4000 Avenue F in Bay City, Texas. The Board of Directors may provide for additional offices or change the location of any office.

2.02 The Corporation shall comply with the requirements of the Act and maintain a registered office and registered agent in Texas. The registered office may, but need not, be identical with the Corporation's principal office in Texas. The Board of Directors may change the registered office and the registered agent as provided in the Act.

ARTICLE III
BOARD OF DIRECTORS

Management of the Corporation

3.01 The affairs of the Corporation shall be managed by the Board of Directors.

Number, Qualifications and Tenure of Directors

3.02 The Affairs of the Corporation shall be managed by a Board of Directors consisting of seven (7) Directors appointed by the governing body of the City of Bay City, Texas for staggered two (2) year terms of office. At least four (4) of the Directors shall be persons who are not employees, officers, or members of the governing body of the City of Bay City, Texas and the remaining three (3) Directors shall be members of the governing body of the City of Bay City, Texas. Any Director who is a member of the governing body of the City of Bay City, Texas shall cease to be a Director at the time he or she ceases to be a member of the governing body of the City of Bay City, Texas.

Each Director must meet the residency requirements of Section 505.052 of the Texas Local Government Code, as amended, which provides that Directors of a Corporation created by a municipality with a population of 20,000 or less must reside: (1) in the municipality; (2) in the county in which the municipality is located; or (3) within 10 miles of the municipality's boundaries and in a county bordering the county in which most areas of t~e municipality is located.

Directors are removable by the governing body of the City of Bay City, Texas at any time without cause. The Directors shall serve as such without compensation except that they shall be reimbursed for their actual expenses incurred in the performance of their duties as Directors.

Any vacancy occurring on the Board of Directors through death, resignation or otherwise shall be filled by appointment by the governing body of the City of Bay City, Texas to hold office until the expiration of the term.

Section 3.021(a) of the Bylaws of the Corporation is hereby amended by changing to the following language:

Rotation and Term Limits of Directors

3.021(a) Terms Limits for City Council directors shall be established by a rotation of eligible City Council positions as follows:

CHOICE NUMBER 1 (continuation of current method)

Year	Eligible Positions
2025	1, 2, 3
2027	2, 3, 4
2029	3, 4, 5
2031	4, 5, 1
2033	5, 1, 2
2035	1, 2, 3

and continuing thereafter in the same rotation fashion.

Two choices for consideration

CHOICE NUMBER 2 (new method)

Year	Eligible Positions
2025	1, 2, 3
2027	4, 5, 6
2029	1, 2, 3
2031	4, 5, 6

and continuing thereafter in the same rotation fashion.

3.021(b) To afford citizens the opportunity to serve the community, non-council directors shall serve no more than three (3) consecutive terms.

Vacancies

3.03(a) The position of a Director shall become vacant upon his or her death, resignation, removal from his or her position as a Director in any manner authorized by law, statute, or these bylaws, or forfeiture of his or her position as Director.

Section 3.031 of the Bylaws of the Corporation is hereby deleted.

~~*Nominating Committee*~~

~~3.031 A committee to select candidates for nomination to the Board shall be appointed by the President. Such committee shall consist of the Mayor, the Director of Human Resources, and two current Board members, at least one of whom shall also be a Council member. No candidate shall be eligible for nomination unless such candidate has filed with the committee a completed Volunteer Interest Form.~~

Annual Meetings

3.04 The annual meeting of the Board of Directors shall be held during the month of June of each year. The Board of Directors shall designate the time and location of the annual meeting which stall be held in the principal offices of the corporation.

Section 3.05 of the Bylaws of the Corporation is hereby amended by changing to the following language:

Regular Meetings

~~3.05 The Board of Directors may provide for regular meetings by resolution stating the time and place of such meetings. The meeting shall be held within the City of Bay City, Texas, at the principal offices of the corporation or at such other location as the Board of Directors may designate.~~

3.05 Regular meetings of the board shall be held within the City of Bay City, Texas, at the principal offices of the corporation or at such other location as the Board of Directors may designate. All meetings shall be called and held in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 3.06 of the Bylaws of the Corporation is hereby amended by changing to the following language:

Special Meetings

~~3.06 Special meetings of the Board of Directors may be called at the request of the president or any two directors. A person or persons calling the meeting shall fix the time and location of the meeting, which meeting shall be conducted within the City of Bay City, Texas. The person or persons calling a special meeting shall notify the Secretary of the Corporation of the information required to be included in the notice of the meeting. In addition to the posting of a meeting notice in accordance with these Bylaws, a copy of each such meeting notice shall be delivered to each director not less than seventy-two hours before the time of the meeting. A meeting notice shall be deemed delivered to any director when deposited in the United States mail addressed~~

~~t the director at his or her address as it appears on the records of the Corporation. Such additional notice may be waived in writing by a director at any time either before or after the time of the meeting and such additional notice shall be deemed waived by attendance.~~

3.06 Special meetings of the Board of Directors may be called at the request of the president or any two directors. A person or persons calling the meeting shall fix the time and location of the meeting, which meeting shall be conducted within the City of Bay City, Texas. The person or persons calling a special meeting shall notify the Secretary of the Corporation of the information required to be included in the notice of the meeting. Notice of a special meeting may be waived in writing by a director at any time either before or after the time of the meeting and shall be deemed waived by attendance.

Section 3.07 of the Bylaws of the Corporation is hereby amended as follows:

Notice of Meetings

3.07 The Board of Directors shall be considered a "governmental body" within the meaning of Texas Government Code, Sec. 551.001 and notice of each meeting shall be given in accordance with the provisions of Texas Government Code, Chapter 551 (The Texas Open Meeting Act). Each Director shall be given written notice of regular and special meetings. Delivery of such notice may be in person, by email, or by facsimile transfer.

Section 3.08 of the Bylaws of the Corporation is hereby amended as follows:

Quorum

3.08 A majority of ~~Four (4)~~ directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The presence of a director may not be established by proxy. No business shall be conducted, nor shall any action be taken by the Board of Directors in the absence of a quorum.

Duties of Directors

3.09 Directors shall exercise ordinary business judgement in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the interests of the Corporation and which are not unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

Section 3.09(a) of the Bylaws of the Corporation is hereby deleted.

~~3.09(a) The Board of Directors shall have the ability to admonish one or more of its seven member Director Board should he or she not exercise ordinary business judgment or who takes any action in which a majority of the Board of Directors determines to have exceeded that Directors official capacity as Director of the Corporation.~~

Section 3.10 of the Bylaws of the Corporation is hereby amended by changing to the following language:

Actions of Board of Directors

~~3.10 The Board of Directors shall try to act by consensus. However, the vote of a majority of directors present at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors.~~

3.10 The act of a majority of the Directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation unless the act of a greater number is required by law.

Proxy Voting Prohibited

3.11 A director may not vote by proxy.

Removal of Directors

3.12 The Board of Directors and each member thereof serves at the pleasure of the City Council of the City of Bay City, Texas which may remove any director at any time, either with or without cause.

Sections 3.12(a) and Section 3.13 of the Bylaws of the Corporation are hereby deleted.

~~3.12(a) The Board of Directors shall have exclusive ability to remove a Director after at least thirty (30) days notice and the opportunity for the affected Director to be heard (at the regular meeting or Executive Session, at the option of the affected Director). The Board of Directors shall by a qualified majority of five (5) out of a possible six (6) affirmative votes (the affected Director being considered for removal has no vote) when the full seven (7) member Board of Directors is appointed and present, or by a qualified majority of four (4) out of a possible five (5) affirmative votes (the affe.cted Director being considered for removal has no vote) in the event of a temporary vacancy of one Director position on the Board of Directors, Remove a Director from the Board. A Director may not be removed by less than four (4) affirmative votes.~~

~~*Forfeiture*~~

~~3.13 Forfeiture of Position as Director. A Director shall forfeit his or her office if:~~

~~a. He or she lacks, at any time during his or her term, any qualification for the position as Director prescribed by State Law or these Bylaws;~~

~~b. Violates any express prohibition of these Bylaws;~~

~~c. Is convicted of a felony or a crime involving moral turpitude.~~

ARTICLE IV
OFFICERS

Officer Positions

4.01 The officers of the Corporation shall be a president, who shall have at least one (1) years prior service on the Board, and who shall serve no more than four (4) consecutive years as president, a vice president, a secretary, an assistant secretary, and a treasurer. The Board of Directors may create additional officer positions, define the authorities and duties of such additional positions, and appoint persons to fulfill such positions. No person may hold more than one such office. The positions of president and vice president must be directors of the Corporation. The positions of secretary, assistant secretary, and treasurer shall be filled by such designees as are approved by the Board of Directors.

Election and Terms of Officers

4.02 The officers of the Corporation shall be elected annually by the Board of Directors at the regular annual meeting.

Removal of Officers

4.03 Any officer may be removed by the Board of Directors at any time, with or without cause. The removal of an officer does not result in the removal of such person as a director of the Corporation.

Vacancies

4.04 A vacancy in any office may be filled by the Board of Directors for the unexpired portion.

President

4.05 The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the business and affairs of the Corporation.

The president shall preside at all meetings of Board of Directors. The president shall execute all documents and agreements affecting the corporation, except where such power is expressly delegated to another officer of the Corporation. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

Vice President

4.06 When the president is absent, is unable to act, or refuses to act, the vice president shall perform the duties of the president. When acting in place of the president, the vice president shall have all the powers and duties as the president and be subject to all of the limitations and restrictions placed upon the president.

Section 4.07 of the Bylaws of the Corporation is hereby amended by adding the following language:

Secretary

4.07 The secretary shall:

(a) Give all notices as provided in the bylaws as required by law.

(b) Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.

(c) Maintain custody of the corporation records, authenticate corporate documents and affix the seal of the Corporation as required.

(d) Keep a register of the mailing address of each director and officer of the Corporation.

(e) Perform duties as assigned by the president or Board of Directors.

(f) Perform all duties incident to the office of secretary.

The secretary may, with approval of the Board of Directors, delegate the duties of secretary to the assistant secretary.

Treasurer

4.08 The treasure shall:

(a) Have charge and custody of and be responsible for all funds and securities of the Corporation

(b) Receive and give receipts for moneys due and payable to the Corporation from any source.

(c) Deposit all monies in the name of the Corporation in banks, trust companies, or other depositories as provided by these bylaws.

(d) Write checks and disburse funds to discharge obligations of the Corporation. However, all checks shall be signed by wither the president or vice president as the Board may require.

(e) Maintain the financial books and records of the Corporation.

(f) Prepare financial reports at least annually.

(g) Perform other duties as assigned by the Board of Directors.

(h) Perform all duties incident to the office of treasurer.

ARTICLE V
TRANSACTIONS OF THE CORPORATION

Contracts

5.01 The Board of Directors may authorize any officer or agent of the Corporation to enter into or execute and deliver any instrument in the name of or on behalf of the Corporation. This authority may be limited to a specific contract or instrument or it may extend to any number and type of possible contracts and instruments.

Depository

5.02 The Board of Directors of the Corporation shall designate a depository bank. All fund of the Corporation shall be deposited with the depository bank.

Potential Conflicts of Interest

5.03 The members of the Board of Directors are local public officials within the meaning of Texas Government Code, Chapter 171. If a director has a substantial interest in a business entity or real property which is the subject of deliberation by the Board of Directors, the director shall file an affidavit with the secretary of the Corporation stating the nature and extent of the interest. Such affidavit shall be filed prior to any vote or decision upon the matter of the Board of Directors, and the interested director shall abstain from any vote or decision upon the matter.

ARTICLE VI
BOOKS AND RECORDS

Required Books and Records

6.01 The Corporation shall keep correct and complete books and records of account.

The Corporation's books and records shall include:

(a) A file endorsed copy of all documents filed with the Texas Secretary of State relating to the Corporation, including, but not limited to, the Articles of Incorporation, any Articles of Amendment, Restated Articles, Articles of Merger, Articles of Consolidation and Statement of Change of Registered Office or Agent.

(b) A copy of the bylaws, and any amended versions or amendments to the bylaws.

(c) Minutes of the proceedings of the Board of Directors.

(d) A list of names and addresses of the directors and officers of the Corporation.

(e) A financial statement showing the assets, liabilities, and net worth of the Corporation at the end of the three most recent fiscal years.

(f) A financial statement showing the income and expenses of the Corporation the three most recent fiscal years.

(g) All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status.

(h) The Corporation's federal, state, and local information or income tax returns for each of the Corporation's three most recent tax years.

Records Open to Public

6.02 The Corporation shall be considered a "governmental Body" within the meaning of Texas Government Code, Sec. 552.2003 and all records of the Corporation shall be made available to the public for inspection or reproduction in accordance with the requirement of Texas Government Code, Chapter 552 (The Texas Open Records Act).

Audits

6.03 The City Council of the City of Bay City, Texas may at any time require an independent audit of the Corporation's books to be conducted.

ARTICLE VII
FISCAL YEAR

The fiscal year of the corporation shall begin on the first day of October and end on the last day of September.

ARTICLE VIII
AMENDMENTS TO BYLAWS

The bylaws may be altered, amended or repealed by the Board of Directors with the consent of the City Council of the City of Bay City, Texas.

ARTICLE IX
MISCELLANEOUS PROVISIONS

Legal Authorities Governing Construction of Bylaws

9.01 The bylaws shall be construed in accordance with the laws of the State of Texas. All references in the bylaws to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time. It is expressly provided that the provisions of the Development Corporation Act of 1979 applicable to corporations governed under Sec. 4B of that Act are incorporated within these bylaws by reference. In the event of any conflict between the applicable provisions of such Act and these bylaws, then the applicable provisions of such Act shall control.

Legal Construction

9.02 If any bylaw provision is held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect any other provision and the bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the bylaws.

Headings

9.03 The headings used in the bylaws are used for convenience and shall not be considered in construing the terms of the bylaws.

Seal

9.04 The Board of Directors may provide for a corporate seal. Such seal would consist of two concentric circles containing the words "Bay City Community Development Corporation" and "Texas" in one circle and "Incorporated" together with the date of incorporation of the

Corporation in the other circle.

Parties Bound

9.05 The bylaws shall be binding upon and inure to the benefit of the directors, officers and agents of the Corporation and their respective heirs, executors, administrators, legal representatives, successors and assigns except as otherwise provided in the bylaws.

Effective Date

9.06 These bylaws, and any subsequent amendments hereto shall be effective from the date upon which approval has been given both by the Board of Directors and the City Council of the City of Bay City, Texas.

CERTIFICATE OF SECRETARY

I certify that I am the duly elected and acting secretary of the BAY CITY COMMUNITY DEVELOPMENT CORPORATION and the foregoing Bylaws constitute the Bylaws of the Corporation. These Bylaws were duly adopted at a meeting of the Board of Directors held on the 6th day of September, 1994, and subsequently approved and ratified by the City Council of the City of Bay City, Texas at a meeting held on the 8th day of September, 1994.

Signed this 12th day of September, 1994.

/s/ Tammy Evans
Secretary of the Corporation

Incorporates Bylaw Amendments:
adopted April 24, 2006, approved by City Council on June 8, 2006
adopted June 3, 2013, approved by City Council on July 11, 2013
adopted June 29, 2015, approved by City Council on July 9, 2015
adopted January 1, 2022, approved by City Council on March 8, 2022
adopted August ___, 2025, approved by City Council on ____________, 2025

Bay City Community Development Corporation

2025–2026 Strategic Goals & Initiatives

Prepared by: Bay City CDC
Updated: June 2025

Executive Summary

This Strategic Plan outlines the Bay City Community Development Corporation's goals and actionable initiatives for fiscal years 2025–2026. Aligned with a recent SWOT analysis and reflective of prior years' performance, the plan targets six key pillars: Education, Resources, Workforce, Collaboration, Equitable Access, and Infrastructure. These focus areas are drawn from public input, internal reviews, regional partnerships, and long-term growth goals. Each initiative has been carefully crafted to build on the organization's proven successes in workforce development, business support, housing, and infrastructure. With clear metrics and collaborative intent, this plan will guide BCCDC in elevating Bay City's economic development efforts while remaining responsive to local needs.

2025–2026 BCCDC Goals and Initiatives

Goal	Initiatives Short Term	Initiatives Long Term	Measuring Unit
ED/CD EDUCATION Collaborate with county and regional partners to advance public understanding of economic and community development principles. Core focus areas will include workforce alignment, development permitting, municipal tax structures, and the strategic use of local and state incentive programs.	- Continue "Something to Chew On" educational luncheons - Update and distribute development FAQ sheets - Promote CTED coursework for staff and community leaders - Engage with civic organizations to increase awareness	- Expand WCJC and BCISD trade education - Launch ED/CD certificate program for public officials - Formalize school and nonprofit partnerships	- # of events hosted - # of course enrollments - FAQ distributions
RESOURCES Pursue the sustainable development and efficient utilization of Bay City's infrastructure, utilities, and land assets. Strategically position the community within regional networks to improve long-term access to water, power, and property needed for industrial, commercial, and residential growth among leading organizations within these parameters.	- Partner with Retail Strategies for outreach - Map underutilized assets within TIRZ zones - Identify third-party grant or data consultants - Better position Bay City by attending LCRA, Region 10, Region K, Jackson Electric, AEP regional and state meetings - Better advocacy at the federal level	- Advocate for regional water/power authority inclusion - Pool resources with likeminded entities to place Matagorda/ Bay City residents on boards of import - Support expansion of water/wastewater infrastructure	- Develop a Certified Sites program - Acres prepared for development - Infrastructure completions
WORKFORCE Develop and support initiatives that improve employment readiness and economic mobility for Bay City residents. Emphasis will be placed on reducing unemployment through expanded access to vocational training, certification programs, and employer partnerships that align with local job market needs.	- Host Workforce-specific lunch and learns - Launch women/minority career sessions - Pilot internships with Chamber and employers - Assist with improving relations with the Workforce Development Board and our	- Fund trade training/apprenticeships - Expand high school career pathways - Create long-term workforce training programs	- # trained or placed - Wage growth post-program

	underrepresentation at times of funding		
COLLABORATION Strengthen local, regional, and statewide partnerships to improve outcomes in funding, development, and economic expansion. Leverage cooperative agreements and strategic planning coalitions to accelerate shared goals across governmental and private entities.	- Collaborate on drainage planning - Continue PPPs with regional attractions and growth opportunities - Join state/regional development taskforces - Continue to partner with like-minded entities for growth	- Help to organize regional economic task force - Build sustainable regional roundtables for permitting, windstorm, coastal community issues	- # of partnerships - Board/taskforce memberships
EQUITABLE ACCESS & INCLUSION Promote equitable access to economic opportunity through targeted programs for underserved communities. This includes expanding education and training offerings, increasing awareness of available resources, and reducing barriers to entrepreneurship and employment for low-income individuals.	- Deliver bilingual marketing - Partner on financial literacy and soft skills opportunities	- Launch incubator space for disadvantaged entrepreneurs - Support daycare/internet access initiatives - Expand access to transportation	- Program participation - # of business launches
INFRASTRUCTURE Advance major infrastructure priorities such as regional drainage and permitting reform to foster a more development-friendly environment. Work with like-minded entities to streamline the regulatory process and ensure the city is positioned for long-term, resilient growth.	- Continue Region 10 involvement - Host developer roundtables - Advocate for city drainage approval authority - Organize familiarization tours with Site Locators/ Recruiters	- Establish One-Stop Developer Center - Complete drainage improvement phases - Prioritize TIRZ infrastructure investment	- Permitting time reductions - Project benchmarks - Analysis of surveys