

**A G E N D A**

**BCCDC REGULAR BOARD MEETING**

**4000 Ave F  
Bay City Texas 77414**

**August 25<sup>th</sup>, 2025  
12:00 PM Noon**

Attendees Present Absent Late Arrived

Attendees	Present	Absent	Late	Arrived
President Jim Folse				
Vice President Erandi Allison				
Secretary Clint Hewitt				
Board Member Alisha Cornett				
Board Member Ben Flores				
Board Member Bradley Westmoreland				
Board Member Bruce Krauskopf				
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 July 28<sup>th</sup>, 2025
7. Discuss, consider and/or approve BCCDC Financials – Jim Frankson, BCCDC Treasurer
8. Discuss, consider and/or approve Quarterly Investment Report – Jim Frankson, BCCDC Treasurer
9. Discuss, consider and/or approve Itemized 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
10. Discuss, consider and/or approve Budget Amendments to 2024-2025 Budget.
11. Discuss, consider and/or approve 2<sup>nd</sup> BCCDC 2025-2026 Budget Review- Jessica Russell, BCCDC Executive Director
12. Discuss, consider and/or approve Hiring a Law firm for the Aquatic Center contract negotiations - BCCDC Attorney, Jill Cornelius & Jessica Russell, BCCDC Executive Director.
13. Executive Director report & update on Leakage Report, Grants and resiliency programs, and City reports - Jessica Russell, BCCDC Executive Director
14. Discuss, consider and/or approve Amendments to the Bylaws of Bay City Community Development Corporation, Attorney, Jill Cornelius & Jessica Russell, BCCDC Executive Director.

15. Discuss, consider and/or approve A Resolution of the Bay City Community Development Corporation Approving and Adopting the Provisions of Texas Local Government Code Section 552.275 Regarding Public Information Requests - BCCDC Attorney, Jill Cornelius & Jessica Russell, BCCDC Executive Director.
16. Discuss & Consider Aquatic Center Financial RFP -- Jessica Russell, BCCDC Executive Director
17. Discuss, Consider and/or approve the advisory Committee for the Aquatic Center - Jessica Russell, BCCDC Executive Director
18. Update from MCEDC Board Member Representative – Executive Director Mike Ferdinand or Board Member.
19. Setting of next meeting date – September 29<sup>th</sup>, 2025, at 12:00 pm  
**Location 4000 Ave F Bay City, TX 77414**
20. 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=CuYf7d83s6STIITNrDkzrpogaaFDLe.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](http://cityofbaycity.org) website August 22, 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.

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Ashley Talasek  
BCCDC Executive Assistant