

Minutes

BCCDC REGULAR BOARD MEETING

4000 Ave F

Bay City Texas 77414

November 21st 2025

8:30 am

Attendees Present Absent Late Arrived

Attendees	Present	Absent	Late	Arrived
President Jim Folse	X			
Vice President Erandi Allison	Via Zoom			
Secretary Clint Hewitt	X			
Board Member Alisha Cornett	X			
Board Member Ben Flores	X			
Board Member Bradley Westmoreland	X			
Board Member Bruce Krauskopf	X			
Interim Executive Director Mike Ferdinand	X			
BCCDC Attorney Jill Cornelius	Via Zoom			
BCCDC Treasurer Vacant				
BCCDC Executive Assistant Ashley Talasek	x			

1. Call to order @ 8:30 am
2. Certification of Quorum – Yes
3. Pledge of allegiance- Led by President Jim Folse
4. Approval of agenda - **Motion by Board Member Cornett seconded by Councilman Westmorland to approve the agenda. Motion carried**
5. Public comments – **Bruce Krauskopf mentioned trying to start or merge with Wharton County Youth fund and creating a group like that here. Jessica Shepperd said Go Tigers and Blackcats as they are headed to the Playoffs for football. Alisha Cornett said that the Christmas around the square had a great turnout. Ashley Talasek Shared the Video with the board showcasing the “Live” Theme of the live, work, play series.**
6. Approval of minutes from Regular Board meeting October 27th, 2025.
Motion by Board Member Cornett seconded by Councilman Westmorland to approve the October 27th Minutes. Motion carried
7. Discuss, consider and/or approve appointing a new Treasurer.
Councilman Flores nominated Board member Cornett for the Treasurer position, Seconded by President Folse. Motion carried.
8. Discuss, consider, and/or approve **BCCDC Facade Grant application Ann’s Nails & Spa – Nhung Le Beasley; BCCDC President**
Motion to approve the BCCDC Facade Grant application Ann’s Nails was made by Councilman Flores, Seconded by Councilman Westmoreland. Motion Carried.
9. Discuss, consider, and/or approve Cleaning Service Agreement for the BCCDC Offices and CED.
Motion to approve the Cleaning Service Agreement for the BCCDC Offices and CED was made by Board Member Krauskopf seconded by Board Member Cornett. Motion Carried.
10. Discuss, consider, and/or approve signing the MOU for the Aquatics center- BCCDC President Jim Folse.
Motion to approve signing the MOU for the Aquatics center with the amendment to change the order was made by Board Member Krauskopf, Seconded by Vice President Allison. Motion Carried.

11. Update from MCEDC Board Member Representative – Executive Director Mike Ferdinand or Board Member. Mike Ferdidnand gave the board an update on the projects within the county. PCC has started moving forward. Project Bravo is moving on to the construction stage. This and Blackcat are Data Centers. Smart Chip is still active. We have 7 RFI's out right now and had a site visit earlier this week. STLNG is still active. December 17th at 5:30 is the MCEDC Annual Banquet.
12. Setting of next meeting date – December 19th, 2025, at 8:30am
Location 4000 Ave F Bay City, TX 77414
13. Adjournment 9:01 am

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=CuYf7d83s6STHTNrDkzrpoaaFDLe.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 November 19th, 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.


Jim Folse
BCCDC President


Ashley Talasek
BCCDC Executive Assistant