

A G E N D A

SPECIAL CALLED BOARD MEETING

4000 Ave F
Bay City Texas 77414

Friday June 5th, 2026
8:30 am

Attendees Present Absent Late Arrived

President Jim Folse				
Vice President Erandi Allison				
Secretary Clint Hewitt				
Treasurer Alisha Cornett				
Board Member Ben Flores				
Board Member Bradley Westmoreland				
Board Member Bruce Krauskopf				
BCCDC Executive Director Melanie Townsend				
BCCDC Attorney Jill Cornelius				
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 May 22nd, 2026.
7. Discuss, consider, and/or approve awarding the financing agreement for the Aquatic Center. -President Jim Folse.
8. Discuss, consider, and/or approve the Continuing Education application for the YMCA – Shuana Skoruppa – Melanie Townsend, BCCDC Executive Director
9. Discuss, consider, and/or approve requested changes to the Lease agreement with COG Trading LLC. - President Jim Folse.
10. Setting of next meeting date –
THURSDAY June 18th, 2026, at 8:30 am (Goal Setting Workshop)
Location 4000 Ave F Bay City, TX 77414
11. 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 website June 1st, 2026, 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