



A G E N D A

REGULAR BOARD MEETING

4000 Ave F

Bay City Texas 77414

Friday, September 4th, 2026

8:00 am

Attendees	Present	Absent	Late	Arrived
President Jim Folse				
Vice President Erandi Allison				
Secretary Bruce Krauskopf				
Treasurer Alisha Cornett				
Board Member Bradley Westmoreland				
Board Member Clint Hewitt				
Board Member Cory McCray				
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 Special called Board Meeting August 13th, 2026.
7. Discuss, consider and/or approve BCCDC Financials – Jim Frankson KML or Alisha Cornett, BCCDC Treasurer
8. Discuss, consider and/or approve BCCDC Budget Amendments - Melanie Townsend, BCCDC Executive Director
9. Discuss, consider, and/or approve **BCCDC Façade Grant Application for Cornett & Co. Diamonds and Fine Jewelry- Alisha Cornett-** Melanie Townsend, BCCDC Executive Director
10. Discuss, consider, and/or approve signing the engagement letter for fiscal year ending September 30,2026 from public accountant Harrison, Waldrop & Uherek (HWP).

11. Discuss, consider and/or approve BCCDC Website Grant Invoice for The Bay City Chamber of Commerce and Agriculture - Melanie Townsend, BCCDC Executive Director
12. Discuss, Consider and or approve signing a Letter of renewal for depository services with Prosperity Bank -Melanie Townsend, BCCDC Executive Director
13. Discuss, consider and/or approve Bid for replacement of the Lennox 10- ton gas roof unit on the WCJC side of the CED- Melanie Townsend, BCCDC Executive Director.
14. Discuss, Consider and or approve signing the Amendment to the Lease with Matagorda Industrial Resource Center.-Melanie Townsend, BCCDC Executive Director
15. Update from MCEDC Board Member Representative
16. MEET IN EXECUTIVE SESSION:
Sec. 551.071 Discuss pending or contemplated litigation; settlement offers and enforcement options
 - 1) Adjourn Into Executive Session: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code to discuss pending or contemplated litigation, settlement offers and enforcement options related to Lease Agreement with COG Trading, LLC
 - 2) Return to Open Session: Sec. 551.071 Discuss pending or contemplated litigation; settlement offers and enforcement options
17. Setting of next meeting date –
Friday October 23rd, 2026, at 8:00 am
Location 4000 Ave F Bay City, TX 77414
18. 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 August 30th 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