

**A G E N D A**

**BCCDC REGULAR BOARD MEETING  
4000 Ave F  
Bay City Texas 77414**

**December 16<sup>th</sup>, 2024**

Attendees	Present	Absent	Late	Arrived
President Alisha Cornett				
Vice President Jim Folse				
Secretary Erandi Allison				
Board Member Blayne Finlay				
Board Member Jeannette Bell				
Board Member Ben Flores				
Board Member Clint Hewitt				
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 November 18<sup>th</sup>, 2024
7. Discuss, consider, and/or approve **BCCDC Façade Grant application Rabun Services, LLC- Bryce Rabun**—  
Jessica Russell, BCCDC Executive Director
8. Update from MCEDC Board Member Representative
9. Presentation on use of both New Markets Tax Credits (NMTC) and municipal bonds as funding sources for the aquatics center and YMCA project in Bay City - Jeff White, Columbia Capital Municipal Advisors
10. MEET IN EXECUTIVE SESSION:  
Sec. 551.087 Deliberation Regarding Economic Development Negotiations
  - a. Adjourn into Executive Session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations

- b. Return to Open Session: Discuss consider and/or approve action regarding the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations
11. Setting of next meeting date – January 20, 2025, at 12:00 pm  
**Location for board meetings has now changed to 4000 Ave F Bay City, TX 77414**
  12. 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 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.

**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 December 13, 2024, 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.

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Ashley Talasek  
BCCDC Executive Assistant