

**NOTICE OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
THE GREATER BROWNSVILLE INCENTIVES CORPORATION
JUNE 12, 2025, AT 4:00 P.M.**

Pursuant to Chapter 551, Section 551.041, of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Board of Directors of the Greater Brownsville Incentives Corporation will conduct a Regular Meeting on Thursday, June 12, 2025, at 4:00 p.m., in the Greater Brownsville Incentives Corporation Office, 500 E. Saint Charles Street, Brownsville, Texas 78520 and via WebEx Teleconference Meeting. You are invited to join us in person or by connecting online as follows:

<https://brownsvilletx.webex.com/brownsvilletx/j.php?MTID=mb25edaab95df9f8335a1189e11702131>

Meeting Number: 2535 755 5937

Password: gbic

Pursuant to Section 551.127, Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the video conferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

This Notice and Meeting Agenda are posted online at: <https://greaterbrownsville.com/agendas/>. The members of the public wishing to participate in the meeting hosted through WebEx Teleconference can join at the following numbers:

Join by phone
+1 (844) 621-3956
+1 (650) 479-3208
United States Toll
Access code: 253 575 55937

Members of the public who submitted a "Public Comment Form" will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act.

At any time during the course of the posted meeting, the Board of Directors of the Greater Brownsville Incentives Corporation may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board of Directors under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

Further, at any time during this meeting, the Board of Directors may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER

A) ROLL CALL

PUBLIC COMMENT PERIOD

Non-Agenda Items: Kindly submit a “Public Comment Form” stating the items of public concern that you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary of the City of Brownsville or the Recording Secretary of Greater Brownsville Incentives Corporation. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker. The form can be requested by calling the Greater Brownsville Incentives Corporation office or In-Person at the meeting.

- **Agenda Items:** Kindly submit a “Public Comment Form” stating which item(s) on the agenda that you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary or the Recording Secretary of Greater Brownsville Incentives Corporation. Speakers will be allowed to address the Greater Brownsville Incentives Corporation Board on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.

- **Time Limits:** The Greater Brownsville Incentives Corporation Board shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda, or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

CONSENT AGENDA ITEMS:

1. Consideration and action, if any, on the following items:

- 1.1 Approval of the minutes of the May 15, 2025, Regular Board Meeting

- 1.2 Approval of payments issued in May of 2025.

GREATER BROWNSVILLE INCENTIVE CORPORATION STAFF REPORT (NO ACTION):

2. Business Retention and Expansion and Workforce Development Efforts. — (Jovanna Rangel, *Director of Space and Energy*)

3. Marketing and Communications. – (Marcela Saenz, *Director of Marketing & Communications*)
4. Strategic Plan Update. – (Griselda Munoz, *Assistant Director of Business Recruitment*)
5. Business Recruitment/Events & Sponsorships- (Jerry Briones, *Deputy Executive Director/COO*)
6. Executive Report – (Gilberto Salinas, *GBIC Chief Executive Officer*)

ITEMS FOR INDIVIDUAL CONSIDERATION (ACTION ITEMS):

7. Discussion, consideration, and possible action authorizing an amendment to the GBIC Bylaws to change the title of position of Board President to Board Chairman and change of title of the position of Executive Director Officer to President and Chief Executive Officer. (Jose Caso, *GBIC Legal Counsel*)
8. Discussion, consideration, and possible acting authorizing a payment of \$1,143,150.42 to Brownsville Public Utilities to install electrical infrastructure and equipment within the Greater Brownsville Tech District Phase 1 West Subdivision.
9. Discussion, consideration, and possible action regarding issuance of a work authorization to HALFF Associates, Inc. for engineering services pertaining to the Greater Brownsville Tech District Phase 2 West Subdivision. (Jose Caso, *GBIC Legal Counsel*)
10. Discussion, consideration, and acknowledgment of Greater Brownsville Incentives Corporation Financials. – (Salvador Villalpando, *Finance Director*)

EXECUTIVE SESSION

11. Closed session pursuant to Texas Gov't Code Sections 551.071 (Consultation with Attorney); 551.072 (Property Deliberation); 551.087 (Economic Development Negotiations) Related to:

- 11.1 Project Industrial
- 11.2 Project Big Tuna
- 11.3 Project Hot Rod

CONVENE INTO OPEN SESSION AND TAKE POSSIBLE ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION

12. Consideration and **ACTION**, if any, including but not limited to the adoption of board resolutions related to items discussed in executive session(s):

- 12.1 Project Industrial
- 12.2 Project Big Tuna
- 12.3 Project Hot Rod

ADJOURNMENT

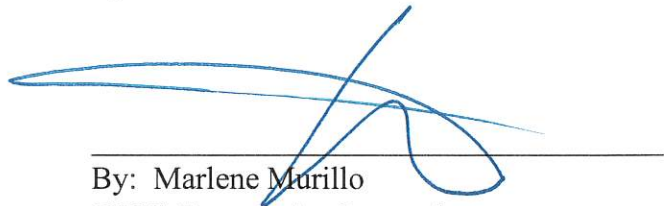
13. Meeting Adjournment

To the extent authorized by law, meetings of the Greater Brownsville Incentives Corporation are governed by the rules of meeting decorum as adopted by Resolution Number 2019 – 101719.

NOTE: The Greater Brownsville Incentives Corporation does not discriminate based on disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of accommodation is encouraged to contact the ADA Coordinator at 956/548-6037 (voice or Relay TX) by Monday, June 09, 2025, no later than 4:00 P.M., to make proper arrangements.

Signed this 9th day of June 2025 at 1:57 a.m./p.m. in Brownsville, Texas.

By:



By: Marlene Murillo
GBIC Community Outreach
Coordinator / Recording Secretary

I certify that a copy of the June 12, 2025, Agenda of the items to be considered by the Greater Brownsville Incentives Corporation Board was posted on the Bulletin Board Area at the Brownsville City Hall - Federal Building at least 72 hours prior to the board meeting. I further certify that the Agenda was posted on the City's website and the Greater Brownsville website and can be downloaded by accessing: <https://greaterbrownsville.com/agendas/>