

**NOTICE OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
THE GREATER BROWNSVILLE INCENTIVES CORPORATION
JULY 17, 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, July 17, 2025, at 4:00 p.m., in the Brownsville City Hall – Federal Building, 2nd Floor City Commission Chambers, 1001 East Elizabeth St., Brownsville, Texas 78520 and via WebEx Teleconference Meeting by logging on at:

<https://brownsvilletx.webex.com/brownsvilletx/j.php?MTID=m7cb7779c25467a1aab6164e5456e369f>

Meeting Number: 2535 450 9680

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: 253 545 09680

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 June 12, 2025, Regular Board Meeting

- 1.2 Approval of payments issued in June of 2025.

GREATER BROWNSVILLE INCENTIVE CORPORATION STAFF REPORT (NO ACTION):

2. Space and Energy Efforts. – (Jovanna Rangel, *Director of Space and Energy*)

3. Marketing and Communications. – (Marcela Saenz, *Director of Marketing & Communications*)

4. Business Development and Strategic Plan Progress. – (Griselda Munoz, *Senior Director of Business Development*)

5. Business Recruitment & Community Engagements- (Jerry Briones, *Senior Vice President*)

6. Executive Report – (Gilberto Salinas, *GBIC President & CEO*)

ITEMS FOR INDIVIDUAL CONSIDERATION (ACTION ITEMS):

7. Discussion, consideration, and possible action to approve an Interlocal Agreement with the City of Brownsville concerning the GBIC Industrial Park Project, and to adopt a resolution authorizing GBIC President and CEO, Gilberto Salinas, to execute property deeds in accordance with the terms outlined in the Interlocal Agreement. – (Jose Luis Caso, *Legal Counsel*)

8. Discussion, consideration, and possible action for payment in the amount of \$1,397,879.05 for the Proposal for Engineering and Construction phase services for +266 acres out of Phase 1 East on Phase 3 of the Greater Brownsville Tech District Subdivision Master Plan Development on SH 550 and FM 1847 in Brownsville, TX. (Project P61479)

9. Discussion, consideration, and acknowledgment of Greater Brownsville Incentives Corporation Financials and Quarterly Investment Report. – (Salvador Villalpando, *Director of Budget and Investments*)

EXECUTIVE SESSION

10. 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:

10.1 Project Industrial

10.2 Fiscal Year 2026 Budget Workshop

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

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

11.1 Project Industrial

11.2 Fiscal Year 2026 Budget Workshop

ADJOURNMENT

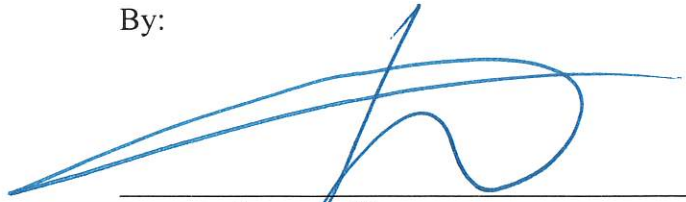
12. Meeting Adjournment

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, July 14, 2025, no later than 4:00 P.M., to make proper arrangements.

Signed this 14th day of July 2025 at 1:13 a.m./p.m. in Brownsville, Texas.

By:



By: Marlene Murillo
GBIC Executive Assistant & Community
Outreach Coordinator / Recording Secretary

I certify that a copy of the July 17, 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/>