

STATE OF TEXAS
COUNTY OF CAMERON
CITY OF BROWNSVILLE

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**NOTICE OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE GREATER BROWNSVILLE INCENTIVES
CORPORATION (GBIC)**

TELECONFERENCE OPEN MEETING

Pursuant to Chapter 551, Title 5, 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 (GBIC) will conduct a Regular Meeting on Thursday, January 7, 2021, at 5:30 P.M. **via Webex Teleconference Meeting by logging on at:**

<https://brownsville.webex.com/brownsville/j.php?MTID=m0586f1e9827bba72e0f8af3e1d458d00>

Password: meeting

This Notice and Meeting Agenda are posted online at: <http://www.cob.us/AgendaCenter> AND at <https://greaterbrownsville.com/board-meeting-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
+14084189388
United States Toll
Access code: 146 993 0102

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.

CALL TO ORDER

- a) ROLL CALL
- b) INVOCATION

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 GBIC. 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 completed and submitted at: <https://www.cob.us/formcenter/city-secretary-17/public-comment-registration-form-86>.

- **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 GBIC. Speakers will be allowed to address the GBIC Board on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The GBIC 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.

ITEMS FOR INDIVIDUAL CONSIDERATION

- 1) Discussion and action on Election of Officers.
- 2) Discussion and action on amendment of the GBIC Bylaws.
- 3) Discussion and action, if any, on Resolution Number R-2021-01 approving signatories for bank accounts and related matters.
- 4) Discussion and action on Resolution Number R-2021-02, repealing Resolution Number R-2020-01 electing specific closed meeting procedures.
- 5) Discussion and action to authorize the removal, migration, and change of GBIC e-mails, websites, and other electronic, virtual, or internet locations or other media to City of Brownsville domains, hosts, servers, and control.
- 6) Discussion and action, if any, regarding the disposition and finalization of closing documents for Exel Bobbin-SBB Holdings, LLC, including the Promissory Note and Warranty Deed with Vendor’s Lien.
- 7) Consideration and action, if any, on the following items:
 - a) Approval of the Minutes of Special, Workshop & Regular Board Meetings —
 - Regular: November 19, 2020
 - b) Approval regarding the payment of vendor services invoiced to the GBIC for the months of November and December, 2020.
- 8) Discussion and Acknowledgement of GBIC Financials and Quarterly Investment Report — (Lupe Granado, COB Finance Director).
- 9) Discussion and action, if any, on changing the name of the GBIC organization.

- 10) Discussion and action, if any, regarding the update of the GBIC Articles of Incorporation with the Secretary of State.
- 11) Update from the Executive Director regarding the status of the FM 511 Master Plan.
- 12) Discussion and action, if any, to provide direction on the progress of the FM 511 Master Plan.
- 13) Discussion and action, if any, regarding the findings of the 2020 City of Brownsville Internal Auditor Report of the GBIC acquisition of the Orestes and Shades properties.
- 14) Discussion and action, if any, regarding the direction of staff to cooperate with pending audits to be performed by the City Auditor.
- 15) Discussion and action, if any, regarding the Agreement for Legal Services with The Pruneda Law Firm, P.L.L.C.

EXECUTIVE SESSION

- 1) Executive Session pursuant to Tex. Gov't Code Sec. 551.087(1) to discuss or deliberate regarding commercial or financial information that the GBIC has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the City of Brownsville and with which the GBIC is conducting economic development negotiations regarding the following pending economic development projects and prospects:

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|----|------------------------|-----|-------------------|
| A. | Project Stone | O. | Project America |
| B. | Project Gold | P. | Project AG |
| C. | Project Dragon | Q. | Project King Kong |
| D. | Project Seal | R. | Project Text |
| E. | Project Pilot | S. | Project Igloo |
| F. | Project Tarheel | T. | Project Door |
| G. | Project Royal | U. | Project Key |
| H. | Project Custom | V. | Project Cast |
| I. | Project Bobbin | W. | Project Ten |
| J. | Project Plate | X. | Project K1 |
| K. | Project Medical Device | Y. | Project K2X |
| L. | Project Next Decade | Z. | Project Express |
| M. | Project Annova | AA. | Project Tri |
| N. | Project Texas LNG | | |

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 on the basis of 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 an accommodation is encouraged to contact the ADA Coordinator at 956/548-6037 (voice or Relay TX) by Monday, January 4, 2021, no later than 5:00 P.M., to make proper arrangements.

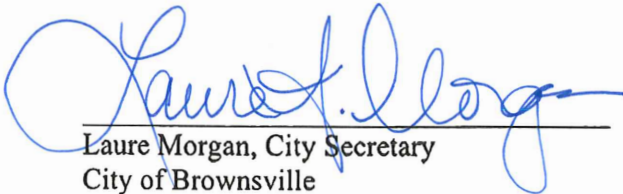
By: Trey Mendez
Mayor of the City of Brownsville/GBIC Board Member

Signed this 31st day of December, 2020 at 4:10 P.M. in Brownsville, Texas.

BY: 
Elsa Galvan, GBIC Executive Assistant/Recording Secretary

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I certify that a copy of the January 7, 2021_Agenda of the items to be considered by the GBIC Board was posted on the Bulletin Board Area at the Brownsville City Hall - Federal Building on December 31, 2020. I further certify that the Agenda was posted on the City's website and the GBIC website and can be downloaded by accessing: <http://www.cob.us/AgendaCenter> AND at <https://greaterbrownsville.com/board-meeting-agendas/>.


Laure Morgan, City Secretary
City of Brownsville