

STATE OF TEXAS §  
COUNTY OF CAMERON §  
CITY OF BROWNSVILLE §

**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, April 22, 2021, at 5:00P.M. via WebEx Teleconference Meeting by logging on at:

<https://brownsville.webex.com/brownsville/j.php?MTID=m172b6b20f5e1fdb9eff9338a3fc195e2>

Meeting Number: 187 008 2829

Password: gbic

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: 187 008 2829

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**

**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.

### **CONSENT AGENDA ITEMS**

- 1) Consideration and action, if any, on the following items:
  - a.) Approval of the Minutes of Special, Workshop & Regular Board Meetings —
    - Regular: March 11, 2021
  - b.) Approval regarding the payment of vendor services invoiced to the GBIC for the months of February 2021 and March 2021.

### **WORK SESSION**

- 1) Brownsville Chamber of Commerce update regarding COVID-19 Response Unit. – (Esmeralda Villarreal, CEO & President of BCOC)

### **EXECUTIVE DIRECTOR REPORT**

- 1) Business Retention, and Expansion Outreach efforts- (Helen Ramirez, GBIC Executive Director and Karla De La Riva, Associate Director of Business Retention & Expansion)

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 1) Discussion and Acknowledgment of GBIC Financials and Quarterly Investment Report. - (Lupe Granado, COB Finance Director)
- 2) Discussion, consideration, and possible action regarding the purchase of a Salesforce CRM Software platform in collaboration with the Brownsville Community Improvement Corporation (BCIC). - (Helen Ramirez, GBIC Executive Director and Nathan Burkhart, BCIC Director of Marketing & Small Business Development)
- 3) Discussion, consideration, and possible action on the payment of Impact Fees and Infrastructure Costs related to the development of the North Brownsville Industrial Park. - (Helen Ramirez, GBIC Executive Director and Ramiro Aleman, GBIC Director of Business Recruitment, Retention, & Expansion)
- 4) Discussion, consideration, and possible action on payment of economic development incentives as provided in the performance agreement for Keppel AmFels. - (Ramiro Aleman, GBIC Director of Business Recruitment, Retention, & Expansion)

## **EXECUTIVE SESSION**

1. Closed Session pursuant to Section 551.072 of the Tex. Gov't Code regarding the lease of real property if deliberation in an open meeting would have detrimental effect on the position of the City of Brownsville in negotiations with a third person, and pursuant to Section 551.087 of the Tex. Gov't code to deliberate financial or other incentives to a business prospect the GBIC seeks to have locate within the City, in relation to the lease of land and provision of financial incentives for Project Sky.
2. Closed Session pursuant to Section 551.071(2) of the Tex. Gov't Code to receive advice from legal counsel, and pursuant to Section 551.087 of the Tex. Gov't code to deliberate financial or other incentives to a business prospect the GBIC seeks to have locate within the City, for Project U-Haul.
3. 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, for Project Momentum.

## **RECONVENE**

### **POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION**

1. No Action on Project Sky.
2. Consideration and appropriate action, if any, regarding the provision of incentives for Project U-Haul.
3. Consideration and appropriate action, if any, regarding the negotiations or the provision of incentives for Project Momentum.

## **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, April 19, 2021, no later than 5:00 P.M., to make proper arrangements.

By: John Cowen Jr.  
Chair of the Board of Directors of the GBIC

Signed this 16<sup>th</sup> day of April 2021 at 3:15 pm in Brownsville, Texas.

By:   
Elsa Galvan, GBIC Executive Assistant/Recording Secretary

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I certify that a copy of the April 22, 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 April 16, 2021. 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 <https://greaterbrownsville.com/board-meeting-agendas/>.

  
Laure Morgan, City Secretary  
City of Brownsville