

Minutes of a **SPECIAL** called meeting of the Board of Directors of the Greater Brownsville Incentives Corporation (GBIC), held on **Friday, April 30, 2021 at 4:00 pm** at The Young House 500 E. Saint Charles St Brownsville, Texas and Cisco WebEx Video Teleconferencing.

Board Members in Attendance at the GBIC Office:

None

Board Members in Attendance via Cisco WebEx:

Commissioner John Cowen Jr (*Chairman of the Board*)
Commissioner Nurith Galonsky-Pizana (*Vice Chairman*)
Commissioner Rose Gowen (*Treasurer*)
Mayor Juan “Trey” Mendez III (*Board Member*)

Board Members Absent:

Commissioner Jessica Tetreau-Kalifa (*Board Member*)
Commissioner Joel Munguia (*Board Member*)
Commissioner Ben Neece (*Secretary*)

GBIC Staff in Attendance at the GBIC Office:

Helen Ramirez, *Executive Director/CEO*
Karla De La Riva, *Associate Director of Industry Retention & Expansion*
Elsa M. Galvan, *Executive Assistant*

Others in Attendance at the GBIC Office:

Eleazar Rodriguez, *City of Brownsville Project Manager*

Others in Attendance via Cisco WebEx:

Allison A. Bastian-Rodriguez, *Attorney Denton Navarro Rocha Bernal & Zech, P.C.*
Lupe Granado, *City of Brownsville Finance Director*
Martin Van Den Boogerd, *City of Brownsville Web Developer/Enterprise Applications*
Bryant Walker, *City of Brownsville Assistant City Manager/Aviation Administrator*
Francisco Partida, *City of Brownsville Special Project Manager*
Constanza Miner, *City of Brownsville Retail and Redevelopment Manager*
Nathan Burkhart, *Brownsville Community Improvement Corporation (BCIC) Director of Marketing & Small Business Development*
Josh Mejia, *Brownsville Community Improvement Corporation (BCIC) Executive Director*
Laure Morgan, *City of Brownsville City Secretary*

CALL TO ORDER

A) Roll Call- Excuse Members

With a quorum present, Chairman John Cowen Jr., called the meeting to order at 4:00 pm to consider the following matters, as posted at the Brownsville City Hall.

PUBLIC COMMENT PERIOD – No Public Comment.

ITEMS FOR INDIVIDUAL CONSIDERATION

- 1) 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)*

Executive Director Helen Ramirez comments to table this item for the next meeting. Agenda item was tabled.

- 2) 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)

Helen Ramirez addressed the board regarding the two industrial park properties owned by GBIC. Ms. Ramirez comments on the first development that has started in one of the parks and at the time when the property was subdivided GBIC did not pay the impact fees. Helen Ramirez addressed to pay for the water and wastewater impact fee for Lot 7 which is \$3,000 and \$5,000. Ms. Ramirez addresses the section of the sidewalk which will be no more than \$10,000, Fiber is listed as \$16,000 which may not be necessary and are in discussions right now regarding what it takes to input fiber at the park. She continues to say GBIC would like to put it all together and is asking for the approval from the board to pay for the impact fees which is not to exceed \$40,000.

Board member Juan “Trey” Mendez asked if these fees are for the development itself and not to benefit any particular tenant.

Helen Ramirez replies that this is the start of the development of the whole park. She comments that the user will still have to pay for the tap fees and connections with BPUB. Ms. Ramirez commented on the initial impact fees which were not paid by GBIC. Helen Ramirez mentioned that it has been at least 16 years since this park was first subdivided and regulations have changed, and we are starting to develop the park so we will be seeing these needs moving forward.

Rose Gowen comments it has been 12 years and on the portion of development and asked if it will be connected to the trail or the park itself?

Helen Ramirez replied that not at this point yet since it is on the other side of the park. She continues to say that once we start on the western side of the park. We do have a vision to connect to the trail and this is initially for the one piece that is being developed. The plan is to connect to the trail and Paredes battlefield trail.

John Cowen commented to ask Spectrum or AT&T to pay for this to show the vision and momentum we have which will pay for itself.

Helen Ramirez replies that the conversation just started with both Spectrum and AT&T and yes, she agrees that we have to those conversations so they can serve the whole park.

Treasurer Rose Gowen motion to approve. Board member Juan "Trey" Mendez seconded the motion. Motion carries.

EXECUTIVE SESSION

Board Member Juan "Trey" Mendez motion to move to executive session at 4:13pm. Treasurer Rose Gowen seconded the motion. Motion carries.

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

Treasurer Rose Gowen motion to reconvene into regular session at 4:35pm. Board member Juan "Trey" Mendez seconded the motion. Motion carries.

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

1. No Action on Project Sky.

Agenda Item was Not Acted On.

2. Consideration and appropriate action, if any, regarding the provision of incentives for Project U-Haul.

Treasurer Rose Gowen motion to proceed with incentives as discussed in executive session. Board Member Juan "Trey" Mendez seconded the motion. Motion carries.

3. Consideration and appropriate action, if any, regarding the negotiations of the provision of incentives for Project Momentum.

Helen Ramirez comments agenda item will not have no action.

ADJOURNMENT

Treasurer Rose Gowen motioned to adjourn the meeting at 4:36 pm. Board member Juan "Trey" Mendez Second the motion. Motion carries.

*

*

*

Approved this 27 day of May, 2021.



Commissioner John Cowen Jr., *Chairman of the Board of Directors*

Respectfully Submitted By: Elsa M. Galvan, *Executive Assistant*