

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, August 26, 2021, at 5:00 P.M. via WebEx Teleconference Meeting by logging on at: <https://brownsville.webex.com/brownsville/j.php?MTID=m6afde57fb23ddad2de89ecd4bcd5bdcb>

Meeting Number: 146 961 0818
Password: meeting

This Notice and Meeting Agenda are posted online at: <https://brownsvilletx.gov/129/Agendas-Minutes> 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
+1 (844) 992-4726
+1 (408) 418-9388
United States Toll
Access code: 146 961 0818

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.brownsvilletx.gov/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: July 22, 2021
 - Special: August 5, 2021
 - b.) Approval regarding the payment of vendor services invoiced to the GBIC for the month of July 2021.

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)
2. Update on the North Brownsville Industrial Park. – (Helen Ramirez, GBIC Executive Director)

ITEMS FOR INDIVIDUAL CONSIDERATION

- 1) Discussion and acknowledgement of GBIC Financials and Quarterly Investment Report. – (Lupe Granado, COB Finance Director)
- 2) Discussion, consideration, and possible action regarding the Fiscal Year 2022 GBIC budget. – (Helen Ramirez, GBIC Executive Director)

EXECUTIVE SESSION

1. Closed Session pursuant to Section 551.071(2) of the Tex. Gov't Code to receive advice from legal counsel and pursuant to (1) Section 551.087 of the Tex. Gov't Code to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have detrimental effect on the position of the GBIC in negotiations with a third person and (2) Section 551.087 of the Tex. Gov't Code to deliberate economic development negotiations and financial information received from a business prospect for proposed expansion or relocation in the City of Brownsville and seek legal advice regarding such projects, incentives, and negotiations, all related to Project Oxygen.
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 economic development negotiations and financial information received from a business prospect for proposed expansion or relocation in the City of Brownsville and seek legal advice regarding such projects, incentives, and negotiations related to Project Capital.
3. 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 economic development negotiations and financial information received from a business prospect for proposed expansion or relocation in the City of Brownsville and seek legal advice regarding such projects, incentives, and negotiations related to Project Bumble Bee.
4. 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 economic development negotiations and financial information received from a business prospect for proposed expansion or relocation in the City

of Brownsville and seek legal advice regarding such projects, incentives, and negotiations related to Project Return.

RECONVENE

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

1. No Action.
2. Consideration and approval of a Performance Agreement with Project Capital.
3. No Action.
4. Consideration and possible action on Project Return.

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 Organizational and Human Resources Department at 956/548-6037 (voice or Relay TX) by Monday, August 23, 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 23rd day of August 2021 at 9:30 am in Brownsville, Texas.

BY:



Elsa Galvan, GBIC Executive Assistant/Recording Secretary

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I certify that a copy of the August 26, 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 August 23, 2021. I further certify that the Agenda was posted on the City's website and the GBIC website and can be downloaded by accessing: <https://brownsvilletx.gov/129/Agendas-Minutes> AND <https://greaterbrownsville.com/board-meeting-agendas/>.

A handwritten signature in blue ink, appearing to read "Laure Morgan", with a long horizontal flourish extending to the right.

Laure Morgan, TRMC, CMC, CPM, MPA
City Secretary
City of Brownsville