

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, September 23, 2021, at 5:00 P.M. at Brownsville Public Library, Main Meeting Room, 2600 Central Blvd., Brownsville, TX 78520 and via WebEx Teleconference Meeting by logging on at: <https://brownsville.webex.com/brownsville/j.php?MTID=m46322b1870b343f283697ac2a69601f3>

Meeting Number: 2490 142 2831

Password: meeting

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://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: 249 014 22831

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: August 26, 2021
 - Special: September 2, 2021
 - b.) Approval regarding the payment of vendor services invoiced to the GBIC for the month of August 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 (NBIP) and the Brownsville/South Padre Airport - Air and Space Campus. - (Helen Ramirez, GBIC Executive Director and Eleazar Rodriguez, Special Projects Manager)

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discussion and acknowledgment of GBIC Financials and Quarterly Investment Report. – (Lupe Granado, COB Finance Director)
2. Discussion and possible adoption of investment policy. – (Lupe Granado, COB Finance Director)
3. Discussion, consideration, and possible action related to funding agreement between GBIC and an institution of higher education, Texas Southmost College (TSC), for The Center for Aerospace and Manufacturing Innovation that will create and maintain a primary job training facility within Brownsville, Texas, city limits. – (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 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.
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 Return.

3. 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 551.072 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 Momentum.
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 Capital.

RECONVENE

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

1. Consideration and action if any on Project Bumble Bee.
2. Consideration and approval of a Performance Agreement with Project Return.
3. No Action for Project Momentum.
4. Consideration and approval of a Performance Agreement with Project Capital.

ADJOURNMENT

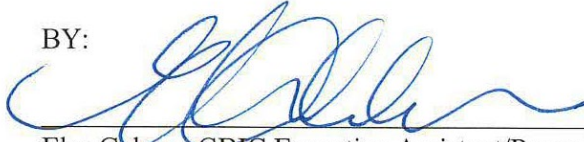
To the extent authorized by law, meetings of the Greater Brownsville Incentives Corporation are governed by the rules of meeting decorum as adopted by Resolution Number 2019 – 101719.

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 Development and Human Resources Department at 956/548-6037 (voice or Relay TX) by Monday, September 20, 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 20th day of September 2021 at 4:30 pm in Brownsville, Texas.

BY:



Elsa Galvan, GBIC Executive Assistant/Recording Secretary

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I certify that a copy of the September 23, 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 September 20, 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/>.



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