



**NOTICE OF A PUBLIC MEETING OF THE  
BROWNSVILLE COMMUNITY IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that a Regular Meeting of the Brownsville Community Improvement Corporation (“BCIC”) will be held on **Thursday June 27, 2024, at 5:00 p.m.** at **eBridge Center for Business & Commercialization**, located at **1304 East Adams Street, Brownsville, Cameron County, Texas, 78520** or via **Zoom by logging on at:**

<https://us02web.zoom.us/j/89764831646?pwd=tfzwmUZkFHPTnJyZQjk3RXUlyUgnJL.1>

**Meeting ID:** 897 6483 1646

**Passcode:** 326660

Pursuant to Section 551.127, Texas Government Code, one or more Board Members or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing 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://brownsvilleedc.org/meeting>.

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.

At any time during the posted meeting, the Board of Directors of the Brownsville Community Improvement Corporation may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board of Directors under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the Board of Directors may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

**1. CALL TO ORDER:**

1.1 Roll Call

**2. PUBLIC COMMENT:**

**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 BCIC staff. 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 requested by calling the Brownsville Community Improvement Corporation office or In-Person at the meeting.

**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 BCIC staff. Speakers will be allowed to address the BCIC Board on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.

**Time Limits:** The BCIC 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.

**3. CONSENT AGENDA ITEMS:** All items are considered to be routine and will be enacted by one motion. If requested by a Board Member, any item may be taken off the Consent Agenda by the Chair for individual consideration.

3.1 Approval of the May 23, 2024, Meeting Minutes.

3.2 Approval of Accounts Payable Reports from May 1, 2024, to May 31, 2024.

3.3 Acknowledgment of BCIC Staff Reports.

**4. BCIC STAFF PRESENTATION/S:**

a. FY 22 & 23 BCIC Annual Report (*Nelson Amaro, Director of Marketing and Communications*)

b. Economic Impact & Recap Report for Inaugural Rio Grande Valley Startup Week (*Nathan Burkhart, Vice President of Entrepreneurship and Innovation*)

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

**5.** Discussion, Consideration, and Acknowledgment of the May 2024 Financials Report.

**6.** Consideration and Action to Approve BCIC Staff Releasing the Draft Meeting Agenda 96 Hours Before any Scheduled Meeting.

**7.** Consideration and Action to approve the following FY2024 Business Improvement & Growth (“BIG”) Rent Reinvestment Program Application:

a. 1001 E. Washington Street, Suite A /Tenant: Chilmoli Mexican Steakhouse/Applicant: RAVA Group, LLC in the amount of \$15,000.

**8.** Consideration and Action to approve the following FY2024 Business Improvement & Growth (“BIG”) Property Improvement Application(s):

a. 1158 E. Elizabeth Street, Samano Building/Extensive Rehabilitation/Property Owner: Community Development Corporation of Brownsville (CDCB), in the amount of \$100,000.

**9.** Consideration and Action to enter into a Performance Agreement with the following 2024 Startup Texas winners for the Quality-of-Life Ventures Demo Day Competition:

- a) 2024 Startup Texas Quality of Life Pitch Competition winner Olivette Fisher of Ollie Oats, LLC, in the amount of \$20,000.
- b) 2024 Startup Texas Quality of Life Pitch Competition winner Todd Day of Todo Agave, LLC, in the amount of \$10,000.
- c) 2024 Startup Texas Quality of Life Pitch Competition winner Daniel Gonzalez of Chirina's Fish Tacos, in the amount of \$40,000.

**EXECUTIVE SESSION:**

**10.** Closed Session pursuant to Texas Gov't Code Sections 551.071 (Consultation with Attorney) and 551.072 (Discussion related to the possible exchange, lease, valuation, or sale of property) related to the Brownsville Sports Park.

**CONVENE INTO OPEN SESSION AND TAKE POSSIBLE ACTION, IF ANY, ON ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION:**

**11.** Consideration and Action, if any, on matters related to the Brownsville Sports Park as discussed in Executive Session.

**12. ANNOUNCEMENTS:** Board/Staff announcements or comments.

**13. ADJOURNMENT**

NOTE: The Brownsville Community Improvement 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 accommodation is encouraged to contact the Organizational Development & Human Resources Department at 956/548- 6037 (voice or Relay TX) by Monday, June 24, 2024, no later than 5:00 p.m. to make proper arrangements.

By: Jill Dominguez  
Chair of the Board of Directors of the BCIC

I certify that a copy of the June 27, 2024, Agenda of the items to be considered by the BCIC Board has been posted on the Bulletin Board Area at the Brownsville City Hall - Federal Building at least 72 hours prior to the board meeting. I further certify that the agenda was posted on the BCIC website and can be downloaded by accessing [brownsvilleedc.org/meetings/](http://brownsvilleedc.org/meetings/)

By:

  
\_\_\_\_\_  
Victoria Padron, COO