



**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 **Monday July 29, 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/89260603327?pwd=gzEkecpgu8PPN2fFqd5kOLAzH6ZjC5.1>

Meeting ID: 892 6060 3327

Passcode: 625635

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 Approval of Accounts Payable Reports from June 1, 2024, to June 30, 2024.
- 3.4 Acknowledgment of BCIC Staff Reports.
- 3.5 Consideration and Action to enter into a Performance Agreement with the 2023 Startup Texas SBIR/STTR Accelerator Cohort Graduate, Hector Valdez of Aetherworks, LLC, in the amount of \$10,000. In partnership with Texas A&M Engineering Experiment Station.
- 3.6 Consideration and Action to enter into a Performance Agreement with the 2023 Startup Texas SBIR/STTR Accelerator Cohort Graduate, Jocell Rodriguez of DeCON Environmental, LLC, in the amount of \$10,000. In partnership with Texas A&M Engineering Experiment Station.
- 3.7 Consideration and Action to enter into a Marketing and Regional Representative Services Contract with Bay Area Houston Economic Partnership in the amount of \$48,000, plus travel and event reimbursements, for the promotion and recruitment of the Space Alliance Technology Outreach Program (SATOP) in South Texas.
- 3.8 Approve the following individuals to incur travel expenses for the following:

Employee/Board Member	Destination	Event	Dates
Samantha Morales	Houston, Texas	SATOP Training with BAHEP	Aug 7-10, 2024
Rudy Hinojosa	Houston, Texas	SATOP Training with BAHEP	Aug 7-10, 2024
Nathan Burkhart	Monterrey, Nuevo Leon, MX	Café con Texas Event with UANL	Aug 21-23, 2024
Samantha Morales	Monterrey, Nuevo Leon, MX	Café con Texas Event with UANL	Aug 21-23, 2024
Nathan Burkhart	San Antonio, Texas	Alamo Angels Pitch Event	Aug 27-28, 2024
Samantha Morales	San Antonio, Texas	Alamo Angels Pitch Event	Aug 27-28, 2024
Eric Quintero	Austin, Texas	TTAT 2024	Sept 4-9, 2024
Rudy Hinojosa	Austin, Texas	TTAT 2024	Sept 4-9, 2025
Cori Peña	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Nathan Burkhart	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Nelson Amaro	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Victoria Padron	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Traci Wickett	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Sergio Martinez	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Murad Abusalim	Denver, Colorado	IEDC 2024 Annual Conference	Sept 15-18, 2024
Lizeth Villarreal	Chicago, Illinois	GFOA Training: Preparing an Annual Comprehensive Financial Report	Sept 17-19, 2024

4. BCIC STAFF PRESENTATION/S:

- a. Recognition of Nathan Burkhardt’s 5-Year Anniversary
- b. Economic Impact & Recap Report for Inaugural Rio Grande Valley Startup Week (*Nathan Burkhardt, Vice President of Entrepreneurship and Innovation*)
- c. FY 22 & 23 BCIC Annual Report (*Nelson Amaro, Director of Marketing and Communications*)

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. Discussion, Consideration, and Acknowledgment of the May 2024 and June 2024 Financials Report, including the Detailed Investment Report as of June 30, 2024.
6. Consideration and Action on staff releasing the draft BCIC Board Meeting Agenda a minimum of 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.
 - b. 912 E. Washington Street, The Cameron/Extensive Rehabilitation/Property Owners: Historic Restoration Group LLC, in the amount of \$200,000.
9. Consideration and Action to Approve the Recommendations for the following eBridge Fund (“RLF”) Program Application:
 - a) Mariscos El Pilon, LLC/ Food and Hospitality/Briana Guevara and Anahi De La Rosa/ in the amount of \$20,000
10. 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.

11. Consideration and Action to approve the staff and committee recommendations to award a contract to a selected recipient to conduct the Market Demand and Financial Feasibility Study and Developer Solicitation/Selection Process for the undeveloped parcel surrounding Brownsville Sports Park.

EXECUTIVE SESSION:

12. Discussion under Sections 551.071 and 551.072 of the Texas Government Code regarding consultation with the attorney and possible exchange, lease, valuation, or sale of property related to the Brownsville Sports Park; the Brownsville Community Improvement Corporation may convene in a closed session.
13. Discussion under Section 551.074 of the Texas Government Code regarding personnel matters; the Brownsville Community Improvement Corporation may convene in a closed session to discuss the President & CEO's employment contract.

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

14. Consideration and Action, if any, on matters related to the Brownsville Sports Park as discussed in Executive Session.
15. Consideration and Action, if any, on matters related to the President & CEO as discussed in Executive Session.

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

17. 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 Friday, July 26, 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 29, 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/

By:



Victoria Padron, COO