

Component Unit: Bay City Community Development Corporation (BCCDC)

The Bay City Community Development Corporation (BCCDC) is a legally separate unit from the City and is governed by a board appointed by the Bay City City Council. The BCCDC was formed to oversee revenues and expenditures of a special one-fourth cents sales tax for economic development pursuant to the Development Corporation Act of 1979. This revenue collected from sales tax revenues is one of the most useful tools in helping to promote economic development throughout the community. For financial reporting purposes, the BCCDC is reported as a component unit.



Our Mission

The mission of Bay City Community Development Corporation is to retain and attract jobs, encourage investment and enhance the quality of life for the citizens of Bay City.

Description of Our Services

The Bay City Development Corporation promotes Bay City and improves the quality of place through the seven goals outlined below. The CDC works with City and County officials, City staff, constituents, business and industry, and schools to improve the daily lives of our citizens. We strive to bring business to our area, promote our local diversity, and meet the needs of our industry and citizens.

Vision 2040

2022 Strategic Focus*

Infrastructure/Transportation

Bay City residents enjoy new community infrastructure and enhancements to the transportation network and systems.

- ❖ Infrastructure improvements
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Community & Economic Development

Bay City is known for encouraging economic development opportunities, creating a business development program that is responsive to existing business needs, and actively promoting tourism.

- ❖ **Business Retention and Expansion**
- ❖ **Downtown Revitalization/Historic Preservation**
 - **North Downtown Plan**
- ❖ **Land Use**

BCCDC Goals:

- ❖ Create a welcoming, positive environment that encourages new and current businesses and their employees to invest in Bay City with human and financial capital.
- ❖ Continue to invest in the beautification of Bay City through new and existing programs; expanding the reach of our main thoroughfares and side streets.
- ❖ Provide opportunities for education expansion that meet and exceed the needs of our community.
- ❖ Develop and encourage entrepreneurship/leadership in the community.
- ❖ Aid in developing and/or enhancing water, wastewater and street, infrastructure, and housing needs in Bay City.
- ❖ Support the development and enrichment of recreational and tourism opportunities for all citizens of Bay City.
- ❖ Create opportunities to connect residents with resources, support and foster leadership prospects in their efforts to enhance and revitalize their City and neighborhoods.

FY 2022 Business Plans (Objectives)

- Streamline the permitting processes to a One-Stop-Shop for Developers
- Continue to work with local officials in supporting community development projects
- Refine the incentive package from BCCDC/City/Other entities for housing developers
- Develop blighted shopping centers and dilapidated buildings focusing on the main Highway 60 and 35 corridors
- Successfully recruit and assist a housing developer to create a residential subdivision
- Expand Wharton County Junior College Campus classes in Bay City
- Continue both the Business Retention and Expansion Façade Grant and the Business Resiliency Program
- Partner with Bay City Tourism to direct a business-related mural
- Partner with other entities in the City of Bay City to educate potential work force
- Begin work on regional detention
- Continue to partner with the City of Bay City for Nile Valley Road construction, the MCEDC for industrial recruitment, and any other entity that behooves moving our goals forward

FY 2021 Accomplishments of Prior Year Business Plans

- ✓ Completed County-wide strategic plan to outline 5–10-year goals
- ✓ Took action on the results of drainage study with the City of Bay City, Drainage District 1, and Matagorda County to include regional detention
- ✓ Continued to fund a significant portion of Nile Valley 1 Phase 1 to increase economic development in the area
- ✓ Awarded approximately \$75,000 to Business Retention and Expansion Grant funds to existing businesses and new businesses
- ✓ Designed and maintained the COVID-19 Business Resiliency Task Force
- ✓ Partnered with the City of Bay City and Main Street Programs to award \$50,000 worth of grants to new and existing businesses targeting website development
- ✓ Represented BCCDC on a state and federal level by attending state and national conventions, and the Economic Development Institute
- ✓ Organized and updated Bay City's profile for retail recruitment
- ✓ Participated in "Talking Brass Tacks" with MCEDC to educate the public on Economic and Community Development activities
- ✓ Assisted the City in identifying and acquiring land for their next wastewater system
- ✓ Developed the Economic Recovery Task Force for Matagorda County to assess and respond to the COVID-19 outbreak
- ✓ Organized the Leadership Matagorda class of 19 and partnered with other entities to run the program smoothly
- ✓ Partnered with the Matagorda County Economic Development Corporation routinely to assist with the recruitment of economic impact projects
- ✓ Oversaw the management of the Main Street Project and staff
- ✓ Entered development stage for a regional economic development website
- ✓ Worked closely with the Small Business Development Center to recruit and assist new and existing businesses locating in Bay City
- ✓ Interviewed with local papers to keep our community up to date on our efforts

Bay City Community Development Corporation

Operating Budget

Fiscal Year Ending 9/30/22

Acct #	Description	FYE 9/30/2020	FYE 9/30/2021	Proposed Budget 9/30/2022
REVENUE:				
3225	Sales tax collections	\$ 1,577,000	\$ 1,575,000	\$ 1,650,000
3300	BDC income	6,000.00	4,800.00	9,600.00
3401	Training Center lease (STNOC)	75,600.00	80,695.00	85,660.74
3402	Family Entertainment Center lease (SMBG)	350,000.00	275,000.00	300,000.00
3500	Main Street revenue	43,091.00	48,000.00	48,000.00
3504	TIRZ #2 income	150,000.00	150,000.00	150,000.00
3550	Reduction in grant obligation	13,620.00	-	-
3615	Interest income	15,000.00	7,500.00	3,750.00
	TOTAL REVENUE	2,230,311.00	2,140,995.00	2,247,010.74
ADMINISTRATIVE EXPENSES:				
415-4105	Salaries and wages	220,000.00	182,876.00	183,000.00
415-4110	Other compensation	2,052.00	2,052.00	2,052.00
415-4205	Payroll taxes	16,830.00	13,479.00	13,999.50
415-4206	Unemployment taxes	600.00	250.00	616.20
415-4210	Retirement expense	24,426.00	20,342.00	20,355.72
415-4215	Workers Comp insurance	850.00	800.00	800.00
415-4225	Employee health insurance	12,772.00	26,000.00	31,070.00
415-4230	Travel and training	1,795.00	4,000.00	4,000.00
415-4310	General supplies (including postage, freight, copies)	3,500.00	3,500.00	4,800.00
415-4315	Dues and subscriptions	5,000.00	5,000.00	3,400.00
415-4330	Vehicle expense (fuel, insurance & repairs)	4,000.00	1,614.00	3,000.00
415-4405	General insurance	36,171.00	50,000.00	50,000.00
415-4410	Telephone and cell phones	5,000.00	1,750.00	3,000.00
415-4415	Utilities (electricity, water, & gas)	4,500.00	4,500.00	4,000.00
415-4420	Legal and professional	25,000.00	25,000.00	25,000.00
415-4424	Cleaning and maintenance	6,000.00	6,210.00	6,750.00
415-4426	Leasehold improvements	2,000.00	40,000.00	-
415-4427	Equipment rental	4,600.00	4,600.00	3,100.00
415-4428	Building rental	60,000.00	61,200.00	62,424.00
415-4497	Business meals	2,000.00	2,000.00	2,000.00
415-4498	Misc furniture and equipment	2,000.00	500.00	1,000.00
415-4499	Miscellaneous expense	1,000.00	500.00	500.00
415-4505	Repairs and maintenance- equipment	440.00	500.00	-
	TOTAL ADMINISTRATIVE EXPENSES	440,536.00	456,673.00	424,867.42
PROSPECT DEVELOPMENT EXPENSES:				
420-4230	Travel	4,000.00	4,000.00	4,000.00
420-4425	Contract services	600.00	1,000.00	1,000.00
420-4460	Advertising	10,000.00	7,000.00	7,000.00
420-4461	Website development/maintenance	-	8,000.00	3,500.00
420-4497	Business meals	500.00	1,000.00	1,000.00
420-4499	Miscellaneous expense	500.00	500.00	500.00
	TOTAL PROSPECT DEVELOPMENT EXPENSES	15,600.00	21,500.00	17,000.00

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Operating Budget

Fiscal Year Ending 9/30/22

Acct #	Description	FYE 9/30/2020	FYE 9/30/2021	Proposed Budget 9/30/2022
	PROJECT EXPENSES:			
485-4001	Matagorda County EDC	75,000.00	75,000.00	75,000.00
485-4003	Website grant	49,970.00	-	50,000.00
485-4009	Detention pond	6,800.00	-	-
485-4008	Family Entertainment Center (property taxes)	-	240,000.00	
485-4010	Downtown parking lot	3,200.00	-	400.00
485-4012	Main Street	30,000.00	30,000.00	25,000.00
485-4020	Nile Valley Phase II	21,282.00	239,116.00	239,116.00
485-4021	CED insurance and maintenance	1,207,263.00	209,000.00	120,000.00
485-4447	City Vision 2040 Plan	20,000.00	5,000.00	5,000.00
485-4002	Business retention and expansion	310,000.00	75,000.00	150,000.00
485-4004	Aquatic Center feasibility	19,000.00	-	-
485-4030	McCoy's land	11,379.00	-	-
2251/2255	Debt principal payments	417,095.00	438,010.00	463,086.00
485-4810	Interest expense	437,285.00	412,480.00	349,690.00
	TOTAL PROJECT EXPENSES	2,608,274.00	1,723,606.00	1,477,292.00
	TOTAL EXPENSES	3,064,410.00	2,201,779.00	1,919,159.42
	SURPLUS (DEFICIT)	\$ (834,099.00)	\$ (60,784.00)	\$ 327,851.32