

NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

AGENDA

AUGUST 17, 2015- 4:00 P.M.  
CITY HALL CONFERENCE ROOM  
1801 9th Ave. N.  
Texas City, TX 77590

1. ROLL CALL
2. NEW BUSINESS
  - a. Consider and take action on Minutes of the February 25, 2015 Texas City Economic Development Corporation Board Meeting.
  - b. Consider and take action on Resolution No. 15-19, ratifying the purchase of County CDBG surplus property located at 1315 3rd Avenue South, Texas City, Texas; 118 13th Street South, Texas City, Texas; 1 3rd Avenue North, Texas City, Texas; 1322 3rd Avenue South, Texas City, Texas; 29 5th Street South, Texas City, Texas; 423 Martin Luther King, Texas City, Texas; 217 2nd Avenue North, Texas City, Texas and 3210 1st Avenue South, Texas City, Texas located in the Industrial Buffer District (IBD).
  - c. Consider and take action on Resolution No. 15-20, ratifying the purchase of property located at 718 and 800 6th Street.
  - d. Consider and take action on Resolution No.15-21, approving the acquisition of property located at 632 2nd Avenue South, Texas City, Texas from BMC Land Development, Inc. to the Texas City Economic Development Corporation (TCEDC).
  - e. Consider and take action on Resolution No.15-22, authorizing staff to negotiate and sale Texas City Economic Development (TCEDC) properties in the Industrial Buffer District (IBD) to Industrial users.
  - f. Consider and take action on Resolution No. 15-23, ratifying the transfer of property to Habitat for Humanity and approving the payment of post judgment taxes for property located at 1207 5th Avenue South, Texas City, Texas.
  - g. Consider and take action on Resolution No. 15-24, approving the expansion of the 6th Street Paint Incentive Program to include businesses along the gateways to 6th Street.
  - h. Consider and take action on Resolution No. 15-25, approving the addendum for Ned's Incentive Package at 517 6th Street.
3. UPDATES
4. BOARD COMMENTS
5. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON FRIDAY, AUGUST 14, 2015, AT 4:00P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

/S/ Michelle L. Garcia  
Texas City Economic Development Corporation

**TCEDC Agenda**

**2. a.**

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Minutes of the February 25, 2015 Texas City Economic Development Corporation Board Meeting.

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

[02.25.2015 TCEDC Minutes](#)

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TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

WEDNESDAY, FEBRUARY 25, 2015 - 4:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, February 25, 2015, at 4:00 P.M., in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 4:03 P.M. by Chairman Mark Ciavaglia with the following in attendance:

(1) ROLL CALL

Present: Mark Ciavaglia, Chairperson  
Harold Fattig, Vice-Chairperson  
Matthew T. Doyle, Mayor / Director  
Mitchell Chuoke, Director  
Randy Dietel, Director

Staff Present: Ronald Plackemeier, City Attorney  
Nicholas Finan, Executive Director of Management Services  
Laura Boyd, Treasurer  
James Hartshorn, Economic Development Coordinator  
Michelle Garcia, Board Secretary/Administrative Assistant  
George Fuller, Director of Community Development  
Justin Herter, Administrative Assistant

Attendees: Bix Rathburn, Advisory Member  
Cynthia Lusignolo, Advisory Member  
Jimmy Hayley, Advisory Member

(2) NEW BUSINESS

- (a) Consider and take action on Minutes of the January 8, 2015 Texas City Economic Development Corporation Board Meeting.

Motion by Vice-Chairperson Harold Fattig, Seconded by Director Mitchell Chuoke to approve Minutes of the January 8, 2015 Texas City Economic Development Corporation Board Meeting.

**Vote: 5 - 0 CARRIED**

- (b) Consider and take action on Resolution 15-08, ratifying the purchase of Property in Trust (PIT) properties known as 824 4th Avenue, Texas City, Texas; 6002 Anderson, Texas City, Texas, and 1207 5th Avenue, Texas City, Texas City, Texas.

George Fuller, Community Development Director, stated that these lots are residential lots in an area that is potentially usable for the Galveston County Housing Assistance (Ike) program, Habitat for Humanity, or other program to upgrade and improve housing in Texas City. The lots are \$500 each and have been through two public offerings before being turned over to the Property In Trust (PIT) committee to dispense with. As mentioned at the last meeting, the mayor would like to move on improving the neighborhoods and work closely with housing programs or develop a program to improve housing.

Chairperson Mark Ciavaglia stated that these properties are tax foreclosed properties and noted for the

record, he would like to abstain from any action to item 2(b); Resolution No. 15-08; because he is a partner in the Law Firm of Linebarger Goggan Blair & Sampson, LLP. His law firm may receive collection fees on delinquent taxes paid on, if real property is purchased by Texas City Economic Development Corporation. Motion by Director Mitchell Chuoke, Seconded by Mayor Doyle to approve Resolution No. 15-08, ratifying the purchase of Property in Trust (PIT) properties know as 824 4th Avenue, Texas City, Texas; 6002 Anderson, Texas City, Texas, and 1207 5th Avenue, Texas City, Texas City, Texas.

**Vote: 4 - 0 CARRIED**

- (c) Consider and take action on Resolution No. 15-09, conveying property to Habitat for Humanity, known as 1010 11 1/2 Street in Texas City, Texas.

George Fuller, Director of Community Development, stated that On January 8, 2015, the Texas City Economic Development approved to purchase Property in Trust (PIT) property described commonly known as 1010 11th 1/2 Street North. The picture shows a house, however, the house was torn down as part of a program initiated by the Mayor for dilapidated property. The former owner of the property was part of the Galveston Housing Assistance Program but has moved out. The TCEDC has since purchased the property and would like to convey the lot to the Habitat for Humanity for use. Habitat for Humanity plans to build a home that is \$95,000.00 in value on the property.

Chairperson Mark Ciavaglia stated that this property is tax foreclosed property and noted for the record, he would like to abstain from any action to item 2(c); Resolution No. 15-09; because he is a partner in the Law Firm of Linebarger Goggan Blair & Sampson, LLP. His law firm may receive collection fees on delinquent taxes paid on, if real property is purchased by Texas City Economic Development Corporation.

Motion by Vice-Chairman Harold Fattig, Seconded by Director Randy Dietel to approve Resolution No. 15-09, conveying property to Habitat for Humanity, known as 1010 11 1/2 Street in Texas City, Texas.

**Vote: 4 - 0 CARRIED**

- (d) Consider and take action on Resolution 15-10, ratifying the purchase of Property in Trust (PIT) property known as 3514 1st Avenue South in Texas City, Texas.

Mayor Doyle asked if we could bulk items 2d,f,g,h, & i since they have similar background information for acquiring the properties.

- (e) Consider and take action on Resolution No. 15-11, approving the sale of property by the Texas City Economic Development Corporation, known as 3514 1st Avenue South in Texas City, Texas, to Kenneth Higginbotham.

George Fuller, Director of Community Development, stated that the Texas City Economic Development Corporation owns property located at 3514 1st Avenue South. The property is a PIT property and the TCEDC has an opportunity to purchase the property \$500.00 and sell it to the adjacent property owner Kenneth Higginbotham as indicated in the next item. On February 19th, 2015 an offer to purchase said property was sent from Mr. Kenneth Higginbotham for the amount of \$2,900.00 which is the CAD value of the property.

Motion by Vice-Chairman, Harold Fattig, Seconded by Director Mitchell Chuoke to approve the sale of property by the Texas City Economic Development Corporation, known as 3514 1st Avenue South in Texas City, Texas, to Kenneth Higginbotham.

**Vote: 5 - 0 CARRIED**

- (f) Consider and take action on Resolution 15-12, ratifying the purchase of Property in Trust (PIT) property known as 6706 Woodrow in Texas City, Texas.
- (g) Consider and take action on Resolution 15-13, ratifying the purchase of Property in Trust (PIT) property known as 1009 25th Avenue North in Texas City, Texas.

- (h) Consider and take action on Resolution No.15-14, approving the purchase of Property in Trust (PIT) properties located at 410 4th Avenue, Texas City, Texas; 702 12th Avenue North, Texas City, Texas; and 316 4th Avenue, Texas City, Texas, with the intent to sell to the Galveston County Housing Assistance Program.
- (i) Consider and take action on Resolution No.15-15, approving the purchase of Property in Trust (PIT) property located at 1103 11 1/2 Street North, Texas City, Texas.

Mayor Doyle requested that items 2d,f,g,h, & i. be handled as one item since they all deal with PIT property. The City Attorney stated the board could consider them as one item.

Nicholas Finan, Executive Director of Management Services, stated that Items 2 d,f,g,h & i are all tax foreclosed properties and on February 4, 2015, the City Commission approved the TCEDC to purchase these Property in Trust (PIT) properties. The TCEDC acquires the land below the appraised value then the TCEDC works with the Ike Program of the Galveston County Housing Assistance Group, Habitat for Humanity or a building contractor to build new housing for moderate to low income housing. Habitat for Humanity plans to build homes on some of the properties worth a value of \$90,000.00. The Ike Program, also, builds homes in the \$90,000 range and it is expected a building contractor would build similar priced homes. The Mayor would like to quickly to rid neighborhoods of blight, dilapidated houses, or upgrade or improve the housing of individual families whose homes have fallen in disrepair. Each of the agenda items list the price the TCEDC will pay for each property, however, several properties have Post Judgment Taxes, which is an additional fee the TCEDC will pay. The Post Judgment Taxes will be handled in Item (l). In most cases the Post Judgment Taxes are only a few hundred dollars. In particular, item (h) each of the properties are to be purchased for \$500 each, but 410 4th Avenue has additional Post Judgment Taxes of \$82.91, 316 4th Avenue has Post Judgment Taxes of \$876.05, and 702 12th Avenue North has Post Judgment Taxes of \$204.87.

Chairman Mark Ciavaglia noted for the record, he would like to abstain from any action to items 2d,f,g,h & i as well.

Motion by Mayor Doyle, Seconded by Director Mitchell Choke to approve Resolution No. 15-10, 15-12, 15-13, 15-14 and 15-15.

**Vote: 4 - 0 CARRIED**

- (j) Consider and take action on Resolution No. 15-16, to approve entering into a Memorandum of Sublease and Purchase Option agreement with Rhino Recycling L.L.C. and Sprint Waste Services, L.P.

Ronald Plackemeier, City Attorney, stated that the TCEDC entered into an agreement with Rhino Recycling a little over a year ago to lease the property formerly used by the Texas City Recreation and Tourism department. The property runs along the railroad tracks and is just north of 4th Avenue South and near 10th Street S. Rhino has an opportunity to sublease the property to Sprint Waste. Under our current agreement they need the TCEDC's permission. The attached agreements sets out the parameter and allows for the subleasing of the property and potential sale with a Purchase Option.

Motion by Director Mitchell Chuoke, Seconded by Director Randy Dietel to approve Resolution No. 15-16, approving entering into a Memorandum of Sublease and Purchase Option agreement with Rhino Recycling L.L.C. and Sprint Waste Services, L.P.

**Vote: 5 - 0 CARRIED**

- (k) Consider and take action on Resolution 15-17, authorizing the expenditures for paint, awnings and signage for the 500 Block of 6th Street, in line with the 6th Street Incentive Program.

James Hartshorn stated that the City Attorney Ron Plackemeier is finalizing an "Incentive Package Agreement" for 501-517 6th Street N, which will include paint, signs and awnings in a single agreement. Exact dimensions and location of the awnings have not yet been determined. We will consult with awning professionals and the building owner(s) to determine the best course of action.

Chairman Mark Ciavaglia asked if there was a cap on the agreement?

Mr. Hartshorn stated No, the agreement is still being worked on pending consultation with awning professionals.

Director Randy Dietel stated that there should be some sort of cap on the agreement and made a recommendation to approve the agreement with a \$40,000.00 cap.

Motion by Director Randy Dietel, Seconded by Director Mitchell Chuoke to approve Resolution No. 15-17, authorizing the expenditures for paint, awnings and signage not to exceed \$40,000.00 for the 500 Block of 6th Street, in line with the 6th Street Incentive Program.

**Vote: 5 - 0 CARRIED**

- (I) Consider and take action on Resolution No. 15-18, to pay post judgment taxes on 9 properties that are being purchased by the Texas City Economic Development Corporation.

Chairman Mark Ciavaglia explained that the tax code Section 33.52 states that the only taxes that can be included in the judgment of a Foreclosure Sheriff Sale of property are the taxes that are delinquent on the date the judgment is entered. Although these are small amounts owed, by State law can not be waived. A few of the properties we have agreed to purchase from the PIT committee have "post judgment" taxes owed. Also, a few properties are included that we did not realize had the post judgment taxes until we went to close on the sale. Most of the Post Judgment taxes are only a few hundred, but one is \$2,508.83 if the payments are not received by February 28th another month of fees would be added increasing those amounts slightly. Staff felt they could get the payment into the County before February 28th.

Motion by Vice-Chairman Harold Fattig, Seconded by Director Randy Dietel to approve Resolution No. 15-18, to pay post judgment taxes on 9 properties that are being purchased by the Texas City Economic Development Corporation, for the amounts provided by Linebarger, and no parcel none exceeding \$2508.83, unless the staff cannot pay in time and another month of payments for each is necessary.

**Vote: 4 - 0 CARRIED**

(3) UPDATES

Jimmy Hayley, Advisory Member, stated that HEB is progressing and coming along well. Jerome Kharim has also purchased Mall of the Mainland, and World Gym, the former Macy's building also owned by Mr. Kharim, has 1000 members up to date.

Bix Rathburn, Advisory Member, stated that February 26, 2015, is the Economic Alliance's annual meeting. Over 200 jobs have been created and most of them will be in Texas City.

(4) BOARD COMMENTS

Chairman Mark Ciavaglia stated that School Board Superintendent Cynthia Luisignolo passed out a handout for TCISD's plans to have an Industrial Trades Center.

Ms. Luisignolo stated that the School District is looking for partnership and they have applied for a grant to fund the full cost the project and hope to hear something within the next 3-4 weeks.

Nicholas Finan, Executive Director of Management Services, stated that Georgia Meyer has submitted her plans for the lofts which will bring more residences to 6th street.

James Hartshorn stated that the Livable Centers Grant will have the first meeting February 26, 2015 to discuss kickoff and how things will move forward from here. The H-GAC, City Staff and TXDot will get together and they will start work in April.

(5) ADJOURNMENT

Having no further business, Mayor Doyle made a Motion to ADJOURN at 4:31P.M.; the motion was SECONDED by Vice-Chairman Harold Fattig. The meeting was adjourned.

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Board Secretary  
Texas City Economic Development Corporation

Date Approved: \_\_\_\_\_

**TCEDC Agenda****2. b.****Meeting Date:** 08/17/2015**Submitted By:** Michelle Garcia, City Secretary**Department:** City Secretary**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 15-19, ratifying the purchase of County CDBG surplus property located at 1315 3rd Avenue South, Texas City, Texas, 118 13th Street South, Texas City, Texas, 1 3rd Avenue North, Texas City, Texas, 1322 3rd Avenue South, Texas City, Texas, 29 5th Street South, Texas City, Texas, 423 Martin Luther King, Texas City, Texas, 217 2nd Avenue North, Texas City, Texas, and 3210 1st Avenue South, Texas City, Texas located in the Industrial Buffer District (IBD).

**BACKGROUND**

The TCEDC assisted the County in the Galveston County Ike Housing Assistance Program by facilitating the purchase/trading of properties so owners located within the IBD could be moved to appropriate locations in the City. The intent was to then sell the properties the TCEDC acquired through the trades to the industrial users in the area. Several residents within the IBD chose property locations that were not within the City limits of Texas City. The County, through the CDBG division, acquired those lands then, but had no intention of reusing them since they were in the IBD. They had an auction and the TCEDC had the opportunity to acquire the properties. It is the intent to sell the properties to the industry as it does with the properties it traded with the County. The industry (Eastman and Marathon) have shown an interest in all, but one of the properties. The industry cannot move quick enough to get authorization, typically, and that is why the TCEDC is in a position to acquire the properties and then sell them to the industry once the industry has the authorization. The total cost and cost per property is attached, as well as a map showing the locations of the properties.

**ANALYSIS****ALTERNATIVES CONSIDERED****Attachments**

[Resolution No. 15-19 Ratifying Purchase of various properties](#)

[CDBG Surplus Properties](#)

[CDBG Surplus Properties - Maps](#)

[CDBG Surplus Properties - CAD Maps](#)

[Check Request for various properties](#)

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 15-19

**A RESOLUTION RATIFYING THE PURCHASE OF COUNTY CDBG SURPLUS PROPERTIES LOCATED AT 1315 3RD AVENUE SOUTH, TEXAS CITY, TEXAS; 118 13TH STREET SOUTH, TEXAS CITY, TEXAS; 1 3RD AVENUE NORTH, TEXAS CITY, TEXAS; 1322 3RD AVENUE SOUTH, TEXAS CITY, TEXAS; 29 5TH STREET SOUTH, TEXAS CITY, TEXAS; 423 MARTIN LUTHER KING, TEXAS CITY, TEXAS; 217 2ND AVENUE NORTH, TEXAS CITY, TEXAS AND 3210 1ST AVENUE SOUTH, TEXAS CITY, TEXAS, LOCATED IN THE INDUSTRIAL BUFFER DISTRICT (IBD); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on August 17, 2015, a general discussion was held concerning ratifying the purchase of properties located at 1315 3rd Avenue South, Texas City, Texas; 118 13th Street South, Texas City, Texas; 1 3rd Avenue North, Texas City, Texas; 1322 3rd Avenue South, Texas City, Texas; 29 5th Street South, Texas City, Texas; 423 Martin Luther King, Texas City, Texas; 217 2nd Avenue North, Texas City, Texas and 3210 1st Avenue South, Texas City, Texas, located in the Industrial Buffer District (IBD); and

**WHEREAS**, the TCEDC assisted the County in the Galveston County Ike Housing Assistance Program by facilitating the purchase/trading of properties so owners located within the IBD could be moved to appropriate locations in the City; and

**WHEREAS**, the County, through the CDBG division, acquired those lands then, but had no intention of reusing them since they were in the IBD; and,

**WHEREAS**, Texas City Economic Development Corporation (TCEDC) has the opportunity to purchase said properties under the property acquisition program for the IBD and PIT Properties; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation hereby approves the purchase of the above mentioned properties for a total purchase amount not to exceed \$17,050.00, described as follows:

- a. 1315 3rd Ave. South, Texas City                      \$2,000.00

b. 118 13th St. South, Texas City	\$1,600.00
c. 1 3rd Avenue North, Texas City	\$2,100.00
d. 1322 3rd. Avenue South, Texas City	\$4,100.00
e. 29 5th Street South, Texas City	\$1,600.00
f. 423 Martin Luther King Texas City	\$2,100.00
g. 217 2nd Avenue North, Texas City	\$1,700.00
h. 3210 1st Avenue South, Texas City	\$1,850.00

**Total Purchase Amount      \$17,050.00**

**SECTION 2:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above described property.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

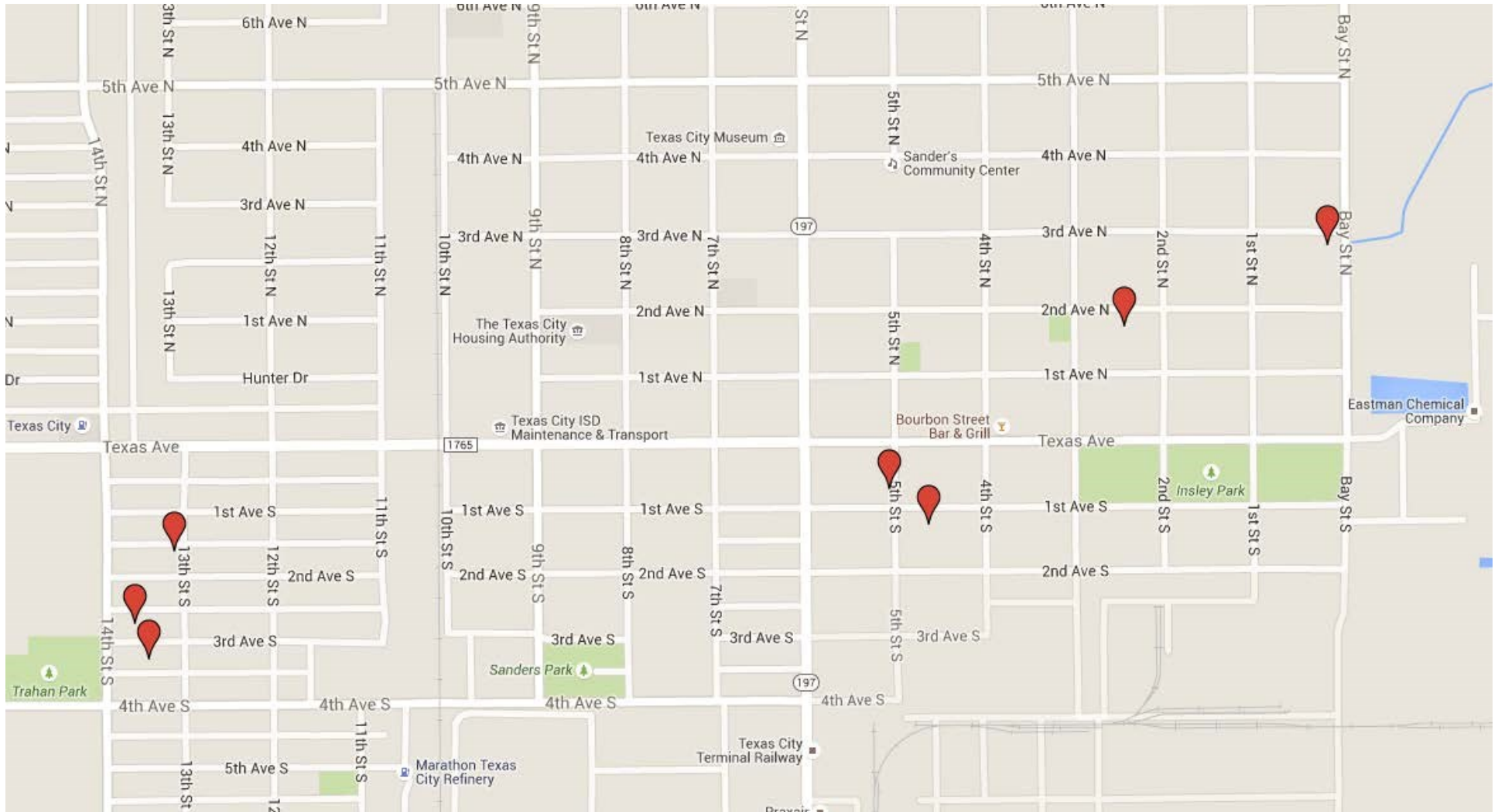
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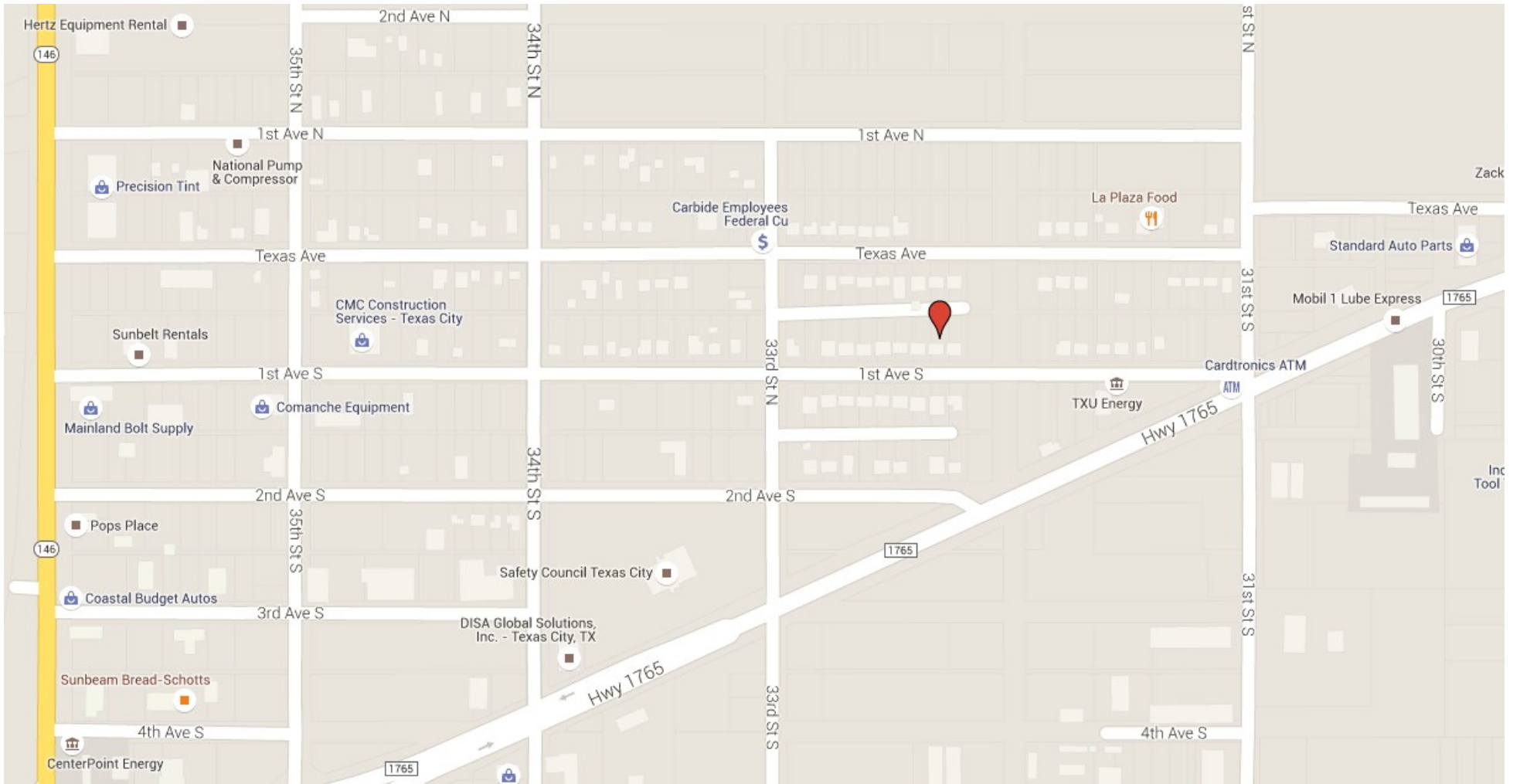
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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation



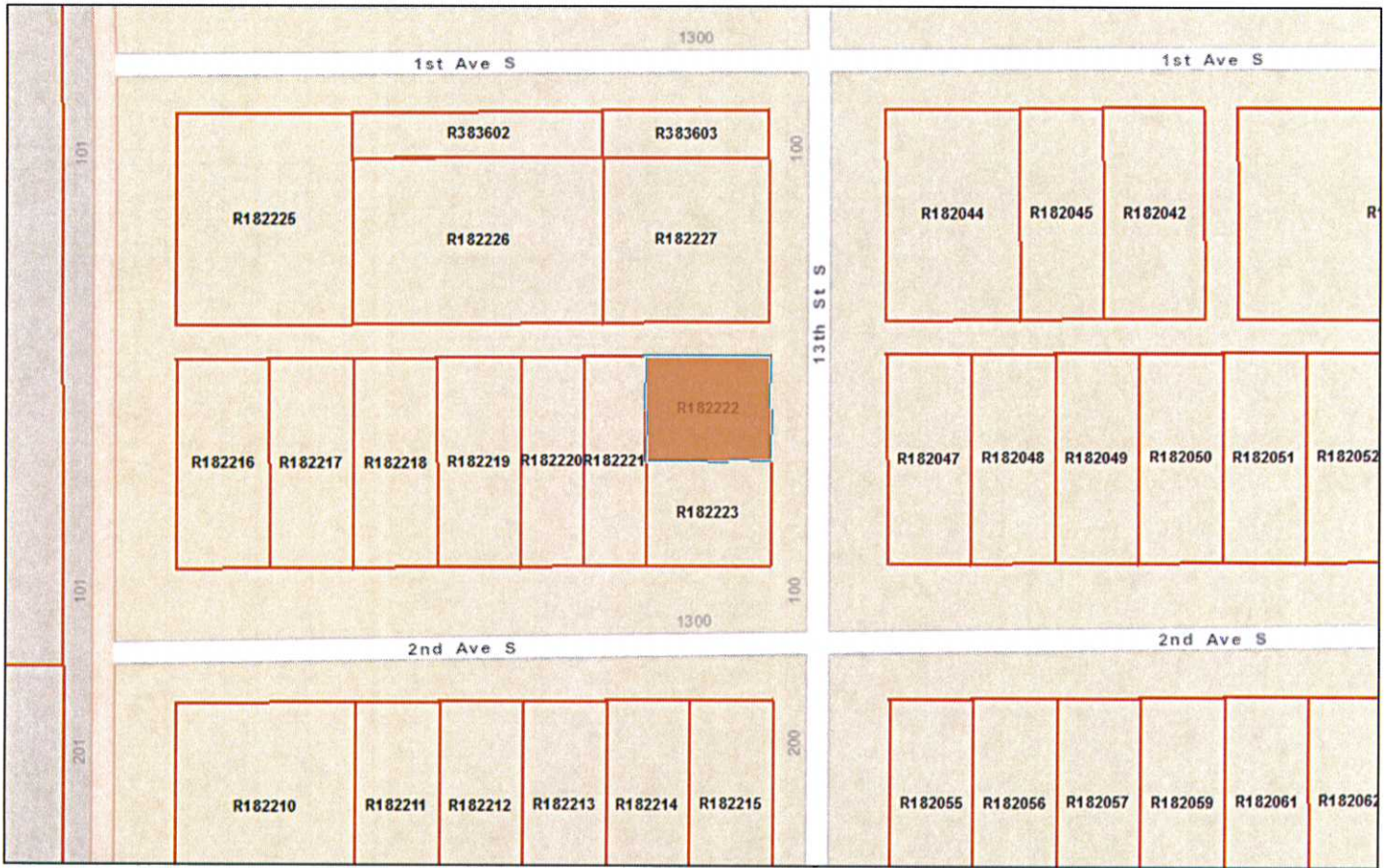
Properties: Resolution No. 15-19



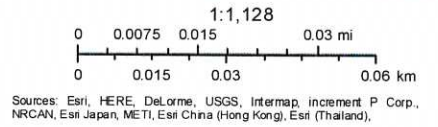




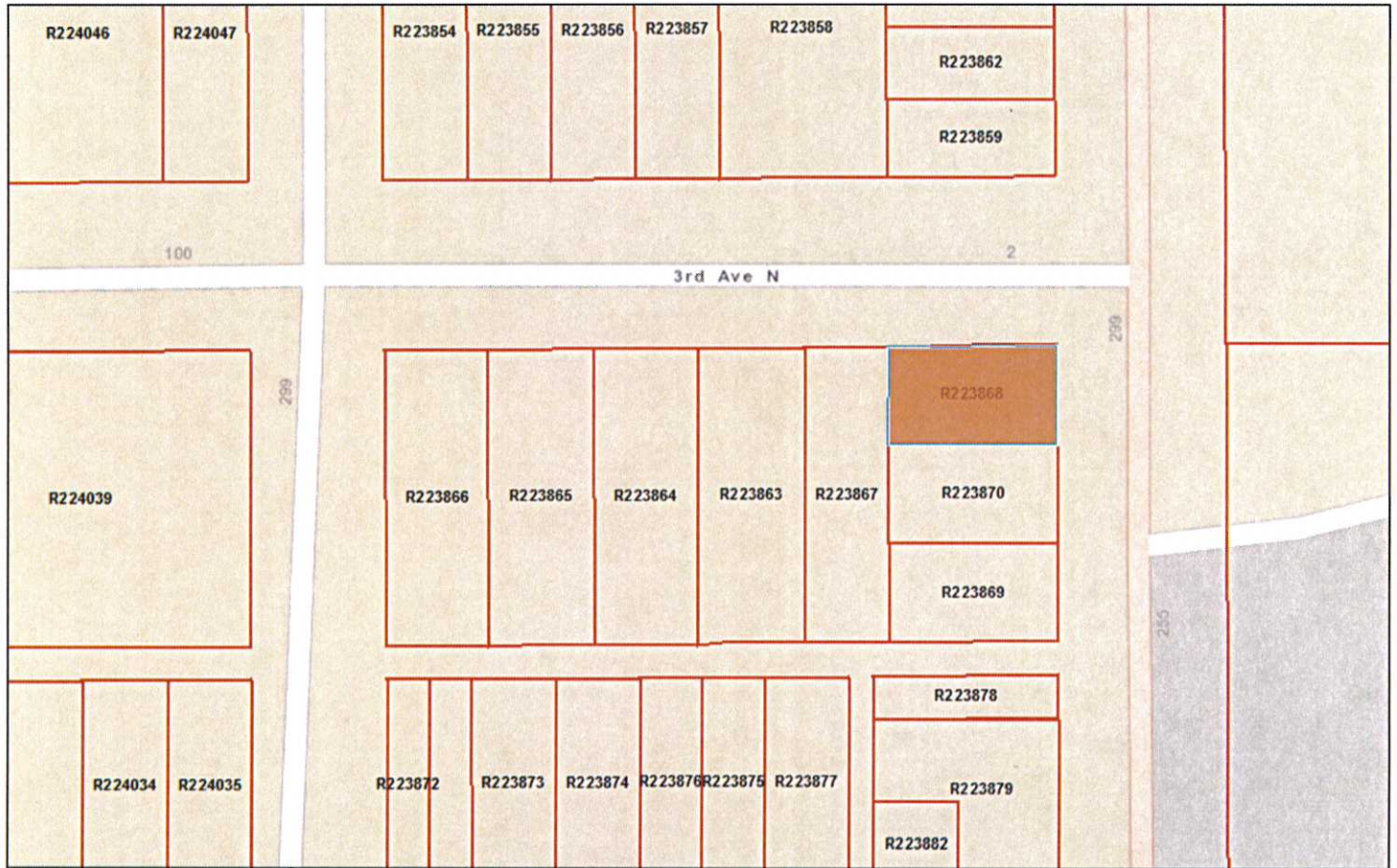
# 118 13th Street South



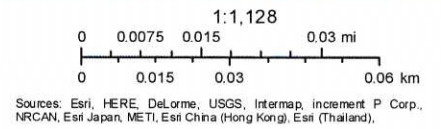
August 13, 2015



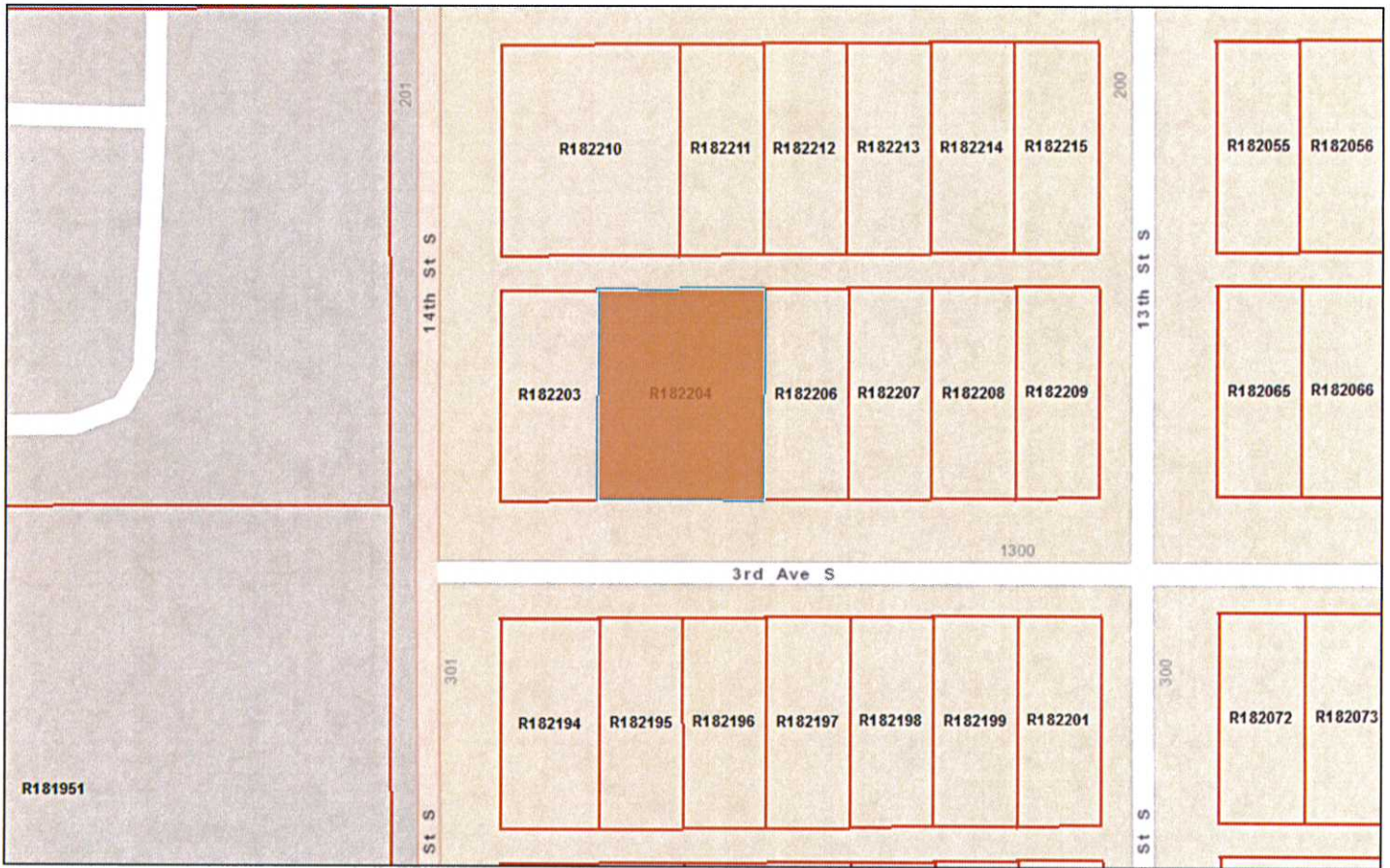
# 1 3rd Avenue North



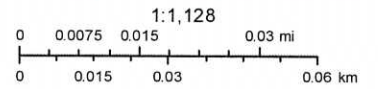
August 13, 2015



# 1322 3rd Avenue South

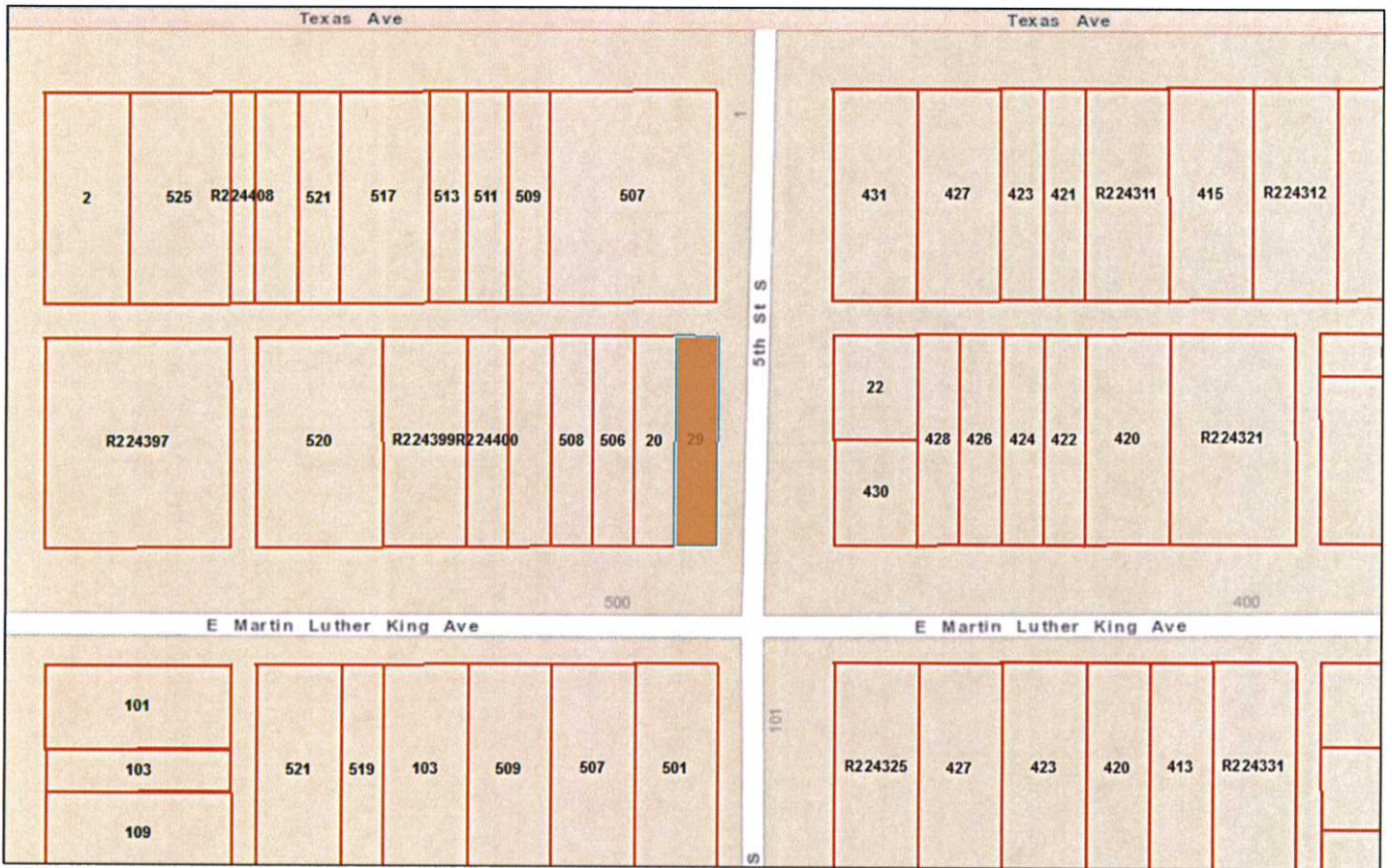


August 13, 2015

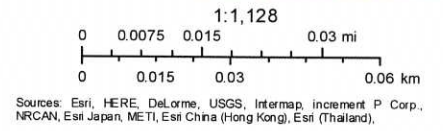


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

# 29 5th Street South



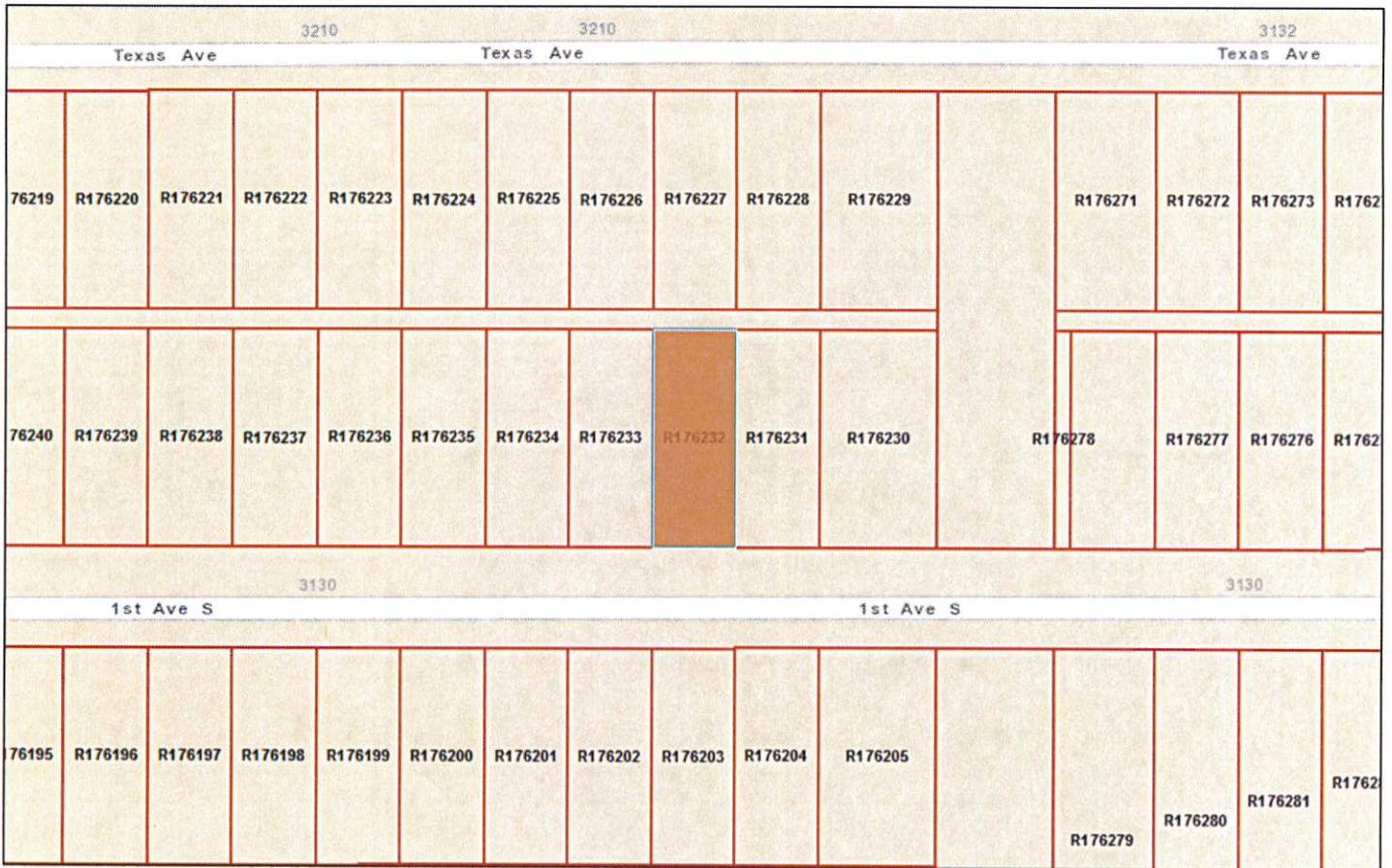
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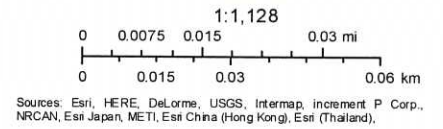




# 3210 1st Avenue South



August 13, 2015



# Memo

**To:** Ryan McClellan  
**From:** George Fuller  
**CC:** Nick Finan  
**Date:** 6/10/2015

**Re:** Check Request – Various properties purchased by the City of Texas City Economic Development Corporation

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Below is a list of various properties to be purchased by the City Texas City Economic Development Corporation under the property acquisition program for the IBD and PIT Properties.

1. 1315 3<sup>rd</sup> Ave. South Texas City - \$2,000.00
2. 118 13<sup>th</sup> St. South Texas City - \$1,600.00
3. 1 3<sup>rd</sup> Ave. N. Texas City - \$2,100.00
4. 1322 3<sup>rd</sup> Ave. S. Texas City - \$4,100.00
5. 29 5<sup>th</sup> St. S. Texas City - \$1,600.00
6. 423 Martin Luther King Texas City - \$2,100.00
7. 217 2<sup>nd</sup> Ave. N. Texas City - \$1,700.00
8. 3210 1st Ave. S. Texas City - \$1,850.00

Please prepare a check made out to the Galveston County Purchasing Department for the total amount of \$17,050.00.

Thank you.



GEORGE F.  
+ LAURA B.  
①  
3/23/15

**THE COUNTY OF GALVESTON**

**RUFUS CROWDER, CPPO CPPB**  
PURCHASING AGENT

**COUNTY COURTHOUSE**  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

March 18, 2015

Mayor Matthew T. Doyle  
City of Texas City  
1801 9<sup>th</sup> Ave S  
P.O. Box 2608  
Texas City, Texas 77592-2608

**Re: RFP #B151014, CDBG Round 2-Real Property Sales-January 2015**

Mayor Doyle,

At the regular meeting of the Galveston County Commissioners' Court held on March 17, 2015, the City of Texas City was awarded the following properties associated with Bid #B151014, CDBG Round 2-Real Property Sales-January 2015:

- 423 Martin Luther King, Texas City
- 217 2<sup>nd</sup> Ave N, Texas City
- 3210 1<sup>st</sup> Ave S, Texas City

Please remit the full payment per the attached invoice for the aforementioned properties.

The property deeds will be forwarded to you upon receipt of payment.

If you have any questions, please feel free to call.

CONGRATULATIONS and we look forward to doing business with you!

Sincerely,

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



George F  
5/11/15

**THE COUNTY OF GALVESTON**

**RUFUS CROWDER, CPPO CPPB**  
PURCHASING AGENT

**COUNTY COURTHOUSE**  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

April 28, 2015

Mayor Matthew T. Doyle  
City of Texas City  
1801 9<sup>th</sup> Ave S  
P.O. Box 2608  
Texas City, Texas 77592-2608

**Re: RFP #B151016, CDBG Round 2-Real Property Sales-March 2015**

Mayor Doyle,

At the regular meeting of the Galveston County Commissioners' Court held on April 28, 2015, the City of Texas City was awarded the following properties associated with Bid #B151016, CDBG Round 2-Real Property Sales-March 2015:

- 1315 3<sup>rd</sup> Ave S, Texas City
- 118 13<sup>th</sup> St., S, Texas City

Please remit the full payment per the attached invoice for the aforementioned properties.

The property deeds will be forwarded to you upon receipt of payment.

If you have any questions, please feel free to call.

CONGRATULATIONS and we look forward to doing business with you!

Sincerely,

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



George F.

**THE COUNTY OF GALVESTON**

**RUFUS CROWDER, CPPO CPPB**  
PURCHASING AGENT

**COUNTY COURTHOUSE**  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

March 31, 2015

Mayor Matthew T. Doyle  
City of Texas City  
1801 9<sup>th</sup> Ave S  
P.O. Box 2608  
Texas City, Texas 77592-2608

**Re: RFP #B151015, CDBG Round 2-Real Property Sales-February 2015**

Mayor Doyle,

At the regular meeting of the Galveston County Commissioners' Court held on March 31, 2015, the City of Texas City was awarded the following properties associated with Bid #B151015, CDBG Round 2-Real Property Sales-February 2015:

- 1 3<sup>rd</sup> Ave N, Texas City
- 1322 3<sup>rd</sup> Ave S, Texas City
- 29 5<sup>th</sup> St S, Texas City

Please remit the full payment per the attached invoice for the aforementioned properties.

The property deeds will be forwarded to you upon receipt of payment.

If you have any questions, please feel free to call.

CONGRATULATIONS and we look forward to doing business with you!

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus G. Crowder", followed by a long horizontal line.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County

**TCEDC Agenda**

**2. c.**

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 15-20, ratifying the purchase of property located at 718 and 800 6th Street (CAD Value and Closing costs).

**BACKGROUND**

The TCEDC was presented with an opportunity to purchase 718 and 800 6th Street North. The properties were owned by Arapahoe Health Holdings LLC and leased to Oceanview Transitional Care located on an adjacent property. The properties were not used or needed by either entity so they agreed to sell the properties to the TCEDC for Galveston County Appraisal District value plus closing costs. The total cost to purchase was \$35,799.81. Located in the heart of the 6th Street revitalization area, these two properties are key assets as TCEDC looks to attract new businesses to the area. Attached are the CAD values and the appraisal Arapahoe had done on the property.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution No. 15-20 Ratifying the Purchase of property - 718 and 800 6th St.

800 & 718 6th Street

CAD 718 Property

CAD 800 Property

Appraisal

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 15-20**

**A RESOLUTION RATIFYING THE PURCHASE OF PROPERTY LOCATED AT 718 AND 800 6TH STREET NORTH TEXAS CITY, TEXAS, GALVESTON COUNTY, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on August 17, 2015, a general discussion was held concerning ratifying the purchase of property located at 718 and 800 6th Street , Texas City, Texas, Galveston County, Texas; and

**WHEREAS**, the properties were owned by Arapahoe Health Holdings LLC and leased to Oceanview Transitional Care located on an adjacent property; and

**WHEREAS**, the properties were not used or needed by either entity so they agreed to sell the properties to the TCEDC for Galveston County Appraisal District value plus closing costs; and

**WHEREAS**, located in the heart of the 6th Street revitalization area, these two properties are key assets as TCEDC looks to attract new businesses to the area; and,

**WHEREAS**, Texas City Economic Development Corporation (TCEDC) has the opportunity to purchase the property for a total cost of \$35,799.81.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation hereby ratifies the purchase of properties described as follows:

718 6<sup>th</sup> Street North, Texas City, Texas, Account Number: 7030-0149-0001-000,  
Abstract 205 J Wells Survey Lots 1 Thru 5 Block 149 Texas City, Texas

800 6<sup>th</sup> Street North, Texas City, Texas 77590, Account Number 7030-0150-0001-  
000: Abstract No. 205 J Wells Survey Lot 1 Thru 3 Block 150 Texas City

**SECTION 2:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for ratification of said property from Arapahoe Health Holdings LLC, to Texas City Economic Development Corporation.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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**CHAIRPERSON/VICE CHAIRPERSON**  
Texas City Economic Development Corporation

ATTEST:

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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation

800 & 718 6<sup>th</sup> Street North





Current Owner				Legal Description				Exemptions		Market													
ARAPAHOE HEALTH HOLDINGS LLC (O0057433) C/O ENSIGN FACILITY SERVICES INC 27101 PUERTA REAL STE 450 MISSION VIEJO,CA 92691				ABST 205 J WELLS SUR LOT 1 THRU 3 BLK 150 TEXAS CITY						24,960													
								Entities		Assessed													
		GGA, J05, S18, C31, RFL						24,960															
Situs Address						History Information																	
800 6TH ST N TEXAS CITY, TX 77590								2015		2014		2013		2012									
						Imp HS		\$0		\$0		\$0		\$0		\$0							
		Imp NHS		\$10,110		\$9,190		\$9,190		\$9,190		\$9,190											
		Land HS		\$0		\$0		\$0		\$0		\$0											
		Land NHS		\$14,850		\$10,310		\$10,310		\$10,310		\$10,310											
		Ag Mkt		\$0		\$0		\$0		\$0		\$0											
		Ag Use		\$0		\$0		\$0		\$0		\$0											
		Tim Mkt		\$0		\$0		\$0		\$0		\$0											
		Tim Use		\$0		\$0		\$0		\$0		\$0											
		HS Cap		-		-		-		-		-											
		Assessed		\$24,960		\$19,500		\$19,500		\$19,500		\$19,500											
Building Attributes						Improvements																	
Construction		Foundation		Exterior		Interior		Roof		Flooring		Type		Description		Area		Year Built		Eff Year		Value	
												C		Commercial								\$10,110	
												ASPH		Asphalt Paving		7500						\$10,110	
Heat/AC		Baths		Fireplace		Year Built		Rooms		Bedrooms													
Land Segments																							
SPTB		Description		Area		Market		Ag Value															
F1		Commercial Lot		8250F		14,850		0															

## Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

<b>Value Conclusions</b>			
Parcel	Interest Appraised	Date of Value	Value Conclusion
SEC 6th St/8th Ave	Fee Simple	May 5, 2015	\$21,000
NEC 6th St/8th Ave	Fee Simple	May 5, 2015	\$12,000

### Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We assume that there is no contamination on the site. We were not provided with an environmental site assessment. The value indications set forth are contingent upon no adverse conditions currently existing on the subject site, including but not limited to toxic or hazardous wastes. Since it is the owner's obligation to correct any contamination caused by these factors, we would recommend that an audit be prepared by a qualified professional engineer to establish an environmental site assessment with the purpose of identifying any potential liabilities and associated clean-up costs prior to any decision to purchase or sell.

### Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market values stated previously, it is our opinion that the probable exposure time is 9-12 months.

### Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 9-12 months.

**TCEDC Agenda**

**2. d.**

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No.15-21, approving the acquisition of property located at 632 2nd Avenue South, Texas City, Texas from BMC Land Development, Inc. to the Texas City Economic Development Corporation (TCEDC).

**BACKGROUND**

The owners are not interested in retaining ownership on this property located within the IBD. They are willing to give it to the TCEDC for the taxes owed. Total cost with court costs, back taxes, etc. would be about \$3,000. This property matches the parameters of the property that Marathon has requested the TCEDC has asked us to assist in the acquisition. Our intention, if approved later on the agenda, would be to sell to Marathon for at least what we have in costs on the property.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution No. 15-21 Acquisition of property - 632 2nd Avenue South

BMC Land Development

632 2nd Avenue South CAD Map

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# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 15-21

**A RESOLUTION APPROVING THE ACQUISITION OF PROPERTY LOCATED AT 632 2ND AVENUE SOUTH, TEXAS CITY, TEXAS FROM BMC LAND DEVELOPMENT, INC. TO THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION (TCEDC); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

---

**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on August 17, 2015, a general discussion was held concerning the acquisition of property located at 632 2nd Avenue South, Texas City, Texas from BMC Land Development, Inc. to the Texas City Economic Development Corporation (TCEDC); and

**WHEREAS**, the owners are not interested in retaining ownership on this property located within the IBD; and

**WHEREAS**, this property matches the parameters of the property that Marathon has requested the TCEDC and has asked us to assist in the acquisition; and,

**WHEREAS**, the owners are willing to give it to the TCEDC for the total taxes owed for an estimated amount of \$3000.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Texas City Economic Development Corporation hereby accepts the property located property located at 632 2nd Avenue South, Texas City, Texas from BMC Land Development, Inc.

**SECTION 2:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the acceptance of the above described property.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation



# Galveston Central Appraisal District

9850 Emmett F. Lowry Expressway, Ste. A101, Texas City, TX 77591, (866) Data on this Web site represents 2015 Information, click history for values

Property Detail Sheet (R225029)

- Home
- General Information
- News
- FAQ



[History](#)



[Plat Map](#)



[GIS Map](#)



[Datasheet](#)

## Searches

- Property ID Search
- Account Search
- Owner Search
- Address Search

## Owner Information

Owner ID: **O447198**  
 Owner Name: **BMC LAND DEVELOPMENT INC**  
 Owner Address: **351 CREEKSIDE DR  
 LEAGUE CITY, TX 77573-1755**  
 Property Address: **632 2ND AVE S  
 TEXAS CITY, TX 77590**

## Property Data

- Detail Sheet
- History
- Datasheet

## Parcel Information

Legal Description: **ABST 77 PAGE 2 S PT OF LOTS 1 & 2 (1-1) BLK 171 TEXAS CITY**  
 Neighborhood: **7030.1( 7030.1 - Texas City )**  
 Acreage: **0.063**  
 Cross Reference: **7030-0171-0001-001**  
 Undivided Interest: **100%**

## Other

- Taxing Units
- Neighborhoods
- Abstracts
- Subdivisions
- ARB Rules
- ONLINE Protest Info
- Online Protest Login
- Tax Code
- Calendar
- Property Codes
- County Tax Rates
- PROTEST VIDEO
- Legislative Updates
- Forms
- GIS Maps
- GIS Map Viewer
- GIS Shape Files
- PDF Map Index
- County Tax Office
- Texas CADs
- Employment

## Exemption Codes:

Entity Codes: **GGA (Galveston County)  
 J05 (Mainland College)  
 S18 (Texas City Isd)  
 C31 (Texas City)  
 RFL (Co Road & Flood)**  
 Deed Type: **Warranty Deed/vendors Lien**  
 Deed Book:  
 Deed Page: **2002034160**  
 Map Page: **262-B**  
 Links:

## Values Breakdown

### 2015 Preliminary Value

Land HS:	\$0 +
Land NHS:	\$960 +
Improvement HS:	\$0 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	<b>\$960 =</b>



## Land



ID	Type	SPTB	Acres	Market
<b>Land1</b>	RL (Residential Lot)	C1 (Real Vacant Plotted Lots/tracts)		\$ 960



A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).

THE STATE OF TEXAS

SUIT NO. 15-TX-0432

THIS INSTRUMENT NOT PREPARED BY THE OFFICE OF JOHN D. KINARD DISTRICT CLERK, GALVESTON COUNTY, TX

FOR QUESTIONS CONCERNING THIS LAWSUIT, PLEASE CONTACT THE LAW FIRM OF LINEBARGER GOGGAN BLAIR & SAMPSON, LLP AS SHOWN BELOW. TO REQUEST A PAYOFF OF THIS LAWSUIT, PLEASE FAX A WRITTEN REQUEST TO (409) 945-9814 OR EMAIL A REQUEST TO PAYOFF.GALVESTONCOUNTY@LGBS.COM. PLEASE REFERENCE THE SUIT NUMBER IN YOUR REQUEST.

STATE OF TEXAS
COUNTY OF GALVESTON

TO: BMC Land Development, Inc., A Texas Corporation, upon whom service may be obtained by serving its Registered Agent, Mike Johnston at 351 Creekside Dr, League City, TX 77573-1755

GREETING: YOU HAVE BEEN SUED. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next after the expiration of 20 days after you were served this citation, a default judgment may be taken against you.

YOU ARE HEREBY COMMANDED to appear and answer, by filing a written answer, before the Honorable District Court, 10th Judicial District, Galveston County, Texas, at 600 59th St Ste 4001, Galveston, TX 77551-2388 at or before 10 o'clock a.m. of the Monday next after the expiration of 20 days from the date of service of this Citation, then and there to answer the Petition of the TEXAS CITY INDEPENDENT SCHOOL DISTRICT, Plaintiff, filed in the said Court on the 7th day of May, 2015, against BMC Land Development, Inc., Defendant(s).

The nature of the suit is a demand to collect delinquent ad valorem taxes, penalties, interest, attorney's fees, court costs and TO BE DETERMINED in abstractor's fees incurred on the following property:

PROPERTY DESCRIPTION

Acct. No. 703001710001001 R225029; The South 78.00 feet of Lot One (1) and the South 78.00 feet of the West 10.00 feet of Lot Two (2), in Block One Hundred Seventy-one (171), of TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 134, Page 12 and transferred to Plat Record 10, Map No. 33, both in the Official Map Records in the Office of the County Clerk of Galveston County, Texas.

The Amount of taxes due Plaintiff(s), inclusive of interest and penalties if paid in:

JURISDICTION

Table with 3 columns: JURISDICTION, May 2015, June 2015. Rows include Texas City Independent School District and Galveston County taxes.

The names of all taxing units which assess and collect taxes on said property, not made parties to the suit, are: GALVESTON COUNTY; CITY OF TEXAS CITY and COLLEGE OF THE MAINLAND. The foregoing taxing units, if any be shown, are made and joined as parties to this suit and invited to add their claim by intervening herein.

Handwritten notes: MAMM, 5-27-15, 9/3 AM

Plaintiff(s), and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property and in addition to the taxes, all interest, penalties, attorney's fees, abstractor's fees and court costs allowed by law up to and including the day of judgment, post judgment interest at the maximum rate allowed by law and the establishment and foreclosure of liens securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming delinquent at any time thereafter up to the day of judgment, including all interest, penalties, attorney's fees, and costs allowed by law may be recovered without further citation or notice to any parties and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may be filed in this cause by all other parties and by all of those taxing units above named, who may intervene and set up their tax claims against the property.

THE OFFICER OR OTHER AUTHORIZED PERSON EXECUTING THIS RETURN SHALL PROMPTLY SERVE THE SAME ACCORDING TO THE REQUIREMENTS OF LAW AND THE MANDATES HEREOF AND MAKE DUE RETURN AS THE LAW DIRECTS.

ISSUED BUT NOT PREPARED BY DISTRICT CLERK'S OFFICE AND GIVEN UNDER MY HAND AND SEAL OF THE COURT AT GALVESTON, TEXAS, this the 14th day of May, 20 15.

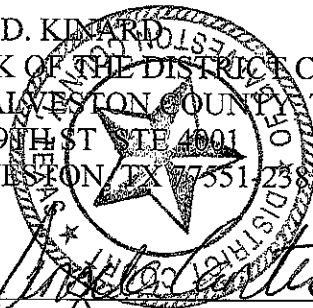
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP  
518 - 9th Avenue North (77590)  
PO Box 2789  
Texas City, TX 77592-2789  
(409) 948-3401  
(409) 945-9814 - FAX

ATTORNEY FOR PLAINTIFF

JOHN D. KIMARD  
CLERK OF THE DISTRICT COURTS  
OF GALVESTON COUNTY, TEXAS  
600 59TH ST STE 4001  
GALVESTON, TX 77551-2388

By: 

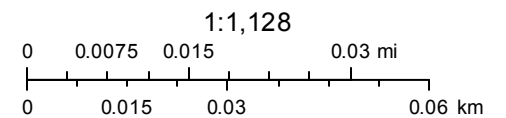
Deputy



# 632 2nd Avenue South



August 14, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

## TCEDC Agenda

2. e.

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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### **ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No.15-22, authorizing staff to negotiate and sale Texas City Economic Development (TCEDC) properties in the Industrial Buffer District (IBD) to Industrial users.

### **BACKGROUND**

The TCEDC acquires property within the IBD through delinquent tax foreclosures, the Galveston County Ike Assistance program and a few other means. The intent is to provide them to the industrial users or the plants who are more likely to maintain them as a true buffer or some other activity permitted within the IBD. As a single lot, they have little likelihood of being developed into any type of development and are harder to maintain. As the plants or industrial user accumulates multiple lots together, then they have a better chance of developing some activity the benefits the area. If nothing else, they are easier to maintain.

Staff has been working with Marathon and Eastman on the areas each are most interested in. These two industrial plants have most of the frontage along the IBD and would most likely see a benefit from accumulating the parcels of land the TCEDC acquires. Both have shown an interest in properties we own or will acquire within the IBD. Typically, they will pay whatever the TCEDC has invested in the property including any demolition, post judgment taxes, settlement or court costs, etc. Most cases we are discussing amounts under \$3,000 a lot and only in a few instances would there being anything above \$10,000. To expedite the process, staff would like the authority to work with the Chairman of the IDC and the plants, and any other industrial users, to sell property with the understanding that the TCEDC recovers its investment. Then, as we have done with the Ike Housing program and other instances, we would update the board and have them ratify the purchases. Of course, any item over the value of \$50,000 would have to be approved by the TCEDC before a sale could take place in line with our purchasing/selling requirements.

Attached are some properties that Eastman and Marathon have indicated and interest and the CDBG properties in the item above, also, would be included in discussions and a sale in the near future.

### **ANALYSIS**

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Resolution No. 15-22 - Authorizing staff to negotiate and sale TCEDC Properties in the IBD

Eastman Chemical Offer

Marathon Offer

101 6th Street South - 413 Martin Luther King

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 15-22**

**A RESOLUTION AUTHORIZING STAFF TO NEGOTIATE AND SALE TEXAS CITY ECONOMIC DEVELOPMENT (TCEDC) PROPERTIES IN THE INDUSTRIAL BUFFER DISTRICT (IBD) TO INDUSTRIAL USERS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on August 17, 2015, a general discussion was held concerning the authorization of staff to negotiate and sale Texas City Economic Development (TCEDC) properties in the Industrial Buffer District (IBD) to Industrial users; and

**WHEREAS**, the TCEDC acquires property within the IBD through delinquent tax foreclosures, the Galveston County Ike Assistance program and a few other means; and

**WHEREAS**, the intent is to provide them to the industrial users or the plants who are more likely to maintain them as a true buffer or some other activity permitted within the IBD; and

**WHEREAS**, staff has been working with Marathon and Eastman on the areas each are most interested in; and,

**WHEREAS**, these two industrial plants have most of the frontage along the IBD and would most likely see a benefit from accumulating the parcels of land the TCEDC acquires.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation hereby approves Resolution No. 15-22, authorizing staff to negotiate and sale Texas City Economic Development (TCEDC) properties in the Industrial Buffer District (IBD) to Industrial users.

**SECTION 2:** Staff is authorized to work with the Chairman of the IDC and the plants, and any other industrial users, to sell property with the understanding that the TCEDC recovers its investment.

**SECTION 3:** Any item over the value of \$50,000 would have to be approved by the TCEDC before a sale could take place in line with the purchasing/selling requirements.

**SECTION 4:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the sale of Texas City Economic Development (TCEDC) properties in the Industrial Buffer District (IBD).

**SECTION 5:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

\_\_\_\_\_  
CHAIRPERSON/VICE-CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

\_\_\_\_\_  
BOARD SECRETARY  
Texas City Economic Development Corporation



Texas City Economic Development Corp  
c/o - City of Texas City  
1801 9th Avenue North  
P.O. Box 2608  
Texas City, Texas 77592-2608

Dear Sirs and/or Madams -

Galveston Central Appraisal District records indicate that the TCEDC owns the following properties:

Property ID	Address	Legal Description	CAD #	Land Value
R224388	101 6TH ST S TEXAS CITY, TX 77590	ABST 77 PAGE 2 LOTS 1 & 2 BLK 69 TEXAS CITY	7030-0069-0001-000	\$1,930
R224330	413 MARTIN LUTHER KING TEXAS CITY, TX 77590	ABST 77 PAGE 2 LOT 9 & E 1/2 OF LOT 8 BLK 62 TEXAS CITY	7030-0062-0009-000	\$1,640
			<b>TOTAL</b>	<b>\$3,570</b>

Eastman Chemical Company would offer to buy the properties at the current land value as part of our efforts to continue to improve the "greenbelt" area located in front of the Eastman site.

If there is interest in selling the properties you can contact me at your earliest convenience.

Respectfully,

J. R. (Bob) Grannon  
Manager, Manufacturing Services

Office: (409) 942-3154  
Email: jgrannon@eastman.com

Property ID	Owner	Physical Address	Legal Description	Acreage	Current Tax Levy	Prior Year Due	Total Amt. Due	Market Value
1	R182019 Texas City Economic Dev Corp	411 12th St S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 1 BLK 15 KOHFIELDS 1 ST ADDN	0.143	\$ -	\$ -	\$ -	\$ 39,120.00
2	R182086 City, Texas City	Property Address not listed	ABST 722 PAGE 3 LOT 1 & 2 BLK 29 KOHFIELDS 1 ST ADDN	0.286	\$ 102.54	\$ 5,279.39	\$ 5,382.03	\$ 4,060.00
3	R182097 Texas City Economic Dev Corp	1208 5th Ave S, Texas City, TX 77590	ABST 721 GRANT 5, 6 & W 33FT 4IN LOT 7 BLK 30 KOHFIELDS 1 ST ADDN	0.383	\$ -	\$ -	\$ -	\$ 4,060.00
3	R182097 Texas City Economic Dev Corp	1208 5th Ave S, Texas City, TX 77590	ABST 721 GRANT 5, 6 & W 33FT 4IN LOT 7 BLK 30 KOHFIELDS 1 ST ADDN	0.383	\$ -	\$ -	\$ -	\$ 3,130.00
3	R182097 Texas City Economic Dev Corp	1208 5th Ave S, Texas City, TX 77590	ABST 721 GRANT 5, 6 & W 33FT 4IN LOT 7 BLK 30 KOHFIELDS 1 ST ADDN	0.383	\$ -	\$ -	\$ -	\$ 3,130.00
4	R182109 City, Texas City	1232 6th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 1 BLK 32 KOHFIELDS 1 ST ADDN	0.143	\$ -	\$ -	\$ -	\$ 2,080.00
4	R182109 City, Texas City	1232 6th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 1 BLK 32 KOHFIELDS 1 ST ADDN	0.143	\$ -	\$ 4,844.92	\$ 4,844.92	\$ 6,850.00
5	R182166 Texas City Economic Dev Corp	1322 6th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 5 BLK 41 KOHFIELDS 1 ST ADDN	0.143	\$ 192.33	\$ -	\$ 192.33	\$ 17,100.00
5	R182166 Texas City Economic Dev Corp	1322 6th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 5 BLK 41 KOHFIELDS 1 ST ADDN	0.143	\$ 192.33	\$ -	\$ 192.33	\$ 17,100.00
6	R182169 County-Galveston TR	1327 5th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 2 BLK 42 KOHFIELDS 1 ST ADDN	0.183	\$ -	\$ 7,656.99	\$ 7,656.99	\$ 34,280.00
6	R182169 County-Galveston TR	1327 5th Ave S, Texas City, TX 77590	ABST 722 PAGE 3 LOT 2 BLK 42 KOHFIELDS 1 ST ADDN	0.183	\$ -	\$ 7,656.99	\$ 7,656.99	\$ 3,850.00

Marathon Owned Properties 214 122

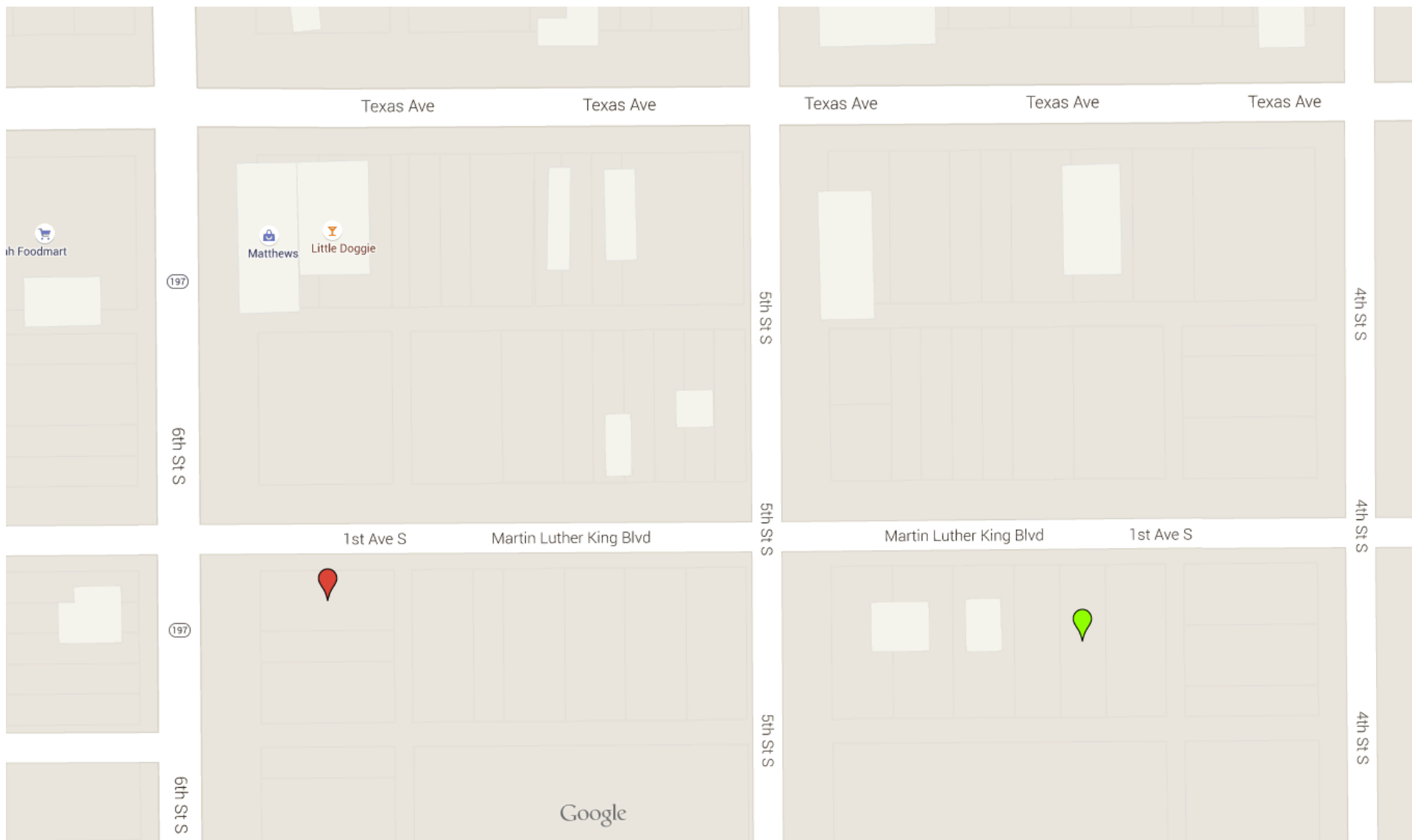


Plat - Section 2



Red - Indicates properties with overdue taxes  
 Blue shaded Properties owned by Churches  
 Yellow shaded Properties with Unknown Owner

101 6<sup>th</sup> Street South (Red) and 413 Martin Luther King (green)



**TCEDC Agenda**

**2. f.**

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 15-23, ratifying the transfer of property to Habitat for Humanity and approving the payment of post judgment taxes for property located at 1207 5th Avenue.

**BACKGROUND**

On February 25, 2015 the TCEDC purchased the Property in Trust (PIT) property known as 1207 5th Avenue, Texas City, Texas. Since the purchase, the post judgment taxes appeared. Post judgment taxes has been explained before. These are taxes that are assessed after the tax suit is filed, but before an entity can gain a sheriff's deed through a Sheriff's sale. The amount is typically small. In this case it is \$213.32. In addition, the purchase was intended to be used for either the Ike Housing assistance program or the Habitat for Humanity program. Habitat for Humanity has shown an interest and is ready to proceed with the construction of a home, but needs the post judgment taxes settled first. The TCEDC would like to transfer this property to Habitat for Humanity to assist in upgrading and improving the dilapidated conditions in various neighborhoods Texas City.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution No. 15-23 Transfer of property to Habitat for Humanity - Post Judgment Taxes

1207 5th Avenue - CAD Map

14TX0286 - 1207 5th Avenue South - Recorded Deed

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 15-23**

**A RESOLUTION RATIFYING THE TRANSFER OF PROPERTY TO HABITAT FOR HUMANITY AND APPROVING THE PAYMENT OF POST JUDGMENT TAXES FOR PROPERTY LOCATED AT 1207 5TH AVENUE SOUTH, TEXAS CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on August 17, 2015, a general discussion was held concerning the transfer of property to Habitat for Humanity and approving the payment of post judgment taxes for property located at 1207 5th Avenue South, Texas City, Texas; and

**WHEREAS**, On February 25, 2015, the Texas City Economic Development approved to purchase Property in Trust (PIT) property described as Lot Seven (7), Block Six (6), Chelsea Manor, Galveston County, Texas, said property described more particularly in the instrument recorded at Clerk's File Number 2008005833 in the Official Deed Records in the Office of the County Clerk of Galveston County, Texas, more commonly known as 1207 5th Avenue South, Texas City, Texas; and

**WHEREAS**, the lot was sold at Sheriff Sale by the Galveston County Housing Assistance Program and was purchased by the TCEDC; and

**WHEREAS**, this property that the TCEDC has agreed to purchase from the PIT committee has "post judgment" taxes owed in the amount of \$213.32; and

**WHEREAS**, these are the taxes that can accumulate between the time final judgment is made for the foreclosure and the time it takes to go to Sheriff Sale; and,

**WHEREAS**, the TCEDC would like to transfer the property to Habitat for Humanity for suitable use.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation hereby approves Resolution No. 15-23, ratifying the transfer of property to Habitat for Humanity and approving the payment of post judgment taxes in the amount of \$213.32 for property located at 1207 5th Avenue South, Texas City, Texas.

**SECTION 2:** The Chairperson or Vice Chairperson is hereby authorized to execute any

documents necessary for the said property from Texas City Economic Development Corporation to Habitat for Humanity.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

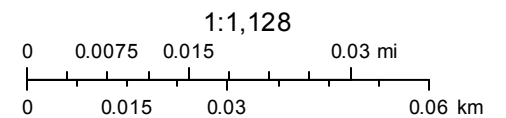
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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation

# 1207 5th Avenue



August 13, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

**NOTICE OF CONFIDENTIALITY RIGHTS:** IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**TRUSTEE'S DEED**

THE STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF GALVESTON       §

WHEREAS, by Order of Sale, issued by the Galveston County District Court, **56th** Judicial District in Cause Numbered **14TX0286** styled "**Galveston County, et al. vs. Michael R. Green, et al.**" the Sheriff of Galveston County, on November 18, 2014, seized and levied upon the right, title and interest the defendants had in the premises hereinafter described; and

WHEREAS, the Sheriff on **January 6, 2015**, sold and conveyed the premises to **City of Texas City**, as Trustee for itself and for **Galveston County, College of the Mainland and Texas City Independent School District** for the sum of **Four Thousand Eight Hundred Seventy-three and 47/100 Dollars (\$4,873.47)**, it being the highest bidder therefore; and

WHEREAS, the GRANTEE named herein desires to purchase this property for the sum of **Five Hundred and no/100 Dollars (\$500.00)**;

WHEREAS, this sale is authorized pursuant to V.T.C.A., Tax Code §34.05(b);

WHEREAS this sale is authorized pursuant to an Interlocal Agreement between **City of Texas City, Galveston County, College of the Mainland and Texas City Independent School District** as permitted under Texas Government Code §791.011; and

WHEREAS the Interlocal Agreement between **City of Texas City, Galveston County, College of the Mainland and Texas City Independent School District** provides that the Mayor or Presiding Officer of the City of Texas City will execute Trustee's Deeds on behalf of all taxing entities made a party to the Interlocal Agreement pursuant to offers approved by the Resale Committee under the Interlocal Agreement.

NOW, THEREFORE, in consideration of the sum of **Five Hundred and no/100 Dollars (\$500.00)** paid by the GRANTEE named below, the receipt and sufficiency of which is acknowledged, **City of Texas City, Galveston County, College of the Mainland and Texas City Independent School District** ("GRANTOR"), have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to **Texas City Economic Development Corporation, of 1801 - 9th Avenue North, Texas City, TX 77590** ("GRANTEE"), the following described real property, to wit:

**Lot Seven (7), Block Six (6), Chelsea Manor, Galveston County, Texas, said property described more particularly in the instrument recorded at Clerk's File Number 2008005833 in the Official Deed Records in the Office of the County Clerk of Galveston County, Texas.**

GRANTOR excludes and excepts from this conveyance any warranties, express or implied, on the property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code.

GRANTOR conveys the property:

- a) "as is", "with all faults" and without any warranty as to condition or environmental hazard,
- b) subject to all restrictions, easements, rights-of-way leases, oil, gas and mineral leases, royalties, mineral conveyances, and mineral reservations of record, if any, in the office of the County Clerk of said County,
- c) subject to any right of redemption; and
- d) subject to rights of parties in possession.

GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

- a) the nature and condition of the property or other items conveyed hereunder, including, without limitation, the water, soil and geology,
- b) the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,
- c) the existence of any environmental hazards or conditions thereon (including but not limited to the presence of asbestos or other hazardous materials),
- d) compliance with applicable environmental laws, rules or regulations; and
- e) the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- a) that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- b) GRANTEE has inspected the property and are relying solely on their own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- c) that any information provided with respect to the property was obtained from a variety of sources,
- d) GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information; and
- e) that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors, omissions, of any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, its employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, its respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the

conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, their heirs, successors, beneficiaries and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property an other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR's predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of its claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising our of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR's predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages, and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of himself and his heirs, successors, beneficiaries and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR's elected and appointed officials, employees, officers, directors, representatives, attorneys and agents from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto GRANTEE, their heirs, and assigns, forever.

Taxes for the current year are to be paid by GRANTEE.

EXECUTED this the 17<sup>th</sup> day of February, 2015.

**CITY OF TEXAS CITY, TRUSTEE**

By:   
Matthew T. Doyle, Mayor

City of Texas City

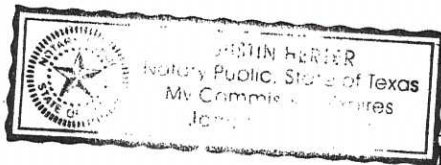
STATE OF TEXAS


§  
§  
§

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW T. DOYLE, as Mayor of City of Texas City, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 25 day of FEBRUARY, 2015.



  
NOTARY PUBLIC, in and for the State of Texas  
JUSTIN HERTER  
Printed or Typed Name of Notary

After recording return to:

Linebarger Goggan Blair & Sampson  
P.O. Drawer 2789  
Texas City, TX 77592-2789

**RESALE OF PROPERTY**  
**DISBURSEMENT FORM**

*(Internal Control Document for Accounting/Finance Department)*

Cause Number **14TX0286** on the docket of the **56th** District Court  
**Galveston County, et al. vs. Michael R. Green, et al.**

Property Account Number: **2435-0006-0007-000 - R222970**

Property Re-Sold to **Texas City Economic Development Corporation, 1801 - 9th Avenue North,**  
**Texas City, TX 77590** for **\$500.00**

Galveston County Sheriff's Dept. (publication costs)	\$	279.00
Galveston County Clerk (recording fee #20120 )	\$	30.00
Galveston County District Clerk (court costs)	\$	191.00
Total for Distribution	\$	<hr/> 500.00

**FILED AND RECORDED**

Instrument Number: *2015010961*

Recording Fee: 42.00

Number Of Pages: 6

Filing and Recording Date: 02/26/2015 12:08PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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**Dwight D. Sullivan**, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*

**TCEDC Agenda**

**2. g.**

**Meeting Date:** 08/17/2015

**Submitted By:** Michelle Garcia, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 15-24, approving the expansion of the 6th Street Paint Incentive Program to include businesses along the gateways to 6th Street.

**BACKGROUND**

The TCEDC has had the paint and sign assistance program for 6th Street. We have budgeted funds for the program and it has expanded to include awnings and other facial improvements. As we have improved many of the businesses on 6th Street we would like to expand it further for the gateway corridors to 6th Street. The City and TCEDC has done much to beautify boulevards and has struck deals with businesses for improvements such as HEB. We would like to continue the improvement of the corridors to 6th Street and Gateways to Texas City for the paint and signage incentive program. The corridors would be Palmer Highway (9th Avenue North) and FM 1765 (Texas Avenue) and Loop 197 (25th Avenue North). There are a few businesses targeted, but mostly it would be like we do on 6th Street, as they modify their buildings or seek to upgrade their property we would look at the assistance. It would be over the next few years that we would see the change on those corridors.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution No. 15-24 Paint Incentive Program - Expansion

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# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 15-24

**A RESOLUTION APPROVING THE EXPANSION OF THE 6TH STREET PAINT, SIGN, AWNING, AND FACIAL INCENTIVE PROGRAM TO INCLUDE BUSINESSES ALONG THE GATEWAYS TO 6TH STREET; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS DATE OF PASSAGE AND ADOPTION.**

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**WHEREAS**, the Texas City Economic Development Corporation (TCEDC) has the Paint, Sign, Awning and Facial Incentive Assistance Program for 6th Street; and

**WHEREAS**, TCEDC has budgeted funds for the program and it has expanded to include awnings and other facial improvements; and

**WHEREAS**, there have been many improvements to the businesses on 6th Street and the TCEDC would like to continue the improvement of the Gateway Corridors to 6th Street and for the Paint, Sign, Awning and Facial Incentive Assistance Program; and

**WHEREAS**, the corridors would be Palmer Highway (9th Avenue North) and FM 1765 (Texas Avenue) and Loop 197 (25th Avenue North).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation approves Resolution No. 15-24, for the expansion of the 6th Street Paint, Sign, Awning and Facial Incentive Assistance Program to include businesses along the Gateway Coorridors to 6th Street; and

**SECTION 2:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation

**TCEDC Agenda****2. h.****Meeting Date:** 08/17/2015**Submitted By:** Michelle Garcia, City Secretary**Department:** City Secretary**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 15-25, approving the addendum for Ned's Incentive Package at 517 6th Street.

**BACKGROUND**

Ned Visekruna, owner of the building located at 517 6th Street North, is currently constructing a restaurant and has signed an Incentive Package Agreement with TCEDC for paint, signs and awnings. As part of his concept, he is planning to demolish a portion of the wall facing 6th street to create a seating area open to the outdoors. This plan would require a door to secure the front of his building to prevent theft and also to protect the building in the event of a storm. There are three opportunities TCEDC has by assisting Ned with purchasing the doors to enclose the building. First, Ned currently does not have an opening date set and has said that it may take him into next year to complete the project. TCEDC could provide him with an incentive to open faster by assisting with the purchase of the doors, provided he opens by November 30, 2015. Second, with the assistance of TCEDC he can afford a much more attractive alternative to metal garage doors. TCEDC would instead help him purchase multi leaf sliding glass doors. Third, without TCEDC assistance he will need to wait until he can afford doors and opt to paint the front of the building in the meantime. By assisting with the doors, TCEDC can avoid wasting paint on the section of the building to be demolished. The cost of the doors will not exceed \$18,600. It is proposed that TCEDC agrees to assist in the same manner as the awning by paying 40% of the cost and financing the remainder over 12 months.

**ANALYSIS****ALTERNATIVES CONSIDERED****Attachments**[Resolution No. 15-25 Doors for 517 6th Street](#)[Ned Addendum](#)[Sliding Glass Door Example](#)

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 15-25

**A RESOLUTION APPROVING THE ADDENDUM FOR NED VISEKRUNA'S INCENTIVE PACKAGE AT 517 6TH STREET; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS DATE OF PASSAGE AND ADOPTION.**

**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on August 17 2015, a general discussion was held concerning the approval of the addendum for Ned Visekruna's Incentive Package a 517 6th Street; and

**WHEREAS**, Ned Visekruna, owner of the building located at 517 6th Street North, is currently constructing a restaurant and has signed an Incentive Package Agreement with TCEDC for paint, signs and awnings; and

**WHEREAS**, as part of his concept, he is planning to demolish a portion of the wall facing 6th street to create a seating area open to the outdoors; and

**WHEREAS**, this plan would require a door to secure the front of his building to prevent theft and also to protect the building in the event of a storm; and

**WHEREAS**, it is proposed that TCEDC agrees to assist in the same manner as the awning by paying 40% of the cost and financing the remainder over 12 months; and,

**WHEREAS**, the cost of the doors will not exceed \$18,600.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation approves Resolution No. 15-26, approving the addendum for Ned Visekruna's Incentive Package a 517 6th Street; and

**SECTION 2:** The Texas City Economic Development Corporation Board of Directors authorizes the TCEDC to assist in the same manner as the awning by paying 40% of the cost and financing the remainder over 12 months.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 17th day of August, 2015.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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Michelle L. Garcia  
BOARD SECRETARY  
Texas City Economic Development Corporation

**ADDENDUM TO BUSINESS OWNER INCENTIVE PACKAGE AGREEMENT WITH  
TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

THIS ADDENDUM dated July 30, 2015, supplements and is made part of the Business Owner Incentive Package Agreement with Texas City Economic Development Corporation (“TCEDC”) dated July 6<sup>th</sup>, 2015 (hereinafter referred to as “Incentive Agreement”) by and between Ned Visekruna (“Owner”) and the TCEDC.

1. TCEDC and Owner agree to enter into a mutual agreement concerning the construction of the sliding glass doors at said location, 517 6<sup>th</sup> Street North. TCEDC agrees to pay full amount (\$ ) and receive reimbursement from the Owner totaling (\$ ) in (12) monthly installments of (\$ ) until paid in full with the first payment due on January 1, 2015.
2. In the event that the restaurant at said location, 517 6<sup>th</sup> Street North has not obtained a certificate of operation from the City of Texas City on or before December 1, 2015, Owner will be responsible for the total cost of the sliding glass doors.
3. In the event that the Owner sells the property, located at 517 6<sup>th</sup> Street North, Texas City, Texas, 77590, within five (5) years from the date this agreement, the Owner will be responsible for reimbursing all funds advanced by TCEDC under this agreement.

Texas City Economic  
Development Corporation:

By: \_\_\_\_\_  
Nicholas J. Finan  
Manager

\_\_\_\_\_ :

By: \_\_\_\_\_  
\_\_\_\_\_, Owner

Commercial Sliding Glass Door Example

