

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 SPECIAL MEETING

AGENDA

September 20, 2017- 4PM
CITY HALL CONFERENCE ROOM
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

1. ROLL CALL
2. NEW BUSINESS
 - a. Approve Texas City Economic Development Minutes for August 16, 2017 meeting.
 - b. Consider and take action on Resolution No. 17-24, ratifying expenditures to improve the TCEDC property located at 901 9th Street North.
 - c. Consider and Take Action on Resolution No. 17-25 authorizing the TCEDC Chair to purchase Property In Trust properties in the 400 block of Martin Luther King.
 - d. Consider and Take Action on Resolution No. 17-26, authorizing the TCEDC Chair to enter into an exchange of property within the 400 block of Marting Luther King for Eastman Chemical property located at Texas Av. and 3rd St. S.
 - e. Consider and Take Action on Resolution No. 17-27, authorizing the TCEDC Chair to sell property located at the intersection of Texas Av. S. and 3rd St. S. to Ami Barzilay.
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 _____, AT _____ P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

TCEDC Agenda

2. a.

Meeting Date: 09/20/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Approve Texas City Economic Development Minutes for August 16, 2017 meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

2. b.

Meeting Date: 09/20/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 17-24, ratifying expenditures to improve the TCEDC property located at 901 9th Street North.

BACKGROUND

The TCEDC recently purchased the property located at 901 9th Street North which included two separate buildings. It is proposed that the TCEDC approves an amount not to exceed \$30,000 to improve the one-story building on the corner in an effort to attract a restaurant. Included in this figure are the following: sub-division plat of the property to separate the two buildings (\$1,750), interior demolition (\$8,500), window replacement (\$17,000), and minor roof repair (\$600).

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 17-24

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 17-24

A RESOLUTION APPROVING EXPENDITURES TO IMPROVE THE TCEDC-OWNED BUILDING LOCTAED AT 901 9TH STREET NORTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the TCEDC owns the property located at 901 9th Street North, Texas City, Texas;
and

WHEREAS, the TCEDC seeks to make improvements to the building in an effort to beautify the property and attract a restaurant or other business to locate in this building; and

WHEREAS, the proposed improvements will include sub-division plat of the property to separate the two buildings on the property, interior demolition, window replacement, resurfacing of the asphalt parking lot, roof repairs and other minor improvements for an amount not to exceed \$30,000.

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 expenditures to improve the property located at 901 9th Street North for an amount not to exceed \$30,000.

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

PASSED AND ADOPTED this 20th day of September, 2017.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Justin Herter, Board Secretary
Texas City Economic Development Corporation

TCEDC Agenda

2. c.

Meeting Date: 09/20/2017

Consider and Take Action on Resolution 17-25 to purchase Property In Trust properties in the 400 block of Martin Luther King

Submitted For: Nick Finan, Management Services

Submitted By: Nick Finan, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and Take Action on Resolution 17-25 authorizing the TCEDC Chair to purchase Property In Trust properties in the 400 block of Martin Luther King.

BACKGROUND

The TCEDC has the opportunity to purchase two parcels of land from the Property In Trust group for Texas City tax foreclosed properties. Both properties are within the IBD and located on Martin Luther King and are within the 400 Block.

Here is the info on those two parcels:

- 7030-0061-0004-000 R224317 Cause #14TX0758 \$ 872
 Lot 4, Blk 61, Texas City
 Vacant lot at 426 Martin Luther King

- cp 7030-0061-0009-000 R224321 Cause #14TX0579 \$ 2,099
 Lots 9 thru 11, Blk 61, Texas City
 Vacant lot 400 blk of E. Martin Luther King Ave.

With this purchase the TCEDC is in a position to exchange property with Eastman Chemical in order to facilitate the sale of the property of Eastman's property to Ami Barzilay, who needs additional land to meet the IBD requirements for landscaping and open space so that he may redevelop a vacant building on Texas Ave into a storage warehouse for industrial use. The TCEDC will be made whole in the exchange.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

- Resolution No. 17-25
- TCEDC Land Exchange

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 17-25

A RESOLUTION RATIFYING THE PURCHASE OF PROPERTY IN TRUST (PIT) PROPERTIES IN THE 400 BLOCK OF MARTIN LUTHER KING, TEXAS CITY, TEXAS IN GALVESTON COUNTY; 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 September 20, 2017, a general discussion was held concerning the purchase of Property in Trust (PIT) properties in the 400 Block of Martin Luther King, Texas City, Texas in Galveston County; and

WHEREAS, these lots are in the Industrial Business District (IBD) allowing activities in support of industrial support services; and,

WHEREAS, this purchase allows for the exchange of land with Eastman Chemical to allow a redeveloper to purchase land from the TCEDC adjacent to his property to meet the IBD requirements in the redevelopment of a vacant building; and

WHEREAS, Texas City Economic Development Corporation (TCEDC) has the opportunity to purchase said properties with varying post foreclosure taxes due in addition to the \$2,971 sale price for the lots that the PIT committee placed on the property; 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 properties for a purchase amount not to exceed \$2,791.00, described as follows:

- a) ABST 77 PAGE 2 LOTS 9 THRU 11 BLK 61 TEXAS CITY, Galveston County; and
- b) ABST 77 PAGE 2 LOT 4 BLK 61 TEXAS CITY, also known as 426 Martin Luther King Av.

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 20th day of September, 2017.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation




ATTEST:

Justin Herter
BOARD SECRETARY
Texas City Economic Development Corporation

Untitled Map

Land Exchange for PIT, Eastman, TCEDC and Barzilay

Legend

-  Barzilay Property
-  Eastman Property
-  Feature 1
-  Matthews Inc
-  PIT Properties
-  Texas City Houston



TCEDC Agenda

2. d.

Meeting Date: 09/20/2017

Consider and Take Action on Approving exchange of property within the 400 block of Marting Luthe King with Eastman Chemical for property on Texas Ave

Submitted For: Nick Finan, Management Services

Submitted By: Nick Finan, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and Take Action on Resolution No. 17-26, authorizing the TCEDC Chair to enter into an exchange of property within the 400 block of Marting Luther King for Eastman Chemical property located at Texas Av. and 3rd St. S.

BACKGROUND

See above. With the purchase in agenda Item 2b., the TCEDC can now exchange property with Eastman to facilitate the sale of land needed by Ami Barzilay to provide land for the redevelopment of a vacant building into a warehouse for industrial use.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 17-26

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 17-26

A RESOLUTION RATIFYING THE EXCHANGE OF PROPERTIES IN THE 400 BLOCK OF MARTIN LUTHER KING, TEXAS CITY WITH EASTMAN CHEMICAL FOR PROPERTIES IN THE 400 BLOCK OF TEXAS AV. ; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFETIVE 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 September 20, 2017, a general discussion was held concerning the exchange of properties in the 400 Block of Martin Luther King, Texas City with Eastman Chemical for properties in the 400 Block of Texas Av., Texas City; and

WHEREAS, these lots are in the Industrial Business District (IBD) allowing activities in support of industrial support services; and,

WHEREAS, this exchange allows for a redeveloper to purchase land from the TCEDC adjacent to his property to meet the IBD requirements in the redevelopment of a vacant building; 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 exchange of properties owned by the TCEDC described as follows:

- a) ABST 77 PAGE 2 LOTS 9 THRU 11 BLK 61 TEXAS CITY, Galveston County; and
- b) ABST 77 PAGE 2 LOT 4 BLK 61 TEXAS CITY, also known as 426 Martin Luther King Av.

For land owned by Eastman Chemical described as follows:

- a) ABST 77 PAGE 2 LOTS 13 – 16 BLOCK 61 TEXAS CITY.

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 20th day of September, 2017.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Justin Herter
BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

2. e.

Meeting Date: 09/20/2017

Consider and Take Action on the sale of property located at the intersection of Texas Av. and 3rd S S. to Ami Barzilay

Submitted For: Nick Finan, Management Services

Submitted By: Nick Finan, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and Take Action on Resolution No. 17-27, authorizing the TCEDC Chair to sell property located at the intersection of Texas Av. S. and 3rd St. S. to Ami Barzilay.

BACKGROUND

See above. With the purchase in agenda Item 2b., and exchange with Eastman in agenda Item 2c., the TCEDC can now sale property to facilitate the sale of land needed by Ami Barzilay to provide land for the redevelopment of a vacant building into a warehouse for industrial use.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 17-27

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 17-27

A RESOLUTION RATIFYING THE SALE OF PROPERTY IN THE 400 BLOCK OF TEXAS AV., TEXAS CITY TO AMI BARZILAY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFETIVE 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 September 20, 2017, a general discussion was held concerning the sale of property in the 400 Block of Texas Av., Texas City; and

WHEREAS, this lot is in the Industrial Business District (IBD) allowing activities in support of industrial support services; and,

WHEREAS, this sale allows for a redeveloper to purchase land from the TCEDC adjacent to his property to meet the IBD requirements in the redevelopment of a vacant building; 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 sale of property owned by the TCEDC for \$2,971.00 and described as follows:
ABST 77 PAGE 2 LOTS 13 – 16 BLOCK 61 TEXAS CITY.

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 20th day of September, 2017.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Justin Herter
BOARD SECRETARY
Texas City Economic Development Corporation