

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

DECEMBER 6, 2017 - 3:30 P.M.

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. Consider and take action on approving the minutes for October 11, 2017, meeting.

 - b. Consider and take action on Resolution No. 17-34, approving expenditures for demolition of buildings located at 715 2nd Avenue South.

 - c. Consider and take action on Resolution No. 17-35, ratifying expenditures for sidewalk and street repair in the 600 Block of 7th Avenue.

 - d. Consider and take action on Resolution No. 17-36, ratifying expenditures for landscaping at the TCEDC property located at 901 9th Street.

 - e. Consider and take action on Resolution No. 17-37, approving expenditures to demolish the TCEDC building located at 520 5th Avenue North.

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 NOVEMBER 28, 2017, AT 4:30 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

2. a.

Meeting Date: 12/06/2017

Submitted By: Justin Herter, City Attorney Office

Department: City Attorney Office

ACTION REQUEST (Brief Summary)

Consider and take action on approving the minutes for October 11, 2017, meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

2. b.

Meeting Date: 12/06/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 17-34, approving expenditures for demolition of buildings located at 715 2nd Avenue South.

BACKGROUND

It is proposed that the TCEDC approves expenditures to demolish the structures located at 715 2nd Avenue South, the Booker T. Washington School and Gymnasium, for an amount not to exceed \$81,370. The buildings are severely dilapidated and located in the Industrial Buffer District (IBD). Therefore, it is recommended that the buildings be demolished to create a safe green space in line with the IBD guidelines.

ANALYSIS

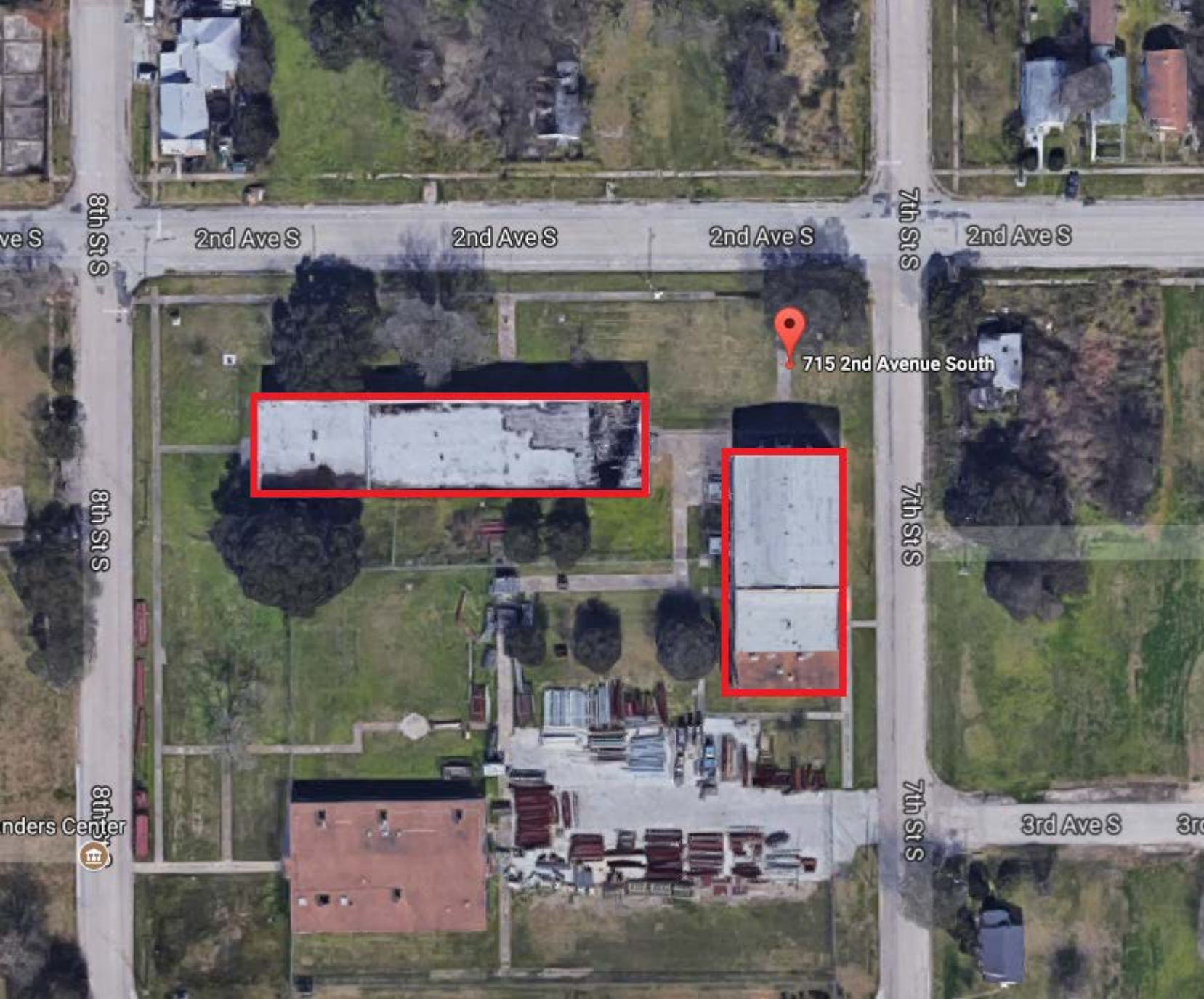
ALTERNATIVES CONSIDERED

Attachments

Property Aerial

Property Street View

Demolition Bid Result Summary



ve S

8th St S

2nd Ave S

2nd Ave S

2nd Ave S

7th St S

2nd Ave S



715 2nd Avenue South



8th St S

7th St S

8th St S

7th St S

nders Center



3rd Ave S

3rd Ave S





November 10, 2017

George Fuller
Texas City Economic Development Corporation
1801 9th Avenue North
Texas City, Texas 77590

RE: Bid Review for Abatement & Demolition
Old Booker T. Washington School & Gymnasium
715 2nd Avenue South
Texas City, Texas 77590

Dear George:

Pursuant to your request, **Bay Environmental, Inc.** has re-reviewed the abatement/demolition proposals as submitted on November 9, 2017 for the subject project. Four qualified contractors submitted proposals based on specifications prepared by Bay which ranged from a total low bid of \$81,370.00 to a high bid of \$159,212.00.

The apparent low bidder is RNDI Companies out of Rockwall, Texas (Bid Tabulation Sheet attached). Bay has never worked with RNDI but has found that they do have a Houston office and have completed many successful projects in the Houston area. References listed in their proposal, including the City of Dallas and City of Garland, were contacted by Bay stated that "RNDI had performed well with no major problems incurred".

RNDI was also contacted by Bay and confirmed the project scope and number of work days proposed and stated they had no questions or concerns regarding the specification requirements.

Based on our review of the proposals submitted and our investigation of RNDI, Bay Environmental, Inc. has found no objections with Texas City EDC awarding the abatement/demolition contract for the abatement and demolition of the Old Booker T. Washington School and Gymnasium to RNDI Companies in the total amount of \$81,370.00.

Should there be any questions, please call us at our new number (713) 729-2533 or on my mobile phone at (409) 916-2383 or e-mail at randy@bayenv.com.

Sincerely yours,
BAY ENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to be "Randy Wev", written over a white background.

Stephen R. (Randy) Wev

Attachment: Bid Tabulation Sheet

TCEDC Agenda

2. c.

Meeting Date: 12/06/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 17-35, ratifying expenditures for sidewalk and street repair in the 600 Block of 7th Avenue.

BACKGROUND

It is proposed that the TCEDC approves expenditures to repair the sidewalk and street in the 600 block of 7th Avenue North. With the recent addition of Hey Mikey's Ice Cream, foot traffic in this area of 6th Street has significantly increased. We anticipate further growth in foot traffic in this area when two new businesses open in the adjacent building to the north in the coming months. The sidewalk conditions were unsafe in this area and the asphalt street was in need of repair. Public Works staff provided the labor to repair the sidewalk and we have contracted for asphalt repair. The cost of materials for the sidewalk and the labor and materials for the asphalt repair is \$30,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Before Picture

Sidewalk Repaired



7th Avenue



TCEDC Agenda

2. d.

Meeting Date: 12/06/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 17-36, ratifying expenditures for landscaping at the TCEDC property located at 901 9th Street.

BACKGROUND

It is proposed that the TCEDC approves expenditures to landscape the TCEDC property located at 901 9th Street North in an effort to beautify the property and attract a tenant. The Recreation & Tourism department has put together a plan for an attractive, low-maintenance landscape to be placed in the existing flower beds in the amount of \$3,700. We will also need to repair the masonry cap on the flower bed retaining wall which will cost approximately \$4,000. City personnel will provide the labor to minimize cost. City staff requests \$8,000 to be approved for this project.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Landscape Proposal

9th St and 9th Ave project

- 60 KO Rose
- 30 Bougainvillea
- 20 Drift Rose
- 12 Hardy Aloe
- 12 Red Sister Ti Plant







TCEDC Agenda

2. e.

Meeting Date: 12/06/2017

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 17-37, approving expenditures to demolish the TCEDC building located at 520 5th Avenue North.

BACKGROUND

It is proposed that the TCEDC approves the demolition of the property located at 520 5th Avenue North, acquired through trade as recently approved by TCEDC Resolution 17-11. The property has had no roof for many years and has gone into severe disrepair. Since it would be cost-prohibitive to renovate the building to current codes, staff is recommending demolition of the property for an amount not to exceed \$50,000. Bids have not yet been obtained, but based on similar projects, the demolition of a building this size should be well under \$50,000.

ANALYSIS

ALTERNATIVES CONSIDERED
