

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 REGULAR MEETING

AGENDA

WEDNESDAY, AUGUST 29, 2018 - 3:00 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 from May 10, 2018, Economic Development Corporation Meeting.

 - b. Consider and take action on Resolution No. 18-09, approving the purchase of property adjacent to 290 Dike Road from the City of Texas City. (Management Services)

 - c. Consider and take action on Resolution 18-10, approving of net proceeds from the sale of property adjacent to 290 Dike Road to pay to Texas City Terminal on the Dike Road and Bay Street property. (Management Services)

 - d. Consider and take action on Resolution 18-11, approving of \$2.7 Million for east side wastewater line. (Management Services)

 - e. Consider and take action on Resolution 18-12, accepting donation of land from Mainland Medical Center of property located on the south east corner of 5th Street N. and 9th Ave. N. (Management Services)

 - f. Consider and take action on Resolution 18-13, accepting an economic development study performed by the HGAC to highlight the importance and economic impact the City of Texas City has on the county, state and nation including industry, housing, etc. (Management Services)

 - g. Consider and take action on Resolution 18-14, approving of final payment to Tanger Outlet. (City Secretary)

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 17, 2018, PRIOR TO 3:00 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: 08/29/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on approving the minutes from May 10, 2018, Economic Development Corporation Meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

MAY 10, 2018 -10:00AM

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Thursday, May 10, 2018, at 4:30pm, 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 4:32pm by 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
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Randy Dietel, Director

Staff Present: Nicholas Finan, Executive Director of Management Services
Russell Plackemeier, City Attorney
Rhomari Jackson, City Staff
Ryan McClellan, City Staff
Justin Herter, City Staff
James Hartshorn, Deputy Director of Management Services

Attendees: Henry Gomez

(2) NEW BUSINESS

- (a) Approve Texas City Economic Development Corporation Board Meeting Minutes for April 11, 2018.

Motion by Director Mitchell Chuoke, Seconded by Vice-Chairperson Harold Fattig

Vote: 4 - 0 CARRIED

- (b) Consider and take action on Resolution No. 18-08, approving lease and option to purchase agreements with Vincent Pandanell in regards to the property located at 522 6th Street North.

James Hartshorn, Deputy Director of Management Services, stated it is proposed that the TCEDC approves the execution of a commercial lease agreement with Vincent Pandanell for the property located at 522 6th Street North. Mr. Pandanell currently operates a successful neighborhood bar in Kemah called Aspen's Bar & Grill. At this location on 6th Street, Mr. Pandanell intends to build an upscale, family-friendly sports bar and restaurant.

Under the agreement, Mr. Pandanell will invest an initial \$125,000 for build out and the TCEDC will invest up to \$250,000. Any additional expenses will be Mr. Pandanell's responsibility. Mr. Pandanell will make lease payments to the TCEDC beginning October 1, 2018, until he exercises his option to purchase the property. The purchase price is set at \$315,000 which is the total the

TCEDC will have invested in the property for the building and improvements upon its completion.

Mark Ciavaglia, Chairman, noted that this is the type of venue we want on 6th Street.

Motion by Vice-Chairperson Harold Fattig, Seconded by Director Mitchell Chuoke

Vote: 4 - 0 CARRIED

(3) UPDATES

Mayor Doyle noted that we may need to have another meeting next week to purchase bleachers for Robinson Park. The bid provided is only valid for 30 days.

Nick Finan, Executive Director of Management Services, stated the building located at 901 6th Street likely collapsed due to excessive water on the roof.

James Hartshorn, Deputy Director of Management Services, stated the Fire Fighters Games would be this weekend and next weekend would be a dog parade.

Mayor Doyle noted the Food Bank is moving their big operation to Harold Fattig's old building and will use the City's small building as a pantry.

(4) BOARD COMMENTS

Mark Ciavaglia, Chairman, stated the dog parade was being put on by the 6th Street business group which now has 17 members. The members contribute \$50.00 per month which is used for Downtown 6th Street Marketing and events.

(5) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:43pm; the meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

2. b.

Meeting Date: 08/29/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-09, approving the purchase of property adjacent to 290 Dike Road from the City of Texas City. (Management Services)

BACKGROUND

The city has been working with Mark McKim who is interested in developing cottages for lease on Dike Road. His plans were viewed at a previous city commission meeting and preliminary zoning was approved. Mark McKim needs a bit more property to develop the land in a manner that is attractive and meets the standards that the City has required which necessitated the purchase of additional land owned by the City of Texas City. It is land that surrounds the old site owned by Dimitiri and sits adjacent to Lee's Bait shop on the north side of Dike Road in the 200 block (see the attachments of the survey and map of the area). The City Commission approved to sell the property to the Texas City Economic Development Corporation, an independent foundation. Under state statutes, the city may sell property directly to an independent foundation that it wants to have developed by contract (Section 272.001(B)(4) of the Local Government Code. Staff has discussed this with the Attorney General's Office, Zindia Thompson, back in 2012 under a similar situation with the sale of city land. This was also discussed in 2012 with other staff members as well as other economic development professionals in Texas familiar with the state statutes on sale of City property and economic development. All agree with the process. While there is not a definition of "independent foundation" in the state statutes, Ms. Thompson stated that the Economic Development Corporation, by its incorporation under the state statutes, is an independent foundation by definition. Attached is the outline of the agreement on the requirements of the development of the land and the amount of property to be sold in accordance with a plan (the Livable Center Plan). This sale would fulfill the plan outlined for the area under the Livable Center Study. The City Attorney has reviewed and is in agreement with the process and the additional steps taken to be open to the public with the sale. As in the past, the City will use an appraisal to set the amount for the sale to the TCEDC.

With the approval of the City Commission to sell the land to the TCEDC, it is now up to the Texas City Economic Development Corporation to purchase the land. In a subsequent meeting, hopefully in September, the TCEDC board and Mr. McKim will take action to enter into an agreement with the company to develop the property and sell the property at his offer price of \$8/sf.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Survey

McKim Development Agreement

Livable Center

Appraisals

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-09

A RESOLUTION APPROVING THE PURCHASE OF PROPERTY ADJACENT TO 209 DIKE ROAD FROM THE CITY OF TEXAS CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the property located adjacent to 290 Dike Road is owned by the City of Texas City;
and

WHEREAS, on August 15, 2018, the City Commission of the City of Texas City approved the City of Texas City to sell land adjacent to 290 Dike Road, to the Texas City Economic Development Corporation (TCEDC); and

WHEREAS, this transaction will be in accordance with the Livable Center Plan and State Law;
and

WHEREAS, the TCEDC will purchase the property from the City of Texas City for \$200,000.00.

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 property adjacent to 290 Dike Road from the City of Texas City.

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

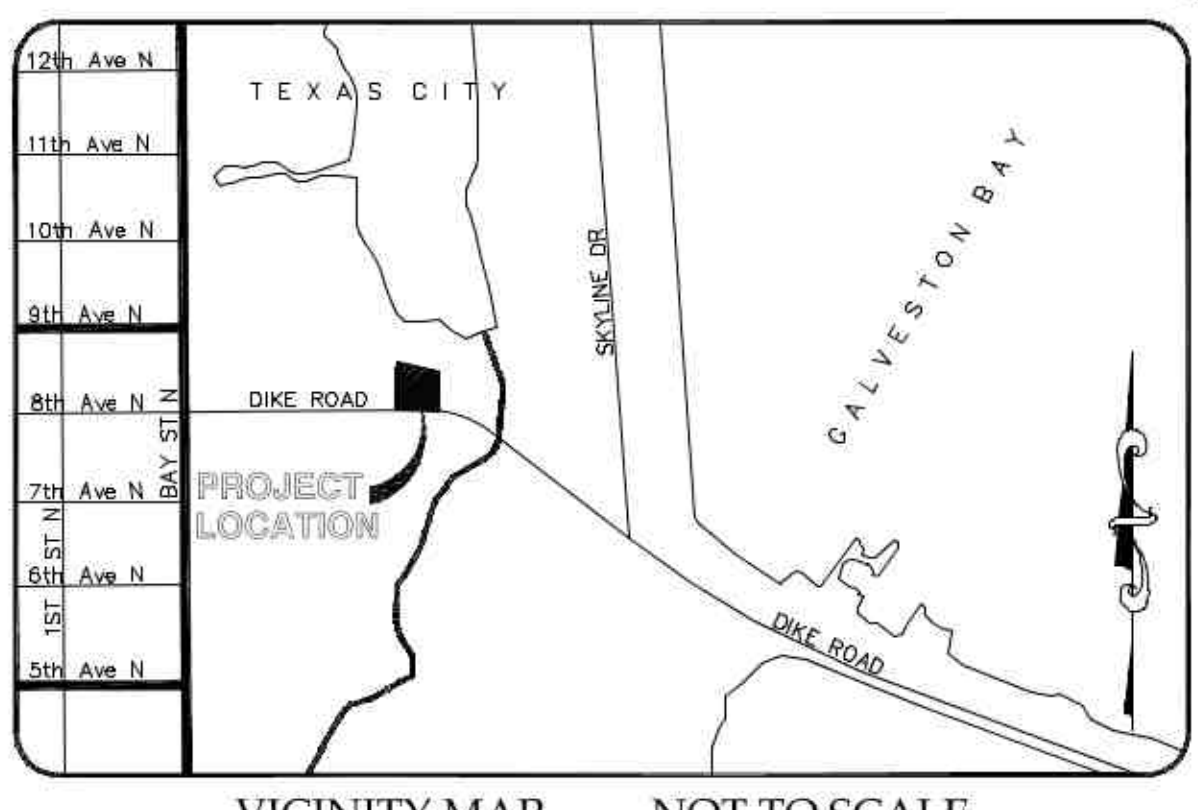
PASSED AND ADOPTED this 29th day of August 2018

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

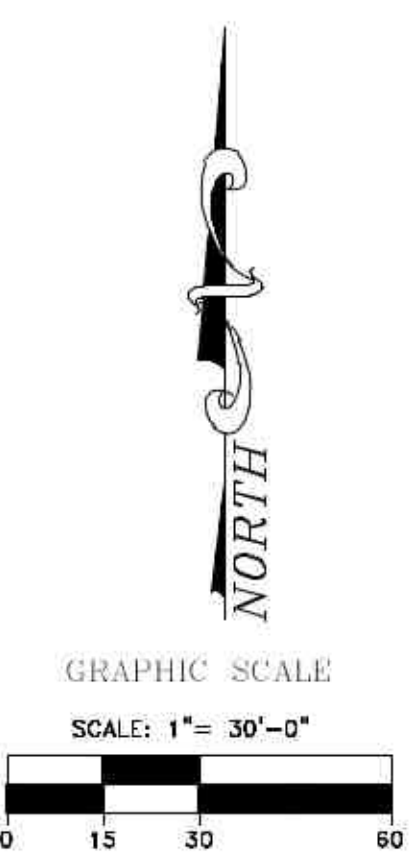
ATTEST:

BOARD SECRETARY

Texas City Economic Development Corporation



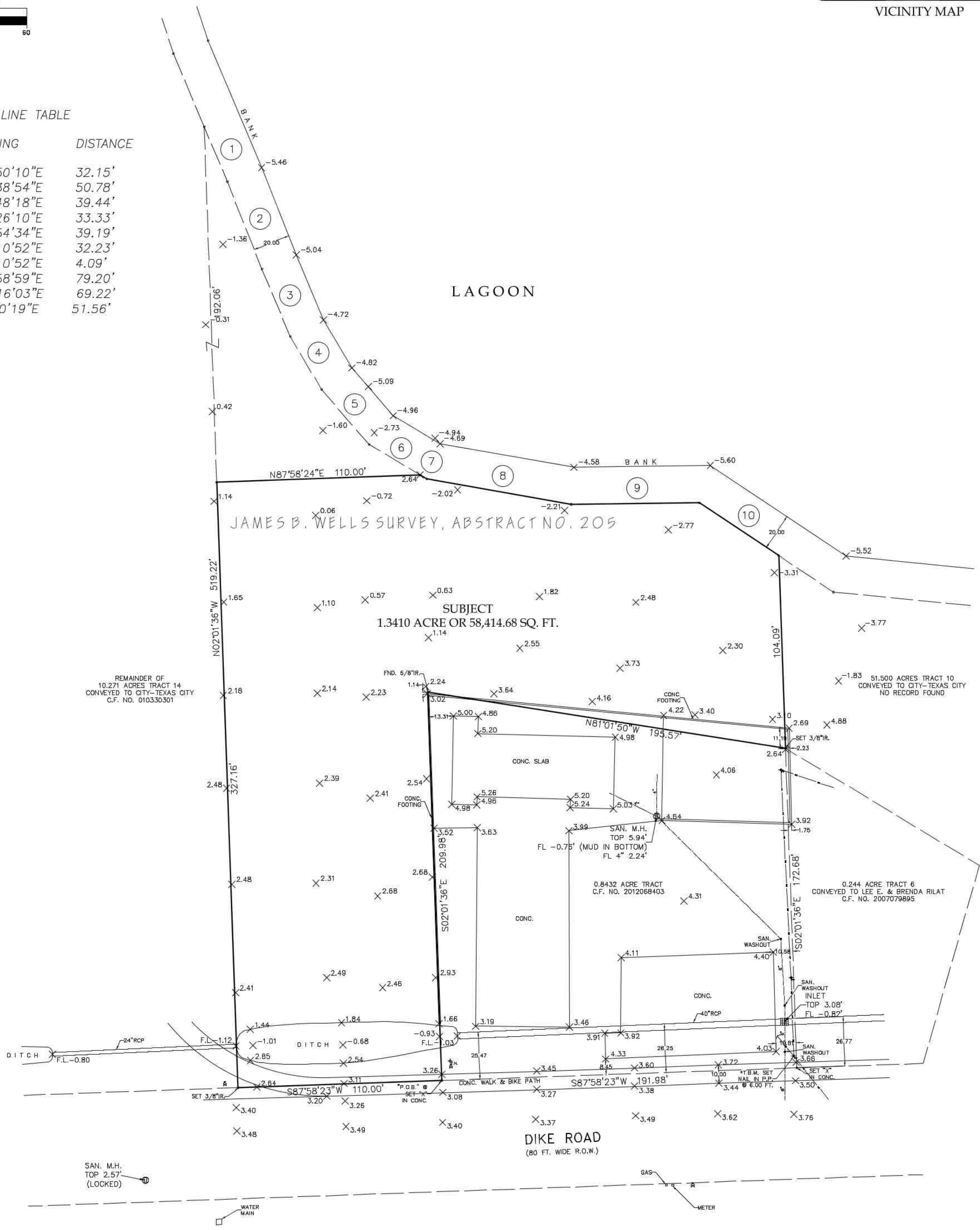
- NOTES:
- 1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.
 - 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY STEWART TITLE COMPANY, G.F. NO. 1816722065, EFFECTIVE DATE JANUARY 25, 2018.
 - 4) ADDRESS: 0 DIKE ROAD, TEXAS CITY, TEXAS 77590.
 - 5) ELECTRIC TRANSMISSION LINE R.O.W. EASEMENT (2915/757) BLANKET IN NATURE.



- LEGEND:
- AC - ACRES
 - BL - BUILDING LINE
 - ESMT - EASEMENT
 - FC - FIRM CODE
 - CF - CLEANS FILE
 - DR - DEED RECORDS
 - MR - MAP RECORDS
 - R.O.W. - RIGHT OF WAY
 - SC. FT. - SQUARE FEET

LINE TABLE

#	BEARING	DISTANCE
1	S22°50'10"E	32.15'
2	S21°38'54"E	50.78'
3	S22°48'18"E	39.44'
4	S30°26'10"E	33.33'
5	S40°54'34"E	39.19'
6	S59°10'52"E	32.23'
7	S59°10'52"E	4.09'
8	S79°58'59"E	79.20'
9	N89°16'03"E	69.22'
10	S56°20'19"E	51.56'



TEMPORARY BENCHMARK:
SET NAIL IN POWER POLE AT 6.00 FT.

BENCHMARK:
USED AW1636, NAVD 88 ORTHO HEIGHT 10.00 FT., BENCH MARK DISK SET IN THE FOOTINGS OF SMALL/MEDIUM STRUCTURES SEAWALL STAMPING: Y 170 ELEV. 12.480 FT. 1936, 0.8 MI NE FROM TEXAS CITY, ABOUT 0.3 MILE NORTH ALONG LOOP 197 (6TH STREET N), FROM THE POST OFFICE AT TEXAS CITY, THENCE 0.5 MILE EAST ALONG EIGHTH AVENUE NORTH, ABOUT 20 FEET SOUTH OF THE CENTER LINE OF THE AVENUE AND THE BEGINNING OF THE TEXAS CITY DIKE RD., 56 FEET EAST OF THE CENTER LINE OF BAY STREET NORTH, 2 1/2 FEET ABOVE THE LEVEL OF BAY STREET NORTH, AND 1 FOOT BELOW THE LEVEL OF TEXAS CITY DIKE RD.

BASE FLOOD:
Zone A3, ELEV. 5.00 FT.

FLOOD INFORMATION
*THIS TRACT OR LOT IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "A3" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. TEXAS CITY, MAP No. 485514, PANEL No. 0035C, DATED 05/02/1983.
*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

OWNER(S):
TERRA 40, LLC

SURVEYOR:
THE JEAN MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON. SPEC. CAT. 1A, COND. II

Charles A. McKinley
CHARLES A. MCKINLEY
R.P.L.S. NO. 1184
STATE OF TEXAS

BOUNDARY LAND SURVEY

OF A 1.3410 ACRE TRACT OUT OF AND A PART OF A CALLED 10.271 ACRE TRACT 14 CONVEYED TO CITY - TEXAS CITY IN THE JAMES B. WELLS SURVEY, ABSTRACT 205 GALVESTON COUNTY, TEXAS

SCALE: 1"= 30' DATE: AUGUST 8, 2018

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this "Agreement"), is made and entered into as of August ____, 2018, by and between **THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION** (the "TCEDC"), and **MARK McKIM** (the "Developer").

RECITALS:

WHEREAS, Developer intends to acquire an approximately 1.3410 acre tract of real property located in Galveston County, Texas, more fully described on Exhibit "A", attached hereto and incorporated herein (the "Property") from the TCEDC; and

WHEREAS, Developer intends to utilize the Property to develop *seasonal cabin rentals* in order to attract tourists as described in the development plan attached hereto as Exhibit "B" (the "Improvements") and incorporated herein (the "Development"); and

WHEREAS, the TCEDC has determined that conveying the Property to Developer will further the objectives of the City of Texas City's "*Livable Center Study*" attached hereto as Exhibit "C", which will benefit the City and the City's inhabitants, will promote local economic development and stimulate business in the City of Texas City and will generate an appealing recreation-oriented regional destination that utilizes and builds upon the Texas City Dike and Galveston Bay in order to attract tourists.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration and the mutual covenants set forth herein, Developer and the TCEDC contract and hereby agree as follows:

1. Developer shall within Ninety (90) days of the closing and funding of the real property as more specifically described on attached Exhibit "A", commence construction consistent with the agreed upon development plan of the Property as described on Exhibit "B".
2. Developer covenants and agrees that any and all improvements constructed on the Property shall meet all requirements of the *Bay District*, as well as all other city, state, & federal codes, regulations, requirements, statutes and laws.
3. Developer covenants and agrees that within Eighteen (18) months after the closing and funding of the Property, the Improvements shall be Substantially Completed, for the purposes of this section, *Substantial Completion* shall occur when a certificate of occupancy is issued on all units/cabins anticipated to be constructed on the Property. In the event the Improvements have not been Substantially Completed as agreed upon by the parties hereto, the Property shall revert to its original "zoning" designation.
4. Miscellaneous.

4.1 Approvals and consents. Approvals or consents required or permitted to be given under this Agreement shall be evidenced by an ordinance, resolution or order adopted by the governing body of the appropriate party or by a certificate executed by a person, firm or entity previously authorized to give such approval or consent on behalf of the party. Approvals and consents shall be effective without regard to whether given before or after the time required for giving such approvals or consents.

4.2 Address and notice. Any notice to be given under this Agreement shall be given in writing, addressed to the party to be notified as set forth below, and may be given either by depositing the notice in the United States mail postage prepaid, registered or certified mail, with return receipt requested; by messenger delivery; or by telecopy. Notice deposited by mail shall be effective three days after posting. Notice given in any other manner shall be effective upon receipt by the party to be notified. For purposes of notice, the addresses of the parties shall be as follows:

If to the TCEDC, to:

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

If to the Developer, to:

NEED ADDRESS
Email:

The parties shall have the right from time to time to change their respective addressees by giving at least 10 days' written notice of such change to the other party.

4.3 Assignment. This Agreement is assignable. If all or any portion of the Property is transferred, sold or conveyed, the Developer shall give notice immediately to the City of the name, address, phone number and contact person of the person or entity acquiring an interest in the Property. This Agreement shall run with the land and shall be binding on and inure to the benefit of the Developer's successors and assigns.

4.4 Nonwaiver of Rights. By entering this Agreement, neither Developer nor the City waive any rights granted under any laws, nor do they make any admissions regarding the subject matter of this Agreement. Each party specifically reserves any and all rights to pursue any action or remedy to protect its interests and rights

4.5 Reservation of rights. All rights, powers, privileges and authority of the parties hereto not restricted or affected by the express terms and provisions hereof are reserved by the parties and, from time to time, may be exercised and enforced by the parties.

4.6 Venue. This Agreement shall be construed in accordance with the laws of the

State of Texas and shall be performable in Galveston County, Texas.

4.7 Merger. This Agreement embodies the entire understanding between the parties and there are no representations, warranties, or agreements between the parties covering the subject matter of this Agreement.

4.8 Modification; exhibit. This Agreement shall be subject to change or modification only with the mutual written consent of the City and the Developer. The exhibits attached to this Agreement are incorporated by this reference for all purposes.

4.9 Captions. The captions of each section of this Agreement are inserted solely for convenience and shall never be given effect in construing the duties, obligations or liabilities of the parties hereto or any provisions hereof, or in ascertaining the intent of either party, with respect to the provisions hereof.

4.10 Interpretations. This Agreement and the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of this Agreement.

4.11 Severability. If any provision of this Agreement or the application thereof to any person or circumstances is ever judicially declared invalid, such provision shall be deemed severed from this Agreement and the remaining portions of this Agreement shall remain in effect.

4.12 Parties in interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall not be construed to confer any rights upon any third parties.

4.13 Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. Telefaxed or scanned-emailed copies of this signed Agreement shall be binding and effective as an original.

4.14 Authority to Execute. The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

4.15 Incorporation of Recitals. The Recitals above are incorporated herein as if repeated verbatim.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date first given above.

**TEXAS CITY ECONOMIC
DEVELOPMENT CORPORATION**

BY: _____

NAME: _____

TITLE: _____

DEVELOPER:

MARK McKIM

EXHIBIT "A" TO DEVELOPMENT AGREEMENT

Legal Description

[to be attached]

- Develop the Texas City Dike as a natural resource amenity to develop scenic outlook points, recreation opportunities accessible from adjacent neighborhoods and downtown Texas City.
- Develop strategies for housing redevelopment and maintenance for long-term viability of residential uses.
- Identify funding mechanisms that can be used to implement multi-use trails, environmental remediation, housing, infrastructure, and other necessary improvements.

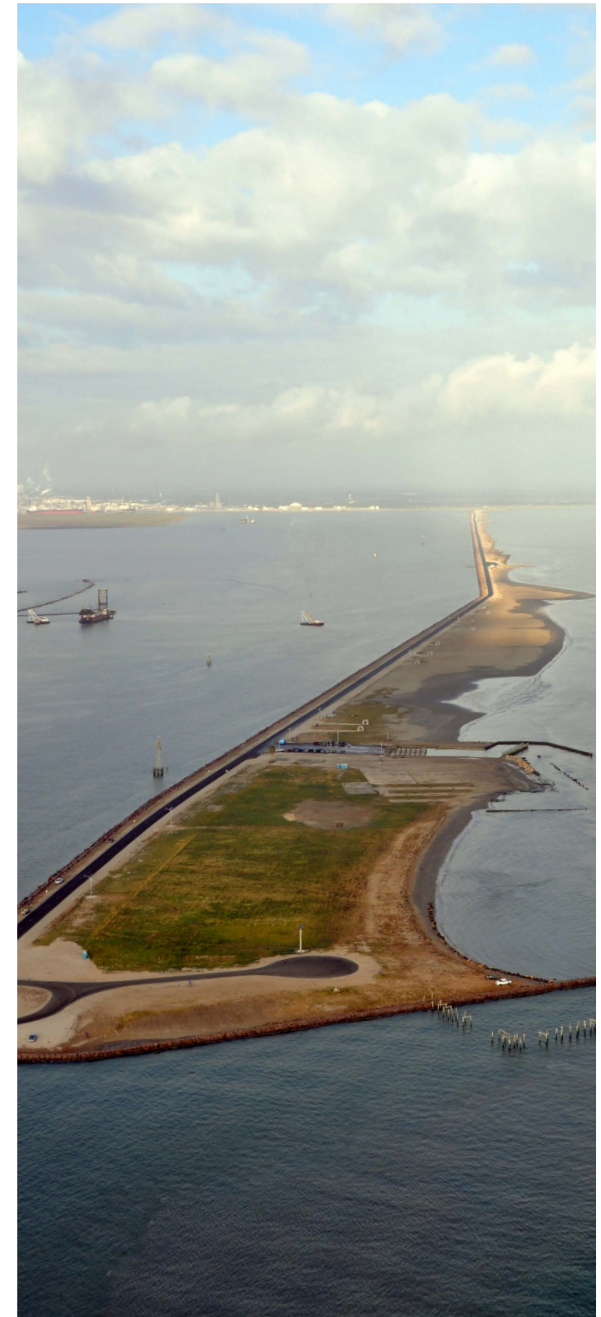
BY 2040, THE 8-COUNTY HOUSTON-GALVESTON REGION IS EXPECTED TO GROW BY AN ADDITIONAL 3.5 MILLION PEOPLE.

Source: Livable Centers Implementation Report, 2016

VISION STATEMENT

“A City of the future in which a prosperous, diverse economic base is strengthened by a commitment to serve as an international leader in emerging technologies with opportunities for all economic and social levels in an inclusive environment that balances broad interaction among all races, ethnicities, and cultures. A leader in industry, business, and finance located with immediate access to major land and air transportation arteries, while maintaining a small town atmosphere and convenience with varied cultural and recreational opportunities emphasizing the quality of life.”

Source: Texas City Vision 2020 Comprehensive Plan, 1998



TEXAS CITY DIKE

The Texas City Dike protrudes into Galveston Bay at the easternmost end of Texas City. The dike is situated parallel to and north of the 50-foot deep, 600-foot wide Texas City Channel, which allows shipping traffic to access the Port of Texas City. The dike is 28,200-foot-long (nearly 5.34 miles). The Texas City Dike was built to protect the Texas City Channel from cross current and excessive silting, although the channel still requires frequent dredging to prevent shoaling in the waterway. In 1913 the U.S. Army Corps of Engineers Galveston District began construction of the dike under the sponsorship of the City for \$1.4 million dollars. Construction was completed after two years and improvements have and are constantly made to prevent erosion of the dike. In 1957 the City of Texas City leased 13 acres of land on the eastern tip of the dike to the Texas City Dike Corporation for the purpose of developing the area; development included a lighted



Texas City Dike

Source: U.S. Army Corps of Engineers, Galveston District

fishing pier, a bait camp, a warehouse and a refreshment stand. When Hurricane Ike hit Galveston Bay on September 13, 2008 the Dike remained structurally intact, however all recreation and business facilities were washed away by the 25-foot storm surge and the dike was closed for two years for repairs. The dike re-opened in 2010 and currently boasts four boat ramps, ten concrete picnic shelters and one wheelchair accessible pier. The City of Texas City installed solar-powered lights and performed additional repairs on piers and ramps with grant funding from the Texas Parks and Wildlife Department. Prior to its closure post-Hurricane Ike, the dike was the second busiest boat launch site in the state.¹

¹ Aulds, T.J. (2010, September 12).*Ã*, New fee no hamper on dike traffic.*Ã*, Galveston County Daily News. Retrieved from: <http://galvestondailynews.com/story.lasso?ewcd=2a527555e505c06d>

EXISTING CONDITIONS ASSESSMENT

STUDY AREA

The 4,007 acres that constitutes the study area includes the City’s Downtown Historic District (locally designated). Land uses consist of mostly older single family home neighborhoods, with commercial and other non-residential uses clustered along 9th Avenue N/Palmer Highway and 6th Street N/Highway 197. At the center of the study area is the Texas City High School campus, along with several other public buildings and city-owned properties that serve as important landmarks and offer character to the area. Directly south of the study area is a significant amount of heavy industry associated with the petrochemical refinement and shipping industries.

The study area is located to the east of Highway 146 and northeast of Highway 6. The study area is served by existing infrastructure, including streets, water, and sewer. Much of the area is

privately-owned residences and city-owned facilities, with very little remaining vacant or undeveloped. Refer to “Map 3: Study Area” on page 31.

The character of the area is largely influenced by the historic Downtown buildings and convention center, as well as the nearby Texas City Dike located on Galveston Bay. This amenity presents development opportunities for adjacent properties to create an attractive destination for recreation and tourism along the dike and in the Bay. As little property remains vacant for development, it is important to analyze the study area for redevelopment opportunities and identify specific areas in which to focus concentrated investments that will serve as a catalyst for future development. By capitalizing on existing assets, or the prioritized achievable goals, the City will be able to yield the maximum results with limited resources.

Table 9: Existing Land Use

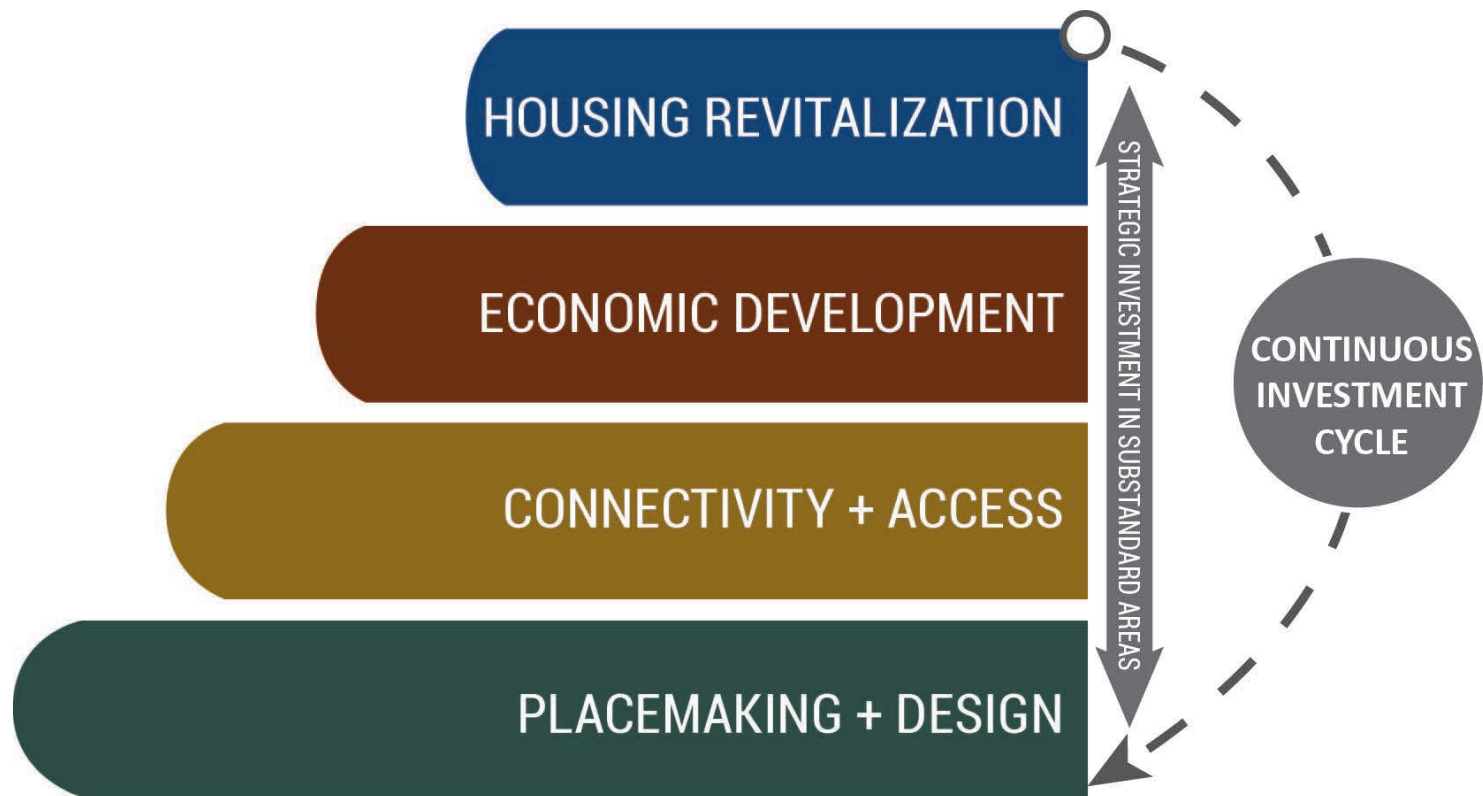
LAND USE	ACRES	PERCENT
COMMERCIAL	282.76	12.8%
INDUSTRIAL	1.08	< 0.05%
MULTIFAMILY RESIDENTIAL	86.94	3.9%
OTHER	25.01	1.1%
PUBLIC	304.79	13.8%
SINGLE-FAMILY RESIDENTIAL	1,267.58	57.5%
VACANT	235.87	10.7%
TOTAL	2,204.03	100%

STUDY AREA BOUNDARIES

The study area is bounded by 25th Avenue N (north), Texas Avenue (south), 31st Avenue N (west), and Bay Street N (east). This plan will also explore the relationships and connections between the study area, Downtown, the Texas City Dike, and the Port of Texas City.

Nodes are destinations where design improvements could be used to attract visitors and residents into the study area for recreation and entertainment purposes, as well as encourage new development and investment in the local economy. The nodes identified along 9th Street, in the heart of the study area, are ripe for increasing economic and commercial activities, pedestrian traffic, and recreation. Focus shall be given to implementation of catalyst projects and initiatives at key intersections that are connected by major corridors (spines), and enhancing the utilization of the waterfront and dike areas as main attractions.

Each node has a specific character that is unique to its location and function within the study area. The spines are meant to link the nodes and provide critical connections to and from destinations for pedestrians, cyclists, transit users, and motorists. The nodal approach affords each intersection and surrounding area the ability to raise density and achieve multi-functionality, along with increased reliance on public transit, walking and cycling, rather than automobile. Each node is described in greater detail in the following sections.



6TH STREET URBAN VILLAGE NODE

The 6th Street Urban Village node is located between 11th Avenue N and 3rd Avenue N, and 7th Street N and 5th Street N. This area is unique in that major improvements were recently constructed along 6th Street to include enhanced sidewalks, lighting, street trees, landscaping, pole banners, and pedestrian furniture. The improvements are a great start to building this area into a vibrant mixed use node. The character of this node is a Main Street-downtown feel with a walkable core. There are several successful businesses already, which incorporate retail and commercial uses with residential units above them. This area is uniquely suited to maintain the low-intensity commercial uses and office spaces that transition nicely into the residential neighborhoods in surrounding blocks.

It will be important to maintain connectivity from 6th Street to adjacent blocks by incorporating enhanced crosswalks that include streetscape landscaping, aesthetics, and amenities like benches, trash receptacles and wayfinding signage. This area should continue to expand upon the existing vertical mixed uses that exist along the street, as well as incorporate special events that showcase the investments and unique character that exist at this node.

BAYSIDE DISTRICT NODE

The Bayside District node is meant to capitalize on the existing dike and visitors, where visitors have an unencumbered view of the Texas City dike and Galveston Bay. The city-owned property located along the levy is ideal for recreational uses, including marinas, hotels, RV parks, restaurants, live music venues, and for hosting special outdoors events and competitions. Because there is limited infrastructure in existence on the dike today, it is a major recommendation of this plan to expand the utilization of the entire waterfront from 3rd Avenue N to 25th Avenue N.

This area is a distinct recreational asset that provides a one-of-a-kind opportunity to develop into a destination that could potentially attract regional users for extended periods of time. Ideas generated during the process included a high-end resort recreational vehicle (RV) park with rent-able cabins, beach access, a zip-line installation over the levy with uninhibited views of the Bay, and destination retail and restaurants that cater to waterfront users and dining experiences.

The Texas City dike also boasts a segment of the hike and bike trail that could potentially connect to other trail segments and allow residents to easily get to the dike. Generating interest at the Bayside District node will also provide the City with the opportunity to capture and divert existing dike users back into the study area and into other Texas City venues—further capturing the economic benefits of this asset.

36.8% OF RESIDENTS
OFTEN VISIT
THE DIKE, WHILE
41.3% SAID THEY
SOMETIMES VISIT IT.

Source: Texas City Livable Center Online Survey

04

BAYSIDE DISTRICT

Generate an appealing recreation-oriented regional destination that utilizes and builds upon the Texas City dike and Galveston Bay in order to attract tourists, and residents.

LIVABLE CENTER PRINCIPLES: 1 2 3 4 5

TIME-FRAME:      

IMPLEMENTATION STRATEGIES:

- Expand utilization of the entire water frontage up to 25th Avenue N.
- Program special events and festivals to take place on the dike.
- Perform zoning diagnostic to ensure that zoning promotes a variety of land uses, as shown in the concept plan.
- Coordinate with the Army Corps of Engineers regarding any limitations to development along the levee.
- Form a Bayside Business Association.
- Implement Bayfinding along the levee, hike and bike trails, Bay Street and Texas City Dike Road.
- Seek public-private partnerships with and/or developers interested in developing the city-owned property surrounding the dike.

POTENTIAL PARTNERSHIPS: DEVELOPERS, BUSINESSES, NON-PROFIT ASSOCIATIONS, TEXAS CITY INDEPENDENT SCHOOL DISTRICT (TCISD), ARMY CORPS OF ENGINEERS

POTENTIAL FUNDING SOURCES: CAPITAL IMPROVEMENT PROJECTS, GRANT FUNDING (E.G. TEXAS PUBLIC WORKS ASSOCIATION FUNDS), PUBLIC-PRIVATE PARTNERSHIPS (E.G. PARTNER WITH LOCAL BUSINESSES), TAX INCREMENT FINANCING (TIF) OR SPECIAL MANAGEMENT DISTRICT

The Bayside District is meant to be a regional attraction located at the terminus of the Study Area—refer to “Map 19: Bayfinding Signage Key Map” on page 101. The dike is currently underutilized with minimal remaining infrastructure, limited trail connectivity, few available amenities, and limited recreational opportunities. The conceptual plan proposes the full utilization of the city-owned property along the dike, incorporating new recreational uses, high-end, resort-style recreational vehicle campgrounds, cabin rentals, and camping sites, as well as restaurants and retail development along Texas City Dike Road and Bay Street. The capstone idea that is conceptualized for this area will include a major recreational component that includes the formation man-made lakes for paddleboarding, wakeboarding, swimming, and other watersports and activities. The recreational concept plan also includes the incorporation of an elevated zip-line system that showcases an uninhibited view of Galveston Bay from above the levee and a one-of-a-kind outdoor adventure at the Texas City dike. These uses can provide the City with a source of year-round revenue and can help to attract visitors and outdoor enthusiasts from across the region, furthering economic development opportunities and benefits in the study area as a whole.

RECOMMENDATIONS:

4.1 PERFORM A ZONING DIAGNOSTIC OF EXISTING REGULATIONS TO ENSURE THAT THE PROPOSED USES ARE ALLOWED.

The conceptual plan proposes a resort-style RV park, campgrounds, and seasonal cabin rentals, as well as restaurants, marinas, and hotels to support the proposed developments. It will be necessary for development regulations to allow for land uses such as these, but it will be equally as important to coordinate with the Army Corps of Engineers to fully ensure the parameters of allowable future development on and around the levee.

4.2 PROGRAM SPECIAL EVENTS AND OUTDOOR ACTIVITIES TO BE HELD ON THE DIKE OR NEAR THE NEW DEVELOPMENT.

The Texas City dike is a popular environmental and recreational asset that has open spaces ideal for hosting outdoor competitions and demonstrations. Hosting events generates activity on the dike and attracts visitors to the area, generating economic activity for any small businesses or restaurants looking to locate near the

levee. Some events have the potential to draw publicity and recognition that could initiate a tourism effort for the Texas City dike, adjacent Livable Center study area, and the surrounding community. Hunting, fishing, and outdoor competitions are popular in the region, and there is only one wakeboarding facility within close proximity. An elevated zip-line is proposed for the site, along with a man-made lake on which wakeboarding may be facilitated—both of which would be regional destinations, appealing to residents and tourists alike.



4.3 MAXIMIZE THE RECREATIONAL VALUE OF THE DIKE by expanding trails and connectivity, and leveraging programs to attract users. By maximizing the recreational value of the dike, the study area will be able to capitalize on capturing existing dike users and diverting them to other venues and businesses within Texas City. By generating a one-of-a-kind destination for recreation and outdoor education/events, the number of visitors will increase. By incorporating unique aspects of such a design plan, such as vacation rentals and long-term residences, the Bayside District could eventually develop into a destination that generates a steady stream of revenue for the City through increased demand in retail and restaurant activity.

Connect the City’s existing hike and bike trails to the dike and adjacent recreational uses so that residents can easily get to and from the Bay. Increasing connectivity will increase the opportunities available to residents to the dike and traverse other parts of the City on the same trip. It will be important that the trail network connects to the dike at 9th Avenue, Bay Street, and Texas City Dike Road, and into connecting roadways like 25th Avenue and Texas Avenue.



Map 22: City Central Node Concept Plan



Artist Rendering of Bayside District Conceptual Plan - Bird's Eye View



Artist Rendering of Bayside District Conceptual Plan - View from Zip Line Tower



Artist Rendering of Gateway to Bayside District

The Wilkenfeld Company
 617 8th Ave N
 Texas City, TX 77590
 409-945-8336

INVOICE	07/20/2018 DATE	16558 FILE NUMBER	CASE NUMBER
----------------	--------------------	----------------------	-------------

Client: CITY OF TEXAS CITY

Item	Total
APPRAISAL FEE FOR SERVICES RENDERED	\$ 500.00

Intended User: CITY OF TEXAS CITY
 DIKE RD.
 TEXAS CITY, TX 77590
 SEE ATT. SURVEY

Total: \$ 500.00

Please detach and include the bottom portion with your payment... Thank You!

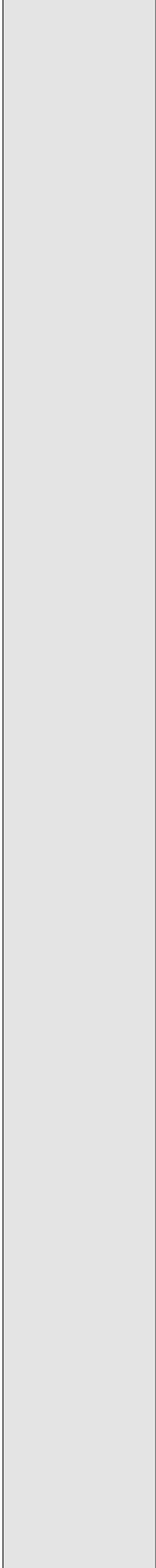
Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
07/20/2018	07-13-2018	Richard Robert Wilkenfeld		16558	

FROM: CITY OF TEXAS CITY	PROPERTY: Intended User: CITY OF TEXAS CITY DIKE RD. TEXAS CITY, TX 77590	Amount Due \$ 500.00
------------------------------------	---	--------------------------------

TO: Attention: The Wilkenfeld Company 617 8th Ave N Texas City, TX 77590	Amount Enclosed \$ _____
--	------------------------------------

Balance Due upon receipt of Invoice
 Please return this portion with your payment. Thank You!

The Wilkenfeld Company



APPRAISAL OF
THE PROPERTY LOCATED AT
DIKE RD.
TEXAS CITY, TX 77590

as of
July 13, 2018

for
CITY OF TEXAS CITY

by
The Wilkenfeld Company
617 8th Ave N
Texas City, TX 77590

The Wilkenfeld Company
617 8th Ave N
Texas City, TX 77590
409-945-8336

July 20, 2018

CITY OF TEXAS CITY

Property - DIKE RD.
TEXAS CITY, TX 77590
Client - CITY OF TEXAS CITY
File No. - 16558
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at DIKE RD. , TEXAS CITY, TX.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of July 13, 2018 is :


\$200,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

The Wilkenfeld Company


Richard Robert Wilkenfeld
TX Certification #1321349

IDENTIFICATION

Owner CITY OF TEXAS Census Tract 7262 Map Reference City
 Property Address DIKE RD.
 City TEXAS CITY County GALVESTON State TX Zip Code 77590
 Legal Description SEE ATT. SURVEY
 Sale Price \$N/A Date of Sale N/A Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$N/A (yr.)
 Client CITY OF TEXAS CITY Address _____
 Occupant VACANT Appraiser Richard Robert Wilkenfeld Instructions to Appraiser MARKET VALUE
 Intended User: CITY OF TEXAS CITY Intended Use: _____

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<input type="checkbox"/> % 1 Family	<input type="checkbox"/> % 2-4 Fam	<input type="checkbox"/> % Apts.	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> % Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> % Condo	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>100</u> to \$ <u>300</u>		Predominant Value \$ <u>200</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>0</u> yrs. to <u>50</u> yrs.		Predominant Age <u>25</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) **THE SUBJECT IS LOCATED IN CLOSE PROXIMITY TO CHURCHES, SCHOOLS, SHOPPING CENTERS AND EMPLOYMENT AREAS.**

SITE

Dimensions _____ = 58414 S.F. Corner Lot
 Zoning Classification COMMERCIAL Present improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elect. & Tel.
OFF SITE IMPROVEMENTS
 Street Access: Public Private
 Surface CONCRETE
 Maintenance: Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo LEVEL
 Size AVERAGE
 Shape IRREGULAR
 View AVERAGE
 Drainage ADEQUATE
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **THE SUBJECT IS LOCATED IN ZONE A3 ON FEMA MAP #4855140035C DATED 5/2/83.**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis See grid below. See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>DIKE RD. TEXAS CITY, TX 77590</u>	<u>1401 33RD ST. TEXAS CITY, TX 77590</u>		<u>7011 MEDICAL CENTER TEXAS CITY, TX 77590</u>		<u>25TH ST. TEXAS CITY, TX 77591</u>	
Proximity to Subj.		<u>0.75 miles S</u>		<u>3.08 miles W</u>		<u>3.08 miles W</u>	
Sales Price	\$ <u>N/A</u>	\$ <u>522,270</u>		\$ <u>1,000,000</u>		\$ <u>98,000</u>	
Price	\$	\$ <u>1</u>		\$ <u>5</u>		\$ <u>3</u>	
Data Source	<u>INSPECTION</u>	<u>MLS/GCAD</u>		<u>MLS/GCAD</u>		<u>MLS/GCAD</u>	
Date of Sale and Time Adjustment	<u>N/A</u>	<u>4/21/11</u>	<u>+42,000</u>	<u>10/22/12</u>	<u>+80,000</u>	<u>12/13/18</u>	<u>+7,800</u>
Location	<u>TEXAS CITY</u>	<u>TEXAS CITY</u>		<u>TEXAS CITY</u>		<u>TEXAS CITY</u>	
Site/View	<u>AVERAGE</u>	<u>AVERAGE</u>		<u>AVERAGE</u>		<u>AVERAGE</u>	
Site Area	<u>58414 S.F.</u>	<u>361,375 S.F.</u>	<u>-424,000</u>	<u>216,128 S.F.</u>	<u>-725,000</u>	<u>32,698 S.F.</u>	<u>+77,200</u>
Sales or Financing Concessions		<u>CONV.</u>		<u>CONV.</u>		<u>CONV.</u>	
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-382,000</u>		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-745,000</u>		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>85,000</u>	
Indicated Value of Subject		<u>Gross 89.2%</u> <u>Net -73.1% \$ 140,270</u>		<u>Gross 90.5%</u> <u>Net -74.5% \$ 255,000</u>		<u>Gross 86.7%</u> <u>Net 86.7% \$ 183,000</u>	

Comments on Market Data: **ALL COMPARABLES ARE CONSIDERED REPRESENTATIVE OF THE PRICES BEING PAID IN THE THE AREA.**

RECONCILIATION

Comments and Conditions of Appraisal: **THE SALES INDICATE AN APPROPRIATE PRICE FOR THE SUBJECT PROPERTY UNDER APPRAISAL. IMPROVEMENTS ON THE SUBJECT PROPERTY HAVE NO VALUE.**

Final Reconciliation: **THE FINAL VALUE WAS SUPPORTED BY ALL THREE COMPARABLE SALES.**

PHOTOGRAPH ADDENDUM

Intended User	CITY OF TEXAS CITY				
Property Address	DIKE RD.				
City	TEXAS CITY	County	GALVESTON	State	TX
				Zip Code	77590
Client	CITY OF TEXAS CITY				



View of site



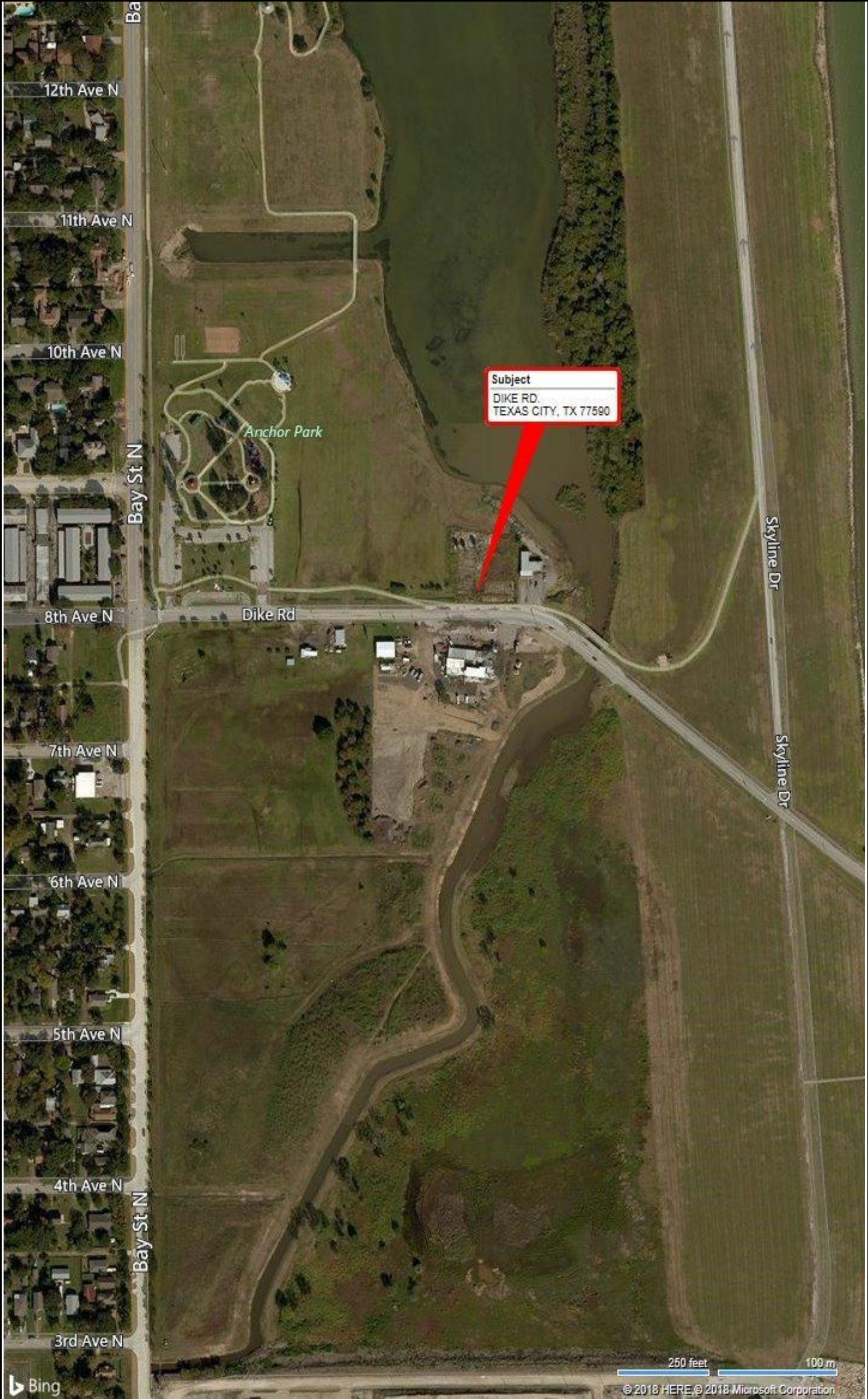
Street Scene



Street Scene

Location Map

Intended User	CITY OF TEXAS CITY						
Property Address	DIKE RD.						
City	TEXAS CITY	County	GALVESTON	State	TX	Zip Code	77590
Client	CITY OF TEXAS CITY						



FLOOD MAP

Intended User **CITY OF TEXAS CITY**
 Property Address **DIKE RD.**
 City **TEXAS CITY** County **GALVESTON** State **TX** Zip Code **77590**
 Client **CITY OF TEXAS CITY**







Prepared for: **THE WILKENFELD CO.**
Dike Rd.
Texas City, TX 77590



MAP DATA

FEMA Special Flood Hazard Area: **Yes**
 Map Number: **4855140035C**
 Zone: **A3**
 Map Date: **May 02, 1983**
 FIPS: **48167**

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

Powered by CoreLogic®

Intended User **CITY OF TEXAS CITY**
Property Address **DIKE RD.**
City **TEXAS CITY** County **GALVESTON** State **TX** Zip Code **77590**
Client **CITY OF TEXAS CITY**

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1321349 G**

Issued: **06/13/2017**

Expires: **06/30/2019**

Appraiser: **RICHARD ROBERT WILKENFELD**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Richard Robert Wilkenfeld
 Company Name The Wilkenfeld Company
 Company Address 617 8th Ave N
Texas City, TX 77590
 Telephone Number 409-945-8336
 Email Address Wilkenfeldco@aol.com
 Date of Signature and Report 07/20/2018
 Effective Date of Appraisal July 13, 2018
 State Certification # 1321349
 or State License # _____
 or Other _____ State # _____
 State TX
 Expiration Date of Certification or License 06/30/2019

ADDRESS OF PROPERTY APPRAISED
DIKE RD.
TEXAS CITY, TX 77590
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 200,000
 CLIENT
 Name _____
 Company Name CITY OF TEXAS CITY
 Company Address _____
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
 Date of Inspection _____
- Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
 Date of Inspection _____

TCEDC Agenda

2. c.

Meeting Date: 08/29/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 18-10, approving of net proceeds from the sale of property adjacent to 290 Dike Road to pay to Texas City Terminal on the Dike Road and Bay Street property. (Management Services)

BACKGROUND

If item b above is approved the TCEDC will purchase the land from the city as required by State Law for the appraised value. That is \$200,000. Mr. McKim has offered to purchase the land for his development at \$8/sf. That would be roughly \$440,000. The Mayor would like the net proceeds (\$240,000) from the sale to go toward the TCEDC's obligation to pay the Texas City Terminal for the land at Dike Road and Bay Street. The TCEDC entered into a land exchange that included \$979,000 of cash about a year and half ago. The TCEDC committed to pay at least \$100,000 a year until the debt was paid off, minus any lands with the IBD that the Texas City Terminal was interested in and the TCEDC assisted in their acquisition. After the initial payment in January of \$100,000, the TCEDC owes the TC Terminal Railway \$879,000. This new budget year and this payment of roughly \$240,000 will decrease the debt to about \$539,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-10

A RESOLUTION APPROVING THE NET PROCEEDS FROM THE SALE OF PROPERTY ADJACENT TO 290 DIKE ROAD BE USED AS A PAYMENT TO TEXAS CITY TERMINAL RAILWAY; 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 29, 2018, a general discussion was held in consideration of the usage of net proceeds from the sale of property to Mark McKim be used as a payment to Texas City Terminal for the Dike Road and Bay Street property; and

WHEREAS, the City of Texas City sold the property to the Texas City Economic Development Corporation (TCEDC) for the appraised value of \$200,000.00. Mark McKim has offered to purchase the property from the TCEDC for \$8.00 per square foot; and

WHEREAS, approximately \$240,000.00 of the net proceeds will be used to pay towards Texas City Economic Development Corporation's obligation to the Texas City Terminal Railway.

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 to approve the usage of net proceeds from the sale of property to Mark McKim be used as a payment to Texas City Terminal for the Dike Road and Bay Street property.

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

PASSED AND ADOPTED this 29th day of August 2018.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

2. d.

Meeting Date: 08/29/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 18-11, approving of \$2.7 Million for east side wastewater line. (Management Services)

BACKGROUND

It is proposed that the TCEDC contributes \$2.7M towards the construction of a 16-inch wastewater line as shown in the attached map which is estimated to cost \$4.7M. This will allow for the city to provide wastewater service to Kranz Junior High School on FM 3436 which serves a portion of Texas City and to provide the infrastructure needed for future development in the adjacent areas.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Map of Sewer Line Expansion

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-11

A RESOLUTION APPROVING THE CONTRIBUTION OF \$2.7 MILLION TO CONSTRUCT A 16-INCH WASTEWATER LINE; 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 29, 2018, a general discussion was held in consideration of a contribution of \$2.7 Million to help construct a 16-inch wastewater line; and

WHEREAS, the wastewater line will allow for the City to provide wastewater service to Kranz Junior High School on FM 3436, which serves a portion of Texas City, and to provide the infrastructure needed for future development in the adjacent areas.

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 contribution on \$2.7 Million to construct a 16-inch wastewater line.

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

PASSED AND ADOPTED this 29th day of August 2018.

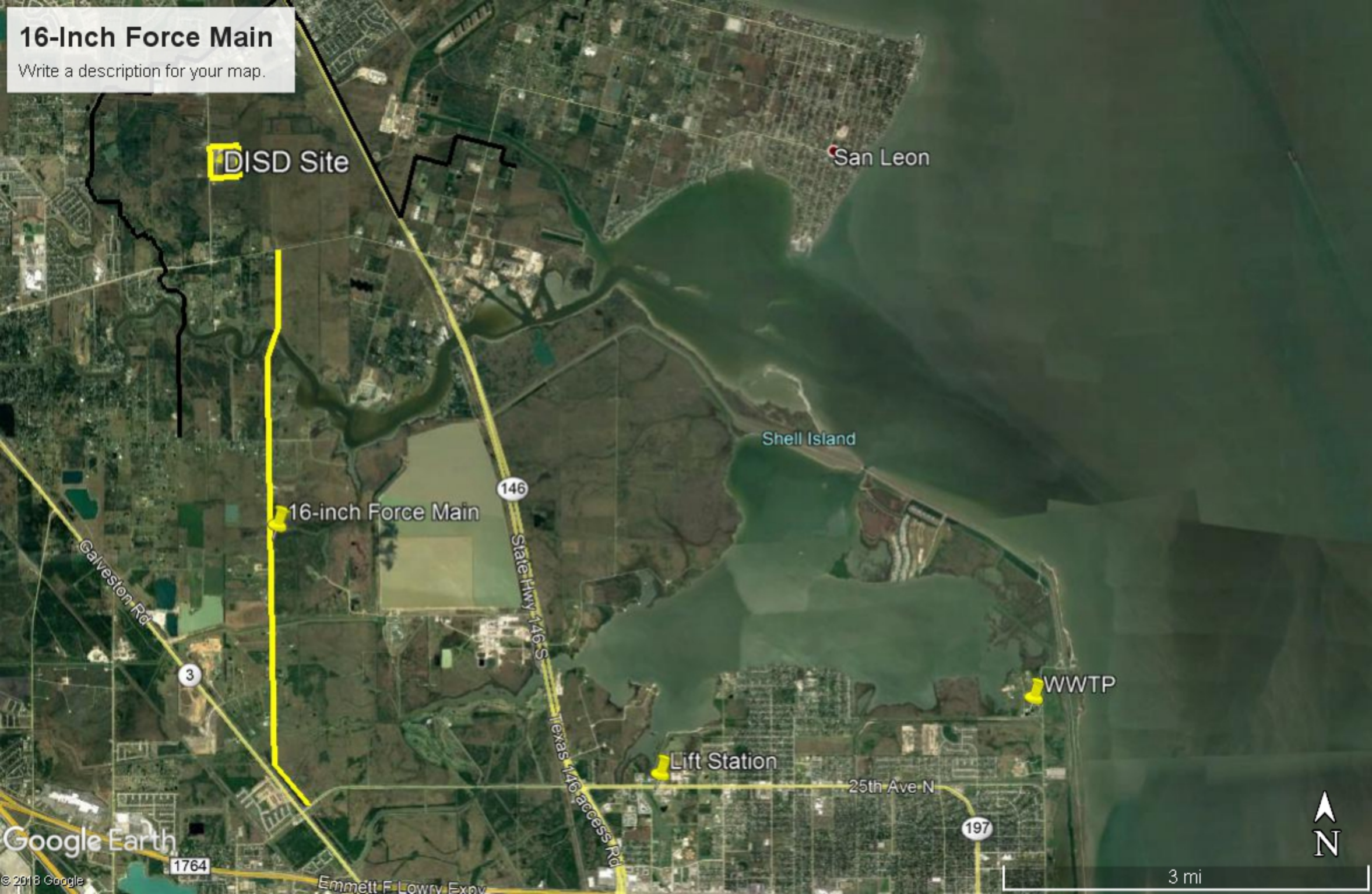
CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

16-Inch Force Main

Write a description for your map.



DISD Site

San Leon

Shell Island

16-inch Force Main

146

State Hwy 146 S

Texas 146 access Rd

Galveston Rd

3

WWTP

Lift Station

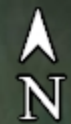
25th Ave N

197

1764

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3 mi



Google Earth

© 2018 Google

TCEDC Agenda

2. e.

Meeting Date: 08/29/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 18-12, accepting donation of land from Mainland Medical Center of property located on the south east corner of 5th Street N. and 9th Ave. N. (Management Services)

BACKGROUND

Mainland Medical Center has owned the property at the corner of 9th Ave N. and 5th Street for a number of years. They have had problems selling the land and has requested to donate it to the TCEDC. We are not fully aware of the condition, but have informed them that we would either tear it down or gut it and attempt to sell. We would not be limited on who we can sell the property to as they are because of internal requirements on minimum sale price or federal laws prohibiting sales to certain medical groups, etc. If we were to tear down the property we would use it for parking in the area of 6th Street and make more of the 6th Street property that is currently parking available for development.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
Attachment

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-12

A RESOLUTION ACCEPTING THE DONATION OF PROPERTY LOCATED ON THE SOUTH EAST CORNER OF 5TH STREET NORTH AND 9TH AVENUE NORTH; 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 29, 2018, a general discussion was held concerning acceptance of property located on the south east corner of 5th Street North and 9th Avenue North, to be donated by Mainland Medical Center to the Texas City Economic Development Corporation; and

WHEREAS, once donated, the Texas City Economic Development Corporation will have the option to demolish or sell the property.

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 donation of property located on the south east corner of 5th Street North and 9th Avenue North, to be donated by Mainland Medical Center to the Texas City Economic Development Corporation.

SECTION 2: The Chairperson or Vice Chairperson of Texas City Economic Development Corporation is hereby authorized to execute any documents necessary for conveyance of said property from Mainland Medical Center.

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

PASSED AND ADOPTED this 29th day of August 2018.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

2. f.

Meeting Date: 08/29/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 18-13, accepting an economic development study performed by the HGAC to highlight the importance and economic impact the City of Texas City has on the county, state and nation including industry, housing, etc. (Management Services)

BACKGROUND

The City has requested information regularly on economic impacts and growth question. The HGAC can produce relevant information and, with the assistance of the Chamber of Commerce, we can also include information that the industry has to discuss Texas City's importance to the county, the State and the nation. This information can be shared when discussing things like windstorm, the coastal spine, etc. At the mayor's request, the study would also include housing information on new housing, housing demographics, etc. The HGAC will perform the work for \$4,500. Attached is the outline of the work to be done.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
Mock Proposal
Impact Study

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-13

A RESOLUTION APPROVING THE EXPENDITURE TO HAVE HOUSTON – GALVESTON AREA COUNCIL PREFORM AN ECONOMIC DEVELOPMENT STUDY FOR THE CITY OF TEXAS CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City is regularly requested to provide information on economic impacts and growth within the City of Texas City; and

WHEREAS, the Houston – Galveston Area Council (H-GAC) will perform the study for \$4,500.00 and provide relevant information pertaining to Texas City’s importance to the County, the State and the Nation.

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 Houston – Galveston Area Council to conduct a study, for \$4,500.00, for the City of Texas City as outlined in **Exhibit “A”** attached hereto and incorporated herein for all intents and purposes.

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

PASSED AND ADOPTED this 29th day of August 2018

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



TEXAS CITY'S ECONOMIC IMPACT

EXECUTIVE SUMMARY

Texas City is the heart of Galveston County's petrochemical industry. Protected by seventeen miles of levees, the Texas City Industrial Complex is able to protect industry from the worst effects of storms coming in off of the Gulf Coast.

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MAYOR'S LETTER

[INSERT MAYOR DOYLE LETTER]

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Sincerely,

Mathew Doyle,
Mayor, Texas City

**[PETROCHEMICAL
INDUSTRY PROFILE]**

DRAFT

**[PETROCHEMICAL
INDUSTRY IMPACT]**

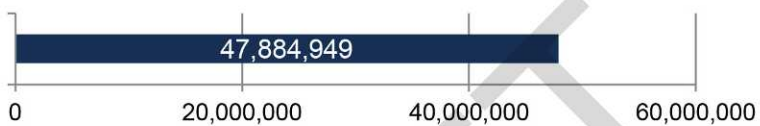
DRAFT

[PORT INDUSTRY PROFILE & IMPACT]

Port of Texas City • Texas City, TX

Legal Name: Texas City Terminal Railway Company
Draft: Deep
Depth: 40-45 ft. channel
Width: 1,200 ft.
US Port Ranking¹: Total Tonnage: 15th

Tonnage Handled¹



29,000



**Loaded Railcar Transits
(annual)**

Annual Economic Impact: \$919.5 million | **Direct Jobs** 4,452 | **Induced Jobs** 4,293

Top Commodities

- Crude petroleum oil
- Refined petroleum products
- Petrochemicals

Connectivity

Rail

- Union Pacific Railroad
- BNSF Railway
- Switching operations terminal at two junctions within 6 miles of the main yard

Roadway Connection

- FM 1764
- SH 146
- IH 45

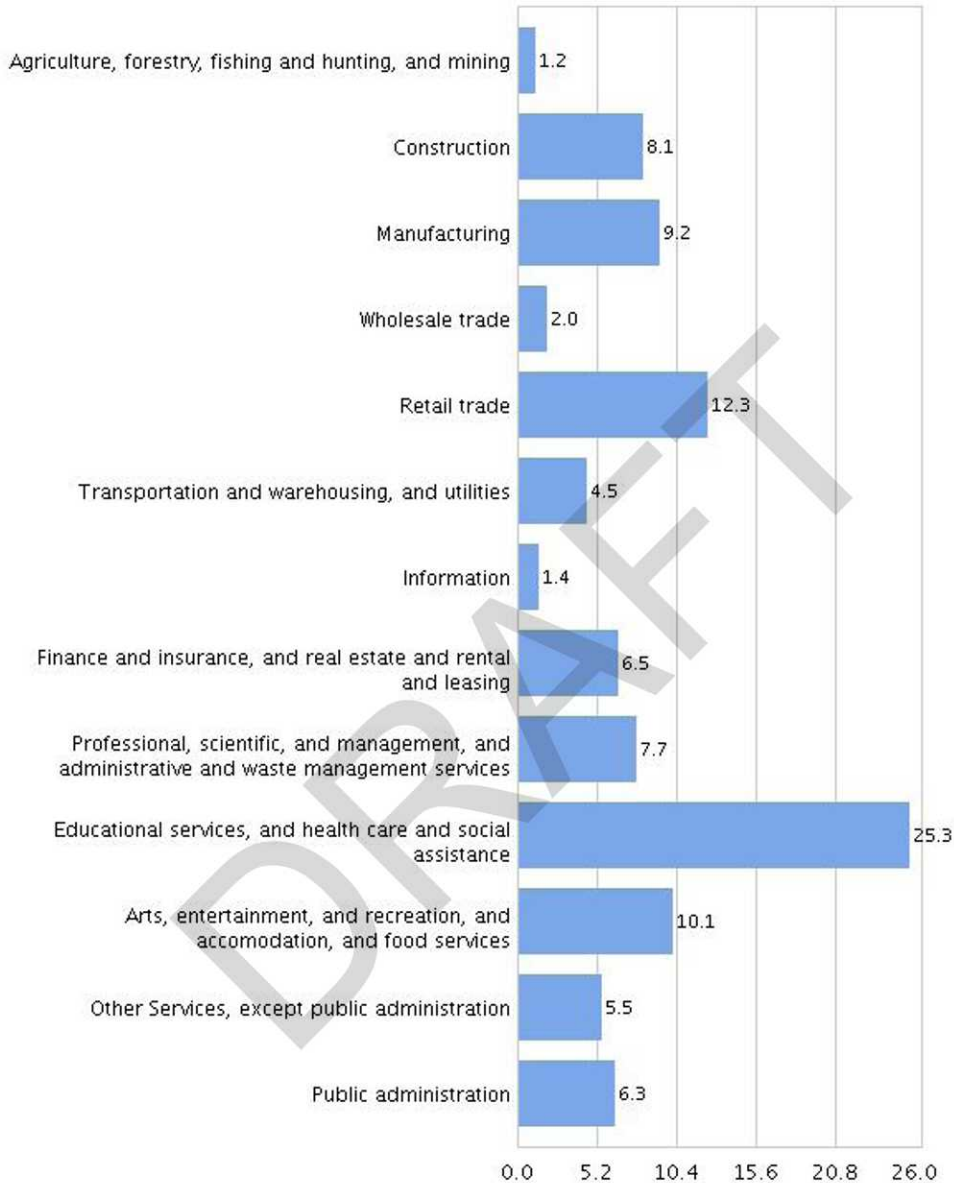
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[RETAIL PROFILE & IMPACT]

ECONOMY

Industries

In 2012-2016, the civilian employed population 16 years and older in Texas City, Texas worked in the following industries:

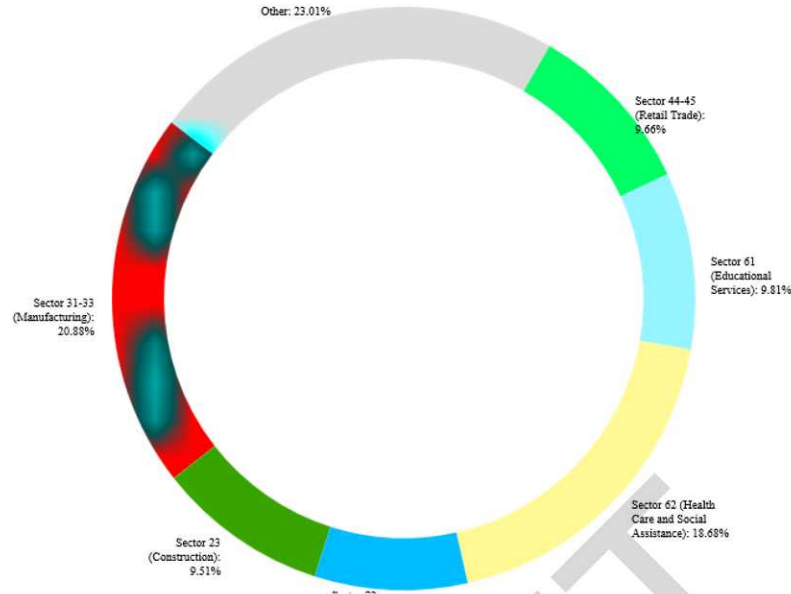


Employment Status and Type of Employer

In Texas City, Texas, 53 percent of the population 16 and over were employed; 41 percent were not currently in the labor force. An estimated 78 percent of the people employed were private wage and salary workers; 16 percent were federal, state, or local government workers; and 6 percent were self-employed in their own (not incorporated) business.

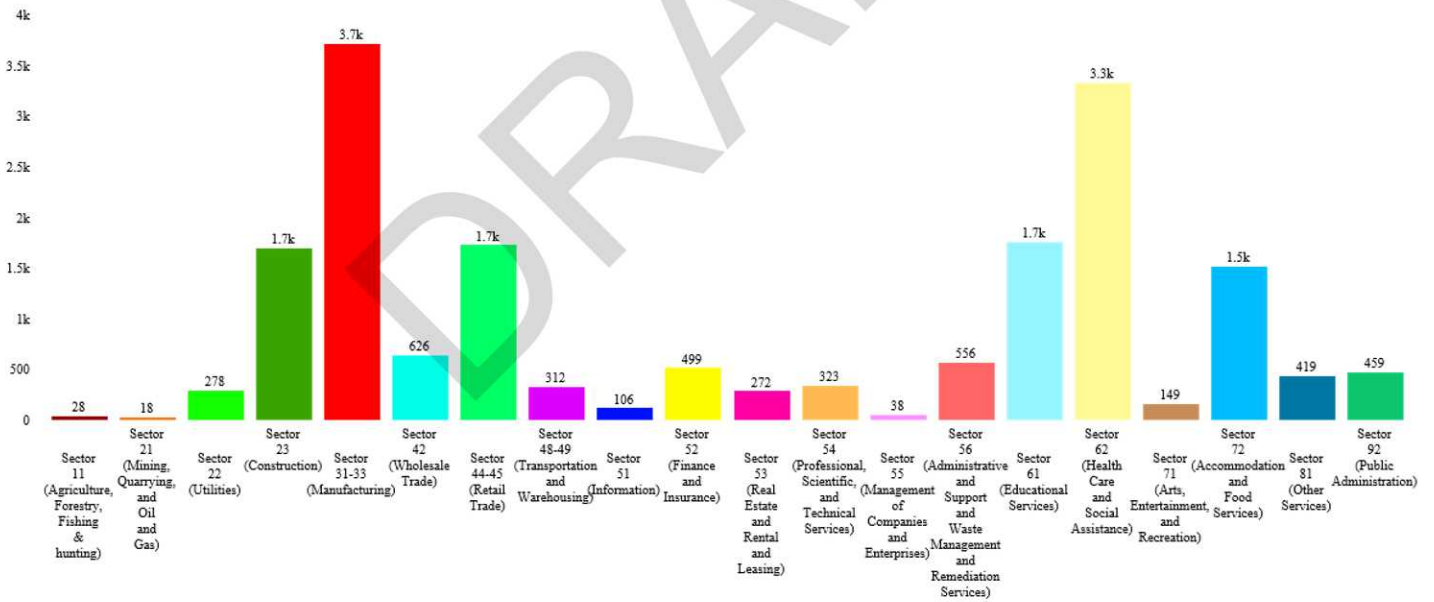
ECONOMY

Sector's Providing more than 5% Employment



Occupations

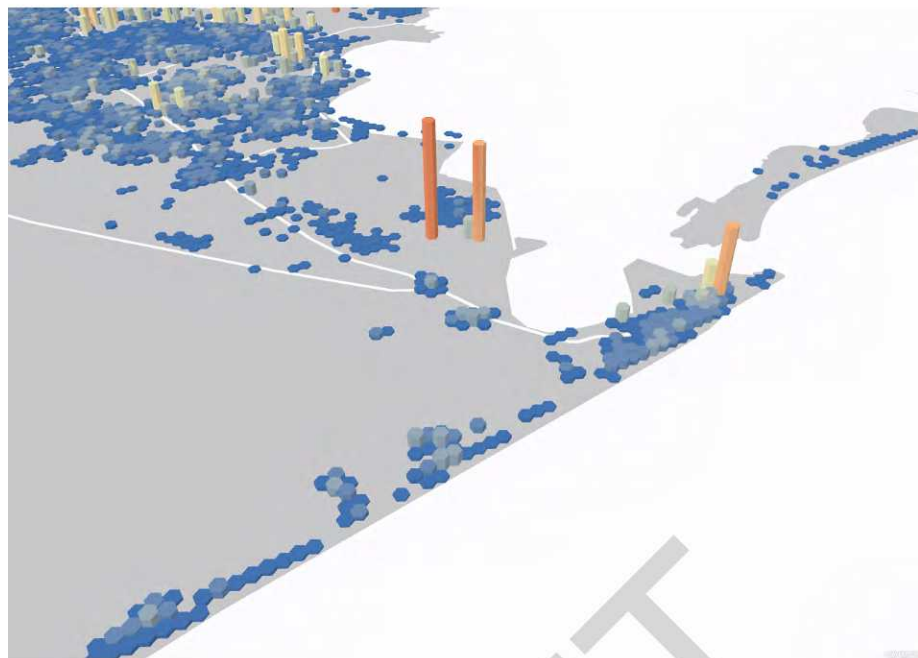
In 2015 the civilian employed population 16 years and older in Texas City, Texas worked in the following industries:



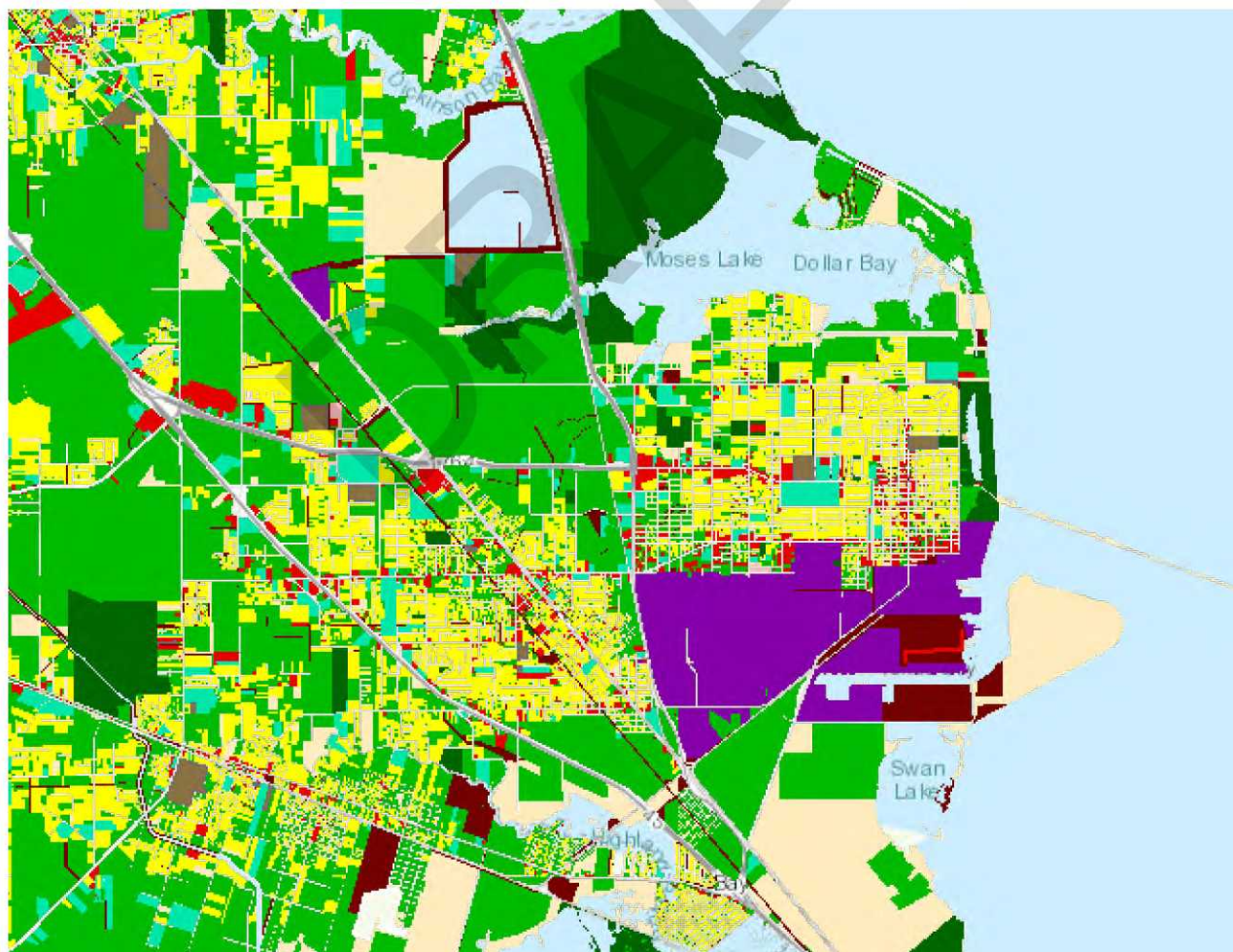
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[Infrastructure]

[Land Values]

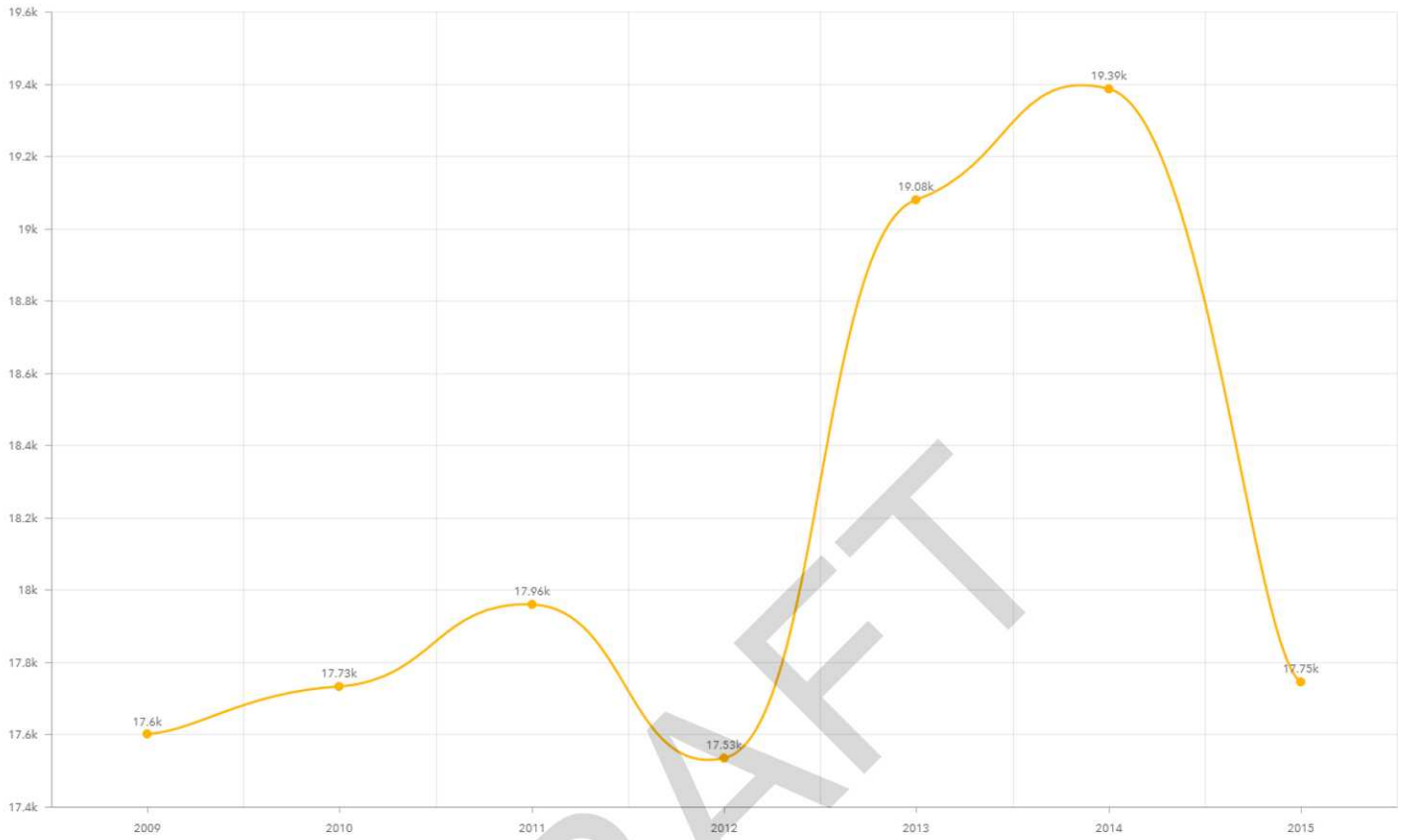


[Land Use]

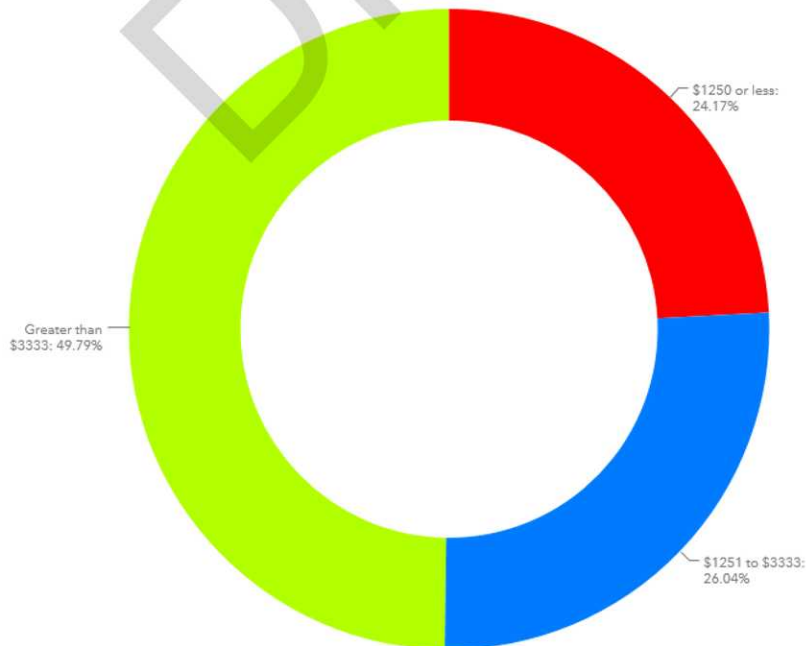


ECONOMY

Historical Employment Change (2009-2015)



Earnings per Month

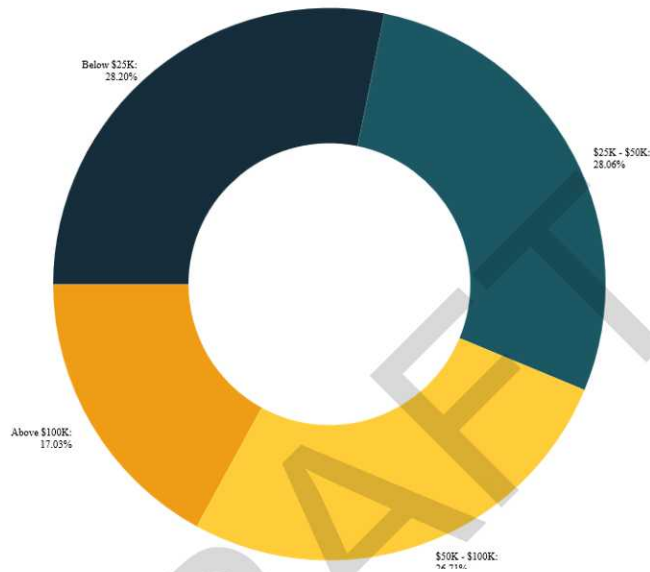


ECONOMY

Income

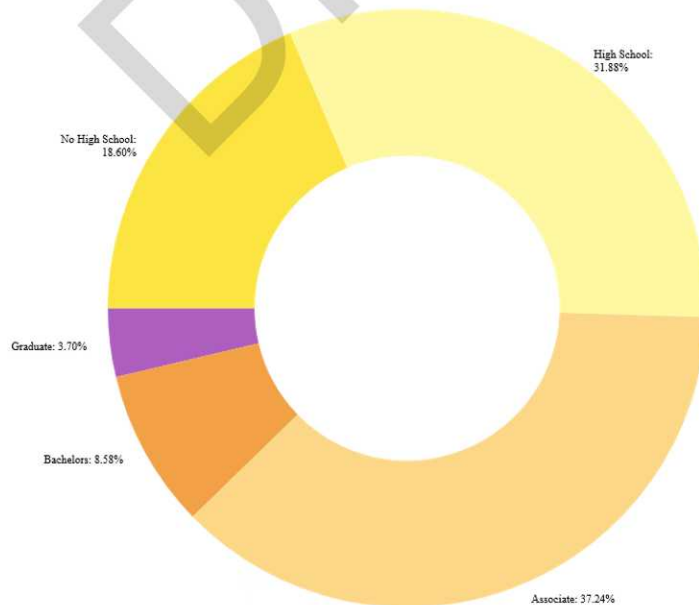
The median income of households in Texas City, Texas was \$41,952. An estimated 15 percent of households had income below \$15,000 a year and 6 percent had income over \$150,000 or more.

An estimated 77 percent of the households received earnings and 20 percent received retirement income other than Social Security. An estimated 34 percent of the households received Social Security. The average income from Social Security was \$16,689. These income sources are not mutually exclusive; that is, some households received income from more than one source.



Education

In 2012-2016, 81 percent of people 25 years and over had at least graduated from high school and 12 percent had a bachelor's degree or higher. An estimated 19 percent did not complete high school.

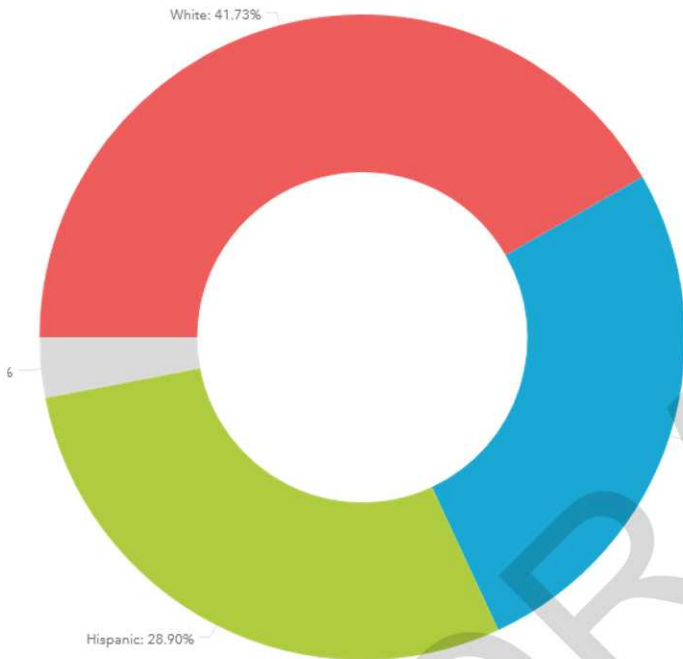


POPULATION AND DEMOGRAPHICS

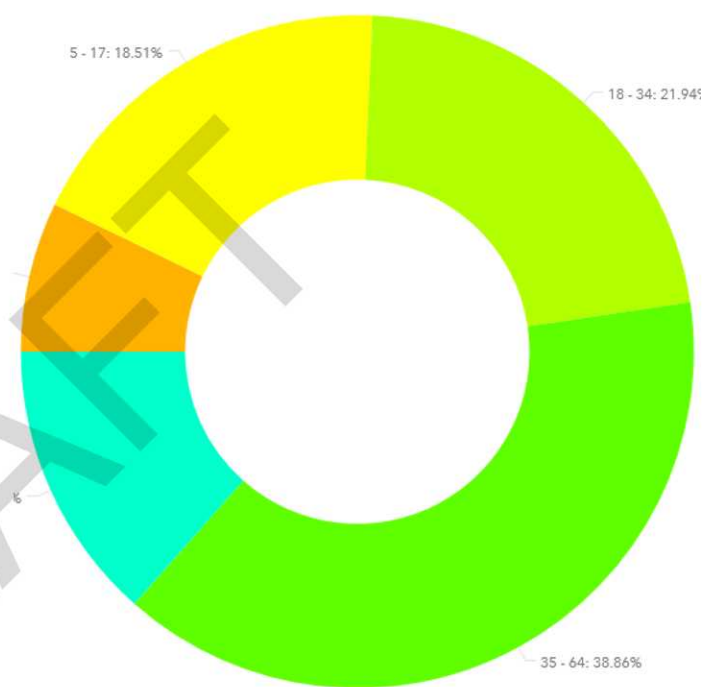
Population

In 2012-2016, Texas City, Texas has a total population of 46,800 - 24,700 (53 percent) females and 22,100 (47 percent) males. The median age was 36.8 years. An estimated 26 percent of the population was under 18 years and 14 percent was 65 years and older. For people reporting one race alone, 68 percent were White; 28 percent were Black or African American; less than 0.5 percent were American Indian and Alaska Native; 1 percent were Asian; less than 0.5 percent were Native Hawaiian and Other Pacific Islander, and 4 percent were some other race. An estimated 4 percent reported two or more races. An estimated 29 percent of the people in Texas City, Texas were Hispanic. An estimated 42 percent of the people in Texas City, Texas were White non-Hispanic. People of Hispanic origin may be of any race.

Race



Age Distribution



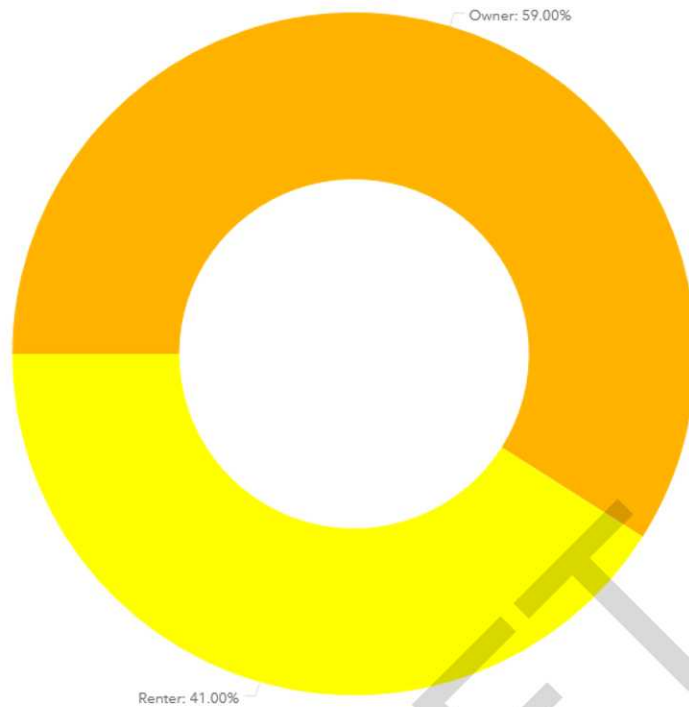
Housing Characteristics

In 2012-2016, Texas City, Texas had a total of 19,500 housing units, 15 percent of which were vacant. Of the total housing units, 70 percent were in single-unit structures, 28 percent were in multi-unit structures, and 2 percent were mobile homes. An estimated 27 percent of the housing units were built since 1990. The median number of rooms in all housing units in Texas City, Texas is 5. Of these housing units, 59 percent have three or more bedrooms.

Occupied Housing Units Characteristics

In 2012-2016, Texas City, Texas had 16,500 occupied housing units - 9,800 (59 percent) owner occupied and 6,800 (41 percent) renter occupied. An estimated 64 percent of householders of these units had moved in since 2000. An estimated 50 percent of the owner occupied units had a mortgage. An estimated 3 percent of the households did not have telephone service. An estimated 8 percent had no vehicles available and another 18 percent had three or more. The median monthly housing costs for mortgaged owners was \$1,131, nonmortgaged owners \$387, and renters \$843. An estimated 28 percent of owners with mortgages, 12 percent of owners without mortgages, and 58 percent of renters in Texas City, Texas spent 30 percent or more of household income on housing.

Occupied Housing Units Characteristics



New Housing Development

Texas City has seen a number of new single family neighborhoods being constructed in recent years with home prices from \$250,000 to \$500,000+. [Number of new developments and units]



[New Housing Development Continued]

DRAFT

DRAFT

[New Housing Development Continued]

DRAFT

Back Page

Texas City Economic Impact Study Proposal

This is a proposal for H-GAC to create an Economic Impact Study of the City of Texas City.

Purpose: To clearly communicate Texas City's economic, physical, and demographic characteristics to potential investor's in the City.

Timeline: The final document will be delivered by September 21, 2018

Scope:

The document shall consist of an overview of Texas City and its economy (to include major industrial petro-chemical data), population, housing (stressing new housing markets), and infrastructure.

Data will be from readily available public sources and the City of Texas City or the Texas City-La Marque Chamber of Commerce; no original data creation is part of the scope of this document.

The total length of the document should not exceed 12 letter sized pages.

Proposed Work Schedule

Week	Dates	Hours Estimated	Task
1	August 6-9	8	Initial scoping, data collection, cleaning,
2	August 13-16	20	Content creation, data collection, cleaning
3	August 20-23	12	Finalize content, Round 1 visualization, send for internal review
4	August 27-30	10	Incorporate internal feedback, place into document, send for external review
5	September 3-6	-	External review
6	September 10-13	5	Incorporate external feedback, test prints
7	September 17-21	5	Last minute corrections, test prints
	Total	60 hours	

TCEDC Agenda

2. g.

Meeting Date: 08/29/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution 18-14, approving of final payment to Tanger Outlet. (City Secretary)

BACKGROUND

In 2011, the TCEDC approved a Chapter 380 agreement with Galveston Premium Outlets, LLC in regards to the Tanger Outlet project in Texas City. In the agreement, the TCEDC approved monthly payments equal to the sales tax generated. Tanger would receive a maximum of \$8.5M over a period not to exceed 10 years to assist with initial infrastructure costs. Sales tax generated has far exceeded their initial projections, and they are on pace to generate \$8.5M in sales tax by the first quarter of 2019. However, in an effort to simplify the budget process for FY2018-2019, it is proposed that the remaining balance of the \$8.5M rebate be paid in September of 2018. This final payment will be \$779,871.82.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-14

A RESOLUTION APPROVING THE FINAL PAYMENT TO GALVESTON PREMIUM OULETS, LLC; 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 29, 2018, a general discussion was held to discuss the final payment that will be made to Galveston Premium Outlets, LLC in regards to the Tanger Outlet project in Texas City; and

WHEREAS, in the Chapter 380 Agreement the TCEDC approved monthly payments be made equal to the sales tax generated. Tanger Outlet would receive a maximum of \$8.5 million over a period not to exceed 10 years to assist with initial infrastructure costs; and

WHEREAS, in an effort to simplify the budget process for Fiscal Year 2018 - 2019, it is proposed that the remaining balance of the \$8.5 million rebate be paid in September of 2018. This final payment will be \$779,871.82.

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 final payment of \$779,871.82 be paid to Galveston Premium Outlets, LLC in September of 2018.

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

PASSED AND ADOPTED this 29th day of August 2018.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation