

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 12, 2018 - 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 10, 2018, Economic Development Corporation Meeting.

 - b. Consider and take action on Resolution No. 18-22, accepting the donation of the property located at 1602 Texas Avenue.

 - c. Consider and take action on Resolution No. 18-23, approving demolition costs for the property located at 1602 Texas Avenue.

 - d. Consider and take action on Resolution No. 18-24, approving demolition costs for the property located at 626 2nd Avenue North.

 - e. Consider and take action on Resolution No. 18-25, ratifying expenditures to mow the Shoal Point property.

 - f. Consider and take action on Resolution No. 18-26, ratifying the purchase of property located at 401 5th Street North.

 - g. Consider and take action on Resolution No. 18-27, ratifying the purchase of property located at 411 5th Street 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 DECEMBER 7, 2018, PRIOR TO 3:30 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: 12/12/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

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

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 10, 2018 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met October 10, 2018, at 3:30 P.M., in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:32 pm by Mark Ciavaglia with the following in attendance:

(1) ROLL CALL

Present: Mark Ciavaglia, Chairperson
Harold Fattig, Vice-Chairperson
Matthew T. Doyle, Mayor / Director
Laura Boyd, Ex-Officio Member / Treasurer
Jenny Senter, Advisor

Absent: Mitchell Chuoke, Director
Randy Dietel, Director

Staff Present: Nicholas Finan, Executive Director of Management Services
Russell F. Plackemeier, City Attorney
Rhomari Jackson, Board Secretary
Doug Kneupper, City Engineer
Justin Herter, City Staff
Dennis J. Harris, Director of Recreation and Tourism
Ryan McClellan, City Staff

Attendees: Mark McKim

(2) NEW BUSINESS

- (a) Consider and take action on election of officers and Oath of Officers.

Matthew T. Doyle made a motion to keep the Mark Ciavaglia as Chairperson and Harold Fattig as Vice-Chairperson.

Russel F. Plackemeier, City Attorney gave the Oath of Office.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (b) Consider and take action on approving the minutes from August 29, 2018, Economic Development Corporation Meeting.

Minutes were reviewed.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (c) Consider and take action on Resolution No. 18-15, approving the actions of the board for the 2017 - 2018 fiscal year. (City Secretary)

Nicholas Finan, Executive Director of Management Service, stated that this is a standard agenda item to approve any actions of the board for the previous fiscal year.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (d) Consider and take action on Resolution No. 18-16, approving 2018 - 2019 fiscal year budget. (Finance)

Laura Boyd, Finance Director, explained the EDC 2018 - 2019 fiscal year budget.

Motion by Vice-Chairperson Harold Fattig, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

- (e) Consider and take action on Resolution No. 18-17, approving Board Secretary and Alternate. (City Secretary)

Nicholas Finan, Executive Director of Management Services, stated that Rhomari Jackson would become the Board Secretary and Justin Herter will be the alternate.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (f) Consider and take action on Resolution No. 18-18, approving the sale of property adjacent to 290 Dike Road to Mark Mckim. (Management Services)

Nicholas Finan, Executive Director of Management Services, stated that at the August 29, 2018, meeting the Board approved the purchase of property adjacent to 290 Dike Road from the City of Texas City. The item before them today is to now sell that same property to Mark Mckim.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Chairperson Mark Ciavaglia

Vote: 3 - 0 CARRIED

- (g) Consider and take action on Resolution No. 18-19, approving Mark McKim to enter into a Development Agreement for Dike Road property. (Management Services)

Nicholas Finan, Executive Director of Management Services, stated that this agenda item specifically outlines Mr. Mckim's commitment on the development of property on Dike Road.

Matthew T. Doyle gave a motion to approve Resolution No. 18-19 subject to the City Attorney approval of the Development Agreement.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (h) Consider and take action on Resolution No. 18-20, approving the donation of a lot at 1009 25th Avenue North to Habitat for Humanity. (Management Service)

Nicholas Finan, Executive Director of Management Services, stated that this donation is similar to ones they have approved in the past. The TCEDC will provide a vacant lot to Habitat for Humanity in exchange that they develop the lot with residential housing.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Vice-Chairperson Harold Fattig

Vote: 3 - 0 CARRIED

- (i) Consider and take action on Resolution No. 18-21, amending the term sheet with Fetching Lab to increase the reimbursement amount for architect fees. (Management Services)

Nicholas Finan, Executive Director of Management Services, stated that on October 11, 2017, the Board approved a term sheet for Fetching Lab to be reimbursed up to \$3,500.00 for architect fees. The final amount paid by Fetching Lab for architect fees was \$4,058.50.

Motion by Vice-Chairperson Harold Fattig, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

(3) UPDATES

Dennis J. Harris, Director of Recreation and Tourism, gave a presentation on the new bike trails that will be constructed throughout the City.

Jenny Senter, Advisor to the Board, informed the Board of new business that are opening within the City and stated that Mark Mckim has joined the Chamber of Commerce.

(4) ADJOURNMENT

Having no further business, Matthew T. Doyle made a Motion to ADJOURN at 4:30 p.m.; the motion was SECONDED by Mark Ciavaglia. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

2. b.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-22, accepting the donation of the property located at 1602 Texas Avenue.

BACKGROUND

This property has been in disrepair for some time. The City's Nuisance Abatement Team has been working tirelessly to have it either improved or demolished. Through court, the City was able to get a demolition order. Property owner claims not to have the funds. For commercial properties, as you are aware, the TCEDC has done the demolitions. In this case, the owner has agreed to donate the property to the city. This will allow the TCEDC to recoup the some of the cost through the sale of the property and get something of value in its place rather than have it set abandoned for years. It is recommended to accept the donation.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Aerial View

Street View

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-22

A RESOLUTION ACCEPTING THE DONATION OF PROPERTY LOCATED AT 1602 TEXAS AVENUE, TEXAS CITY, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on December 12, 2018, a general discussion was held concerning the acceptance of property located 1602 Texas Avenue, to be donated by the property owners to the Texas City Economic Development Corporation; and

WHEREAS, once donated, the Texas City Economic Development Corporation will demolish the nuisance and the option to 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 at 1602 Texas Avenue, Texas City, Texas, to be donated by the property owners 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 the conveyance of said property.

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

PASSED AND ADOPTED this 12th day of December 2018.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Rhomari Jackson, Board Secretary
Texas City Economic Development Corporation

1602 Texas Ave.

Legend



1602 Texas Ave

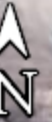
17th St N

16th St N

1765

Google Earth

© 2018 Google



200 ft

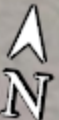
1602 Texas Ave.

Legend



Google Earth

©2018 Google



8.35 ft

TCEDC Agenda

2. c.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-23, approving demolition costs for the property located at 1602 Texas Avenue.

BACKGROUND

This property identified above in item 2.b. is property that has been in disrepair for some time. City has been able to obtain an abatement order and typically the TCEDC pays for the demolition of commercial property. If the donation is accepted as requested above, the property can be sold to recoup some of the funds. If not accepted, the property will have a lien placed on the property and most likely sit dormant and have to be mowed regularly until a default on the property taxes.

The estimated cost of demolition is not to exceed \$200,000.

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

2. d.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-24, approving demolition costs for the property located at 626 2nd Avenue North.

BACKGROUND

The City's Nuisance Abatement Team has successfully obtained a nuisance abatement order from the court and the property is ready for demolition. It is near 6th Street. A lien will be placed against the property as soon as the work is done. It is proposed that the TCEDC approves an amount not to exceed \$100,000 to demolish the property located at 626 2nd Avenue North.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Aerial View
Street View

1602 Texas Ave.

Legend



1602 Texas Ave

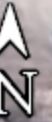
17th St N

16th St N

1765

Google Earth

© 2018 Google



200 ft

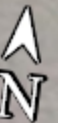
1602 Texas Ave.

Legend



Google Earth

©2018 Google



8.35 ft

TCEDC Agenda

2. e.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-25, ratifying expenditures to mow the Shoal Point property.

BACKGROUND

With increase activity on Shoal point from our leasee, staff needs to mow a trail to get around the Shoal Point. We are in discussions to have NextDecade to reimburse the TCEDC for the mowing and to conduct or pay for the mowings in the future. It is proposed that the TCEDC ratifies the expenditure of \$1,000 to mow the city property known as Shoal Point.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-07

A RESOLUTION APPROVING EXPENDITURES TO RETROFIT THE SIGNS IN FRONT OF FIRE STATIONS 1 AND 3 WITH LED WAYFINDING SIGNS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the TCEDC approved expenditures for various Livable Centers projects, including wayfinding signs, in Resolution 16-13; and

WHEREAS, the Texas City Fire Department acquired three bids to retrofit the existing signs in front of Stations 1 and 3 with new LED monochrome signs to assist with wayfinding; and

WHEREAS, 4D Signworks, LLC submitted the low bid of \$28,480.00.

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 expenditures to retrofit the signs in front of Fire Stations 1 and 3 with new LED signs for an amount not to exceed \$28,480.00.

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

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

PASSED AND ADOPTED this 11th day of April 2018.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

2. f.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-26, ratifying the purchase of property located at 401 5th Street North.

BACKGROUND

It is proposed that the TCEDC ratifies purchase of the property located at 401 5th Street N. This area is a prominent location behind the Showboat Theater venue on 6th Street that hosts numerous special events throughout the year. By acquiring and demolishing this property and the neighboring house, 411 5th Street N., we can remove the blight and add to the park area by creating more green space. This will also provide an opportunity increase connectivity between the Showboat Pavilion park area with the Sanders/Vincent Community Center. The final amount paid upon closing was \$80,439.37.

ANALYSIS

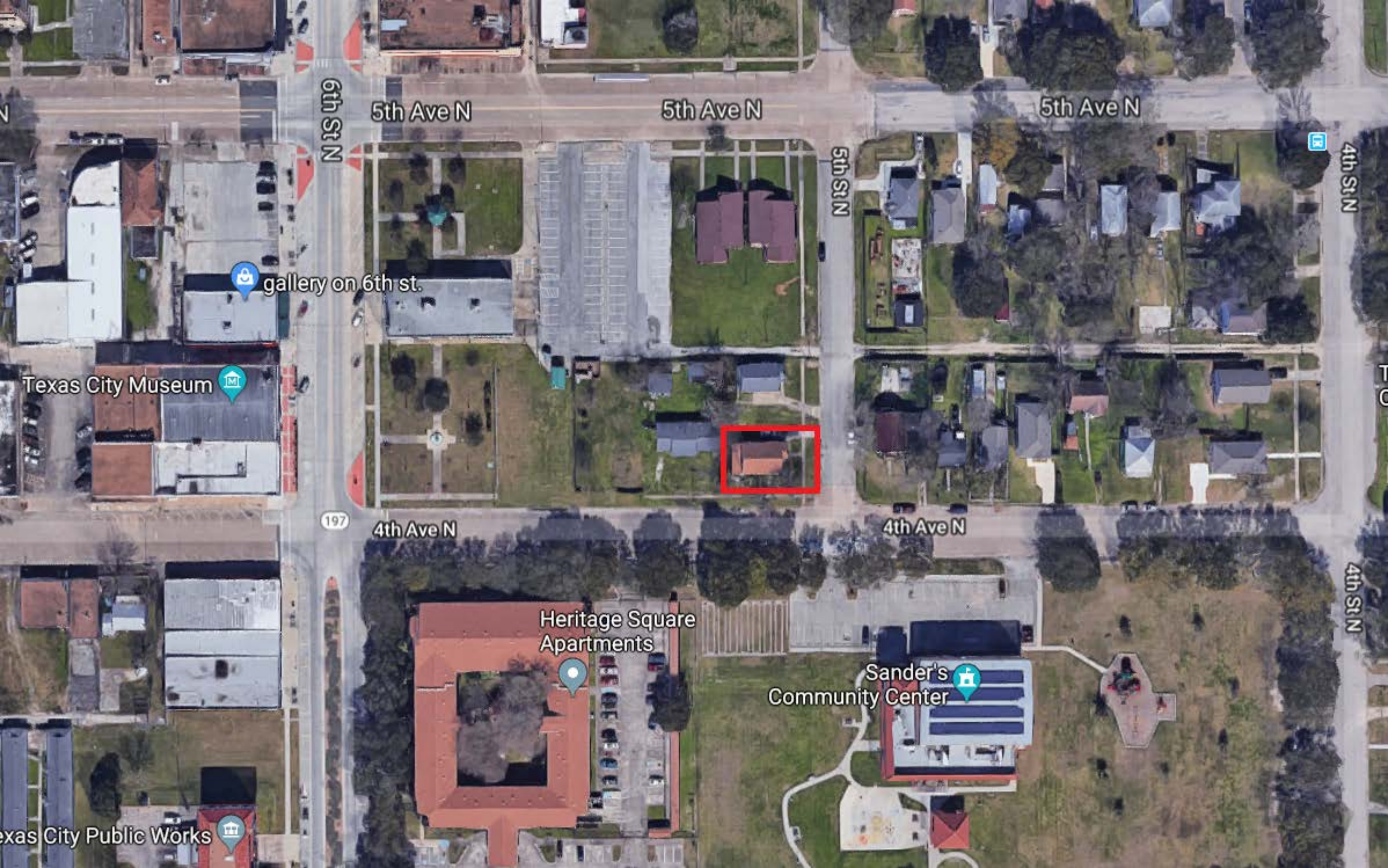
ALTERNATIVES CONSIDERED

Attachments

401 5th St. N Aerial

401 5th St. N Street View

Purchaser's Statement



6th St N

5th Ave N

5th Ave N

5th Ave N

4th St N

gallery on 6th st.

Texas City Museum

197

4th Ave N

4th Ave N

4th St N

Heritage Square
Apartments

Sander's
Community Center

Texas City Public Works



PURCHASER'S STATEMENT

Date: December 7, 2018

GFNo: TC1863957

Sale From: Y. D. Trotter
20 2nd Avenue North
Texas City, TX 77590

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

Property: Texas City, Block 142, S 1/2 of Lots 14-16, Galveston County
401 5th Street North
Texas City, TX 77590

Purchase Price **\$80,000.00**

Plus: Charges

Filing Fees to South Land Title, LLC		\$33.50
Warranty Deed	\$33.50	
Title Fees to South Land Title, LLC		\$315.00
Escrow Fee	\$315.00	
Agent's portion of the total title insurance premium to South Land Title, LLC \$623.90		
Underwriter's portion of the total title insurance premium to Title Resources Guaranty Company \$110.10		
County Property Taxes	From 12/8/2018 thru 12/31/2018	\$41.87
School Property Taxes	From 12/8/2018 thru 12/31/2018	\$49.00

Total Charges	\$439.37
Gross Amount Due By Purchaser	\$80,439.37

Less: Credits

Earnest Money	\$500.00
Option Fee	\$100.00

Total Credits	\$600.00
Balance Due by Purchaser	<u>\$79,839.37</u>

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes South Land Title, LLC to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement

South Land Title, LLC

Texas City Economic Development Corporation

By _____
Tricia Reeves

By: _____
Mark Ciavaglia, Chairman

TCEDC Agenda

2. g.

Meeting Date: 12/12/2018

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-27, ratifying the purchase of property located at 411 5th Street North.

BACKGROUND

It is proposed that the TCEDC ratifies purchase of the property located at 411 5th Street N. This area is a prominent location behind the Showboat Theater venue on 6th Street that hosts numerous special events throughout the year. By acquiring and demolishing this property and the neighboring house, 401 5th Street N., we can remove the blight and add to the park area by creating more green space. This will also provide an opportunity increase connectivity between the Showboat Pavilion park area with the Sanders/Vincent Community Center. The final amount paid upon closing was \$46,912.18.

ANALYSIS

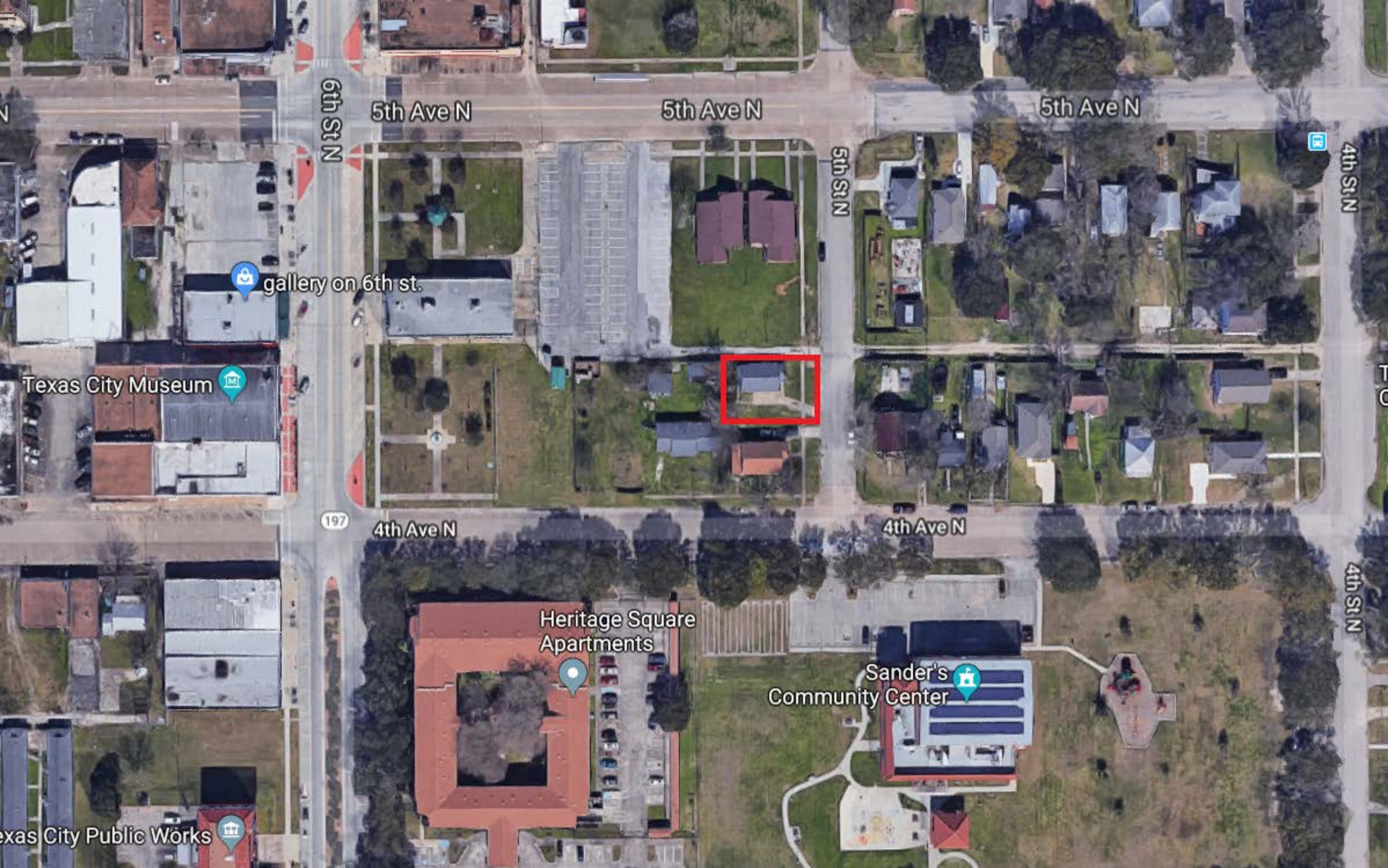
ALTERNATIVES CONSIDERED

Attachments

411 5th St. N. Aerial

411 5th St. N. Street View

Purchaser's Statement



6th St N

5th Ave N

5th Ave N

5th Ave N

4th St N

gallery on 6th st.

Texas City Museum

197

4th Ave N

4th Ave N

4th St N

Heritage Square
Apartments

Sander's
Community Center

Texas City Public Works



PURCHASER'S STATEMENT

Date: November 29, 2018

GFNo: TC1863954

Sale From: Ronald S Bodine and Brenda J Bodine
1517 14th Avenue North
Texas City, TX 77590

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

Property: Texas City, Block 142, N 1/2 of Lots Lot 14-16 (14-1), Galveston County
411 5th Street North
Texas City, TX 77590

Purchase Price **\$45,000.00**

Plus: Charges

Filing Fees to South Land Title, LLC		\$33.50
Warranty Deed	\$33.50	
Survey to Survey 1 Inc		\$405.94
Attorney's Fees for Preparation of Warranty Deed to Lyons & Plackemeier, PLLC		\$200.00
Tax Certificate to Realty Tax Search, Inc.		\$81.19
Title Fees to South Land Title, LLC		\$630.00
Escrow Fee	\$630.00	
Title Insurance to South Land Title, LLC		\$487.00
Single Issue to South Land Title, LLC	\$487.00	
Agent's portion of the total title insurance premium to South Land Title, LLC \$413.95		
Underwriter's portion of the total title insurance premium to WFG National Title Insurance Company \$73.05		
Guaranty Assessment Recoupment Chg. to Texas Title Insurance Guaranty Association		\$4.50
County property taxes	From 11/30/2018 thru 12/31/2018	\$32.28
School property taxes	From 11/30/2018 thru 12/31/2018	\$37.77

Total Charges **\$1,912.18**
Gross Amount Due By Purchaser **\$46,912.18**

Less: Credits

Earnest Money	\$500.00
Option Fee	\$100.00

Total Credits **\$600.00**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes South Land Title, LLC to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement

South Land Title, LLC

Texas City Economic Development Corporation

By _____
Nita Pittman

By: _____
Mark Ciavaglia, Chairman