

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

JANUARY 9, 2019 - 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 December 12, 2018 meeting minutes.

 - b. Consider and take action on Resolution No. 19-01, ratifying expenditures to demolish the homes located at 401 and 411 5th Street North.

 - c. Consider and take action on Resolution No. 19-02, authorizing the Mayor and Mark Ciavaglia to negotiate and enter into an agreement with Meritage Homes of Texas, LLC to purchase approximately 33 acres of TCEDC property adjacent to FM 2004.

 - d. Consider and take action on Resolution No. 19-03, approving an incentive agreement with Georgia Meyer and Roosevelt Wrice to make improvements to accommodate a barbeque restaurant at 601 6th Street North.

 - e. Consider and take action on Resolution No. 19-04, amending the FY18-19 TCEDC budget to appropriate funds to re-stripe 6th Street.

 - f. Consider and take action on Resolution No. 19-05, approving expenditures to re-stripe 6th Street.

3. UPDATES

4. BOARD COMMENTS

5. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JANUARY 4, 2019, 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: 01/09/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on December 12, 2018 meeting minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

DECEMBER 12, 2018 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met December 12, 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 3:30 p.m. by Randy Dietel with the following in attendance:

Before the meeting was called to Order the present Board Members voted to have Randy Dietel run the meeting.

(1) ROLL CALL

Present: Matthew T. Doyle, Mayor / Director
Mitchell Chuoke, Director
Randy Dietel, Director
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Mark Ciavaglia, Chairperson
Harold Fattig, Vice-Chairperson

Staff Present: Nicholas Finan, Executive Director of Management Services
James Hartshorn, Deputy Director of Management Services
Ronald F. Plackemeier, City Attorney
Ryan McClellan, City Staff
Rhomari Jackson, Board Secretary

(2) NEW BUSINESS

- (a)** Consider and take action on approving the minutes for October 10, 2018, Economic Development Corporation Meeting.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Director Mitchell Chuoke

Vote: 3 - 0 CARRIED

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

Nicholas Finan, Executive Director of Management Services, stated that the City's Nuisance Abatement Team has been working tirelessly to have this property either improved or demolished. While in court the property owners claimed to not have any money do they want to donate their property to the City.

Motion by Director Mitchell Chuoke, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

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

Nicholas Finan, Executive Director of Management Services, stated that this property, as discussed in item 2.b., needs to be demolished to save cost.

Motion by Director Mitchell Chuoke, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

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

Nicholas Finan, Executive Director of Management Services, stated that 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 proposed that the TCEDC approved the demolition cost not to exceed \$100,000.

Motion by Director Mitchell Chuoke, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

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

Nicholas Finan, Executive Director of Management Services, stated that NextDecade requested that the City mow a path around Shoal Point in order to better access the property. The cost will be \$1,000.00 and will be reimbursed by NextDecade.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Director Mitchell Chuoke

Vote: 3 - 0 CARRIED

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

James Hartshorn, Deputy Director of Management Services, stated that by buying the property located at 401 5th Street North, we can remove the blight and add to the park area by creating more green space and connectivity to 6th Street.

Motion by Director Mitchell Chuoke, Seconded by Mayor / Director Matthew T. Doyle

Vote: 3 - 0 CARRIED

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

James Hartshorn, Deputy Director of Management Services, stated that by buying the property located at 411 5th Street North, we can remove the blight and add to the park area by creating more green space and connectivity to 6th Street.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Director Mitchell Chuoke

Vote: 3 - 0 CARRIED

(3) UPDATES

James Hartshorn, Deputy Director of Management Services, showed pictures of updated areas on 6th Street.

(4) BOARD COMMENTS

(5) ADJOURNMENT

Having no further business, Matthew Doyle made a Motion to ADJOURN at 3:48 P.M.; the motion was SECONDED by Randy Dietel. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

2. b.

Meeting Date: 01/09/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-01, ratifying expenditures to demolish the homes located at 401 and 411 5th Street North.

BACKGROUND

The properties located at 401 and 411 5th Street N were acquired as approved by the TCEDC during our previous meeting. At the time, we anticipated using the Public Works crew to tear down the homes. However, in order to expedite the process a contractor was hired to demolish the structures for an amount not to exceed \$10,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-01

Aerial Map

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-01

A RESOLUTION RATIFYING THE EXPENDITURES TO DEMOLISH THE STRUCTURES LOCATED AT 401 AND 411 5TH STREET NORTH, 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 January 9, 2019, a general discussion was held concerning ratifying the expenditures to demolish structures located at 401 and 411 5th Street North, Texas City, Texas; and

WHEREAS, the properties located at 401 and 411 5th Street North, Texas City, Texas, were acquired, as approved by the Board of Directors, on December 12, 2018; and

WHEREAS, to expedite the process a contractor has been hired to demolish the structures; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$10,000.00 to demolish the structures located at 401 and 411 5th Street North, Texas City, Texas.

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 ratifying the expenditures to demolish the structures located at 401 and 411 5th Street North, Texas City, Texas, in the amount of \$10,000.00

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

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

PASSED AND ADOPTED this 9th day of January 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Rhomari Leigh, Board Secretary
Texas City Economic Development Corporation



6th St N

5th Ave N

5th Ave N

5th Ave N

5th Ave N

Gallery on 6th st.

The Showboat Pavilion

5th St N

5th St N

197

4th Ave N

4th Ave N

4th Ave N

Heritage Square
Apartments

Sander's
Community Center

TCEDC Agenda

2. c.

Meeting Date: 01/09/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-02, authorizing the Mayor and Mark Ciavaglia to negotiate and enter into an agreement with Meritage Homes of Texas, LLC to purchase approximately 33 acres of TCEDC property adjacent to FM 2004.

BACKGROUND

Tom Moughon, has a contract with Meritage Homes of Texas, LLC, to purchase the 67 acres along FM 2004 that he owns, adjacent to this TCEDC property. Mr. Moughon initially planned to build an RV park and some other commercial buildings in this area, but his request to rezone was denied. The TCEDC originally swapped land with Mr. Moughon to accommodate that earlier project. He would now like to sell to a developer (Meritage Homes) to build a single-family residential development, but Meritage needs more acreage to make the project feasible. It is proposed that the TCEDC sells approximately 33 acres of it's adjacent property to Meritage for said project for an amount not less than \$850,000. This project would be in line with what several of the local residents indicated during Mr. Moughon's zoning request for the RV and storage project.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-02
Attachment
picture

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-02

A RESOLUTION AUTHORIZING THE MAYOR AND MARK CIAVAGLIA TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; 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 January 9, 2019, a general discussion was held concerning authorizing the Mayor and Mark Ciavaglia to negotiate and enter into an agreement with Meritage Homes of Texas, LLC, an Arizona limited liability company (“Meritage”) for the purchase of approximately 33 acres of TCEDC property located adjacent to FM 2004; and

WHEREAS, Meritage would like to build a single-family residential development but is in need of more acreage to make the project feasible; and

WHEREAS, it is proposed that the TCEDC sells approximately 33 acres of its adjacent property to Meritage for said project for an amount not less than \$850,000.00.

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 authorizes the Mayor and Mark Ciavaglia to negotiate and enter into an agreement to sell approximately 33 acres of its adjacent property to Meritage for an amount not less than \$850,000.00.

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

PASSED AND ADOPTED this 9th day of January 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Rhomari Leigh, Board Secretary
Texas City Economic Development Corporation



September 13, 2018

412 Central Park LTD
C/O: Mr. Tom William Moughon
1920 Frederick Ln.
League City, TX 77573

Texas City Economic Development Corporation
C/O: Mayor Matthew T. Doyle
1801 9th Ave N
Texas City, TX 77590

Re: Letter of Intent for ±100 acres West of FM 2004 at 30th Ave. N.

Dear Mr. Moughon & Mr. Doyle:

This letter is intended to summarize the general terms upon which **Meritage Homes of Texas LLC** (hereinafter referred to as "Purchaser") intends to purchase from **412 Central Park LTD and Texas City Economic Development Corporation** (hereinafter referred to as "Sellers") **100 acres**, located West of FM 2004 at 30th Ave. N. herein by reference for all purposes (the "Property").

Purchaser: Meritage Homes of Texas, LLC

Property: ±100 acres (roughly shown in Exhibit A, attached, but to be agreed to by Purchaser & Sellers, verified by survey). Approx. 67 acres from 412 Central Park LTD and 33 acres from Texas City Economic Development Corporation

Purchase Price: \$3,800,000 - \$2,900,000 for 412 Central Park LTD's 67 acres and \$900,000 for Texas City Economic Development Corporation's 33 acres

Terms: Cash at close with separate closings with each seller

Feasibility Period: Letter of one hundred eighty (180) days, or annexation into existing MUD, creation of new MUD, or utility and reimbursement agreement signed between City of Texas City and Purchaser, not to exceed two hundred forty (240) days.

Closing: Close 412 Central Park land (30) days after expiration of Feasibility Period. Close Texas City Economic Development Corporation land at second anniversary of initial close

Earnest Money: \$50,000, prorated between Sellers based on Purchase Price

Setting the standard

3250 Briarpark, Suite 100 | Houston, TX 77043 | Phone: 713.690.1166



Conveyance: Special Warranty Deed

Closing Costs: All closing costs are pro-rated from the date of closing.

Title Company: Charter Title, Attn: Sari Lagrone

The above general terms and conditions are obviously not fully exhaustive. Additional issues will need to be addressed in the formal Purchase and Sale Agreement. Also, neither party shall be bound or obligated to perform under the above terms unless a formal Purchase and Sale Agreement is executed.

Should the above general terms and conditions be acceptable, please indicate by executing this letter in the space provided below and returning same to my attention no later than 5:00 p.m. September 21, 2018. Upon receipt of same, Purchaser shall promptly submit the subject terms under a formal Purchase and Sale Agreement to you for your final approval.

Sincerely,

Ryan Day
Land Acquisition Manager
Meritage Homes
972-768-1876
Ryan.Day@MeritageHomes.com

Agreed and Accepted this 20th day of September 2018.

By:
412 Central Park LTD

Its: Mgr.

By:
Texas City Economic Development Corporation

Its: Chairman

Setting the standard

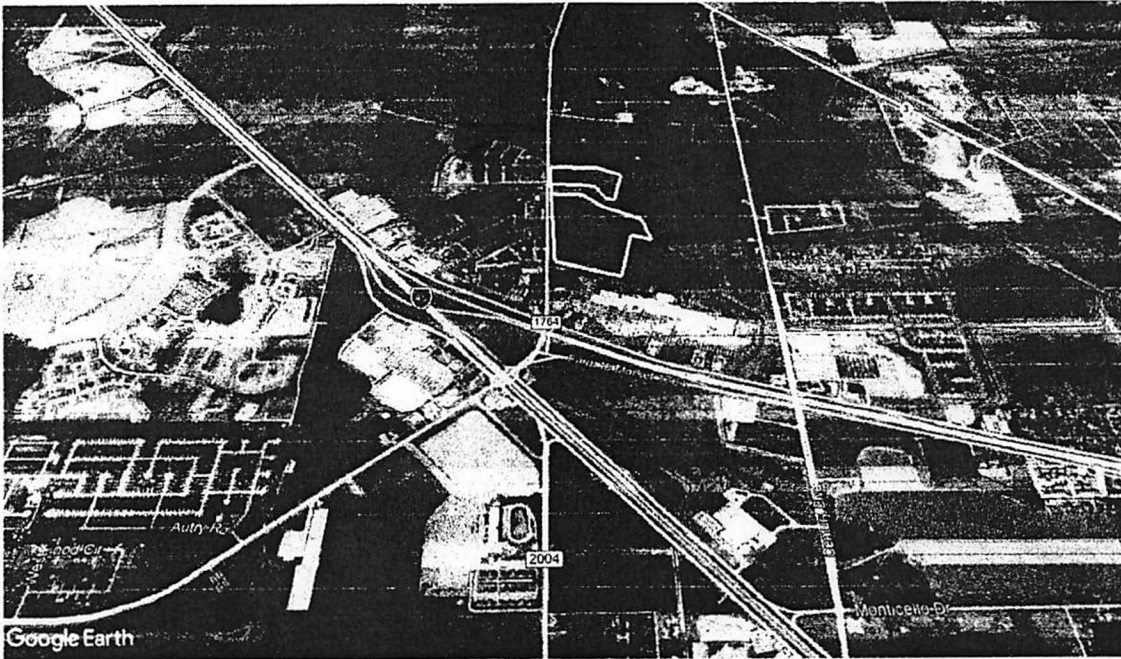
3250 Briarpark, Suite 100 | Houston, TX 77043 | Phone: 713.690.1166



Exhibit A

ABST 208 W K WILSON SUR PT OF LOTS 8,9, & 10 (10-2) WATERMANS SUB
ABST 208 W K WILSON PT OF LOTS 8 & 10 (8-2) WATERMAN'S SUB 3.837 ACRES
ABST 208 W K WILSON PT OF LOT 8 (8-1) WATERMAN'S SUB 1.8228 ACRES
ABST 208 W K WILSON SUR PT OF LOTS 9,10,11, & 12 (10-1) WATERMANS SUB
ABST 208 W K WILSON PT OF LOTS 10 & 12 (12-2) WATERMAN'S SUB 16.163 ACRES
ABST 208 W K WILSON SUR PT OF LOTS 11 & 12 (12-1) WATERMANS SUB

Plus additional land currently owned by Texas City Economic Development Corporation, not shown on exhibit below. Purchaser is somewhat flexible on land to be purchased and desires to determine a layout mutually beneficial to all parties.



Setting the standard

3250 Briarpark, Suite 100 | Houston, TX 77043 | Phone: 713.690.1166

Mall of Mainland Pkwy

Mall of Mainland Pkwy

Century Blvd

Century Blvd

1

2

4

3

5

6

+/- 12.5 AC

+/- 20.5 AC

Sears



TCEDC Agenda**2. d.****Meeting Date:** 01/09/2019**Submitted By:** Rhomari Jackson-Glover, City Secretary**Department:** City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-03, approving an incentive agreement with Georgia Meyer and Roosevelt Wrice to make improvements to accommodate a barbeque restaurant at 601 6th Street North.

BACKGROUND

Roosevelt Wrice has been operating a successful barbeque trailer, Wrice BBQ, at this location. He now desires to open up a full restaurant in the building and to remove the trailer. In order to fund the improvements, Mr. Wrice has requested a loan for an amount not to exceed \$15,000 to make the necessary interior and exterior modifications to accommodate a restaurant. Also included in the loan is Mr. Wrice's portion (60%) of the new pole sign. Mr. Wrice would then make monthly payments of \$400.00 per month to the TCEDC until the loan has been repaid in full which would take approximately three (3) years. Georgia Meyers, owner of the property, has invested money into the building as well and has agreed to keep his lease payments low during the term of the loan to help ensure Mr. Wrice's long-term success.

ANALYSIS**ALTERNATIVES CONSIDERED**

Attachments

Resolution No. 19-03
Incentive Agreement
Street View

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-03

A RESOLUTION AUTHORIZING MARK CIAVAGLIA TO ENTER INTO AN AGREEMENT WITH GEORGIA MEYER AND ROOSEVELT WRICE FOR INCENTIVES TO MAKE IMPROVEMENTS TO ACCOMMODATE A BARBEQUE RESTURANT AT 601 6TH STREET 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 (TCEDC), duly held on January 9, 2019, a general discussion was held concerning entering into an agreement with Georgia Meyer and Roosevelt Wrice for incentives to make improvements to 601 6th Street North for a barbeque restaurant; and

WHEREAS, the TCEDC desires to encourage economic development by attracting a new restaurant to the Downtown 6th Street District; and

WHEREAS, Roosevelt Wrice has been operating a successful barbeque trailer, known as “Wrice BBQ”, at 601 6th Street North and now desires to remove the trailer and open a full restaurant inside the building located at said property; and

WHEREAS, to fund the improvements, Mr. Wrice has requested a loan not to exceed \$15,000.00 to make the necessary interior and exterior modifications to accommodate a restaurant; and

WHEREAS, beginning March 1, 2019, Mr. Wrice will be required to make monthly payments of FOUR HUNDRED and 00/100 DOLLARS (\$400.00) until the loan is repaid in full.

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

SECTION 1: The Texas City Economic Development Corporation hereby authorizes Mark Ciavaglia to execute the Business Owner Incentive Package Agreement, attached hereto as “Exhibit A,” with Roosevelt Wrice and Georgia Meyer as incentive to open a restaurant in the property located at 601 6th Street North.

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

PASSED AND ADOPTED this 9th day of January 2019.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

Rhomari Leigh, Board Secretary
Texas City Economic Development Corporation

STATE OF TEXAS
COUNTY OF GALVESTON

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

This AGREEMENT is entered into this 9th day of January, 2019, between the Texas City Economic Development Corporation, (“TCEDC”) and Georgia Meyer (“Owner”), and Roosevelt Wrice (“Tenant”), located at 601 6th Street, Texas City, Galveston County, Texas, 77590.

**ARTICLE I
PURPOSE OF AGREEMENT**

The purpose of this Agreement is to provide a short-term loan to encourage new business development within the 6th Street area of the City of Texas City.

**ARTICLE II
RIGHTS AND OBLIGATIONS OF THE CITY**

1. TCEDC shall pay for approved expenditures as shown in “Exhibit A,” attached hereto, for an amount not to exceed Fifteen Thousand and 00/100 Dollars (\$15,000.00) to buildout the property located at 601 6th Street North, Texas City, Galveston County, Texas 77590 (“the Property”) which will provide the necessary infrastructure and signage to accommodate Tenant’s new barbeque restaurant.

2. TCEDC shall contract with James McWhorter (“Auditor”), a third-party construction auditor, to ensure work is completed to city standards and that costs for labor and materials are reasonable.

3. TCEDC shall make payments directly to the contractors within fifteen (15) business days following Auditor’s receipt of invoices for completed work.

**ARTICLE III
RIGHTS AND OBLIGATIONS OF OWNER**

Owner covenants and agrees as follows:

1. Owner shall set a maximum lease rate of One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00) per month for the Tenant for no less than eighteen (18) months from the date of this agreement.

2. After the initial eighteen (18) months, Owner shall set the lease rate at One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00) for the following eighteen (18) months or until the Tenant loan is repaid, whichever comes first.

ARTICLE IV
RIGHTS AND OBLIGATIONS OF TENANT

Tenant covenants and agrees as follows:

1. Operate and maintain the business located at 601 6th Street, Texas City, Galveston County, Texas 77590, for a minimum five (5) year period.
2. Maintain attractive appearance on the exterior of the Property for a minimum five (5) year period.
3. Keep and maintain the sign(s) on the Property, secured and in good repair, for a minimum five (5) year period, except in cases of acts of God.
4. Use only the approved signs, provided by TNT, on the exterior facia.
5. Comply with any and all state, county and city Ordinances.

6. Tenant agrees to make a minimum monthly payment of Four Hundred and 00/100 Dollars (\$400.00) until the full loan amount has been repaid to the TCEDC.
7. In the event that any of the obligations of the Tenant are not fulfilled in their entirety, in the sole and absolute discretion of the TCEDC, the Tenant shall be responsible for reimbursing all funds advanced by TCEDC.

ARTICLE V
COORDINATION

1. Tenant will provide quotes, invoices and receipts for approved improvements to the property.
2. Auditor will provide audit results and documentation to TCEDC.
3. The TCEDC and Tenant will coordinate with TNT for approval of the design for new signage.

ARTICLE VI
NO WAIVER OF IMMUNITY

It is expressly understood and agreed that under this Agreement the TCEDC neither waives, nor shall be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

ARTICLE VII
VENUE

Each party to this Agreement agrees that in any legal action brought hereunder, venue

shall lie in Galveston County, Texas. The validity of this Agreement and of its terms and provision, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas.

ARTICLE VIII SEVERABILITY

In case any one or more of the provisions contained in the Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such fact shall not affect any other provision thereof and this Agreement shall be construed as if the stricken provision had never been contained herein.

ARTICLE IX MODIFICATION

This Agreement may be amended or modified by the mutual agreement of both parties hereto in writing, such writing to be attached hereto and incorporated unto this Agreement.

ARTICLE X ENTIRE AGREEMENT

This Agreement contains all commitments and obligations of the parties and represents the entire agreement of said parties. Verbal or written conditions not contained herein shall not have any force or effect to alter any term of this Agreement.

ARTICLE XI TERMINATION/FORCE MAJEURE

This Agreement may be terminated at any time before its expiration with mutual consent of both parties. Neither party shall be responsible for damages or expected to fulfill its obligations under this Agreement should an act of God or other unforeseen catastrophe occur and cause such damage or prevent the performance of such obligation.

ARTICLE XII EXECUTION

This Agreement shall be executed by the duly authorized Owner/Tenant and TCEDC.

Paragraph Headings

The captions, numbering sequences, titles, paragraph headings, punctuation, and organization used in this Agreement are for convenience only and shall in no way define, limit, or describe the scope or intent of this Agreement or any part of it.

Understanding, Fair Construction

By execution of this Agreement, the parties acknowledge that they have read and understand each provision, term, and obligation contained in this Agreement. This Agreement, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the non-drafting party.

ARTICLE XII
NOTICES

Any notices due under the provisions of this Agreement shall be made in writing and shall be addressed to the following:

TCEDC:

TCEDC Manager
City of Texas City
1801 - 9th Avenue North
Texas City, Texas 77590
(409) 643-5916 Phone
(409) 653-5952 - Facsimile

Owner:

Georgia Meyer, Owner
1520 23rd Ave N
Texas City, Texas 77590

Tenant:

Roosevelt Wrice, Tenant
601 6th Street North
Texas City, Texas 77590

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement on the date first above written.

[SIGNATURES ON FOLLOWING PAGE]

TEXAS CITY ECONOMIC
DEVELOPMENT CORPORATION:

By: _____
Nicholas J. Finan,
Manager

OWNER:

Georgia Meyer

TENANT:

Wrice BBQ

Roosevelt Wrice, Tenant



DA DAQUIRI

631

OPEN
→

TCEDC Agenda

2. e.

Meeting Date: 01/09/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-04, amending the FY18-19 TCEDC budget to appropriate funds to re-stripe 6th Street.

BACKGROUND

As part of regular maintenance, it is proposed that the TCEDC approves a budget amendment to appropriate funds to re-stripe the parking spaces along 6th Street between 9th Ave and Texas Ave. It is amount of the striping is not to exceed \$75,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-04

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-04

A RESOLUTION AMENDING RESOLUTION NO. 18-16, ADOPTING THE 2018-2019 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS FOR THE RE-STRIPING OF 6TH STREET; 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 January 9, 2019, a general discussion was held to amend Resolution No. 18-16, the adopting of the budget for Fiscal Year 2018-2019; and

WHEREAS, a budget amendment is required to appropriate funds for the re-striping of 6th Street between 9th Avenue North and Texas Avenue; and

WHEREAS, it is proposed that the TCEDC approves to amend the budget for the maintenance expense not to exceed \$75,000.00.

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

SECTION 1: That the facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2018-2019 of the City of Texas City, Texas, is hereby amended.

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 9th day of January 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Rhomari Leigh, Board Secretary
Texas City Economic Development Corporation

TCEDC Agenda

2. f.

Meeting Date: 01/09/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-05, approving expenditures to re-stripe 6th Street.

BACKGROUND

It is proposed that the TCEDC approves an amount not to exceed \$75,000 to re-stripe 6th Street between 9th Avenue and Texas Avenue.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-05

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-05

A RESOLUTION TO APPROVE EXPENDITURES TO RE-STRIPE 6TH STREET; 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 January 9, 2019, a general discussion was held concerning the approval of expenses to re-stripe 6th Street between 9th Avenue and Texas Avenue; and

WHEREAS, it is proposed that the TCEDC approves the expenditure for an amount not to exceed \$75,000.00 to re-stripe 6th Street between 9th Avenue and Texas Avenue.

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 re-stripe 6th Street between 9th Avenue and Texas Avenue for an amount not to exceed \$75,000.00.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for this expenditure.

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

PASSED AND ADOPTED this 9th day of January 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

Rhomari Jackson, Board Secretary
Texas City Economic Development Corporation