

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

MARCH 7, 2019 - 4:00 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 the January 9, 2019, Economic Development Corporation Meeting.

 - b. Consider and take action on approving the minutes from the February 6, 2019, Economic Development Corporation Meeting.

 - c. Consider and take action on Resolution No. 19-11, approving sale of 611 6th Street property to Mike Bouvier.

 - d. Consider and take action on Resolution No. 19-12, approving purchase of property located at 317 6th Street North.

 - e. Consider and take action on Resolution No. 19-13, ratifying the donation of a lot located at 516 10th Avenue North to Habitat for Humanity.

 - f. Consider and take action on Resolution No. 19-14, ratifying donation of properties to The Fuller Center for Housing.

 - g. Consider and take action on Resolution No. 19-15, ratifying expenditures to relocate a transformer in the 3400 block of Palmer Hwy.

 - h. Consider and take action on Resolution No. 19-16, ratifying expenditures related to the gateway monument on the SW corner of Hwy 146 and FM 1764.

- i. Consider and take action on Resolution No. 19-17, approving expenditures to enhance the overpasses in Texas City as part of the expansion of I-45.

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, MARCH 1, 2019, PRIOR TO 4:00 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: 03/07/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on approving the minutes from the January 9, 2019, Economic Development Corporation Meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

JANUARY 9, 2019 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, January 9, 2019, 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 Mark Ciavaglia with the following in attendance:

(1) ROLL CALL

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

Absent: Mitchell Chuoke, Director

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

(2) NEW BUSINESS

- (a) Consider and take action on December 12, 2018 meeting minutes.

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

Vote: 4 - 0 CARRIED

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

James Hartshorn, Deputy Director of Management Services, stated that each property will cost approximately \$5,000.00 to demolish.

Motion by Director Randy Dietel, Seconded by Vice-Chairperson Harold Fattig

Vote: 4 - 0 CARRIED

- (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.

Nicholas Finan, Executive Director of Management Services, stated that Tom Moughon has approximately 67 acres of land that he plans to sell to Meritage Homes of Texas, LLC. In order for Meritage Homes to build a single-family residential development, they are requesting to buy approximately 33 acres of land from TCEDC.

Motion by Director Randy Dietel, Seconded by Mayor / Director Matthew T. Doyle

Vote: 4 - 0 CARRIED

- (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.

James Hartshorn, Deputy Director of Management Services, stated that Mr. Wrice has been operating his food truck outside of the former Da Daiquiri Spot building. Mr. Wrice has requested a loan to build out a full restaurant in this location and will pay it back within three years.

Motion by Vice-Chairperson Harold Fattig, Seconded by Director Randy Dietel

Vote: 4 - 0 CARRIED

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

Board Members agreed to combine New Business items e and f.

Laura Boyd, Finance Director, stated that the City's Public Works Department is currently working on a bid to have 6th Street and other streets within the City re-stripped.

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

Vote: 4 - 0 CARRIED

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

Board Members combined New Business items e and f.

(3) UPDATES

James Hartshorn, Deputy Director of Management Service stated that Fetching Lab Brewery is officially opened. Mr. Hartshorn also stated that the Art Gallery building has become available for lease.

Nicholas Finan, Executive Director of Management Service, stated that a Brixmor agreement is in the works.

Jenny Senter stated that the Texas City-La Marque Chamber's 50th-Anniversary Gala will be on January 31, 2019.

(4) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:51 P.M. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

TCEDC Agenda

2. b.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on approving the minutes from the February 6, 2019, Economic Development Corporation Meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

WEDNESDAY, FEBRUARY 6, 2019 - 2:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, February 6, 2018, at 2:30 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 2:30 P.M. 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
Randy Dietel, Director
Laura Boyd, Ex-Officio Member / Treasurer

Staff Present: Nicholas Finan, Executive Director of Management Services
James Hartshorn, Deputy Director of Management Services
Russell F. Plackemeier, City Attorney
Rhomari Leigh, Board Secretary
Doug Kneupper, City Engineer
Justin Herter, City Staff
Ryan McClellan, City Staff
Jenny Senter, Board Advisor

Attendees: Henry Gomez

(2) NEW BUSINESS

- (b) Consider and take action on Resolution No. 19-06, approving an incentive agreement with Brixmor for property located at the intersection of SH 146 and Palmer Highway - sometimes known as the Kroger Center.

Russell Plackemeier, City Attorney, stated that this will be a standard 10 year 10/80 agreement. Doug Kneupper, City Engineer, showed renderings of the new center and explained the benefits that the changes to the Kroger Center will bring. Randy Dietel asked if there will be more gas pumps? Nicholas Finan, Executive Director of Management Services, stated that no details have been given.

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

Vote: 5 - 0 CARRIED

- (c) Consider and take action on Resolution No. 19-07, approving expenditures to purchase the vacant lot near the Showboat Pavilion at 413 5th St. N.

James Hartshorn, Deputy Director of Management Services, stated that the properties adjacent to the Pavilion will be demolished soon and that this property will be bid on tomorrow at the P.I.T. Property meeting. Once these actions are complete there will be a large open space for the City to utilize for 6th Street events.

Mark Ciavaglia, Chairperson, abstained from voting.

Motion by Director Randy Dietel, Seconded by Vice-Chairperson Harold Fattig

Vote: 4 - 0 CARRIED

- (d) Consider and take action on Resolution No. 19-08, approving a budget amendment and corresponding expenditures to renovate the Moore Memorial Public Library.

Nicholas Finan, Executive Director of Management Services, stated that the library's interior is being revamped and modernized. Mitchell Chuoke asked where the books will go during renovations? Luke Alvey, Library Director, stated that the books will be on location and some will be donated.

Motion by Mayor / Director Matthew T. Doyle, Seconded by Director Randy Dietel

Vote: 5 - 0 CARRIED

- (e) Consider and take action on Resolution No. 19-09, ratifying expenditures for interior demolition at 909 9th Street North.

James Hartshorn, Deputy Director of Management Services, stated that the interior demolition was needed to give the building open space and also help attract buyers.

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

Vote: 5 - 0 CARRIED

- (f) Consider and take action on Resolution No. 19-10, approving a sign incentive agreement with Manny Lopez for El Cubano Cigars.

James Hartshorn, Deputy Director of Management Services, stated that the incentive agreement is similar to other incentive agreements the Board has approved. Mr. Hartshorn showed pictures of the possible sign El Cubano Cigars plans to order.

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

Vote: 5 - 0 CARRIED

(3) UPDATES

Nicholas Finan, Executive Director of Management Services, stated that the Galveston Art League has decided not to renew their lease for the building located at 611 6th Street North. Mr. Finan stated that Mike Bouvier, Owner of Hey Mickey's, has approved the City to buy that building for a bakery. Mitchel Chuoke asked if there would be a dining area? Mr. Finan stated he wasn't sure.

James Hartshorn, Deputy Director of Management Services, stated that there have been some capital improvement projects that came out of the EDC budget. Beautifying Amburn Road, the

Carlos Garza Sportsplex getting new windscreens and soon the renovation of Robinson Stadium once a vendor is located.

Jenny Senter, Board Advisor, stated that March 6, 2019, is Galveston County Day in Austin, Texas. Mrs. Senter also stated that the State of the City and County Luncheon will be on February 20, 2019.

(4) ADJOURNMENT

Having no further business, Mike Ciavaglia made a Motion to ADJOURN at 3:00 P.M. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

TCEDC Agenda

2. c.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-11, approving sale of 611 6th Street property to Mike Bouvier.

BACKGROUND

The Galveston Art League decided not to renew their lease on the property located at 611 6th Street North. Shortly after receiving notice, we were approached by Mike Bouvier, owner of Hey Mikey's Ice Cream next door, with an offer to purchase the property for \$30,000. His intention is to convert the space into a bakery which will be named Bear Fruit Bakery. He anticipates being open within six months of purchasing the property. His offer of \$30,000 will more than cover the total investment made by the TCEDC to purchase and renovate the building. City staff believes this would be a very desirable use of the property that will generate more traffic on 6th Street and generate additional sales tax and property tax for the city. It is the recommendation of city staff to approve this sale of property. Mike Bouvier is the owner of Hey Mikey's Ice Cream and has bought the property behind Hey Mikey's and is converting that into a hamburger cafe.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-11
Street View
Aerial

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-11

A RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED AT 611 6TH STREET NORTH, TEXAS CITY, TEXAS 77590, TO MIKE BOUVIER; 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 March 7, 2019, a general discussion was held concerning the sale of 611 6th Street North, Texas City, Texas 77590, more specifically described as Abstract 205 Page 6 Lot 12 & S ½ of Lot 13 Blk 154 Texas City to Mike Bouvier; and

WHEREAS, Mike Bouvier has offered to purchase this property for \$30,000.00 with the intent to open a new bakery business.

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 sale of the property, as described below, in the amount of \$30,000.00.

611 6th Street North, Texas City, Texas, more specifically described as Abstract 205 Page 6 Lot 12 & S ½ of Lot 13 Blk 154 Texas City in Galveston County.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the sale of said property from the Texas City Economic Development Corporation to Mike Bouvier.

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

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



THE GALVESTON
Art League
8TH STREET GALLERY

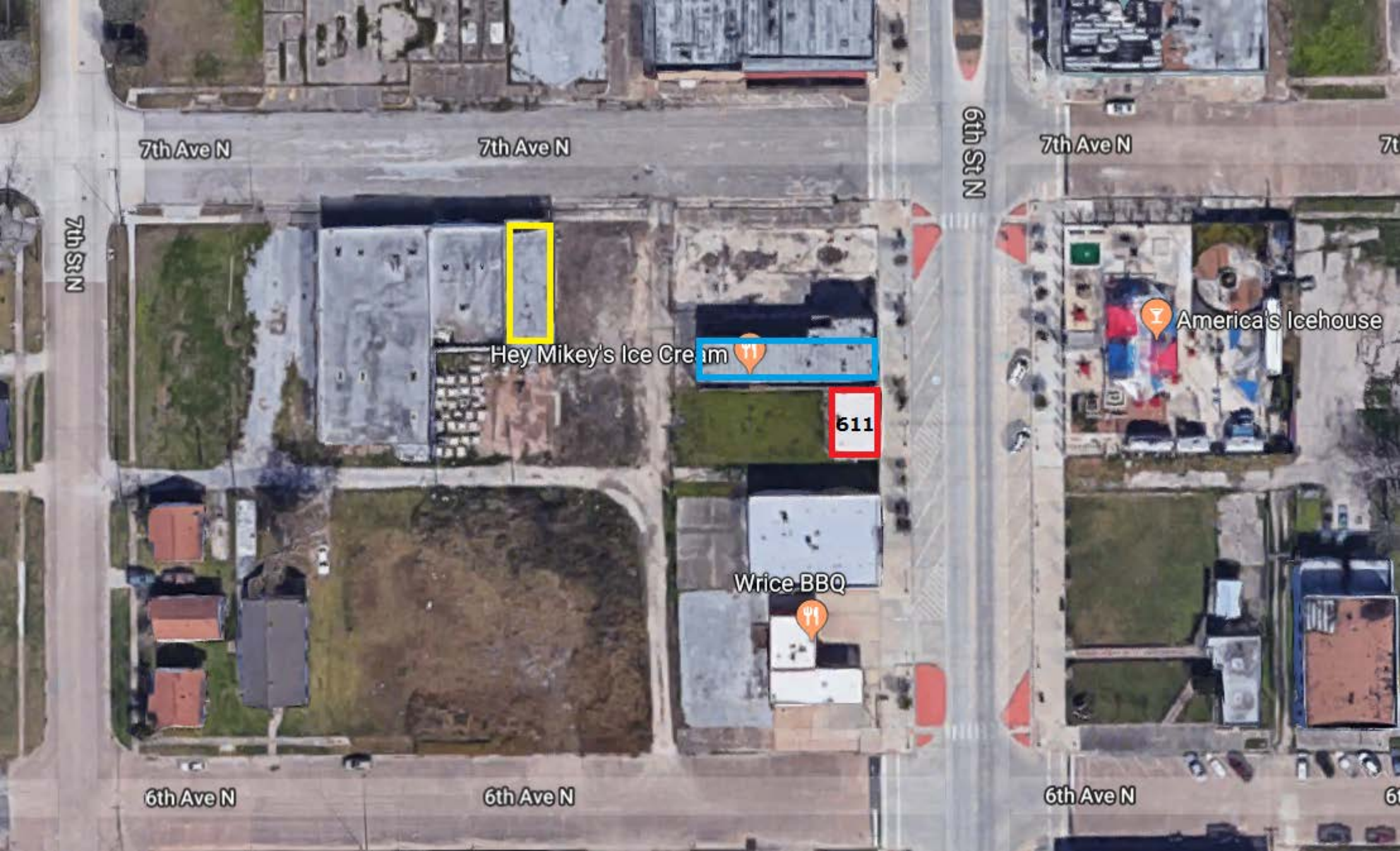
THE ART LEAGUE

♿



6th Street Bakery

611



7th Ave N

7th Ave N

6th St N

7th Ave N

7th Ave N

7th St N

Hey Mikey's Ice Cream

511

Wrice BBQ

America's Icehouse

6th Ave N

6th Ave N

6th Ave N

6th Ave N

TCEDC Agenda

2. d.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-12, approving purchase of property located at 317 6th Street North.

BACKGROUND

The TCEDC has the opportunity to purchase the property located at 317 6th Street from Neil Bronstein for the amount of \$165,000 plus closing costs. The building is 5,500 square feet which has been vacant for many years and the owner has been unsuccessful in attracting a long-term tenant. Currently, it is divided into 3 buildings. By purchasing the property, we feel the TCEDC would be able to offer incentives that will attract one or more businesses into this space as we have been able to do with other properties. City staff recommends approval of an amount not to exceed \$170,000 to cover the purchase price and all closing costs associated with purchase. The building is in the process of being inspected.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-12

Aerial & Street View

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-12

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY
LOCATED AT 317 6TH STREET NORTH FROM NEIL BRONSTEIN;
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 March 7, 2019, a general discussion was held concerning the purchase of property located at 317 6th Street North, more specifically described as Abstract 205 Page 6 Lots 15 & 16 Blk 160 Texas City from Neil Bronstein; and

WHEREAS, TCEDC has the opportunity to purchase the property for \$165,000.00 plus closing costs; and

WHEREAS, the property is located within the 6th Street Revitalization district and would be eligible for future development.

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 for an amount not to exceed \$170,000.00 to cover the purchase price and closing cost for the property described as follows:

317 6th Street North, Texas City, Texas, more specifically described as Abstract 205 Page 6 Lots 15 & 16 Blk 160, Texas City in Galveston County

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

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

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

gallery on 6th st



The Showboat Pavilion

Texas City Museum



197

4th Ave N

4th Ave N

4th Ave N



Heritage Square Apartments



Texas City Public Works



6th St N



3rd Ave N

Fetching Lab
Brewery Taproom



3rd Ave N

3rd Ave N

La Gardenia
Google



TCEDC Agenda

2. e.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-13, ratifying the donation of a lot located at 516 10th Avenue North to Habitat for Humanity.

BACKGROUND

In the past the TCEDC has provided vacant lots to Habitat to Humanity in exchange that they develop the lot with a residential housing adding to the tax base and providing economic benefit to the city in the form of housing and increased property values.

Attached are maps of the location.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-13

Map

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-13

A RESOLUTION AUTHORIZING THE DONATION OF PROPERTY LOCATED AT 516 10TH AVENUE NORTH TO HABITAT FOR HUMANITY; 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 March 7, 2019, a general discussion was held concerning the authorization to donate the property located at 516 10th Avenue North to Habitat for Humanity; and

WHEREAS, in exchange for the vacant lot, Habitat for Humanity must develop the lot with residential housing which will add to the tax base and provide economic benefit to the City of Texas City.

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 donation of the property located at 516 10th Avenue North to Habitat for Humanity.

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

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

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

11th Ave N

516 10th Avenue No

Texas City Washateria

Street
Christ

197

10th Ave N

ATM

ATM

press

Valero

Rigos Cafe

Houston Kiteboarding

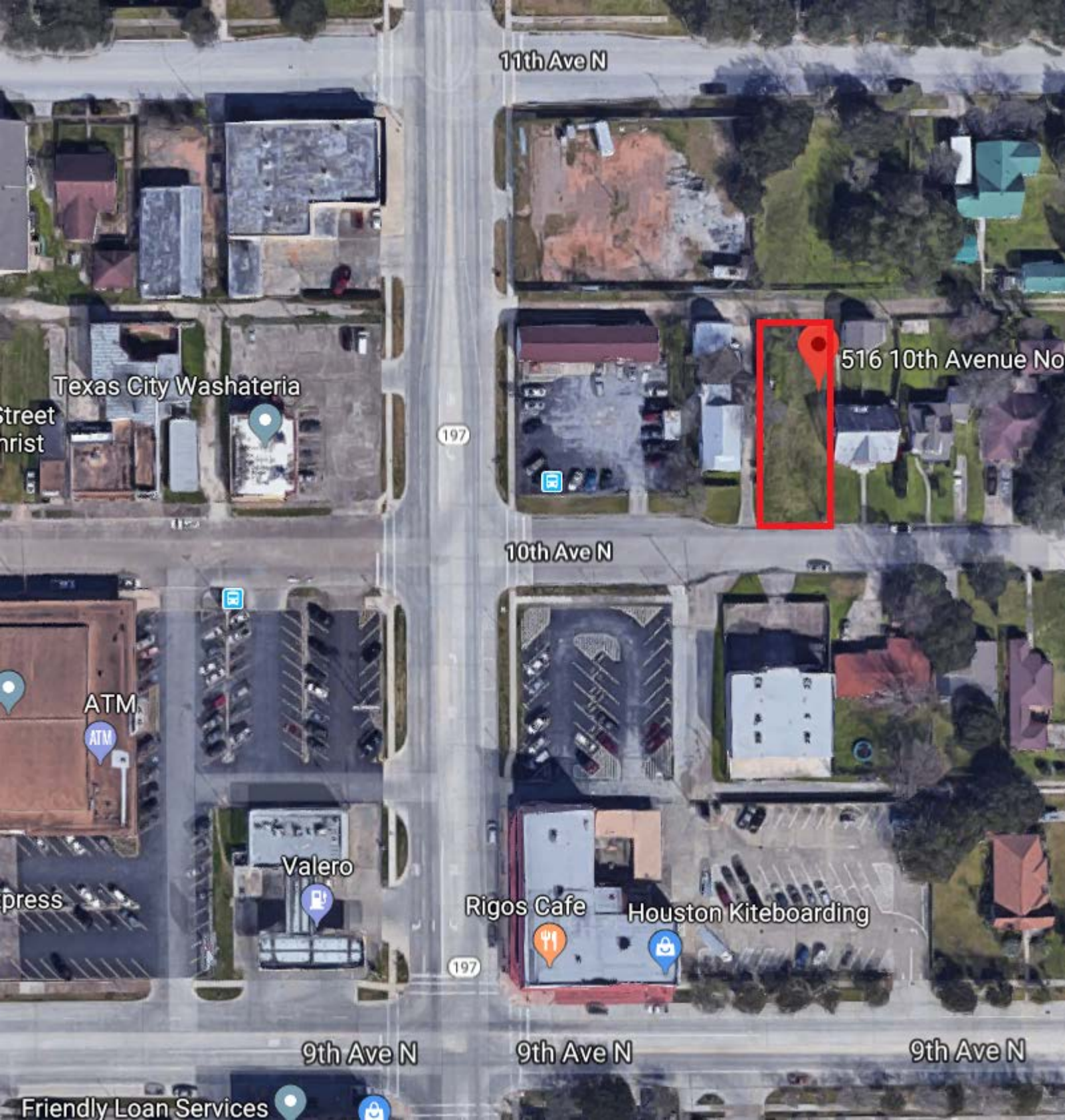
197

9th Ave N

9th Ave N

9th Ave N

Friendly Loan Services



TCEDC Agenda

2. f.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-14, ratifying donation of properties to The Fuller Center for Housing.

BACKGROUND

It is proposed that the TCEDC donated two vacant lots to The Fuller Center for Housing. In exchange, they will build a new home on each lot thereby adding to the tax base and providing economic benefit to the city in the form of housing and increased property values. The properties are located at 307 Hemphill, and 721 6th Avenue North.

Attached are maps of the location.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-14

Aerials and Street Views

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-14

A RESOLUTION AUTHORIZING THE DONATION OF PROPERTIES LOCATED AT 307 HEMPHILL AND 721 6TH AVENUE NORTH TO THE FULLER CENTER FOR HOUSING; 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 March 7, 2019 , a general discussion was held concerning the authorization to donate properties located at 307 Hemphill and 721 6th Avenue North to the Fuller Center for Housing; and

WHEREAS, in exchange for the vacant lot, the Fuller Center for Housing will develop the lot with residential housing which will add to the tax base and provide economic benefit to the City.

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 donation of the properties located at 307 Hemphill and 721 6th Avenue North to the Fuller Center for Housing.

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

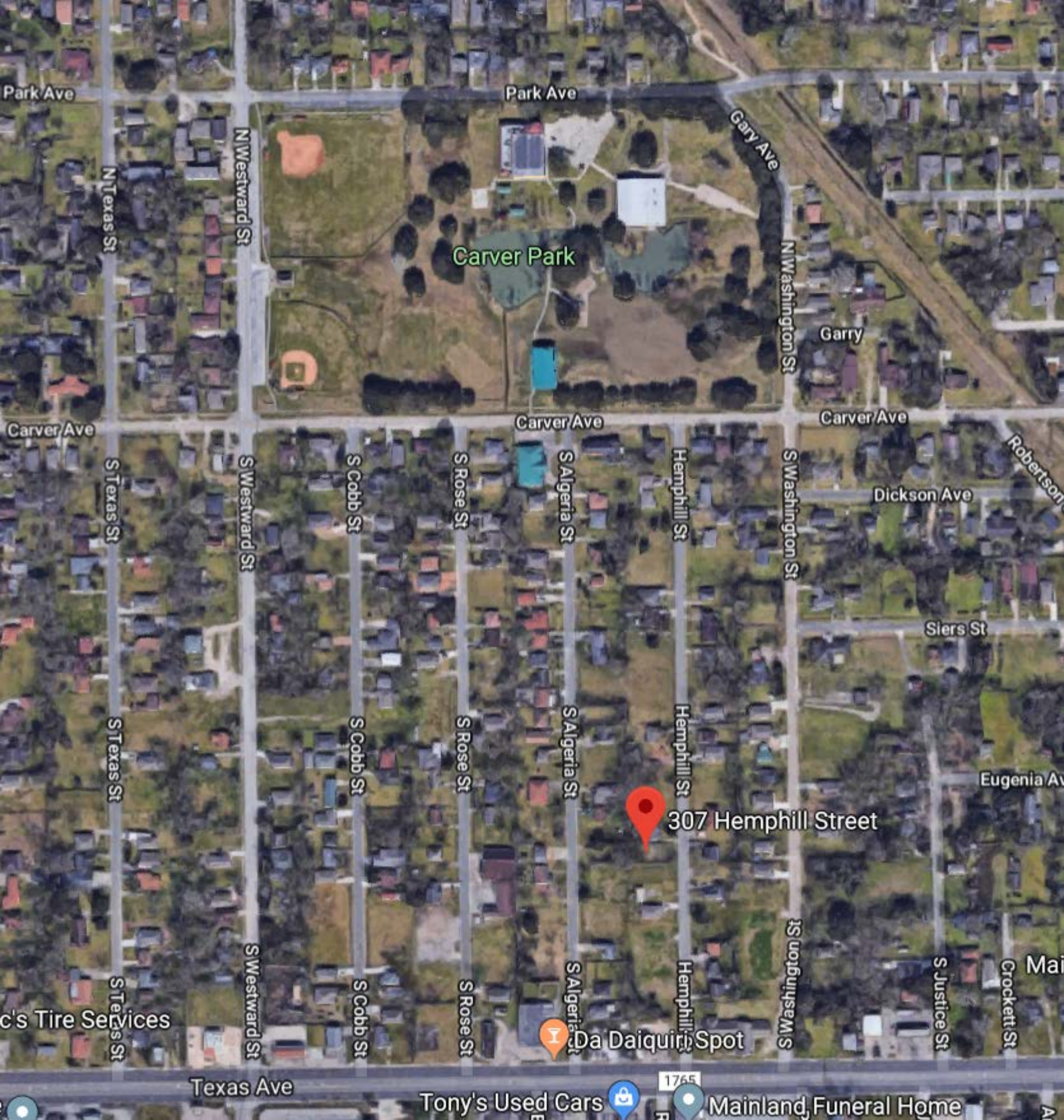
SECTION 3: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



Carver Park

307 Hemphill Street

Da Daiquiri Spot

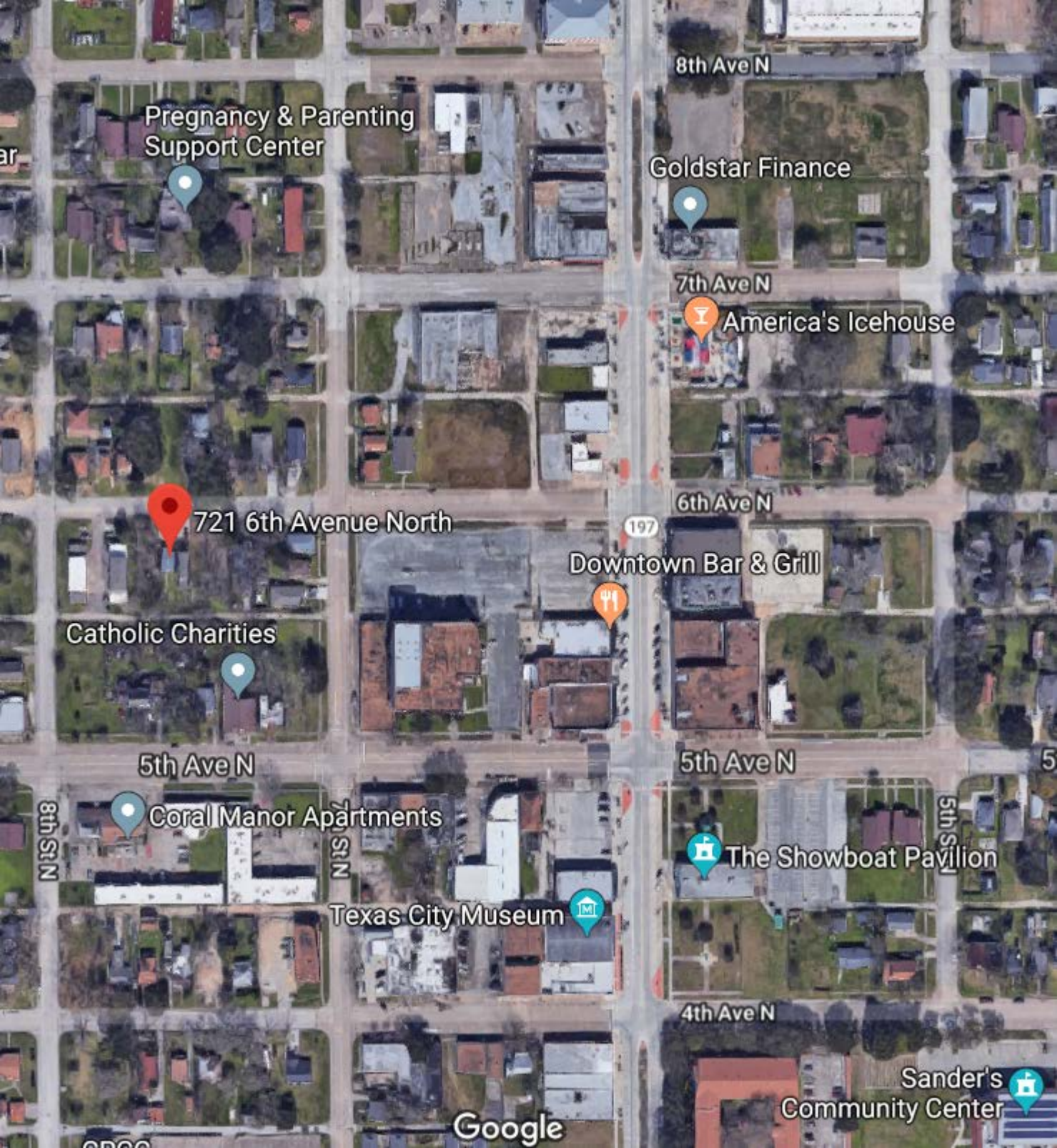
Tony's Used Cars

Mainland Funeral Home



Hemphills

Google



Pregnancy & Parenting Support Center

8th Ave N

Goldstar Finance

7th Ave N

America's Icehouse

721 6th Avenue North

6th Ave N

Downtown Bar & Grill

Catholic Charities

5th Ave N

Coral Manor Apartments

Texas City Museum

5th Ave N

The Showboat Pavilion

Sander's Community Center

Google



TCEDC Agenda

2. g.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-15, ratifying expenditures to relocate a transformer in the 3400 block of Palmer Hwy.

BACKGROUND

On the attached image, the pole and transformers farthest away are for Starbucks and will remain in place. The pole and transformers closest in the picture previously served the Baytown Seafood building and the HEB sign. The City authorized Crescent Electric to relocate/reconfigure the service to the HEB sign to be served by the Starbucks transformers; this allows Texas New Mexico Power to remove the closest pole and transformers. Chick-Fil-A is installing a pad-mounted transformer with underground electrical service. This will clean up more of the ROW where the landscaping is and create less interference. It is proposed that the TCEDC ratifies expenditure of \$3,500 to complete this project.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-15

Transformer View

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-15

A RESOLUTION TO RATIFY EXPENDITURES TO RELOCATE A TRANSFORMER IN THE 3400 BLOCK OF PALMER HIGHWAY; 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 March 7, 2019, a general discussion was held concerning the ratifying of expenses to relocate a transformer in the 3400 block of Palmer Highway; and

WHEREAS, it is proposed that the TCEDC ratifies the expenditure in the amount of \$3,500.00 to relocate a transformer in the 3400 block of Palmer Highway.

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 ratifies expenditures to relocate a transformer in the 3400 block of Palmer Highway in the amount of \$3,500.00.

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 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



TCEDC Agenda

2. h.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-16, ratifying expenditures related to the gateway monument on the SW corner of Hwy 146 and FM 1764.

BACKGROUND

Due to the impending expansion of Interstate 45, TxDOT required the City of Texas City to remove the steers, windmill and monument sign which were located near the intersection of FM 1764 and I-45. In the Texas City Livable Center Study, one of the recommendations was to build a monument sign at the intersection of HWY 146 and FM 1764. With this in mind, the Public Works Department is relocating the monument sign to this location along with a portion of the steers to serve as our gateway monument. It is proposed that the TCEDC approves expenditures for a total amount not to exceed \$15,000 which will cover the cost for design, soil testing and materials for this project.

ANALYSIS

ALTERNATIVES CONSIDERED

Consider and take action on Resolution No. 19-16, ratifying expenditures related to the gateway monument on the SW corner of Hwy 146 and FM 1764.

Attachments

Resolution No. 19-16

Locations

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-16

A RESOLUTION TO RATIFY EXPENDITURES RELATED TO THE RELOCATION OF THE GATEWAY MONUMENT TO THE SOUTHWEST CORNER OF HIGHWAY 146 AND FM 1764; 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 March 7, 2019, a general discussion was held concerning the ratifying of expenses to relocate a portion of the steers and the monument sign, formerly located near I-45 and FM 1764, to the southwest corner of Highway 146 and FM 1764 to create a new gateway monument; and

WHEREAS, it is proposed that the TCEDC approves expenditures for an amount not to exceed \$15,000.00 for this project.

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 relocate a portion of the steers and the monument sign, formerly located near I-45 and FM 1764, to the southwest corner of Highway 146 and FM 1764 to create a new gateway monument for an amount not to exceed \$15,000.00.

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

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

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

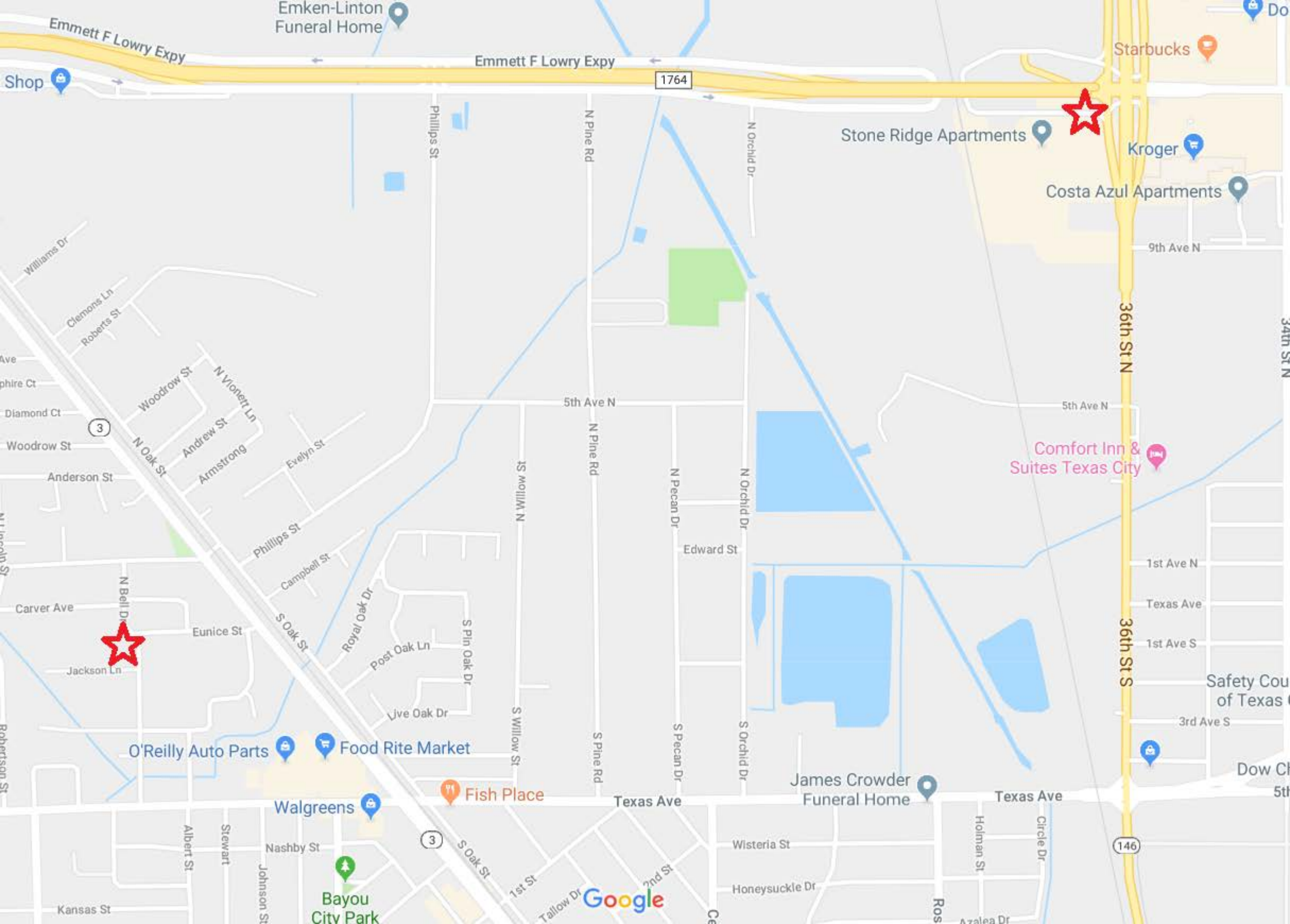




DEPT'S

EMMERSVILLE





TCEDC Agenda

2. i.

Meeting Date: 03/07/2019

Submitted By: James Hartshorn, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-17, approving expenditures to enhance the overpasses in Texas City as part of the expansion of I-45.

BACKGROUND

TxDOT has initiated improvements on I-45 from Dickinson to the Emmett F. Lowry Overpass. This is a 4 to 5 year expansion project. As part of that work, TxDOT has budgeted some funds for landscaping, but it is minimal. Working with the Lago Mar Developers and TIRZ Board, Doug Kneupper and the Mayor have reviewed how the City, TCEDC, the TIRZ Board and Developers of Lago Mar can make the gateway more impressionable and attractive. Clark Condon, an engineering company that works closely with TxDOT and has done similar projects, has come up with plans that have been approved by the Developers, TIRZ Board and City. The improvements will not be installed until the project is done, but funding is needed now to place some of the necessary future infrastructure, conduit and wall monuments now so that nothing has to be tore up or adjusted later at a more costly amount. Utilizing TxDOT allowance for landscaping, there is still a need for up to \$1 million to perform this work. In addition, architectural and engineering work will need to be performed toward the end of TxDOT's construction to move swiftly into the beautification aspects. In year 3 or so, roughly \$1 million to \$1.2 million will be needed to perform the architectural/engineering work. The TIRZ will have not generated enough excess funds yet for their commitments on other infrastructure projects within their project to fund this. It is recommended that the TCEDC provide the initial \$1 million for infrastructure support in line with the 4A aspect of the TCEDC's definition and to loan in year 3 up to \$1.2 million project at a rate similar to the average interest that the City pays on its most recent C.O's. That interest rate is currently roughly 4.0%. The overall cost of the project is is estimated between \$12 million and \$15 million that will be provided by the other parties.

In addition, TxDOT is starting planning for the next section south of Emmett F. Lowry to the Texas City Wye. La Marque would like to work some attractive entry signs, but not on the scale Texas City is, but would like to know if the City of Texas City would like to work cooperatively to share signage. The Mayor and Doug have reviewed and agreed to participate. The City of La Marque feels our contribution would be roughly \$20,000. It is felt the TCEDC could fund this, also.

Staff Recommends that the TCEDC provide up to \$1 million for the initial phase of infrastructure work, up to \$1.2 million for a loan at a rate of roughly 4 % (the latest average rate of the C.O's issued by the City), and \$20,000 for sharing entry signs with La Marque.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution No. 19-17

Renderings

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-17

A RESOLUTION TO APPROVE EXPENDITURES TO ENHANCE THE OVERPASSES IN TEXAS CITY AS PART OF THE I-45 EXPANSION; 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 March 7, 2019, a general discussion was held concerning the approval of expenses to enhance the overpasses in Texas City as part of the I-45 expansion; and

WHEREAS, it is proposed that the TCEDC work with the Lago Mar Developers, TIRZ Board and the City to share in the costs for improvements that will make the gateway more impressionable and attractive; and

WHEREAS, it is proposed that the TCEDC provide up to \$1 million for the initial phase of infrastructure work; and

WHEREAS, it is proposed that the TCEDC provide a loan up to \$1.2 million to TIRZ #1 in Texas City at a rate of approximately 4.0% for architectural and engineering work until they generate enough excess revenue to repay the loan; and

WHEREAS, it is proposed that the TCEDC contributes an amount not to exceed \$25,000.00 for improvements to overpasses shared with La Marque.

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 following expenditures to enhance the overpasses in Texas City as part of the I-45 expansion:

- a.** An amount not to exceed \$1 million for the initial phase of infrastructure work.
- b.** A loan for an amount not to exceed \$1.2 million to TIRZ #1 in Texas City at a rate of approximately 4.0% for architectural and engineering work until they generate enough excess revenue to repay the loan.
- c.** An amount not to exceed \$25,000.00 for improvements to overpasses shared with La Marque.

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

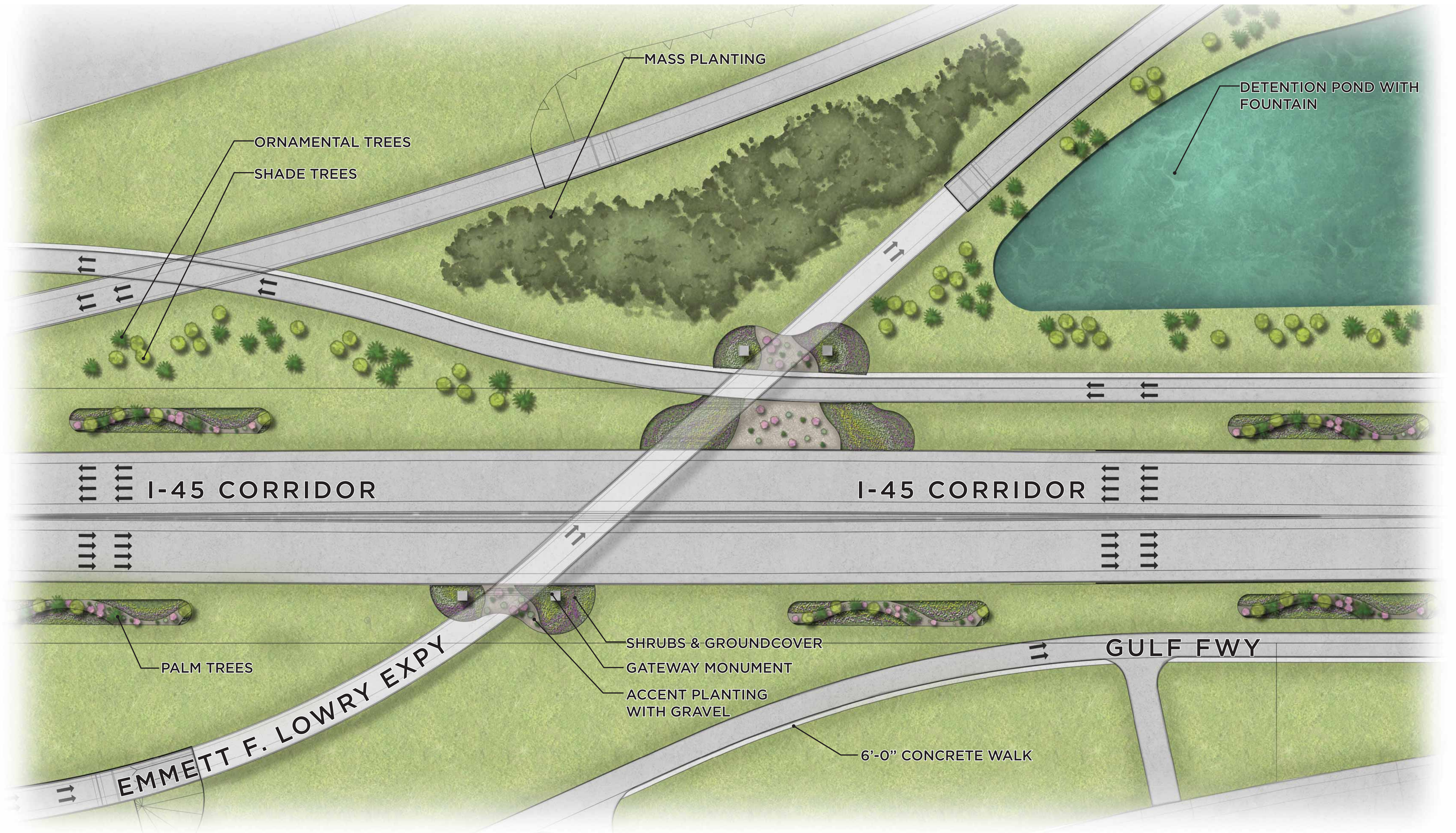
SECTION 3: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of March 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



ORNAMENTAL TREES

SHADE TREES

MASS PLANTING

DETENTION POND WITH FOUNTAIN

I-45 CORRIDOR

I-45 CORRIDOR

PALM TREES

EMMETT F. LOWRY EXPY

SHRUBS & GROUNDCOVER

GATEWAY MONUMENT

ACCENT PLANTING WITH GRAVEL

6'-0" CONCRETE WALK

GULF FWY



LANDSCAPE IMPROVEMENTS - 1764
 I-45 CORRIDOR BRANDING AND BEAUTIFICATION
 CITY OF TEXAS CITY

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CLARK CONDON
 landscape architecture 08.06.18



MONUMENT - VIEW 1
I-45 CORRIDOR BRANDING AND BEAUTIFICATION
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MONUMENT - VIEW 2
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MONUMENT - VIEW 3
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BRIDGE MONUMENT - VIEW 1
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BRIDGE MONUMENT - VIEW 2
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CLARK CONDON
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BRIDGE MONUMENT - VIEW 3
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