

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 20, 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 approving the minutes from March 7, 2019, Economic Development Corporation Meeting.
  
  - b. Consider and take action on Resolution No. 19-18, approving the purchase of property located at 411-413 6th Street North.
  
  - c. Consider and take action on Resolution No, 19-19, approving the expense to hydro mulch all recently acquired Texas City Economic Development Corporation owned property.
  
  - d. Consider and take action on Resolution No. 19-21, awarding Bid No. 2019-364 Construction of the Texas City Bikeways Implementation Plan.
  
  - e. Consider and take action on Resolution 19-22, approving the removal of slab located at 515 6th Avenue North.
  
3. UPDATES
  
4. BOARD COMMENTS
  
5. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MARCH 15, 2019, PRIOR TO 3:30 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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Texas City Economic Development Corporation

**TCEDC Agenda**

**2. a.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on approving the minutes from March 7, 2019, Economic Development Corporation Meeting.

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Minutes

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TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

MARCH 7, 2019 - 4:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Thursday, March 7, 2019, at 4:00 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 4:00 P.M. by Mark Ciavaglia with the following in attendance:

(1) ROLL CALL

Present: Mark Ciavaglia, Chairperson  
Matthew T. Doyle, Mayor / Director  
Randy Dietel, Director

Absent: Harold Fattig, Vice-Chairperson  
Mitchell Chuoke, Director

Staff Present: Nicholas Finan, Executive Director of Management Services  
James Hartshorn, Deputy Director of Management Services  
Russell F. Plackemeier, City Attorney  
Laura Boyd, Ex-Officio Member / Treasurer  
Rhomari Leigh, City Staff  
Doug Kneupper, City Engineer  
George Fuller, City Staff  
Ryan McClellan, City Staff  
Justin Herter, City Staff

Attendees: Henry Gomez

(2) NEW BUSINESS

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

**Vote:** 4 - 0 CARRIED

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

Motioned by Randy Dietel, seconded by Matthew Doyle to approve the minutes from January 9, 2019, and February 6, 2019.

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

**Vote:** 3 - 0 CARRIED

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

James Hartshorn, Deputy Director of Management Services, stated that Mike Bouvier will be purchasing the building previously occupied by the Galveston Art League. Mr. Bouvier will use this location to open a bakery called Bear Fruit Bakery next door to his other business, Hey Mikey's Ice Cream.

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

**Vote:** 3 - 0 CARRIED

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

James Hartshorn, Deputy Director of Management Services, stated that the EDC will purchase the property located at 317 6th Street North from Neil Bronstein in the amount of \$165,000.00 plus closing cost. Mr. Hartshorn stated that if the TCEDC purchases this property they will be able to offer incentives to attract more businesses to 6th Street.

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

**Vote:** 3 - 0 CARRIED

- (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.

George Fuller, Director of Community Development, stated that this property was acquired as a Property In Trust bid. The TCEDC will provide this property to Habitat for Humanity in exchange for development of residential housing.

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

**Vote:** 3 - 0 CARRIED

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

George Fuller, Director of Community Development, stated that this property was acquired as a Property In Trust bid. The TCEDC will provide property located at 307 Hemphill and 721 6th Avenue North to The Fuller Center for Housing in exchange for the development of residential housing.

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

**Vote:** 3 - 0 CARRIED

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

Doug Kneupper, City Engineer, stated that Texas-New Mexico Power suggested the removal of the transformer and pole because it will no longer be needed. Mr. Kneupper stated that this was a beautification opportunity that will cost about \$3,500.00.

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

**Vote: 3 - 0 CARRIED**

- (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.

Doug Kneupper, City Engineer, stated that TxDOT is requiring the City to remove the steers, windmill and monument sign which were located near the intersection of FM 1764 and I-45. Based on the Texas City Livable Center Study it is recommended to move part of the monument to the intersection of HWY 146 and FM 1764 for an amount not to exceed \$15,000.00.

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

**Vote: 3 - 0 CARRIED**

- (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.

Doug Kneupper, City Engineer, stated that TxDOT has initiated a 4 to 5-year I-45 expansion project from Dickinson to the Emmett F. Lowry Overpass. As part of the project, TxDOT has budgeted for minimal landscaping but by working with Lago Mar Developers, the TIRZ Board and the City of La Marque, the TCEDC can enhance the gateway to Texas City.

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

**Vote: 3 - 0 CARRIED**

**(3) UPDATES**

George Fuller, Director of Management Services, stated that a few more demolitions will be happening soon.

Nicholas Finan, Executive Director of Management Services, stated that an application for permit extension has been filed for Shoal Point.

**(4) BOARD COMMENTS**

Randy Dietel questioned how homes have been built in Lago Mar/ Seacrest? James Hartshorn answered about 400 homes.

**(5) ADJOURNMENT**

Having no further business, Matthew T. Doyle made a Motion to ADJOURN at 4:35; the motion was SECONDED by Randy Dietel. The meeting was adjourned.

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Board Secretary  
Texas City Economic Development Corporation

**TCEDC Agenda**

**2. b.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 19-18, approving the purchase of property located at 411-413 6th Street North.

**BACKGROUND**

Peggy Green, the owner of the property has decided to sell the property. She has been leasing the property for several years when she moved her own goods out. we have settled on an amount that is \$175,000 for both buildings that share a common wall. The total amount of square feet is just under 5,000. The City owns the parking lot to the north of this property making it even a better fit for the TCEDC to own. Our intent would be to have another building that we can assist a business get started and then purchase once they have proved their success such as Hey Mikey's and the old Mainland Pharmacy and what appears to be the case with the Texas City Garage Bar & Grill. The price is in line with the other properties recently sold in the area.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution  
picture

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 19-18**

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED AT 411 - 413 6TH STREET NORTH FROM PEGGY GREEN; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on March 20, 2019, a general discussion was held concerning the purchase of property located at 411 - 413 6th Street North, more specifically described as Abstract 205 Page 6 S 50 FT of Lots 7 & 8 (7-3) Blk 158, Texas City in Galveston County from Peggy Green; and

**WHEREAS**, TCEDC has the opportunity to purchase the property for \$175,000.00 for both properties that share a common wall; 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 \$175,000.00 to cover the purchase price and closing cost for the property described as follows:

411 - 413 6th Street North, Texas City, Texas, more specifically described as Abstract 205 Page 6 S 50 FT of Lots 7 & 8 (7-3) Blk 158, 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 20th day of March 2019.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation



RAINWATER TRADING CO.

GALLERY



**TCEDC Agenda**

**2. c.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No, 19-19, approving the expense to hydro mulch all recently acquired Texas City Economic Development Corporation owned property.

**BACKGROUND**

When the TCEDC demolishes a structure, it now takes it to the ground removing slabs, etc. While it makes it look better, it does not stay looking good, creates weeds and other nuisances. We want to start hydro mulching the properties for easier maintenance and appearance. We have the property behind the Showboat the TCEDC recently demolished that will cost roughly \$1,000 and the property located at 626 2nd Avenue that will cost roughly \$1,600. We are requesting \$2,600 to hydro mulch those properties.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution  
picture 1  
picture 2

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 19-19**

**A RESOLUTION APPROVING THE EXPENSE TO HYDRO MULCH ALL RECENTLY ACQUIRED TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION OWNED PROPERTY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on March 20, 2019, a general discussion was held concerning the approval of expensing funds to hydro mulch all properties recently acquired by the TCEDC; and

**WHEREAS**, it is proposed that the TCEDC approves the expenditure in the amount of \$2,600.00.

**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 expenditure in the amount of \$2,600.00 to hydro mulch recently acquired TCEDC properties.

**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 20th day of March 2019.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation



2ND AVE



**TCEDC Agenda**

**2. d.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 19-21, awarding Bid No. 2019-364 Construction of the Texas City Bikeways Implementation Plan.

**BACKGROUND**

The TCEDC is financing projects of the Livable Center Study. Currently, the projects approved include Bay Finding Signage, which you have seen the early implementation of. Early this year, Dennis Harris presented the bike trail that would move through the City. That has been recently bid and is ready for approval. The bid amount for the project that Dennis presented is \$217,000. The City Commission will also approve since they will administer the contract through the Rec. and Tour Department.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Resolution

Bike Trail Map

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 19-21**

**A RESOLUTION AWARDING BID NO. 2019-364 CONSTRUCTION OF THE TEXAS CITY BIKEWAYS IMPLEMENTATION PLAN; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on March 20, 2019, a general discussion was held concerning the Bid No. 2019-364 Construction of the Texas City Bikeways Implementation Plan and awarding the bid to Stripe Lines Inc.; and

**WHEREAS**, on February 5, 2019, bid packets were made available to local area vendors and on February 28, 2019, bid packets were opened; and

**WHEREAS**, it is the recommendation of the Texas City Public Works Department and the Texas City Recreation and Tourism Department to award Bid No. 2019-364 to Stripe Lines Inc., Houston, Texas, for \$216,927.45.

**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 awards Bid No. 2019-364 Construction of the Texas City Bikeways Implementation Plan in the amount of \$216,927.45 to Stripe Lines Inc.

**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 20th day of March 2019.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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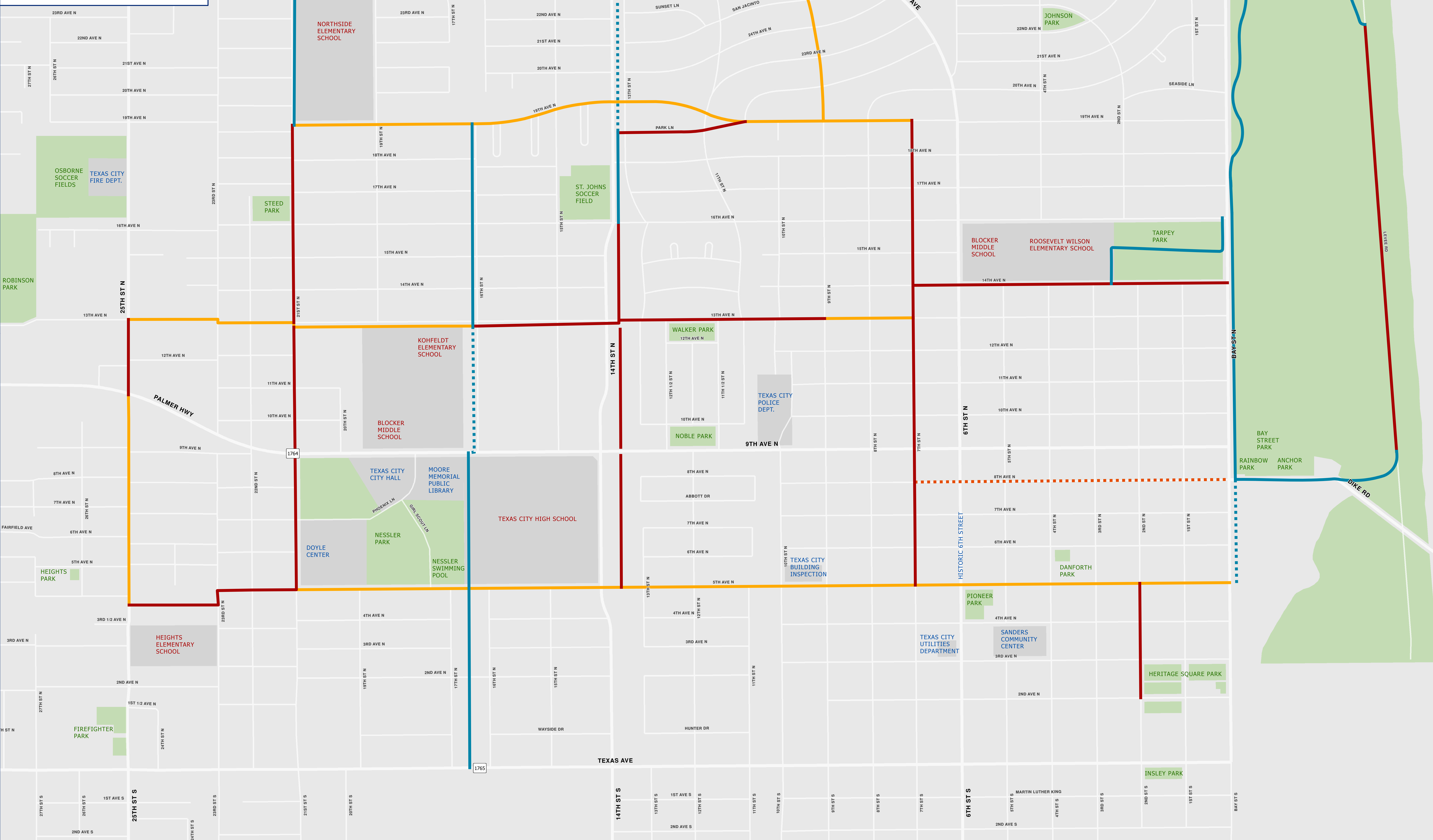
BOARD SECRETARY

Texas City Economic Development Corporation



**LEGEND**

- |                            |                           |
|----------------------------|---------------------------|
| <b>OFF STREET FACILITY</b> | <b>ON STREET FACILITY</b> |
| FUTURE FACILITY            | BIKE LANE                 |
| WALK/BIKE PATH             | FUTURE FACILITY           |
|                            | SHARED LANE/BIKE ROUTE    |



**TCEDC Agenda**

**2. e.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution 19-22, approving the removal of slab located at 515 6th Avenue North.

**BACKGROUND**

The TCEDC owns the property at 515 6th Ave N. It is the site of the old Flintstone Apartments. The slab remained, but its condition and unevenness are becoming a nuisance. We desire to remove the slab and hydro mulch the area to better maintain, better appearance and more flexibility for a new use. Cost not to exceed \$10,000

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

---

**Attachments**

Resolution

picture 1

picture 2

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**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 19-22**

**A RESOLUTION APPROVING THE REMOVAL OF SLAB LOCATED AT 515 6TH AVENUE NORTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation (TCEDC), duly held on March 20, 2019, a general discussion was held concerning the approval of expensing funds to remove a slab located at 515 6th Avenue North; and

**WHEREAS**, the condition and unevenness of the slab has become a nuisance; and

**WHEREAS**, it is proposed that the TCEDC approves an amount not to exceed \$10,000.00 to remove the slab.

**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 this expenditure in the amount of \$10,000.00 to remove the slab located at 515 6th Avenue North.

**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 20th day of March 2019.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY

Texas City Economic Development Corporation

515 6th Ave N

Texas City, Texas

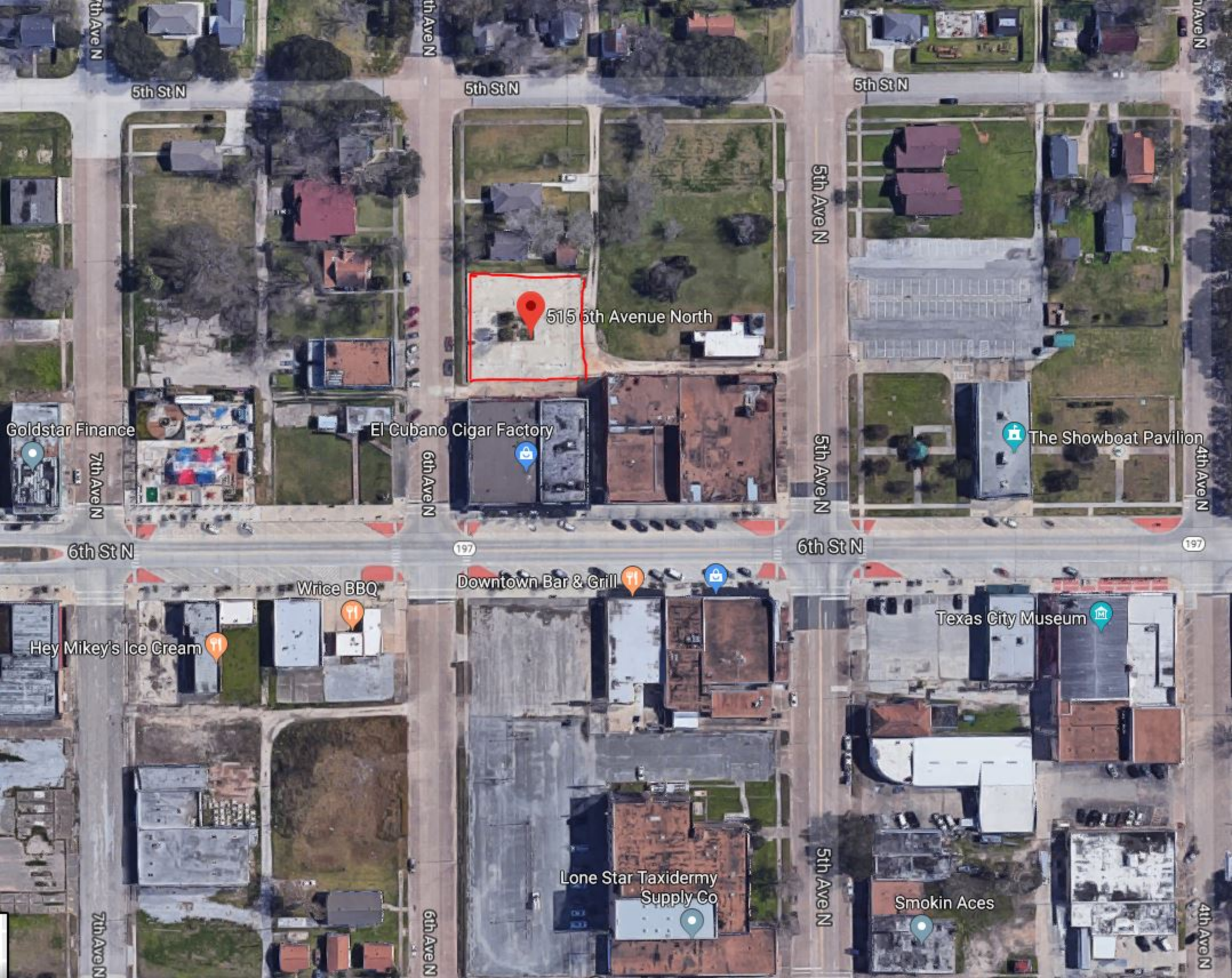


Google



Street View - Jun 2013





5th St N

5th St N

5th St N

5th Ave N

515 5th Avenue North

Goldstar Finance

El Cubano Cigar Factory

The Showboat Pavilion

7th Ave N

6th Ave N

5th Ave N

4th Ave N

6th St N

197

6th St N

197

Wrice BBQ

Downtown Bar & Grill

Texas City Museum

Hey Mikey's Ice Cream

Lone Star Taxidermy Supply Co

Smokin Aces

7th Ave N

6th Ave N

5th Ave N

4th Ave N

**TCEDC Agenda**

**3.**

**Meeting Date:** 03/20/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

UPDATES

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

update-james

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