

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

MAY 22, 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 Texas City Economic Development Corporation Meeting Minutes for May 1, 2019.

 - b. Consider and take action on Resolution No. 19-26, approving the demolition of 702 7th Avenue North in exchange for the donation of property to the EDC.

 - c. Consider and take action on Resolution No. 19-27, approving an addendum to the Wrice BBQ incentive agreement with Georgia Meyer and Roosevelt Wrice allotting an additional \$2,400.00 for build out.

 - d. Consider and take action on Resolution No. 19-28, approving the reimbursement of \$4,500.00 to the Texas City Public Works Department.

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 MAY 17, 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: 05/22/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on approving Texas City Economic Development Corporation Meeting Minutes for May 1, 2019.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

MAY 1, 2019 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, May 1, 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 3:36 p.m. by Mark Ciavaglia with the following in attendance:

(1) ROLL CALL

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

Absent: 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
Rhomari Leigh, Board Secretary
Justin Herter, City Staff
Ryan McClellan, City Staff
George Fuller, City Staff

Attendees: Jenny Senter

(2) NEW BUSINESS

- (a) Consider and take action on approving the minutes from March 20, 2019, Texas City Economic Development Corporation Meeting.

Motion by Director Randy Dietel, Seconded by Director Mitchell Chuoke

Vote: 4 - 0 CARRIED

- (b) Consider and take action on Resolution No. 19-23, approving the Amended Contract with Meritage Homes.

Russell Plackemeier, City Attorney, stated that this amendment stems from an increase in acreage request.

Matthew Doyle asked if this is all still contingent upon Mr. Mohans selling his 40 acres as well? Russell Plackemeier answered yes.

Motion by Director Mitchell Chuoke, Seconded by Director Randy Dietel

Vote: 4 - 0 CARRIED

- (c) Consider and take action on Resolution No. 19- 24, approving bridge improvements located at Palmer Hwy. and 33rd Street, as recommended by the Livable Center Study.

James Hartshorn, Deputy Director of Management Services, stated that this proposal is doe the design and construction to the bridge located at Palmer Highway near 33rd Street. The design and theme of the bridge will be consistent with other TxDOT construction for the City of Texas City.

Motion by Director Randy Dietel, Seconded by Director Mitchell Chuoke

Vote: 4 - 0 CARRIED

- (d) Consider and take action on Resolution No. 19-25, authorizing the sale of property located at 910 14th Avenue North, Texas City, and 1208 9th Avenue North, Texas City, to Beau Yarbrough.

Russell Plackemeier, City Attorney, stated that the record needs to reflect that the buyer's actual name is

Motion by Director Mitchell Chuoke, Seconded by Director Randy Dietel

Vote: 4 - 0 CARRIED

(3) UPDATES

Jenny Senter stated that Taste of the Town is on May 9th.

Nicholas Finan stated that the Fire Fighter games are on May 17th and 18th.

(4) BOARD COMMENTS

Matthew Doyle stated that James Hartshorn will be leaving his position at the City of Texas City.

(5) ADJOURNMENT

Having no further business, Matthew Doyle made a Motion to ADJOURN at 3:56 p.m.; the motion was SECONDED by Randy Dietel. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

TCEDC Agenda

2. b.

Meeting Date: 05/22/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-26, approving the demolition of 702 7th Avenue North in exchange for the donation of property to the EDC.

BACKGROUND

It is proposed that the TCEDC accepts the donation of the property located at 702 7th Avenue North. The property is beyond repair and the owners have volunteered to donate the property to the TCEDC. By accepting the donation, the TCEDC will be able to demolish the property, thereby removing a nuisance property and blight from the neighborhood. It is estimated that the demolition would cost between \$70K and \$100K.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Street View

Code Analysis

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-26

A RESOLUTION APPROVING THE ACCEPTANCE OF AND DEMOLITION OF PROPERTY LOCATED AT 702 7TH AVENUE NORTH, TEXAS CITY, GALVESTON COUNTY, 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 (“TCEDC”), duly held on May 22, 2019, a general discussion was held concerning the acceptance of donated property located at 702 7th Avenue North, Texas City, Galveston County, Texas; and

WHEREAS, it is proposed that the TCEDC accepts the donation of property located at 702 7th Avenue North and approves the demolition of structures on said property. The property is beyond repair and the owners are voluntarily donating the property to the TCEDC; and

WHEREAS, this action will remove a nuisance property and blight from the neighborhood; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$100,000.00 to demolish the property located at 702 7th Avenue North, Texas City, Galveston County, 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 accepts the donation of and approves the demolition of 702 7th Avenue North, Texas City, Galveston County, Texas, for an amount not to exceed \$100,000.000.

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

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

PASSED AND ADOPTED this 22nd day of May 2019.

CHAIRPERSON/VICE CHAIRPERSON

Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY

Texas City Economic Development Corporation



7

6-11-2018





Texas City Fire Department, Fire Marshal's Office

1725 25th st N. Texas City, Texas 77590-4930

Subject: 702 7th Street North

Date: 5/8/19

Code Analysis, as Stated by:

The Buildings Department Code Enforcement Official Marilyn Logan

Fire Marshal Dennis Harris

Through collaborative efforts, in our opinion the structure located at **702 7th Street North** is substandard, dilapidated, and deemed an unsafe structure. We both agree and concur that the structure in its current state is not a viable property for repair or remodel. The structure is substantially damaged and would require an extreme amount of work to be brought up to current standards.

Code references: International Building Code 2015 edition, International Fire Code 2015 edition, International Property Maintenance Code 2015 edition, International Plumbing Code 2015 edition, International Electrical Code 2014 edition, and the current Code of Ordinances adopted by the City of Texas City.

Best Regards,

Marilyn Logan-

A handwritten signature in blue ink that reads "Marilyn Logan".

Dennis Harris-

A handwritten signature in blue ink that reads "Dennis Harris".

TCEDC Agenda

2. c.

Meeting Date: 05/22/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-27, approving an addendum to the Wrice BBQ incentive agreement with Georgia Meyer and Roosevelt Wrice, allotting an additional \$2,400.00 for build out.

BACKGROUND

The TCEDC is currently in an agreement with Roosevelt Wrice to loan up to \$15,000.00 for build out of his BBQ restaurant at 601 6th Street N. Due to some unexpected additional expenses required to meet windstorm or certain items, he has requested additional funds. James McWhorter, our thrid-party auditor, has deemed these as reasonable and justifiable. It is proposed that the TCEDC approves an addendum to loan an additional \$2,400 towards build out. This will increase his loan payments from \$400.00 to \$480.00 per month until paid in full.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
Street View

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-27

A RESOLUTION AUTHORIZING THE BOARD TO APPROVE AN ADDENDUM TO THE WRICE BBQ INCENTIVE AGREEMENT WITH GEORGIA MEYER AND ROOSEVELT WRICE; 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 May 22, 2019, a general discussion was held concerning adding an addendum to the Incentive Agreement with Georgia Meyer and Roosevelt Wrice for Wrice BBQ located at 601 6th Street North; and

WHEREAS, it is requested that the Texas City Economic Development Corporation will increase the loan for build-out in the amount of \$2,400.00; and

WHEREAS, Roosevelt Wrice's monthly loan payment will increase from \$400.00 per month to \$480.00 per month.

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 approves the Board Chairperson to execute an addendum to the Wrice BBQ Incentive Agreement with Georgia Meyer and Roosevelt Wrice in the amount of \$2,400.00.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute any documents necessary for said agreement on behalf of the Texas City Economic Development Corporation.

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

PASSED AND ADOPTED this 22nd day of May 2019.

CHAIRPERSON/ VICE-CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



WRICE
B-B-Q
378-818-1204
408-228-1830
RIBS • BRISKET
CHICKEN • SAUSAGE

B-B-Q

TCEDC Agenda

2. d.

Meeting Date: 05/22/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-28, approving the reimbursement of \$4,500.00 to the Texas City Public Works Department.

BACKGROUND

EDC to reimburse the public works department \$4,500 for materials to pour a dumpster pad on the EDC property behind 522 6th Street. It will be used by 6th Street Garage Bar & Grill. This amount will be added to the \$315,000 purchase price of 522 6th should he exercise his right to do so in the future, making the new purchase price \$319,500.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Dumpster Pad

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-28

A RESOLUTION APPROVING EXPENDITURES TO REIMBURSE THE TEXAS CITY PUBLIC WORKS DEPARTMENT; 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 May 22, 2019, a general discussion was held concerning the approval of expensing funds to reimburse \$4,500.00 to the Texas City Public Works Department; and

WHEREAS, the Texas City Public Works Department paid for materials to pour a dumpster pad on property owned by the TCEDC located behind 522 6th Street.

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 to reimburse \$4,500.00 to the Texas City Public Works Department.

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 22nd day of May 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

