

NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

AGENDA

DECEMBER 12, 2019- 4:00PM
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. Approve the minutes from the October 30, 2019, Economic Development Corporation meeting.
 - b. Consider and take action on Resolution No. 19-43, allowing the Mayor to enter into an agreement for Salvation Army Workforce Training.
 - c. Consider and take action on Resolution No. 19-44, authorizing Chairman Ciavaglia to enter into an agreement with HDR for the US Army Corps of Engineers Shoal Point Permit Extension.
3. UPDATES
4. BOARD COMMENTS
5. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON December 6, 2019, PRIOR TO 6:00P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

2. a.

Meeting Date: 12/11/2019

Submitted By: Justin Herter, City Attorney Office

Department: City Attorney Office

ACTION REQUEST (Brief Summary)

Approve the minutes from the October 30, 2019, meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 30, 2019 - 4:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, October 31, 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 4:05 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
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Mitchell Chuoke, Director

Staff Present: Nicholas Finan, Executive Director of Management Services
Russell F. Plackemeier, City Attorney
Rhomari Leigh, Board Secretary
Justin Herter, City Staff
Ryan McClellan, City Staff

Attendees: Jenny Senter

(2) NEW BUSINESS

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

Randy Dietel motioned for Mark Ciavaglia to serve as the TCEDC Chairperson and Mitchell Chuoke to serve as the TCEDC Vice-Chairperson.

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

Vote: 3 - 0 CARRIED

(b) Consider and take action on the Texas City Economic Development Corporations Minutes for July 25, 2019.

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

Vote: 3 - 0 CARRIED

(c) Consider and take action on Resolution No. 19-35, approving the actions of the board for the 2018-2019 fiscal year.

Nicholas Finan, Executive Director of Management Services, stated that this is an administrative action item.

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

Vote: 3 - 0 CARRIED

- (d) Consider and take action on Resolution No. 19-36, approving the 2019-2020 fiscal year budget for the Texas City Economic Development Corporation.

Laura Boyd, Finance Director, stated that sales tax has been the biggest revenue for the TCEDC.

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

Vote: 3 - 0 CARRIED

- (e) Consider and take action on Resolution No. 19-37, approving the matching funds for the Advertising/Promotion Campaign for Downtown 6th Street Association.

Mark Ciavaglia introduced Tyler Rasmussen, of The Galveston Daily News, to explain geofencing and how it will be utilized to promote/advertise 6th Street businesses.

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

Vote: 3 - 0 CARRIED

- (f) Consider and take action on Resolution No. 19-38, approving the acceptance of Deeds from the Fuller Center: 307 Hemphill and 721 6th Avenue North.

Items (f) through (i) were discussed together.

Nicholas Finan, Executive Director of Management Services, stated that the Fuller Center (a non-profit) was deeded two properties in March to assist with Hurricane Harvey Relief efforts. After review, discussions, Fuller Center will deed the two properties back to the TCEDC in future exchange of property with property owners who were affected by Hurricane Harvey and need to relocate as soon as possible.

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

Vote: 3 - 0 CARRIED

- (g) Consider and take action on Resolution No. 19-39, authorizing the TCEDC Chair or Vice Chair to purchase property from the Property In Trust property listed as 623 1st Avenue North, 918 13th Avenue North, 100 25th Street North to facilitate new housing.

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

Vote: 3 - 0 CARRIED

- (h) Consider and take action on Resolution No. 19-40, authorizing the TCEDC Chair or Vice Chair to exchange vacant lots in the TCEDC holdings with the owners of the following properties who own property in the Industrial Business District (IBD) to facilitate eligibility for funds to rebuild homes damaged by Hurricane Harvey or other assistance: #31 2nd Avenue North, #26 2nd Avenue North, and 1317 2nd Avenue South.

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

Vote: 3 - 0 CARRIED

- (i) Consider and take action on Resolution No. 19-41, authorizing the TCEDC Chair or Vice Chair to exchange a vacant lot in the TCEDC holdings with the following property owner to assist in appropriate size lot for a new home to replace a home damaged by Hurricane Harvey: 1003 9th Avenue North.

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

Vote: 3 - 0 CARRIED

(3) UPDATES

Jenny Senter, Board Advisor, stated that on November 14, 2019, the Texas City- La Marque Chamber will host their final 50th Anniversary party on 6th Street at the Showboat.

Nicholas Finan, Executive Director of Management Services, stated that Gulf Coast Ammonia is finalizing the Tax Abatement Agreement and should be finished by the first of the year.

(4) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:42 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

2. b.

Meeting Date: 12/11/2019

Submitted By: Justin Herter, City Attorney Office

Department: City Attorney Office

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-43, allowing the Mayor to enter into an agreement for the Salvation Army work training center.

BACKGROUND

This item is to up the contribution of the original \$200,000 the TCEDC provided to the Salvation Army new Center that includes training and workforce development. However, a portion of that site needs grading work and the actual agreement may be with the contractor. Either way, the contribution addition would be \$30,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
Attachment

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-42

A RESOLUTION APPROVING AN AGREEMENT WITH THE SALVATION ARMY TO ASSIST WITH CONSTRUCTION OF THE SALVATION ARMY WORK TRAINING CENTER; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Texas City Economic Development Corporation (TCEDC) can provide funds to assist various training facilities if they are tied to workforce and involves a community college; and

WHEREAS, the TCEDC has supported and sponsored The Salvation Army's new training facility that will include training and workforce development by providing funds in the amount of \$200,000.00; and

WHEREAS, the TCEDC desires to further the development of The Salvation Army Project by providing \$30,000.00 to assist in land grading, development preparation, etc. for the land to be used in conjunction with the project that will benefit the community located on the Salvation Army property in Texas City; and

WHEREAS, the Salvation Army is building a facility in Texas City and one of the main functions of the facility is to provide classrooms and offer training to help individuals improve their skills and their employment situation; and

WHEREAS, the funds may be provided directly to the contractor that will be performing the work or directly to The Salvation Army; and

WHEREAS, it is proposed that the TCEDC contributes \$230,000.00 for construction of a new Salvation Army facility in 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 approves a contribution to The Salvation Army in the amount of \$230,000.00 to construct a new facility in Texas City in exchange for workforce training.

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

SECTION 3: The TCEDC Board Authorizes the payment of \$30,000.00 to the Contractor or The Salvation Army for site development and preparation of The Salvation Army property located in Texas City.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 12th day of December 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 18-06

A RESOLUTION APPROVING AN AGREEMENT WITH THE SALVATION ARMY TO ASSIST WITH CONSTRUCTION OF A NEW FACILITY IN EXCHANGE FOR WORKFORCE TRAINING; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the TCEDC can provide funds to assist various training facilities if they are tied to workforce and involves a community college; and

WHEREAS, the Salvation Army is building a facility in Texas City and one of the main functions of the facility is to provide classrooms and offer training to help individuals improve their skills and their employment situation; and

WHEREAS, in the agreement they work with various training groups including the College of the Mainland; and

WHEREAS, it is proposed that the TCEDC contributes \$60,000.00 for construction of a new Salvation Army facility in Texas City.

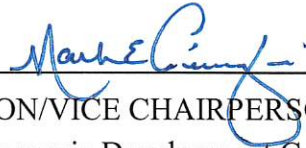
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves a contribution to the Salvation Army in the amount of \$60,000.00 to construct a new facility in Texas City in exchange for workforce training.

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

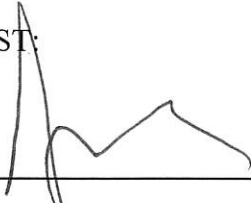
SECTION 3: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 11th day of April 2018.



CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:



BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

2. c.

Meeting Date: 12/11/2019

Submitted By: Justin Herter, City Attorney Office

Department: City Attorney Office

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-44, authorizing Chairman Ciavaglia to enter into an agreement with HDR for the US Army Corps of Engineers Shoal Point Permit Extension.

BACKGROUND

The City is holding a US Army Corps of Engineers permit for the Shoal Point project. It is difficult to get a permit and this one was received in 2004 and extended twice since then. Because of the original cost, required hearings, public comments, notices, etc. the Corps says do not let it expire. Even with the plans and activity possibly changing, it is easier to amend the permit in the future, than to get a new permit. In the past, the process was simple to extend. Now, it is more formal and maps and engineering work needs to be done. The original work was done by Shiner Mosely, who was bought out by HDR in 2006. We have reconnected and HDR has most of the files, if not all. We have already sent them what we had. In communication with the Corps and HDR, files need to be re-digitized, additional engineering work and quantities determined for dredging, and the environmental plan needs to be updated and reformatted to current requirements. Also, a formal 408 permit will be assembled and as well as the Real Estate material and Regulatory questions addressed. The estimated cost is \$50,000. Staff requests authorization for approval to enter into an agreement with HDR to perform the work necessary to extend the Shoal Point Permit.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 19-43

A RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO ENTER INTO AN AGREEMENT WITH HDR FOR THE US ARMY CORPS OF ENGINEERS SHOAL POINT PERMIT EXTENSION; 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 December 12, 2019, a general discussion was held in concerning authorizing the Chairperson or Vice-Chairperson to enter into an agreement with HDR for assistance with the US Army Corps of Engineers Shoal Point Permit Extension; and

WHEREAS, the original Shoal Point Project Permit was received in 2004 and has been extended twice; and

WHEREAS, the US Army Corps of Engineers are requiring updated information, new maps, engineering analysis on the dredging quantities, a new form 408 be completed, among other items not necessary in the past requiring assistance to the City and TCEDC staff; and

WHEREAS, the original permit was prepared by the engineering firm of Shiner Mosely and HDR acquired Shiner Mosely in 2006 and maintained the records, documents, etc.; and

WHEREAS, it is proposed that the TCEDC authorize the approval to allow the Chairperson or Vice Chairperson to enter into an agreement with HDR for the estimated amount of \$50,000.00.

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 approves the agreement with HDR in the estimated amount of \$50,000.00 for assistance with the US Army Corps of Engineers Shoal Point Permit Extension.

SECTION 2: The Chairperson or Vice-Chairperson is hereby authorized to execute any documents necessary for the agreement with HDR.

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

PASSED AND ADOPTED this 12th day of December 2019.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation