

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 5, 2020 - 4:30 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. Approve the Minutes from the February 12, 2020, Texas City Economic Development Corporation Meeting.

 - b. Consider and take action on Resolution No. 20-06, entering into a loan agreement with Georgia Meyer for property located at 811 6th Street

 - c. Consider and take action on Resolution No. 20-07, approving an Incentive Agreement with Jerome Karam of Mall of the Mainland.

 - d. Consider and take action on Resolution No. 20-08, approving an agreement with College of the Mainland to provide funding for training/ education of Texas City Independent School Districts' graduating seniors who reside in Texas City.

 - e. Consider and take action on Resolution No. 20-09 approving the purchase of properties located at 1201 1st Ave N., 6013 Diamond Court, 214 North Texas, 222 Ageria, and other similar properties from the Property In Trust (PIT) Sale for the Hurricane Harvey Relief Program.

 - f. Consider and take action on Resolution No. 20-10, approving the sale of TCEDC property located at Highway 3 and 25th 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 FEBRUARY 2, 2020, AT 4:30 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: 03/05/2020

Submitted By: Rhomari Jackson, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Approve the Minutes from the February 12, 2020, Texas City Economic Development Corporation Meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

FEBRUARY 12, 2020 - 4:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met on February 12, 2020, 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
Mitchell Chuoke, Director
Randy Dietel, Director
Laura Boyd, Ex-Officio Member / Treasurer

Staff Present: George Fuller, City Staff
Rhomari Leigh, City Staff
Kyle Dickson, City Attorney
Jenniffer Price, Liaison for Nicholas Finan
Justin Herter, City Staff
Ryan McCiellen, City Staff

Attendees: Kate Robinson
Henry Gomez

(2) NEW BUSINESS

- (a) Approve the Minutes from the January 8, 2020, Texas City Economic Development Corporation Meeting.

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

Vote: 4 - 0 CARRIED

- (b) Consider and take action on Resolution No. 20-04, approving the sale of property located with the IBD District to Blanchard Refining Company, LLC (Marathon).

Motion by Director Mitchell Chuoke, Seconded by Director Randy Dietel

Vote: 4 - 0 CARRIED

- (c) Consider and take action on Resolution No. 20-05, approving a Development Agreement with the Fuller Center for property located at 100 25th Street North, Texas City, Texas, Galveston County.

George Fuller, City Staff, explained that the property that is being acquired by the Fuller Center came from a PIT Sale.

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

Vote: 4 - 0 CARRIED

(3) BOARD COMMENTS

Matthew Doyle stated that there will be a renaming of Mall of the Mainland that may need to be officially changed at an EDC meeting.

Matthew Doyle also stated that soon the EDC Board will have an agreement to discuss with College of the Mainland.

(4) ADJOURNMENT

Having no further business, Randy Dietel made a Motion to ADJOURN at 4:13 p.m.; the motion was SECONDED by Matthew Doyle. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

2. b.

Meeting Date: 03/05/2020

Submitted By: Rhomari Jackson, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 20-06, entering into a loan agreement with Georgia Meyer for property located at 811 6th Street

BACKGROUND

Georgia Meyer has contemplated for several years uses associated with the upstairs portion of the her building at 811 6th Street N. She has decided to go forward with an office concept. She is finalizing plans for the project. She has approached the mayor and has requested assistance. In the past, we have provided her assistance for the awnings, signage, and paint in a overall package. In similar fashion to a loan we provided to Wrice BBQ, the mayor would like us to enter into an agreement for up to \$80,000 loan for up to 10 years. There would be no interest if she completes her project as an office project. Kyle Dickson has prepared an agreement for your review.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Attachment

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 20-06

A RESOLUTION AUTHORIZING THE BOARD CHAIRPERSON TO ENTER INTO AN AGREEMENT WITH GEORGIA MEYER FOR INCENTIVES TO REVITALIZE PROPERTY LOCATED AT 811 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, duly held on March 5, 2020, a general discussion was held concerning entering into an agreement with Georgia Meyer for incentives to revitalize her property located at 811 6th Street North; and

WHEREAS, Georgia Meyer negotiated with City staff for incentive assistance in constructing office spaces in the upstairs portion of her building; and

WHEREAS, it is recommended that the TCEDC and Georgia Meyer enter into a Loan Agreement for up to \$80,000.00 with repayment up to ten (10) years, at 0.00% interest.

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 enter into a loan agreement with Georgia Meyer for the construction of office space located in her property at 811 6th Street North.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the 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.

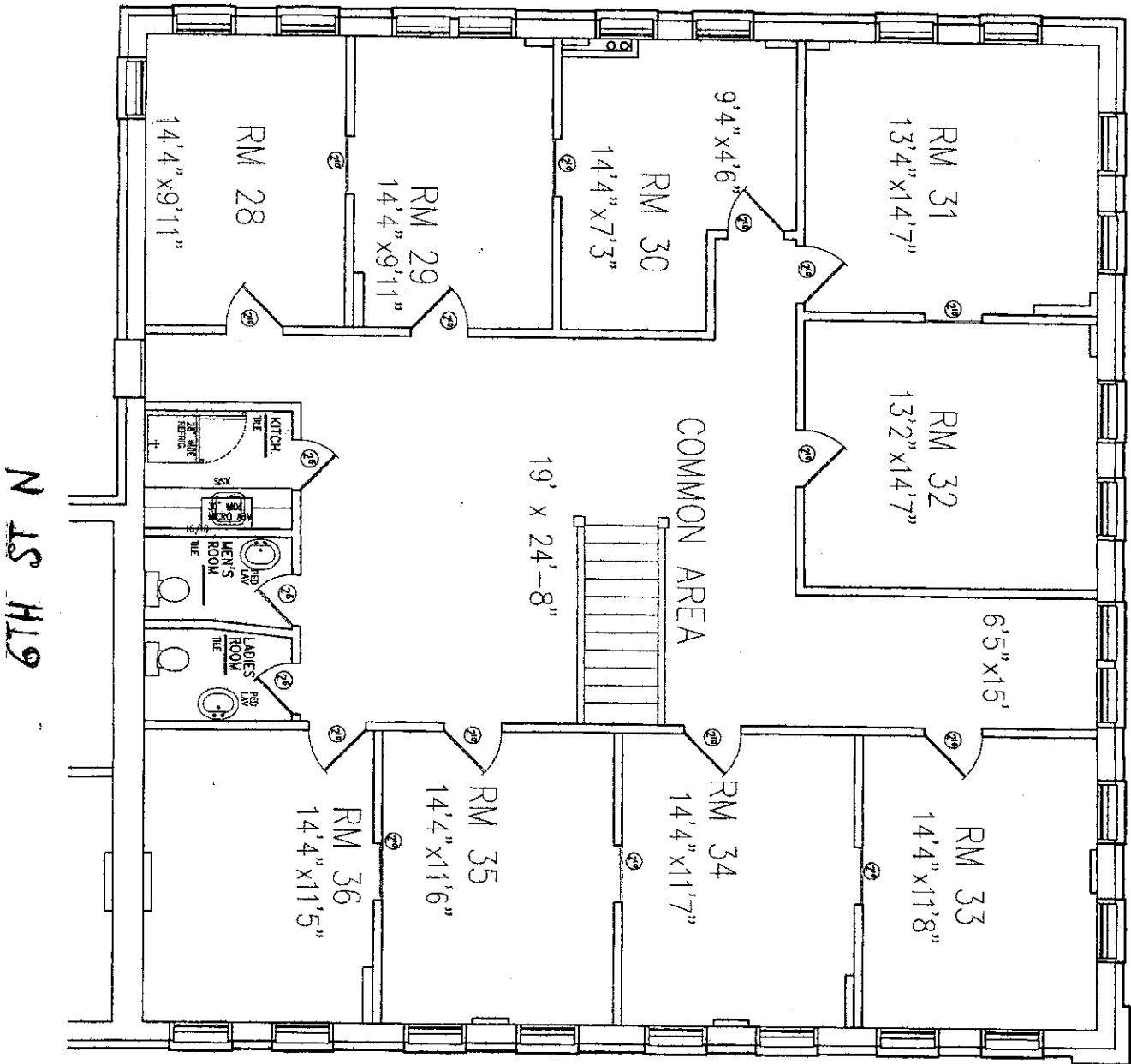
PASSED AND ADOPTED this 5th day of March 2020.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

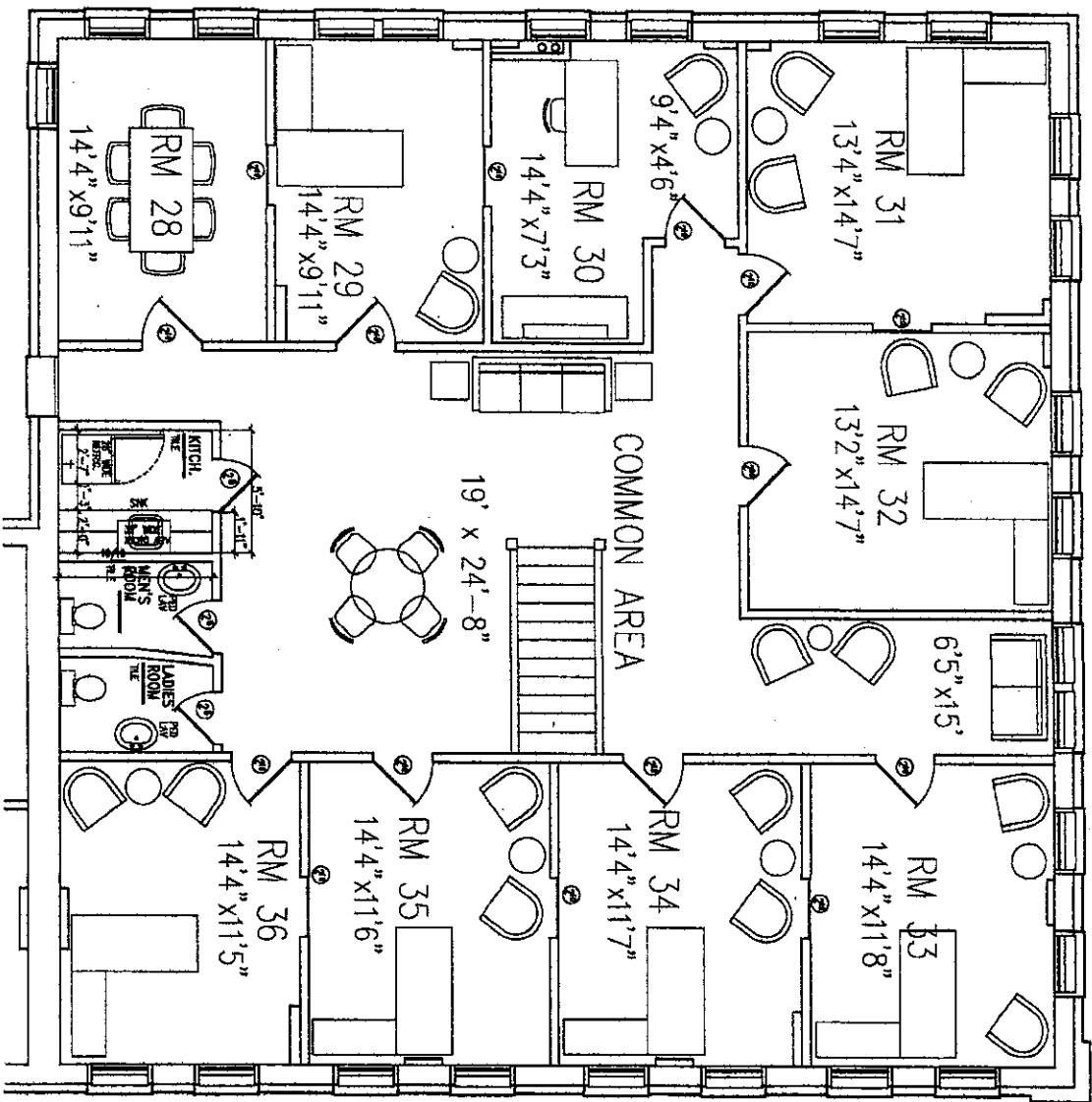
PALMER OFFICE PROJECT



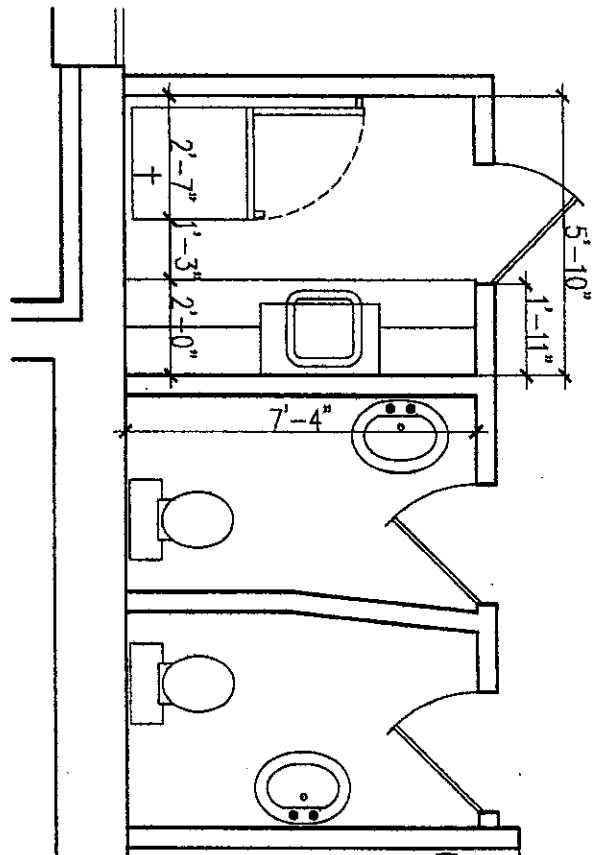
PALMER ST

OFFICES - FURNITURE LAYOUT

SCALE: 1/4" = 1' - 0"

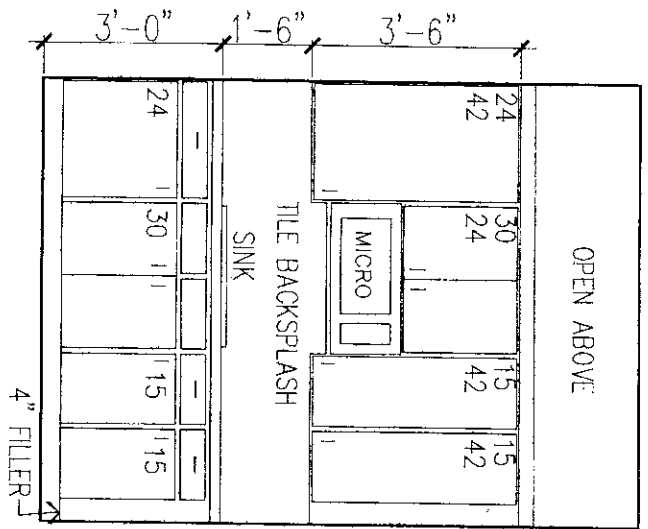


KITCHEN & BATHROOMS

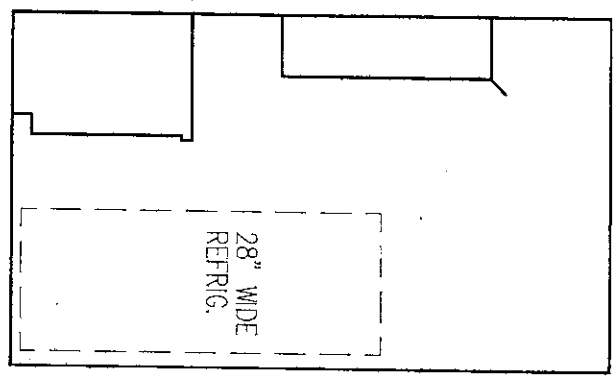


1

KITCHEN CABINETS

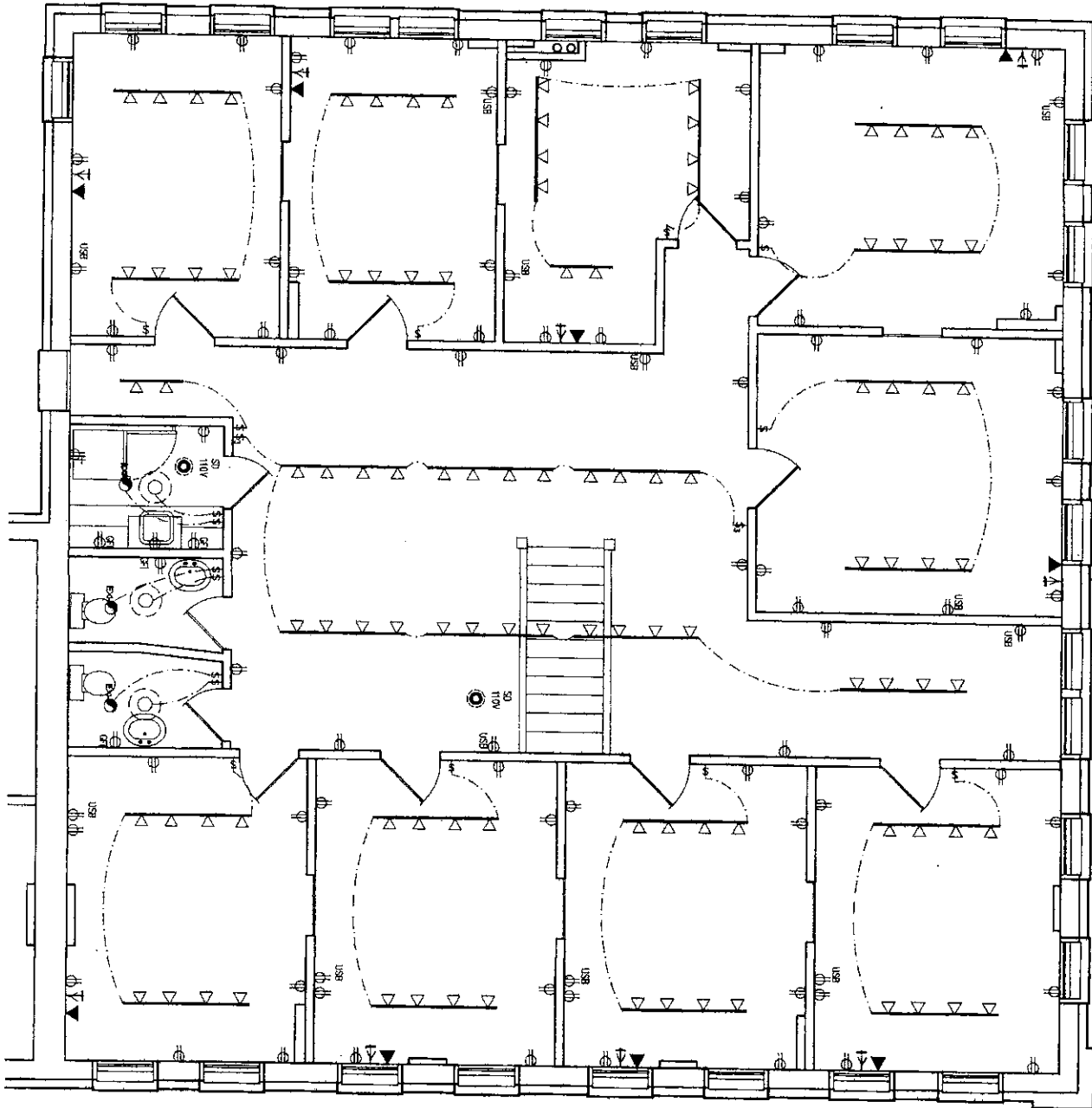


1 KITCHENETTE



2 KITCHENETTE

ELECTRICAL LAYOUT



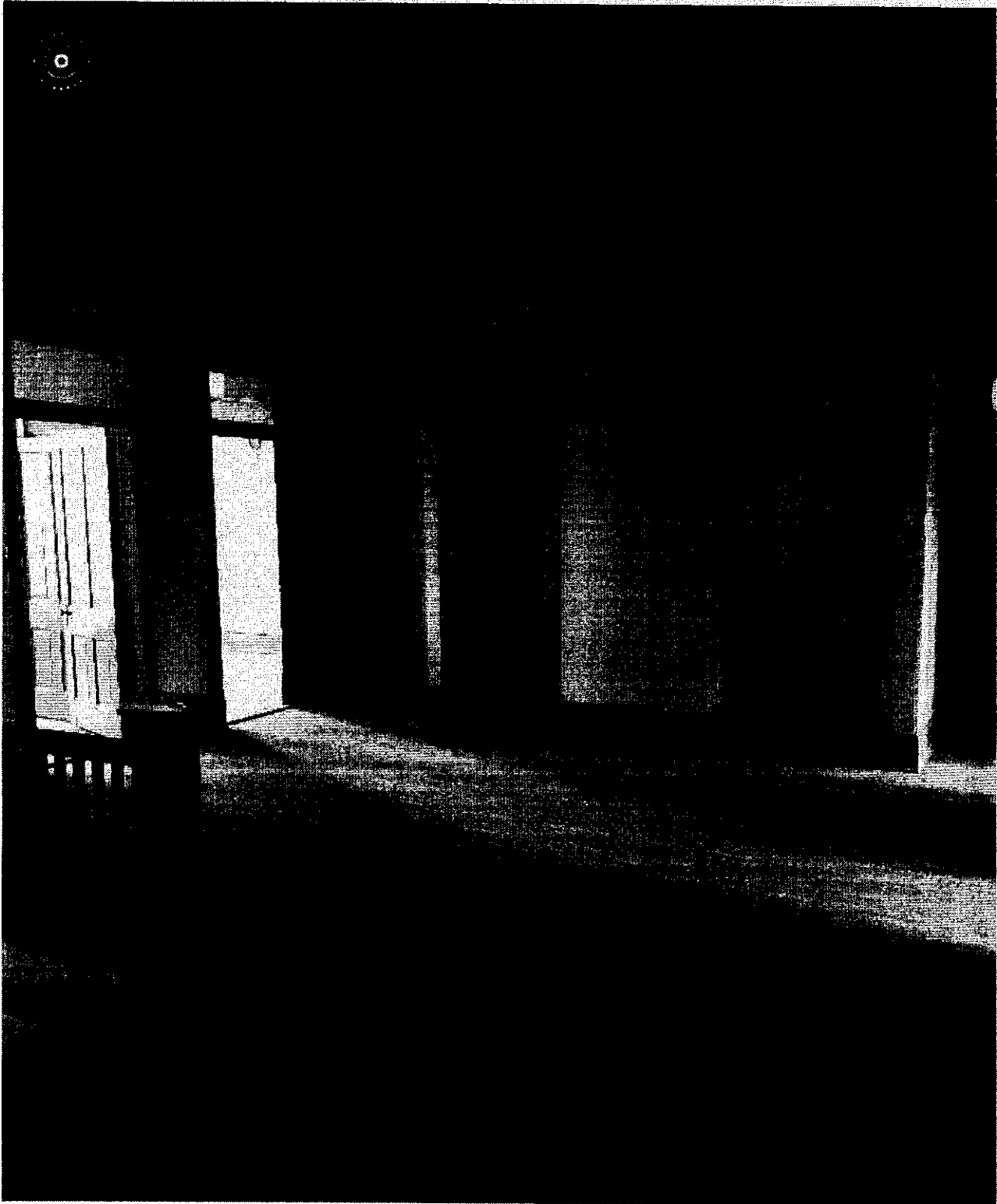
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11:21 AM

77%

Done

43 of 49



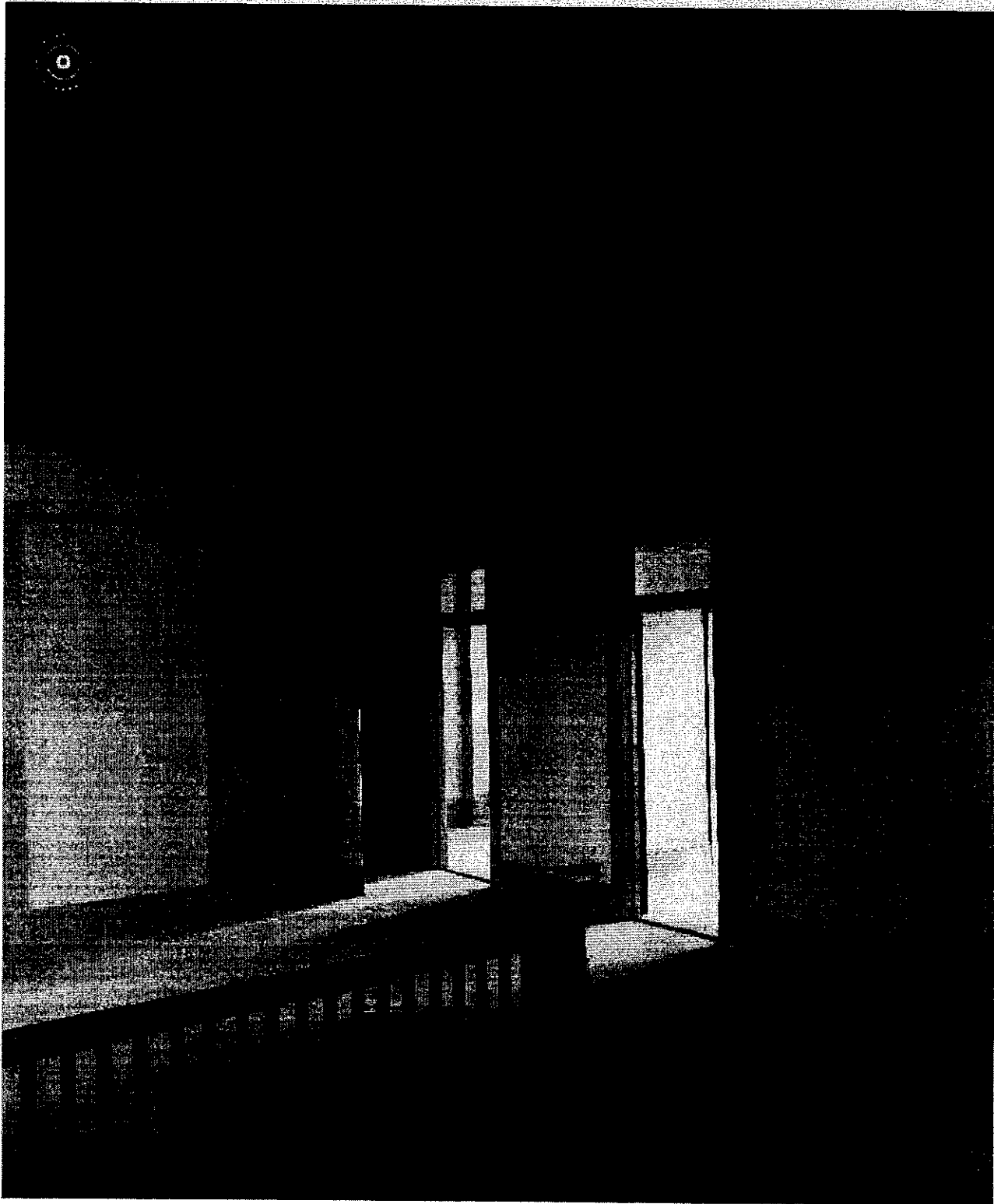
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11:21 AM

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Done

42 of 49



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Done

41 of 49



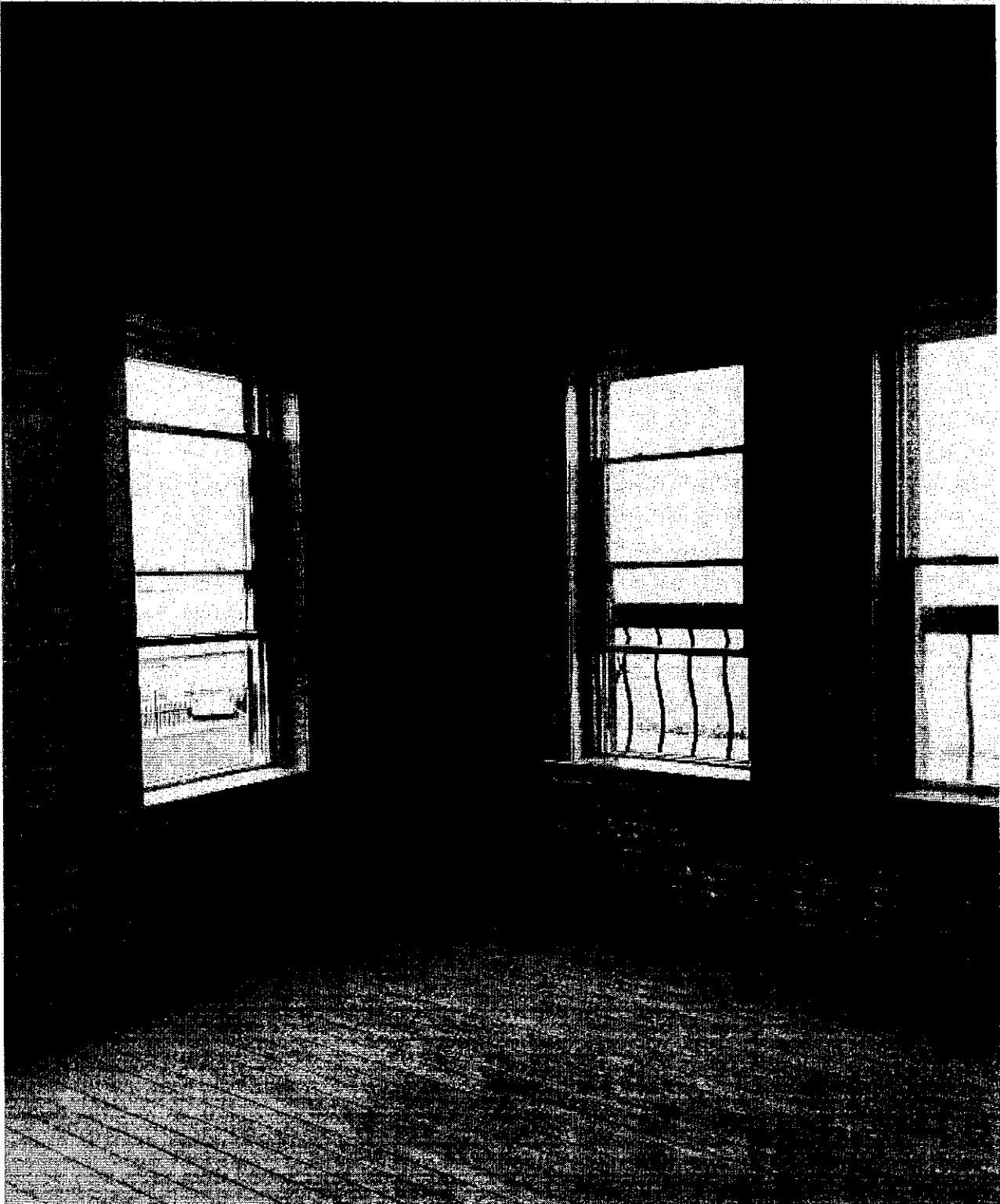
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Done

39 of 49



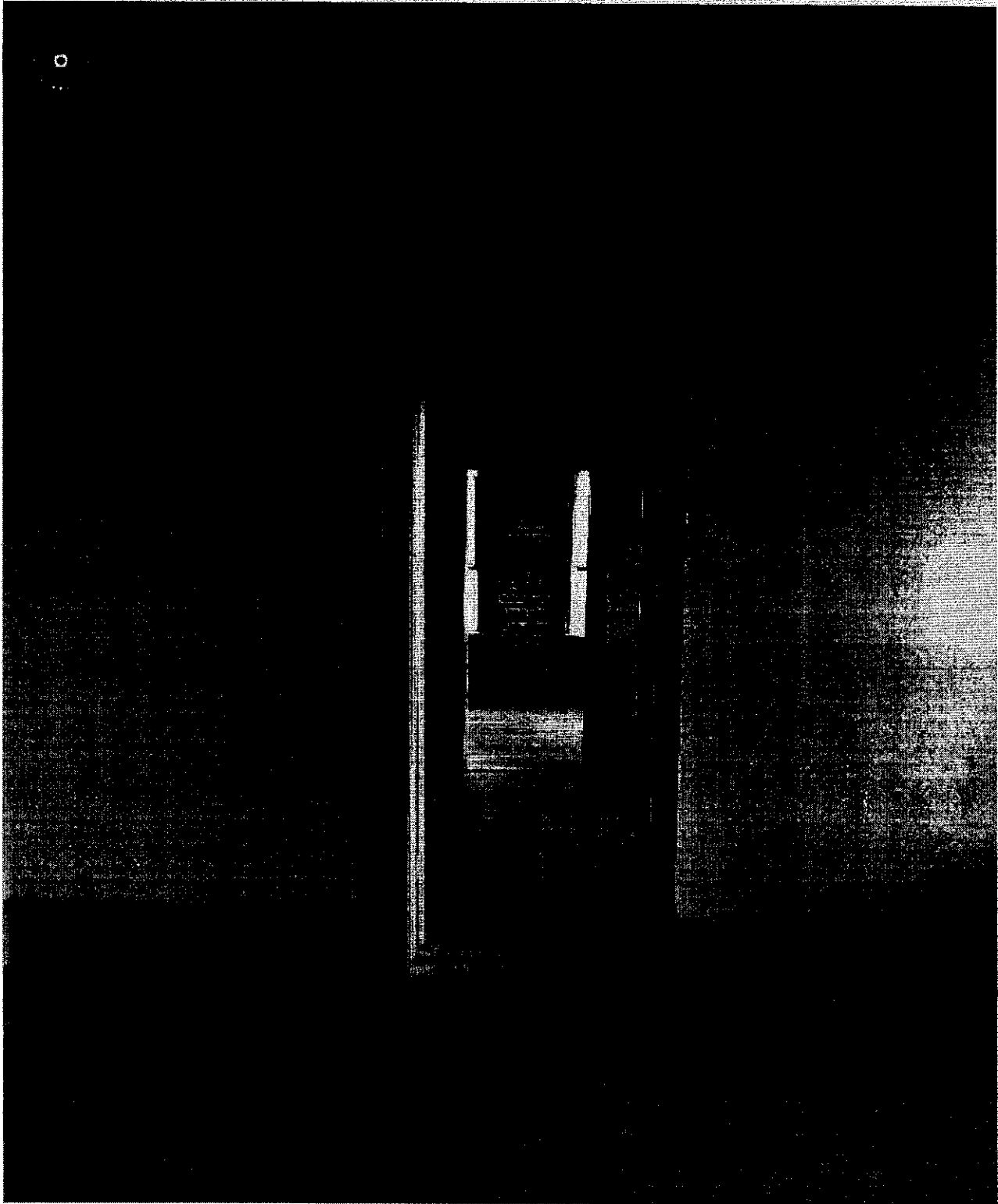
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Done

46 of 49



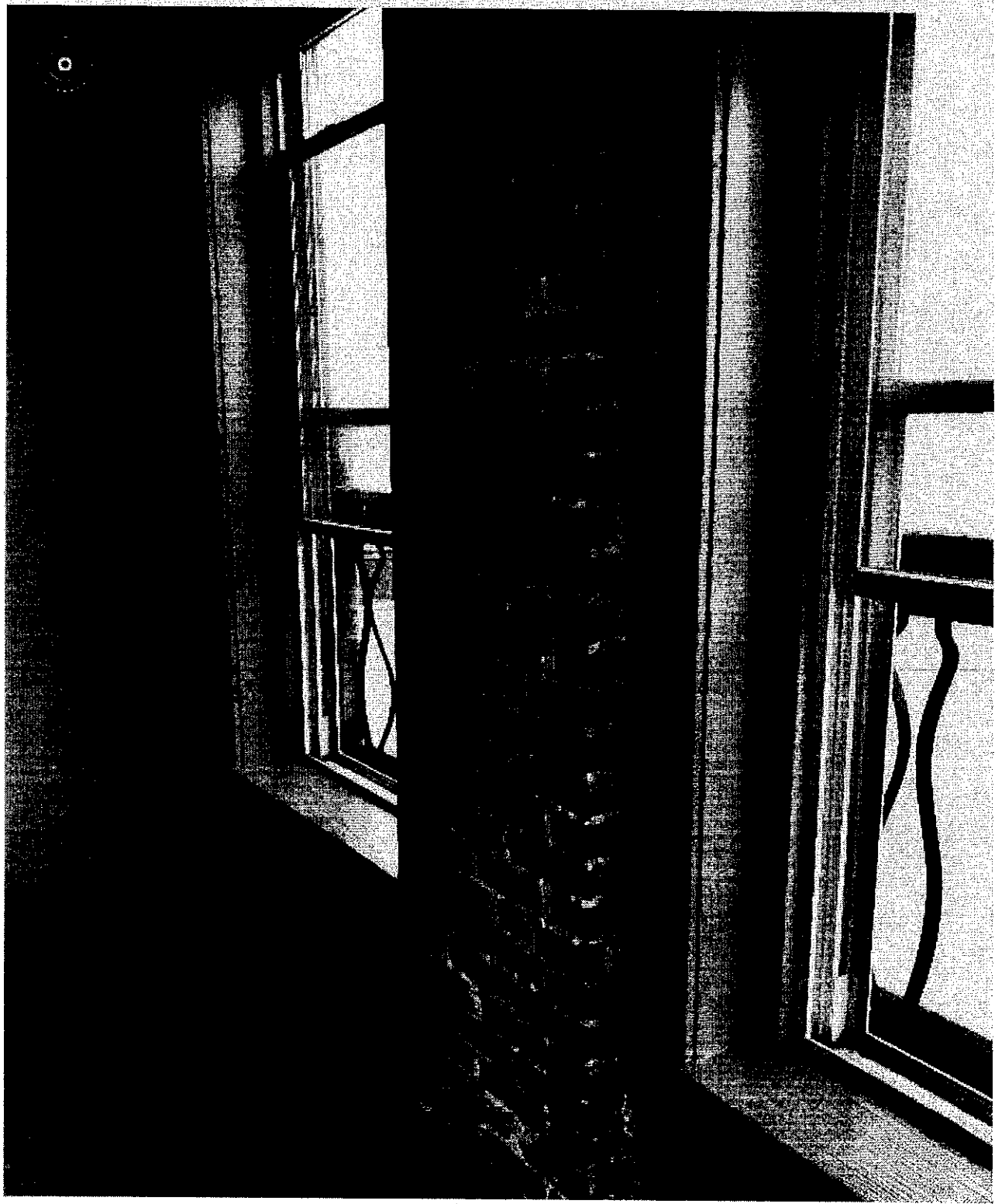
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Done

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TCEDC Agenda

2. c.

Meeting Date: 03/05/2020

Submitted By: Rhomari Jackson, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 20-07, approving an Incentive Agreement with Jerome Karam of Mall of the Mainland.

BACKGROUND

The mayor has met with Jerome Karam and discussed incentives that could assist him continue the work he has performed so far at the old Mall of the Mainland (now called Mainland City Centre). Jerome has plans to build out the front portion of the mall itself with up to 5 restaurants, improve landscaping, provide an outdoor mall area, install an indoor race track, and an indoor aerodium (gives the sense of free falling like from a parachute experience before the parachute opens), and other improvements. The TCEDC would provide funding for resurfacing the parking lot with a slurry seal topping up to \$750,000. Jerome must complete the improvements to make ready for the restaurants and other businesses including the landscaping and outdoor mall area. The TCEDC would reimburse for invoices provided up to the amount on the parking lot portion of the improvements.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 20-07

A RESOLUTION AUTHORIZING THE BOARD CHAIRPERSON TO ENTER INTO AN AGREEMENT WITH JEROME KARAM FOR INCENTIVES TO REVITALIZE/ IMPROVE PROPERTY LOCATED AT MAINLAND CITY CENTRE; 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 5, 2020, a general discussion was held concerning entering into an agreement with Jerome Karam for incentives to revitalize/ improve his property located at the Mainland City Centre; and

WHEREAS, Jerome Karam and City negotiated incentive assistance with resurfacing parking lot with a slurry seal topping; and

WHEREAS, it is recommended that the TCEDC and Jerome Karam enter into an Incentive Agreement for up to \$750,000.00.

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 enter into an agreement with Jerome Karam for the resurfacing of the Mainland City Centre parking lot with a slurry seal.

SECTION 2: Jerome Karam agrees to improve landscaping, structural changes, etc. as shown in the Agreement labeled **Exhibit "A"**, attached hereto and made a part thereof.

SECTION 3: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said agreement on behalf of the Texas City Economic Development Corporation.

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

PASSED AND ADOPTED this 5th day of March 2020.

CHAIRMAN/PRESIDENT

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda**2. d.****Meeting Date:** 03/05/2020**Submitted By:** Rhomari Jackson, City Secretary**Department:** City Secretary**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 20-08, approving an agreement with College of the Mainland to provide funding for training/ education of Texas City Independent School Districts' graduating seniors as well as other graduating seniors or GED graduates who reside in Texas City,.

BACKGROUND

Several years ago, Dr. Nichols approached the City about providing assistance for graduates of Texas City to pay for their education at COM. Of course, students that attend other colleges, universities, trade schools, other community colleges, etc. would not be eligible. The premise is for those students that feel they cannot financially attend college could at least get training or an associate degree making them more marketable and better trained for the workforce. In addition, if obtained here in Texas City, there is a better chance they would enter the workforce here in Texas City. After discussions and combining of the La Marque and Texas City school districts, the mayor has been able to negotiate that only Texas City students would be eligible. to be clear the student would have to be a recent high school or GED graduate who enrolls in the immediate fall or spring semester at College of the Mainland and who resides in the City of Texas City at the time of enrollment. This includes public, private, home schooled and GED students. The first year, the TCEDC would contribute \$500,000 and the next two years the TCEDC would contribute \$250,000 each year. It is anticipated the funds and investment of the funds would allow for up to 8 graduating classes. The TCEDC could revisit the program in latter years to determine if it would like to continue the program and the costs.

ANALYSIS**ALTERNATIVES CONSIDERED****Attachments**

Resolution
Agreement

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 20-08

A RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO ENTER INTO AN AGREEMENT WITH COLLEGE OF THE MAINLAND (COM) TO PROVIDE FUNDING FOR TRAINING/ EDUCATION OF CITY OF TEXAS CITY'S GRADUATING SENIORS WHO RESIDE IN TEXAS CITY; 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 March 5, 2020, a general discussion was held in concerning authorizing the Chairperson or Vice-Chairperson to enter into an agreement with College of the Mainland (COM) for training/education assistance for Texas City residents who are public, private, home schooled or GED students; and

WHEREAS, the TCEDC will contribute \$500,000.00 the first year and \$250,000.00 for each of two (2) years after; and

WHEREAS, it is estimated that the allotted funds will contribute to about eight (8) graduating classes, through the spring semester of 2028.

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 College of the Mainland to provide funding for private, public, home schooled or GED students who reside in the City of Texas City at the time of college enrollment.

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

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

PASSED AND ADOPTED this 5th day of March 2020.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TEXAS CITY OPENING DOORS PROMISE SCHOLARSHIP AGREEMENT
between
COLLEGE OF THE MAINLAND FOUNDATION
and
TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

This Project Agreement (this "Agreement") is entered into as of this ___ day of March 2020 by and between College of the Mainland Foundation ("Foundation"), a Texas nonprofit corporation and Texas City Economic Development Corporation, a Texas non-profit corporation created pursuant to TEX. LOC. GOV'T CODE § 504.001 *et seq.*, ("TCEDC"). The Foundation and TCEDC are collectively referred to herein as "Parties."

WHEREAS, the Foundation is an independent Texas nonprofit corporation incorporated under the Texas Non-Profit Corporation Act, TEX. BUS. ORGS. CODE § 22.001, *et seq.* for the benefit of College of the Mainland, its faculty and students;

WHEREAS, TEX. LOC. GOV'T CODE §501.054 provides that the TCEDC has the same powers, privileges, and functions of a Texas nonprofit corporation incorporated under the Texas Non-Profit Corporation Act, TEX. BUS. ORGS. CODE § 22.001, *et seq.* to the extent such powers, privileges, and functions are not in conflict;

WHEREAS, TEX. LOC. GOV'T CODE §501.054(b)(1) provides that the TCEDC with respect to any given project, may exercise all powers necessary or appropriate to affect a purpose for which the corporation is organized, subject to the control of the TCEDC's Board of Directors;

WHEREAS, TEX. LOC. GOV'T CODE §501.156 provides that an agreement relating to any project must be for the benefit of the TCEDC;

WHEREAS, TEX. LOC. GOV'T CODE §501.163(a)-(b) applies to the TCEDC;

WHEREAS, College of the Mainland was established pursuant to TEX. EDUC. CODE §130.0011 for the purposes set forth in TEX. EDUC. CODE §130.003(e) including the establishment of programs up to two years in length leading to associate degrees or certificates and vocational programs leading directly to employment in semi-skilled and skilled occupations;

WHEREAS, the TEX. EDUC. CODE §130.174(1) includes Texas City, Texas in College of the Mainland's service area;

WHEREAS, College of the Mainland benefits local businesses and industries including those located in Texas City, Texas by increasing consumer spending in the region and supplying a steady flow of qualified, trained workers into the workforce. College of the Mainland's estimated total annual impact is \$260 million in added income or 3,116 supported jobs;

graduating classes (the "Project") and for no other purpose other than as set forth in paragraph 3.3.

- 3.2 The Foundation agrees that the Payments received from TCEDC and all amounts earned by investing such Payments (hereafter "the Fund") shall be used by the Foundation only for the Project. The Foundation agrees to hold, invest and manage the Fund in accordance with the investment policies of the Foundation.
- 3.3 The Fund consists of irrevocable current and future monies given by the TCEDC to the Foundation. Unless otherwise indicated, a Texas City Opening Doors Promise Scholarship of mandatory tuition and fees will be awarded as a "last dollar scholarship" in the fall, spring, and possibly summer semesters beginning in the spring of 2020 and continuing through the spring of 2028 or until the Fund balance is depleted. If a student has successfully completed at least 12 credit hours in the fall, a spring award will be re-awarded to the student. This continues if the student maintains full-time attendance status (fall, spring) and maintains an annual grade point average (GPA) of 2.0.
- 3.4 The criteria for awarding a Texas City Opening Doors Promise Scholarship shall be as follows:

Recipient Requirements:

- 3.4.1 Be a recent high school or GED graduate who enrolls in the immediate fall or spring semester at College of the Mainland and who resides in the City of Texas City at the time of enrollment. This includes public, private, home schooled and GED students;
- 3.4.2 Enroll in any occupational or academic major at College of the Mainland; and
- 3.4.3 Complete College of the Mainland application and Free Application for Federal Student Aid (FAFSA)/Texas Application of State Financial Aid (TASFA).

4. Notices

- 4.1 All notices, requests, demands and other communications under this Agreement shall be in writing, shall be addressed as follows, and shall be deemed to have been duly given on the date of delivery:

TCEDC:

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

5.8 This Agreement may be executed in any number of counterparts, all of which shall constitute one and the same instrument, and any party hereto may execute this Agreement by signing and delivering one or more counterparts.

5.9 This Agreement shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date above.

Texas City Economic Development Corporation

By: _____
~~Nicholas J. Finan, Manager~~

College of the Mainland Foundation

By: _____
Lisa M. Watson, Executive Director

By: _____
Gary Scoggin, President

TCEDC Agenda

2. e.

Meeting Date: 03/05/2020

Submitted By: Rhomari Jackson, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No, 20-09 approving the purchase of properties from the Property In Trust (PIT) Sale for Hurricane Harvey relief.

BACKGROUND

After Hurricane Ike, the TCEDC assisted in Ike recovery efforts by working with the county to exchange property damaged in the IBD and unable to be rebuilt with vacant lots obtained typically through PIT foreclosures and purchases. Over 20 homes were removed from the shadows of the Industrial complex. It was considered a very good assistance for those individuals. The State, through the GLO office, has decided it would control and the funding of the housing recovery at the local level. Up to this point, the GLO has been reluctant to allow exchanges in order to assist families unable to rebuild because of the zoning restrictions in the IBD. Doug Kneupper has been negotiating with the GLO to obtain changes or a waiver. The GLO has requested for the City to provide lots for their review and consideration. George Fuller has worked with Linebarger to bring forward the first of 4 lots to demonstrate the type of lots and provide for a possible exchange. As in the past with Hurricane Ike recovery, we ask that the TCEDC acquire these lots shown on the agenda and allow city staff to continue to assimilate other lots for possible exchange with the GLO should it vary its past denial of assisting those located in the IBD. We anticipate the lots to cost \$500 each, but in no case would a single lot exceed \$2,000. The TCEDC would recoup the funds after the exchange by selling the lot to a local industry in the area.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
214 n texas
222 algeria
1201 ist
diamond
pics

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 20-09

A RESOLUTION APPROVING THE PURCHASE OF A PROPERTY IN TRUST (PIT) PROPERTY LOCATED AT 1201 1ST AVENUE NORTH, TEXAS CITY, TEXAS, 6013 DIAMOND COURT, TEXAS CITY, TEXAS, 214 NORTH TEXAS, TEXAS CITY, TEXAS AND 222 AGERIA, TEXAS CITY, TEXAS, AND OTHER SIMILAR PROPERTIES IN GALVESTON COUNTY FOR THE HURRICANE HARVEY RELIEF PROGRAM; 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 5, 2020, a general discussion was held concerning the purchase of a Property in Trust (PIT) property located at 1201 1st Avenue North, Texas City, Texas, 6013 Diamond Court, Texas City, Texas, 214 North Texas, Texas City, Texas, 222 Ageria, Texas City, Texas, and other similar properties in Galveston County; and

WHEREAS, it is recommended that the Texas City Economic Development Corporation offer no more than \$2,000.00 for each property; and

WHEREAS, these purchases allows for the Texas City Economic Development Corporation to assist in residents affected by Hurricane Harvey in the IBD district and exchange lots to assist those residents that have their homes rebuilt in an appropriate zoning district within 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 the purchase of property located at 1201 1st Avenue North, Texas City, Texas, 6013 Diamond Court, Texas City, Texas, 214 North Texas, Texas City, Texas, 222 Ageria, Texas City, Texas, and other similar properties in Galveston County.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase and exchange 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 5th day of March 2020.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



Carver Park
Neighborhood
park for sports
& fishing

Church of God
of Prophecy

Church of Christ

214 N Texas St

Little Rock
Missionary Baptist

214 North Tex

Tavac Ave

214 N Texas St

 Add to project



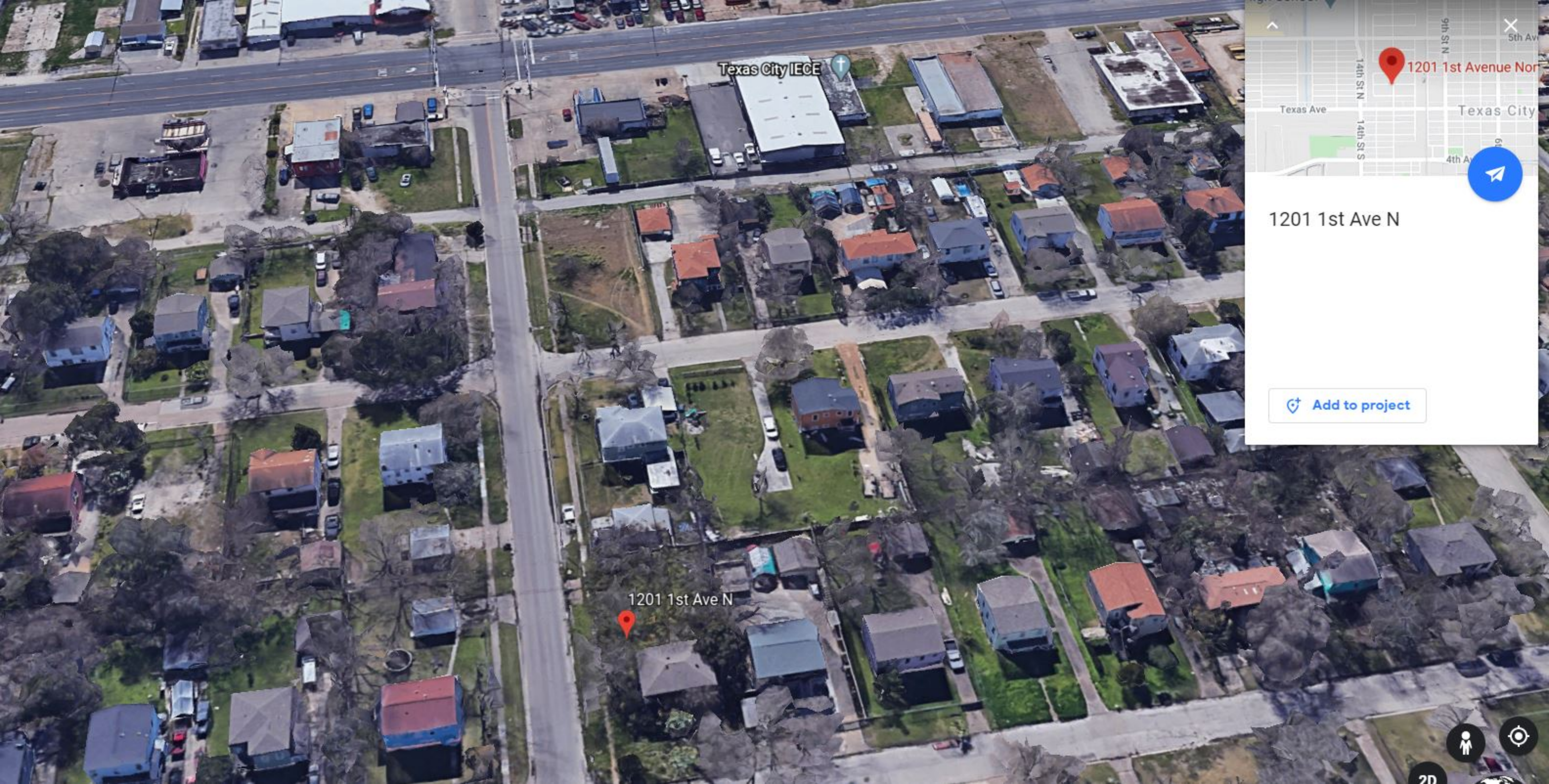
Carver Park
Neighborhood park for sports
& fishing

222 S Algeria St

 Add to project

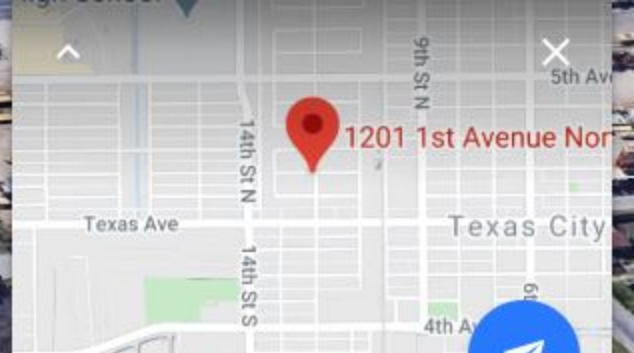
222 S Algeria St





Texas City IECE

1201 1st Ave N



1201 1st Avenue North



1201 1st Ave N

 [Add to project](#)





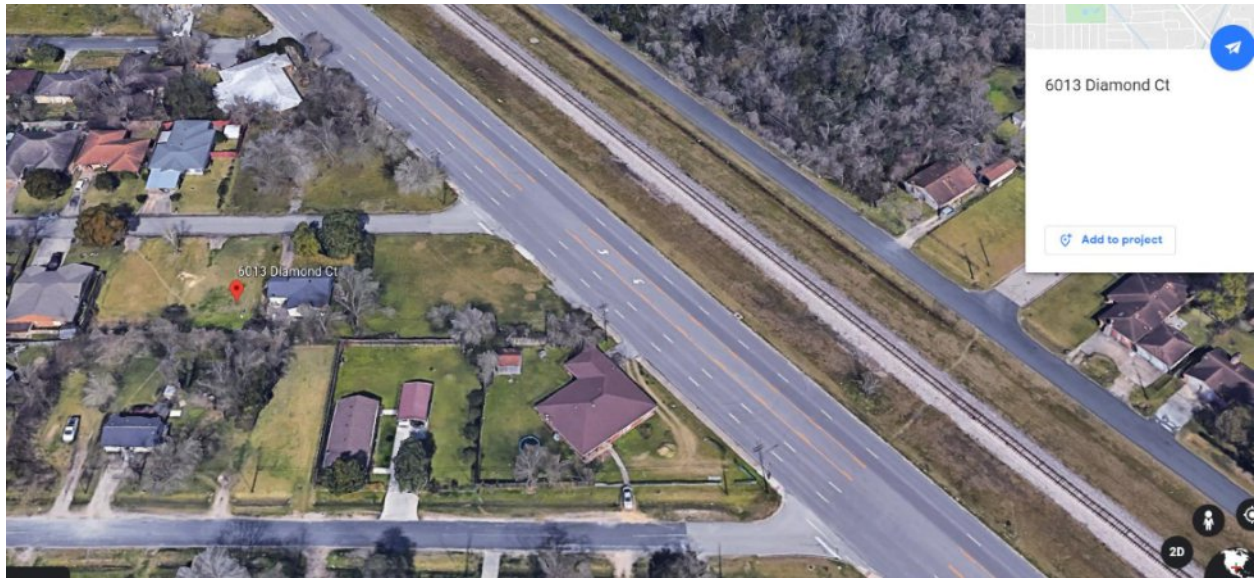
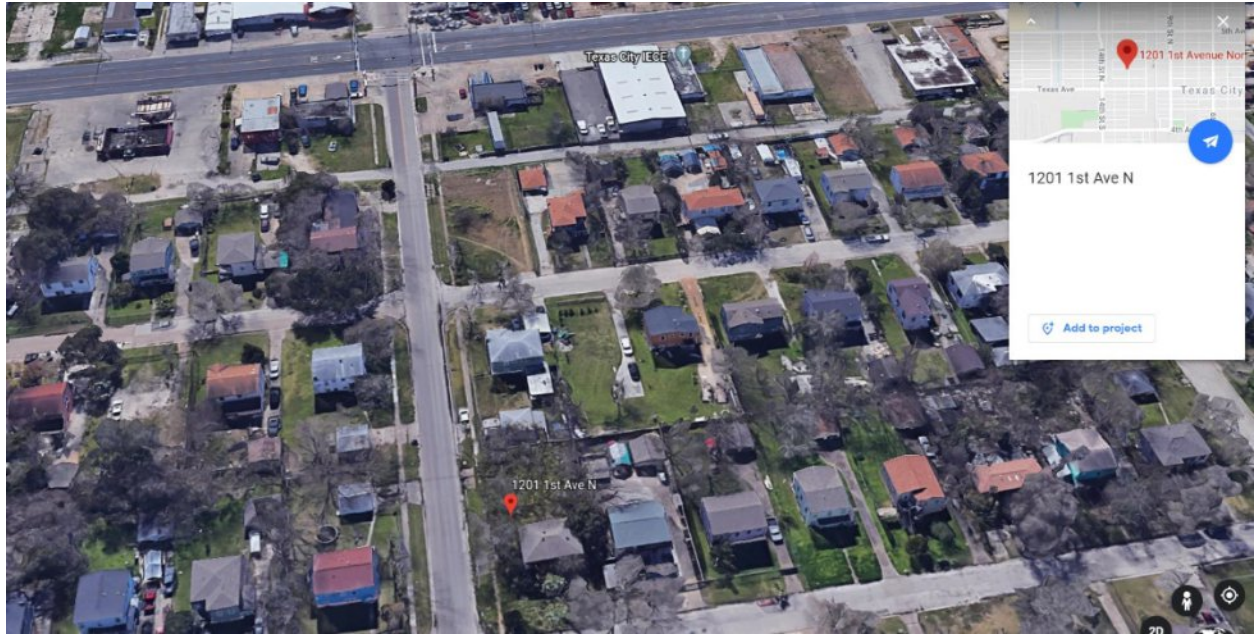
6013 Diamond Ct

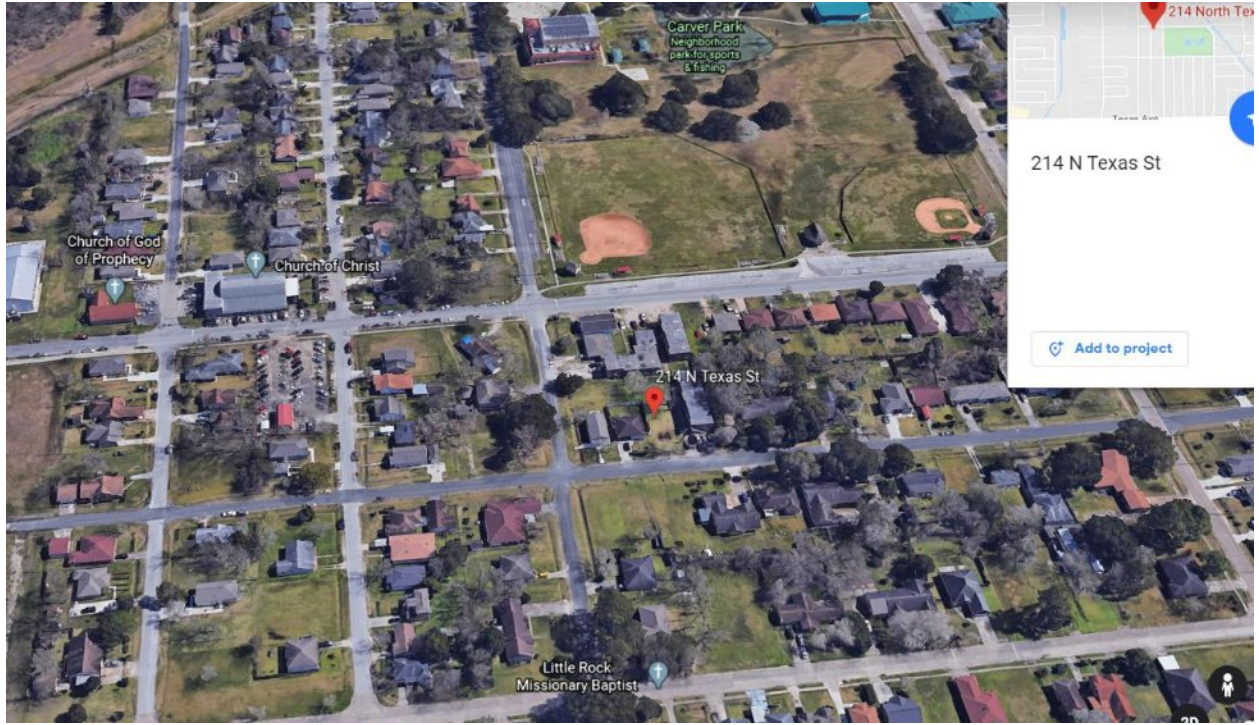
 Add to project

6013 Diamond Ct

2D







TCEDC Agenda

2. f.

Meeting Date: 03/05/2020

Submitted By: Rhomari Jackson, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 20-10, approving the sale of TCEDC property located at Highway 3 and 25th Avenue North.

BACKGROUND

The TCEDC has had property located the intersection of HWY 3 and 25th Ave N (North Loop) for a number of years. It was provided by the developer of Pearl Brook subdivision at the time as payment for utilities cost funded by the TCEDC and to be charged against the impact fee required for that area. After years of trying to sell the property as a professional office corner and only obtaining requests for a convenience store or convenience store/retail center staff would like to get approval to sell or auction the site with deed restrictions on the construction, activity, landscaping, driveway, parking, lighting, etc. to allow a convenience store of a higher quality and appearance. We would like the minimum bid to be \$600,000. We do have an appraisal that stipulates this property could be values at \$790,000.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Exhibit A

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 20-10

A RESOLUTION APPROVING THE SALE TEXAS CITY ECONOMIC DEVELOPMENT PROPERTY LOCATED AT HIGHWAY 3 AND 25TH AVENUE 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, duly held on March 5, 2020, a general discussion was held concerning the sale of Texas City Economic Development Corporation property located at Highway 3 and 25th Avenue North; and

WHEREAS, the TCEDC acquired the property from Pearl Brook subdivision developers as payment for utilities cost funded by the TCEDC; and

WHEREAS, City staff request that the minimum bid for the property is set by the TCEDC Board of Directors at \$_____; and

WHEREAS, the property is of better benefit to the City through private interest as a commercial retail activity.

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 sale of Property in **Exhibit “A”** attached hereto and incorporated herein.

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.

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

PASSED AND ADOPTED this 5th day of March 2020.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



260'

330'

570'

25th Ave N

Hwy 3