

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

PUBLIC FACILITIES DEVELOPMENT CORPORATION
BOARD OF DIRECTORS ANNUAL MEETING

AGENDA

APRIL 1, 2021 10:00 AM

CITY HALL COUNCIL ROOM
1801 9TH AVE N.
TEXAS CITY, TX 77590

PLEASE NOTE:

Due to the COVID 19 Disaster and the CDC's recommendation regarding social distancing measures the City Commission will meet in person and electronically. Texas Governor Greg Abbott waived on a temporary basis certain sections of the Texas Open Meetings Act. The meeting will be audible to members of the public and allow for two-way communications for those desiring to participate.

Any person who calls in and is interested in speaking on any item on the Agenda must call the number below and sign in to the conference then wait for the Board President to request any public comments. Public comments may not apply to all items on the agenda.

Those who attend in person may sign a "Request to Address City Commission" form and give it to the City Secretary prior to the beginning of the meeting.

To join the telephone audio conference, please use the following instructions.

Dial: +1 346 248 7799 OR 877 853 5257 (Toll Free) OR 888 475 4499 (Toll Free)

Webinar ID: 892 0909 9882

You will automatically be muted when joining the conference. To raise your hand or notify the call manager for attention, please dial *9 on your phone during the call. When appropriate the call manger will unmute your line and the system will notify you that you can now participate in public comments.

To view the web presentation or listen to audio without participating, please visit <https://us02web.zoom.us/j/89209099882>

You will then be redirected to the conference and given instructions to enable viewing. We ask that if you will be joining the telephone conference to speak, please mute your computer audio. When using telephone audio with computer audio on, a feedback loop can be created causing disruptive echoing or a loud static. Disruptive audio will cause your line to be muted by the call manager.

After the meeting, a recording of this meeting's audio will be made available to the public, upon request.

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 the election of Officers and Oath of Officers.

- b. Consider and take action on the Public Facilities Development Corporation Minutes for October 30, 2019.
 - c. Consider and take action on Resolution No. 21-01, approving the actions of the Officers of the Public Facilities Development Corporation for the 2019-2020 fiscal year.
 - d. Consider and take action on Resolution No. 21-02, adopting the 2020-2021 fiscal year budget for the Public Facilities Development Corporation.
 - e. Consider and take action on Resolution No. 21-03, approving the transference of a deed for property located at 2000 Texas Ave to Mainland Children's Partnership from the Public Facilities Development Corporation.
- 3. UPDATE
 - 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 29, 2021, PRIOR TO 10:00 A.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Public Facilities Development Corporation

Public Facility Development Corporation Agenda

2. a.

Meeting Date: 04/01/2021

Submitted By: Rhomari Jackson, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on the election of Officers and Oath of Officers.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Attachment

PUBLIC FACILITIES DEVELOPMENT CORPORATION

CHARTER/FILE NO. 124862801 APPROVED BY SECRETARY OF STATE ON 11/3/92

PURPOSE: The purpose of the Public Facilities Development Corporation is to enhance the welfare and/or prosperity of the citizens of the City (Texas City, Texas) and the State of Texas through the acquisition, financing, construction, equipping, operation, and/or leasing, on behalf of the City, of facilities that promote or encourage economic, civic, social, and/or educational development or expansion. The Corporation shall have all of the powers granted to non-profit corporations under the Act and other applicable law, including (without limitation) the power to incur financial obligations. These obligations shall not constitute a liability of the City. (The above purpose statements are taken from the Articles of Incorporation approved on 11/3/92.)

PUBLIC FACILITIES DEVELOPMENT CORPORATION - Five (5) directors will serve three-year (3) staggered terms. No limit on number of terms. Each Director shall hold office for the term for which he is appointed and until his successor shall have been appointed and qualified unless sooner removed. Meetings are held as required.

John Hackbarth, D.D.S., Chairperson drhackbarth@texasdentalhealth.com	Randy Dietel, Vice Chairperson randy@pilinginc.com
Genie Jennings, Director	Rev. Jerry Lee Director
William T. Etheredge, III, Director	City Staff: Kyle Dickson, City Attorney Jon Branson, Executive Director of Management Services Laura Boyd, Director of Finance Rhomari Leigh, Board Secretary Justin Herter, Board Secretary Alternate

Public Facility Development Corporation Agenda

2. b.

Meeting Date: 04/01/2021

Submitted By: Rhomari Jackson, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on the Public Facilities Development Corporation Minutes for October 30, 2019.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

PUBLIC FACILITIES DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 30, 2020 - 3:00 P.M.

CITY HALL CONFERENCE ROOM

The Public Facilities Development Corporation Board of Directors met October 30, 2019, at 3:00 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 3:08 p.m. by John Hackbarth with the following in attendance:

(1) ROLL CALL

Present: John Hackbarth, Chairperson
Randy Dietel, Vice-Chairperson
William T. Etheredge, III, Director
Genie Jennings, Director
Rev. Jerry Lee, Director
Laura Boyd, Finance Director / Ex-Officio Member

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

(2) NEW BUSINESS

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

After a short discussion, it was decided to keep John Hackbarth as Chairperson and Randy Dietel as Vice-Chairperson.

Motion by Director Genie Jennings, Seconded by Director Rev. Jerry Lee

Vote: 5 - 0 CARRIED

- (b) Consider and take action on the Public Facilities Development Corporation Minutes for October 3, 2018.

Motion by Director Rev. Jerry Lee, Seconded by Director William T. Etheredge, III

Vote: 5 - 0 CARRIED

- (c) Consider and take action on Resolution No. 19-01, approving the action of the Officers of the Public Facilities Development Corporation Corporation for the 2018-2019 fiscal year.

Motion by Director William T. Etheredge, III, Seconded by Director Rev. Jerry Lee

Vote: 5 - 0 CARRIED

- (d) Consider and take action on Resolution No. 19-02, adopting the 2019-2020 fiscal year budget of the Public Facilities Development Corporation.

Laura Boyd, Finance Director, stated that the board's budget income has served as a "pass-through" from the State's funds to Mainland Children's Partnership.

Motion by Director Genie Jennings, Seconded by Director Rev. Jerry Lee

Vote: 5 - 0 CARRIED

- (3) UPDATE

No update was given.

- (4) BOARD COMMENTS

Nicholas Finan, Executive Director of Management Services, stated that GLO funds are starting to trickle in. Nick also informed the Board that Mainland Children's Partnership is heading up LTRG's (Long Term Recovery Program) housing repair and rebuild project.

- (5) ADJOURNMENT

Having no further business, Genie Jennings, made a motion to adjourn at 3:20 p.m.; The motion was SECONDED by Rev. Jerry Lee. The meeting was adjourned.

Board Secretary
Public Facilities Development Corporation

Date Approved: _____

Public Facility Development Corporation Agenda

2. c.

Meeting Date: 04/01/2021

Submitted By: Rhomari Jackson, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-01, approving the actions of the Officers of the Public Facilities Development Corporation for the 2019-2020 fiscal year.

BACKGROUND

Our City Attorney has recommended this resolution to validate the smaller items budgetary in nature (under the threshold that requires board approval and budgeted item) or that typically do not need the Board's approval in a formal meeting such as a change order under the allowable percentage of advertisement in a newspaper and approved within the budget. Or items not budgetary in nature generally.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

PUBLIC FACILITIES DEVELOPMENT CORPORATION

RESOLUTION NO. 21-01

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION (PFDC) DURING THE 2019-2020 FISCAL YEAR; 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 Public Facilities Development Corporation (PFDC), duly held on April 1, 2021, consideration was given to approving the actions of the Officers of the Board of Directors of the Public Facilities Development Corporation during the 2019-2020 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION THAT:

SECTION 1: All of the actions taken by the Officers of the Board of Directors of the Public Facilities Development Corporation (PFDC) during the 2018-2019 Fiscal Year are hereby approved.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April 2020.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

BOARD SECRETARY
Public Facilities Development Corporation

Public Facility Development Corporation Agenda

2. d.

Meeting Date: 04/01/2021

Submitted By: Rhomari Jackson, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-02, adopting the 2020-2021 fiscal year budget for the Public Facilities Development Corporation.

BACKGROUND

This is the annual budget as prepared and approved by City Commission. Laura Boyd or Ryan McClellan will be present to discuss and answer questions.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Exhibit A

PUBLIC FACILITIES DEVELOPMENT CORPORATION

RESOLUTION NO. 21-02

A RESOLUTION ADOPTING THE PUBLIC FACILITIES DEVELOPMENT CORPORATION 2020-2021 FISCAL YEAR BUDGET; 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 Public Facilities Development Corporation (PFDC), duly held on April 1, 2021, a general discussion was held concerning the proposed 2020-2021 Fiscal Year Budget of the Public Facilities Development Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Public Facilities Development Corporation hereby approves the 2020-2021 Fiscal Year Budget, for the Public Facilities Development Corporation, as approved by the City Commission of the City of Texas City.

SECTION 2: A copy of said Fiscal Year 2020-2021 Budget is attached hereto as “**Exhibit A**” and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 1st day of April 2021.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

BOARD SECRETARY
Public Facilities Development Corporation

**T.C. PUBLIC FACILITIES DEVELOPMENT CORP.
REVENUES & EXPENDITURES
FUND 803**

**CITY OF TEXAS CITY, TEXAS
FY 2020-21 ADOPTED BUDGET**

ACCOUNT	ACCOUNT DESCRIPTION	FY 2018-19 ACTUAL	FY 2019-20 AMENDED BUDGET	FY 2019-20 YEAR END PROJECTION	FY 2020-21 ADOPTED BUDGET
REVENUES: 803-000					
48108	RENT INCOME-D.H.S. & P.R.S.	285,014	263,000	263,000	263,000
*RENTS & CONCESSIONS		285,014	263,000	263,000	263,000
48801	MISCELLANEOUS INCOME	-	-	-	-
48802	INTEREST INCOME	5,559	2,500	4,000	4,000
*OTHER REVENUES		5,559	2,500	4,000	4,000
49103	PROCEEDS FROM SALE OF LAND	-	-	-	-
*OTHER SOURCES		-	-	-	-
TOTAL REVENUES		290,573	265,500	267,000	267,000
EXPENDITURES: 803-050					
51XXX	SALARIES AND BENEFITS	-	30,000	30,000	30,000
*SALARIES & BENEFITS		-	30,000	30,000	30,000
53060	EXPENSE-ADMINISTRATIVE	-	-	-	-
53065	EXPENSE-MAINLAND CHILDREN'S	263,090	263,000	263,000	263,000
53200	UTILITIES	-	-	-	-
53540	MAINTENANCE-BLDG. & GROUNDS	-	1,000	-	1,000
53680	PROFESSIONAL FEES	-	-	-	-
*CONTRACTUAL SERVICES		263,090	264,000	263,000	264,000
55010	LAND & BUILDING IMPROVEMENTS	190,835	31,000	-	-
55720	PROCUREMENT OF PROPERTY	-	-	-	-
*CAPITAL OUTLAY		190,835	31,000	-	-
TOTAL EXPENDITURES		453,925	325,000	293,000	294,000
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES		(163,352)	(59,500)	(26,000)	(27,000)
FUND BALANCE-BEGINNING OF YEAR		331,492	168,140	168,140	142,140
FUND BALANCE-END OF YEAR		\$ 168,140	\$ 108,640	\$ 142,140	\$ 115,140

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Public Facility Development Corporation Agenda

2. e.

Meeting Date: 04/01/2021

Submitted By: Rhomari Jackson, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-03, approving the transference of a deed for property located at 2000 Texas Ave to Mainland Children's Partnership from the Public Facilities Development Corporation.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Exhibit A

PUBLIC FACILITIES DEVELOPMENT CORPORATION

RESOLUTION NO. 21-03

A RESOLUTION APPROVING THE TRANSFERENCE OF PROPERTY LOCATED AT 2000 TEXAS AVENUE TO MAINLAND CHILDREN'S PARTNERSHIP; 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 Public Facilities Development Corporation (PFDC), duly held on April 1, 2021, a general discussion was held concerning the transference of property located at 2000 Texas Avenue to Mainland Children's Partnership.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Public Facilities Development Corporation hereby ratifies the transference 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 transfer of said property from the Public Facilities Development Corporation.

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

PASSED AND ADOPTED this 1st day of April 2021.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

BOARD SECRETARY

Public Facilities Development Corporation

EXECUTED THIS _____ day of July 2020.

**PUBLIC FACILITIES DEVELOPMENT CORPORATION,
a Texas non-profit corporation**

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this _____ day of July 2020, by _____
_____, _____ of **PUBLIC FACILITIES DEVELOPMENT**
CORPORATION, a Texas non-profit corporation.

Notary Public in and for
The State of TEXAS

GRANTEE'S ADDRESS:

Mainland Facilities Development Corporation, Inc.
2000 Texas Avenue, Suite 600
Texas City, Texas 77590
Attn: President

AFTER RECORD RETURN TO:

Public Facilities Development Corporation
1801 – 9th Avenue North
Texas City, Texas 77590
Attn: City Attorney