

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

DECEMBER 8, 2021 - 4:00 P.M.

CITY HALL COUNCIL 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 the election of Officers and Oath of Officers.
 - b. Consider and take action on the Public Facilities Development Corporation Minutes for April 1, 2021.
 - c. Consider and take action on Resolution No. 21-04, approving the actions of the Officers of the Public Facilities Development Corporation for the 2020-2021 fiscal year.
 - d. Consider and take action on Resolution No. 21-05, adopting the 2021-2022 fiscal year budget for 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 DECEMBER 3, 2021 PRIOR TO 4:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Public Facility Development Corporation Agenda

2. a.

Meeting Date: 12/08/2021

Submitted By: Rhomari Leigh, City Secretary

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
Joe Kainer, 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 Garrett McLeod- Director of Economic Development

Public Facility Development Corporation Agenda

2. b.

Meeting Date: 12/08/2021

Submitted By: Rhomari Leigh, City Secretary

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on the Public Facilities Development Corporation Minutes for April 1, 2021.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

PUBLIC FACILITIES DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

APRIL 1, 2021 - 10:00 A.M.

CITY HALL CONFERENCE ROOM

The Public Facilities Development Corporation Board of Directors met April 1, 2021, at 10:00 a.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 10:17 a.m. by Randy Dietel with the following in attendance:

(1) ROLL CALL

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

Absent: Genie Jennings, Director
John Hackbarth, Chairperson

Staff Present: Rhomari Leigh, Board Secretary
Jon Branson, Executive Director of Management Services
Ryan McClellan, City Staff
George Fuller, City Staff

(2) NEW BUSINESS

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

The Board voted to keep the same officers in place. John Hackbarth will be the Chairperson and Randy Dietel to be Vice-Chairperson.

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

Vote: 3 - 0 CARRIED

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

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

Vote: 3 - 0 CARRIED

- (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.

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

Vote: 3 - 0 CARRIED

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

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

Vote: 3 - 0 CARRIED

- (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.

Randy Dietel requested that Kyle Dickson, City Attorney, write in provisions requiring the City to fix a roof issue that occurred under the City's tutelage.

William Etheredge III questioned why a Special Warranty Deed instead of a General Warranty Deed?

The conversation was tabled at 10:36 a.m.
The conversation reconvened at 10:44 a.m.

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

Vote: 3 - 0 CARRIED

(3) ADJOURNMENT

Having no further business, William Etheredge III, made a motion to adjourn at 10:50 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: 12/08/2021

Submitted By: Rhomari Leigh, City Secretary

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-04, approving the actions of the Officers of the Public Facilities Development Corporation for the 2020-2021 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. 21-04

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE PUBLIC FACILITIES DEVELOPMENT CORPORATION (PFDC) DURING THE 2020-2021 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 December 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 2020-2021 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 8th day of December 2021.

CHAIRPERSON/VICE CHAIRPERSON
Public Facilities Development Corporation

ATTEST:

BOARD SECRETARY
Public Facilities Development Corporation

Public Facility Development Corporation Agenda

2. d.

Meeting Date: 12/08/2021

Submitted By: Rhomari Leigh, City Secretary

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-05, adopting the 2021-2022 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. 21-05

A RESOLUTION ADOPTING THE PUBLIC FACILITIES DEVELOPMENT CORPORATION 2021-2022 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 December 8, 2021, a general discussion was held concerning the proposed 2021-2022 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 2021-2022 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 2021-2022 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 8th day of December 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 2021-22 PROPOSED BUDGET**

ACCOUNT	ACCOUNT DESCRIPTION	FY 2019-20 ACTUAL	FY 2020-21 AMENDED BUDGET	FY 2020-21 YEAR END PROJECTION	FY 2021-22 PROPOSED BUDGET
REVENUES: 803-000					
48108	RENT INCOME-D.H.S. & P.R.S.	263,090	263,000	263,090	-
*RENTS & CONCESSIONS		263,090	263,000	263,090	-
48801	MISCELLANEOUS INCOME		-	-	-
48802	INTEREST INCOME	4,040	4,000	4,000	4,000
*OTHER REVENUES		4,040	4,000	4,000	4,000
49103	PROCEEDS FROM SALE OF LAND		-	-	-
*OTHER SOURCES		-	-	-	-
TOTAL REVENUES		267,130	267,000	267,090	4,000
EXPENDITURES: 803-050					
51XXX	SALARIES AND BENEFITS		30,000	30,000	51,625
*SALARIES & BENEFITS		-	30,000	30,000	51,625
53060	EXPENSE-ADMINISTRATIVE		-	-	-
53065	EXPENSE-MAINLAND CHILDREN'S	263,090	263,000	263,090	-
53200	UTILITIES	-	-	-	-
53540	MAINTENANCE-BLDG. & GROUNDS	-	1,000	-	1,000
53680	PROFESSIONAL FEES	-	-	-	-
*CONTRACTUAL SERVICES		263,090	264,000	263,090	1,000
55010	LAND & BUILDING IMPROVEMENTS	24,500	-	-	-
55720	PROCUREMENT OF PROPERTY		-	-	-
*CAPITAL OUTLAY		24,500	-	-	-
TOTAL EXPENDITURES		287,590	294,000	293,090	52,625
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES		(20,460)	(27,000)	(26,000)	(48,625)
FUND BALANCE-BEGINNING OF YEAR		168,140	147,680	147,680	121,680
FUND BALANCE-END OF YEAR		\$ 147,680	\$ 120,680	\$ 121,680	\$ 73,055