



Staff Report

August 25, 2021

Texas City Economic Development Corporation

**Subject:** Consider and take action on the sale of TCEDC owned property located at 918 13<sup>th</sup> Avenue.

I. **Background**

- a. Bayou City Homebuyers Inc. purchased a property located at 818 2<sup>nd</sup> Avenue South on January 15, 2021.
- b. In their process of getting permits to rehabilitate the structure, they were informed the property cannot receive permits due to the location with the Industrial Business District "IBD."
- c. Engineering staff directed them to the Economic Development Office to discuss a possible purchase of TCEDC owned land outside of the IBD due to their unique circumstance.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a sale of TCEDC owned property to Bayou City Homebuyers Inc.

III. **Recommendation**

- a. Approve the Sale of TCEDC Owned Property at 918 13<sup>th</sup> Avenue North to Bayou City Homebuyers Inc.

IV. **Fiscal Impact Report**

- a. Staff: Garrett McLeod
- b. Sale of Property: \$10.00

V. **Economic Impact**

- a. Further enhances residential infill development within the core of the City of Texas City.

Respectfully Submitted,

Garrett C. McLeod  
Economic Development Director

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

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That **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation**, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does **GRANT, SELL AND CONVEY** unto **BAYOU CITY HOMEBUYERS, INC., a Texas corporation** herein called "Grantee" (whether one or more), the following real property (together with all improvements thereon the "Property") situated in Galveston County, Texas, to-wit:

**ABST 205 J B WELLS SUR LOTS 7 & 8 BLK 260 TEXAS CITY, an addition in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County, Texas commonly known as 918 – 13<sup>th</sup> Avenue North, Texas City, Texas 77590 (Property ID: 225579)**

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, encumbrances, conditions, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty **when the claim is by, though, or under Grantor but not otherwise.**

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

Grantee assumes the payment of all ad valorem taxes on the Property for the current year, and any subsequent assessments for current and prior years due to change in land usage, ownership or both.

**THE PROPERTY TRANSFERRED TO GRANTEE IS SOLD, TRANSFERRED, AND DELIVERED "AS IS" AND "WITH ALL FAULTS"; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTOR:**

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

By: \_\_\_\_\_  
Name: Mark Ciavaglia  
Title: President

**ACKNOWLEDGMENT**

THE STATE OF TEXAS            §  
  §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Mark Ciavaglia, President of **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation.**

\_\_\_\_\_  
Notary Public in and for  
The State of TEXAS

**GRANTEE'S ADDRESS:**  
Bayou City Homebuyers, Inc.  
35 Old Woods Passage  
Missouri City, Texas 77459

**AFTER RECORDING, RETURN TO:**  
Bayou City Homebuyers, Inc.  
35 Old Woods Passage  
Missouri City, TX 77459