

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

AUGUST 25, 2021 - 5:00 P.M.

CITY HALL  
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 Texas Economical Board of Directors will meet telephonically and electronically, and the public will not be allowed to be physically present at this meeting. 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 interested in speaking on any item on the Agenda must call in the number below and sign in to the conference then wait for the Mayor to request any public comments. Public comments may not apply to all items on the agenda.

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

**Dial 1 (346) 248 7799 or (888) 475 4499 (Toll Free) or (877) 853 5257 (Toll Free)**

**Webinar ID: 875 4160 6954**

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 speak. Public comments may not apply to all items on the agenda.

To view the web presentation or listen to audio without participating, please visit **<https://us02web.zoom.us/j/87541606954>**

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.

1. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. Consider Approval of the July 21, 2021 Meeting Minutes.
5. PUBLIC COMMENTS

6. NEW BUSINESS
  - A. Discuss and Consider for Approval the TCEDC Fiscal Year 2021-2022 Budget
  - b. Discuss and Consider Resolution No. 21-15, approving the sale of TCEDC owned property located at 918 13th Avenue N to Bayou City Homebuyers Inc.
  - c. Discuss and Consider Resolution No. 21-16, approving the purchase of property located at 818 2nd Avenue South from Bayou City Homebuyers Inc.
  - d. Discuss and Consider Resolution No. 21-17, approving a Commercial Demolition Project at 9405/9407 Skyline Dr.
7. UPDATES AND REPORTS
  - a. Texas City-La Mrque Chamber of Commerce Update
  - b. City of Texas City Staff Update
  - c. Texas City ISD Update
8. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS
9. 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 AUGUST 20, 2021, PRIOR TO 5:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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Texas City Economic Development Corporation

**TCEDC Agenda**

**4.**

**Meeting Date:** 08/25/2021

**Submitted By:** Rhomari Leigh, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Consider Approval of the July 21, 2021 Meeting Minutes

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Minutes

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TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

JULY 21, 2021 - 3:00 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on July 21, 2021, at 3:00 p.m., in the City Hall Council Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:03 p.m. by Mark Ciavaglia with the following in attendance:

**(1)** ROLL CALL

Randy Dietel entered the meeting at 3:25 p.m.

Present: Mark Ciavaglia, Chairperson  
Randy Dietel, Director  
Dedrick Johnson, Sr., Mayor / Director  
Brandi Peterson, Director  
Bruce Clawson, Director  
Laura Boyd, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services  
Rhomari Leigh, Board Secretary  
Garrett McLeod, Economic Development Director  
Kyle Dickson, City Attorney  
Ryan McClellan, City Staff

Attendees: Melissa Duarte  
Page Michel  
Henry Gomez

**(2)** CONFLICT OF INTEREST DECLARATION

???????There were none.

**(3)** PUBLIC COMMENTS

There were none.

**(4)** NEW BUSINESS

- (a)** Consider approval of the April 13, 2021, Texas City Economic Development Corporation Meeting Minutes.

Motion by Director Bruce Clawson, Seconded by Mayor / Director Dedrick Johnson, Sr.

**Vote:** 4 - 0 CARRIED

- (b) Consider and take action on Resolution No. 21-11, sale of an easement containing approximately +/- 5.453 acres of real property to Meritage Homes of Texas, LLC to be dedicated as a Public Drainage Easement to Galveston County Drainage District No. 2.

Motion by Mayor / Director Dedrick Johnson, Sr., Seconded by Director Brandi Peterson

**Vote:** 4 - 0 CARRIED

- (c) Consider and take action on Resolution No. 21-12, authorize the sale of approximately 3.3446 acres of land being all of the east half of Lot 4, Block 2, of Subdivision "H" of Kohfieldts Resubddivision, of the Hamlet Furguson Survey, a subdivision in Galveston County to the Texas City Professional Firefighters Union Local 1259.

Jon Branson, Executive Director of Management Services, gave a brief explanation and showed graphs of where the property lays.

Dedrick Johnson, Sr. questioned if approval of this Resolution is contingent upon a similar deal made with TCPFU No. 1259 located on Logan. Kyle Dickson, City Attorney, answered "no."

Motion by Mayor / Director Dedrick Johnson, Sr., Seconded by Director Bruce Clawson to approve Resolution No. 21-12 with the added condition that the EDC has the Right of Refusal.

**Vote:** 4 - 0 CARRIED

- (d) Consider and take action on Resolution No. 21-13, approving the ratification of a Paint Agreement with Roberts, Johnson & Cain for property located at 711 6th St. N.

Motion by Mayor / Director Dedrick Johnson, Sr., Seconded by Director Bruce Clawson

**Vote:** 4 - 0 CARRIED

- (e) Consider and take action on Resolution No. 21-14, approving the ratification of Additional Funding for Underground Storage Tank Removal for property located at #1 6th Street North, Texas City, Galveston County.

Motion by Director Bruce Clawson, Seconded by Mayor / Director Dedrick Johnson, Sr.

**Vote:** 4 - 0 CARRIED

(5) UPDATES

- (a) Texas City-La Marque Chamber of Commerce Update

Page Michel stated that there were over 80 vendors and 600+ attendees at the Industrial Trade Show.

- (b) Texas City ISD Update

Dr. Duarte stated that new teacher orientation will begin on August 3rd, district-wide.

(c) City of Texas City Update

Jon Branson thanked everyone for their participation at the TCEDC Workshop and informed the Board that the City has upcoming Budget Workshops, which include the TCEDC budget.

Garrett McLeod stated that the new TCEDC website looks fantastic and that he has a few project inquiries that will be brought before the Board soon.

(6) BOARD COMMENTS

Dedrick Johnson, Sr. stated thank those that participated in the Community Matters 2030 project and that the final presentation will be announced soon,

(7) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:30 p.m. The meeting was adjourned.

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Board Secretary  
Texas City Economic Development Corporation

Date Approved: \_\_\_\_\_

**TCEDC Agenda**

**6. A.**

**Meeting Date:** 08/25/2021

**Submitted By:** Rhomari Leigh, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Discuss and Consider for Approval the TCEDC Fiscal Year 2021-2022 Budget

**BACKGROUND**

- a. In May 2021, staff began working on the development of a draft budget.
- b. After a series of internal meetings, staff presented the draft budget to Finance.

**ANALYSIS**

- a. Total Revenues FY21-22: \$5,955,000
- b. Total Expenditures FY21-22: \$3,306,494
- c. Supplemental Requests FY21-22: \$1,150,295
- d. Fund Balance Proposed FY21-22: \$12,526,716

**ALTERNATIVES CONSIDERED**

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**Attachments**

Attachment

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Staff Report

August 25, 2021

Texas City Economic Development Corporation

**Subject:** Consider and take action on the TCEDC Budget for FY22.

- I. **Background**
  - a. In May 2021, staff began working on the development of a draft budget.
  - b. After a series of internal meetings, staff presented the draft budget to Finance.
- II. **Current Situation**
  - a. The Economic Development Corporation is requested to consider approval of the FY22 budget.
- III. **Recommendation**
  - a. Approve the FY22 Budget for the Texas City Economic Development Corporation.
- IV. **Fiscal Impact Report**
  - a. Total Revenues FY21-22: \$5,955,000
  - b. Total Expenditures FY21-22: \$3,306,494
  - c. Supplemental Requests FY21-22: \$1,150,295
  - d. Fund Balance Proposed FY21-22: \$12,526,716
- V. **Economic Impact**
  - a. Further enhances the Texas City Economic Development Corporation's ability to attract, retain, and assist in the creation of primary jobs within the City of Texas City.

Respectfully Submitted,

Garrett C. McLeod  
Economic Development Director

**T.C. ECONOMIC DEVELOPMENT CORP  
REVENUES & EXPENDITURES  
FUND 801**

**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
<b>REVENUES: 801-000</b>					
42001	STATE SALES TAX	5,996,868	5,750,000	5,740,000	5,750,000
<b>*OTHER TAXES &amp; ASSESSMENTS</b>		<b>5,996,868</b>	<b>5,750,000</b>	<b>5,740,000</b>	<b>5,750,000</b>
48350	CONTRIBUTIONS		-	-	-
48307	DONATIONS	500	-	-	-
<b>*DONATIONS &amp; CONTRIBUTIONS</b>		<b>500</b>	<b>-</b>	<b>-</b>	<b>-</b>
48205	NET CHANGE IN FV INVESTMENTS		-	-	-
48111	BUSINESS REINVESTMENT	5,547	-	5,000	5,000
48113	MISCELLANEOUS RENT INCOME	107,859	100,000	182,122	100,000
48801	MISCELLANEOUS INCOME		-	20,000	-
48802	INTEREST INCOME	99,627	50,000	100,000	100,000
48850	INSURANCE/SETTLEMENT PROCEEDS		-	-	-
<b>*OTHER REVENUES</b>		<b>213,033</b>	<b>150,000</b>	<b>307,122</b>	<b>205,000</b>
49103	PROCEEDS FROM SALE OF LAND	6,811	-	799,785	-
49042	TRANSFER FROM OTHER FUNDS	-	-	252	-
<b>*OTHER SOURCES</b>		<b>6,811</b>	<b>-</b>	<b>800,037</b>	<b>-</b>
<b>TOTAL REVENUES</b>		<b>6,217,212</b>	<b>5,900,000</b>	<b>6,847,159</b>	<b>5,955,000</b>
<b>EXPENDITURES: 801-050</b>					
51010	SALARIES	207,862	208,062	208,062	187,589
51070	LIFE & DISABILITY 1.04%	397	2,164	2,000	1,951
51080	RETIREMENT 16.60% ; 16.79%	33,727	25,904	32,944	23,622
51090	MEDICARE TAX 1.45%	2,856	3,017	2,764	2,720
51110	INSURANCE-HEALTH/DENTAL/VISION	24,081	25,000	25,000	25,000
<b>*SALARIES &amp; BENEFITS</b>		<b>268,923</b>	<b>264,147</b>	<b>270,771</b>	<b>240,883</b>
53060	EXPENSE-ADMINISTRATIVE	41,879	50,000	45,000	60,000
53061	BUSINESS VISIT EXPENSES	-	3,000	3,000	5,000
53110	DEMOLITION	363,416	253,600	253,600	300,000
53111	BUSINESS INCENTIVE	1,032,291	325,000	200,000	625,000
53200	UTILITIES	17,859	16,000	20,000	20,000
53240	STREET STRIPING	80,106	30,619	-	-
53540	MAINTENANCE-BLDG. & GROUNDS	329,541	10,000	10,000	10,000
53560	MAINTENANCE-CONTRACTS	1,070	1,000	-	-
53570	ADVERTISING/MARKETING	12,917	51,000	45,000	55,000
53680	PROFESSIONAL FEES	74,436	148,309	125,000	190,000
53710	RENT EXPENSE	600	1,200	-	-
53860	WORKERS' COMP	135	135	317	317
<b>*CONTRACTUAL SERVICES</b>		<b>1,954,250</b>	<b>889,863</b>	<b>701,917</b>	<b>1,265,317</b>
54180	CONTRIBUTIONS/DONATIONS	1,500,000	500,000	256,350	350,000
54901	GRANTS	222,271	-	-	-
<b>*OTHER CHARGES</b>		<b>1,722,271</b>	<b>500,000</b>	<b>256,350</b>	<b>350,000</b>
55010	LAND & BUILDING IMPROVEMENTS	1,360,997	2,209,957	261,765	785,295
55020	OPERATING EQUIPMENT & VEHICLES	-	-	-	65,000
55650	PARK IMPROVEMENTS	737,499	300,000	282,207	-
55720	PROCUREMENT OF PROPERTY	1,179,812	500,000	-	300,000
<b>*CAPITAL OUTLAY</b>		<b>3,278,307</b>	<b>3,009,957</b>	<b>543,972</b>	<b>1,150,295</b>
59007	TRANSFER TO DEBT SERVICE FUND	608,603	613,084	613,084	-
59008	TRANSFER TO CONSTRUCTION FUND	8,099,122	-	-	-
59043	SALES TAX REBATE	195,506	-	298,000	300,000
<b>*OTHER USES</b>		<b>8,903,231</b>	<b>613,084</b>	<b>911,084</b>	<b>300,000</b>
<b>TOTAL EXPENDITURES</b>		<b>16,126,983</b>	<b>5,277,051</b>	<b>2,684,093</b>	<b>3,306,494</b>
<b>EXCESS OF REVENUES OVER(UNDER) EXPENDITURES</b>		<b>(9,909,771)</b>	<b>622,949</b>	<b>4,163,066</b>	<b>2,648,506</b>
<b>FUND BALANCE-BEGINNING OF YEAR</b>		<b>15,624,916</b>	<b>5,715,145</b>	<b>5,715,145</b>	<b>9,878,211</b>

**T.C. ECONOMIC DEVELOPMENT CORP  
 REVENUES & EXPENDITURES  
 FUND 801**

**CITY OF TEXAS CITY, TEXAS  
 FY 2021-22 PROPOSED BUDGET**

<b>ACCOUNT</b>	<b>ACCOUNT DESCRIPTION</b>	<b>FY 2019-20 ACTUAL</b>	<b>FY 2020-21 AMENDED BUDGET</b>	<b>FY 2020-21 YEAR END PROJECTION</b>	<b>FY 2021-22 PROPOSED BUDGET</b>
<b>FUND BALANCE-END OF YEAR</b>		<b>\$ 5,715,145</b>	<b>\$ 6,338,094</b>	<b>\$ 9,878,211</b>	<b>\$ 12,526,716</b>

**ECONOMIC DEVELOPMENT CORPORATION - 801  
EXPENDITURES-SUPPLEMENTAL REQUESTS DETAIL**

<b>ACCOUNT NUMBER</b>	<b>DESCRIPTION</b>	<b>FY 2021-22 PROPOSED BUDGET</b>	
<b><u>CAPITAL OUTLAY:</u></b>			
801-050-55010-80113	6TH STREET LIGHTING PROJECT	** \$ 424,613	
801-050-55010-80114	TEXAS AVENUE LIGHTING PROJECT	** 360,683	785,295
801-050-55020	REPLACE VEHICLE W/ LARGER VEHICLE	65,000	
801-050-55720	PROCUREMENT OF PROPERTY	300,000	
<b><u>TOTAL CAPITAL OUTLAY:</u></b>		<u>1,150,295</u>	
<b><u>TOTAL SUPPLEMENTAL REQUESTS-ECONOMIC DEVELOPMENT CORP</u></b>		<u>\$ 1,150,295</u>	

\*\*FUNDING APPROVED IN PREVIOUS FISCAL YEAR

**TCEDC Agenda**

**6. b.**

**Meeting Date:** 08/25/2021

**Submitted For:** Garrett McLeod, Management Services

**Submitted By:** Rhomari Leigh, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Discuss and Consider Resolution No. 21-15, approving the sale of TCEDC owned property located at 918 13th Avenue N to Bayou City Homebuyers Inc.

**BACKGROUND**

- a. Bayou City Homebuyers Inc. purchased a property located at 818 2nd 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.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Staff Report  
Resolution

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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

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

§

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

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 21-15**

**A RESOLUTION APPROVING THE SALE OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION PROPERTY LOCATED AT 918 13TH AVENUE NORTH TO BAYOU CITY HOMEBUYERS INC.; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on August 25, 2021, a general discussion was held concerning the sale of Texas City Economic Development Corporation property located at 918 13th Avenue North to Bayou City Homebuyers Inc.

**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 25th day of August 2021.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY

Texas City Economic Development Corporation

**TCEDC Agenda**

**6. c.**

**Meeting Date:** 08/25/2021

**Submitted By:** Rhomari Leigh, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Discuss and Consider Resolution No. 21-16, approving the purchase of property located at 818 2nd Avenue South from Bayou City Homebuyers Inc.

**BACKGROUND**

- a. Bayou City Homebuyers Inc. purchased a property located at 818 2nd 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.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Staff Report

Resolution

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Staff Report

August 25, 2021

Texas City Economic Development Corporation

**Subject:** Consider and take action on the purchase of property located at 818 2<sup>nd</sup> Avenue South.

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 purchase of property from Bayou City Homebuyers Inc.

III. **Recommendation**

- a. Approve the purchase of property from Bayou City Homebuyers Inc at 818 2<sup>nd</sup> Avenue South.

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



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

**GRANTOR:**

**BAYOU CITY HOMEBUYERS, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS            §  
  §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, \_\_\_\_\_ of **BAYOU CITY HOMEBUYERS, INC, a Texas corporation.**

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

**GRANTEE'S ADDRESS:**

Texas City Economic Development Corporation  
1801 - 9th Avenue North  
Texas City, Texas 77590

**AFTER RECORDING, RETURN TO:**

Texas City Economic Development Corporation  
1801 - 9th Avenue North  
Texas City, Texas 77590

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 21-16**

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED AT 818 2ND AVENUE SOUTH, TEXAS CITY, TEXAS IN GALVESTON COUNTY FROM BAYOU CITY HOMEBUYERS INC.; 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 August 25, 2021, a general discussion was held concerning the purchase of property located at 818 2nd Avenue South, Texas City, Texas, Galveston County, from Bayou City Homebuyers Inc.

**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 818 2nd Avenue South, Texas City, Texas, Galveston County.

**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 25th day of August 2021.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation

**TCEDC Agenda**

**6. d.**

**Meeting Date:** 08/25/2021

**Submitted For:** Garrett McLeod, Management Services

**Submitted By:** Rhomari Leigh, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Discuss and Consider Resolution No. 21-17, approving a Commercial Demolition Project at 9405/9407 Skyline Dr.

**BACKGROUND**

- a. The project was started 2/2021 as a substandard structure.
- b. Violations for this property included: no electricity, prolonged abandonment, high grass, numerous citizen complaints.
- c. An abatement order was provided.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Staff Report  
Resolution

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Staff Report

August 25, 2021

Texas City Economic Development Corporation

**Subject:** Consider for Approval a Commercial Demolition Project at 9405/9407 Skyline Dr.

I. **Background**

- a. The project was started 2/2021 as a substandard structure.
- b. Violations for this property included: no electricity, prolonged abandonment, high grass, numerous citizen complaints.
- c. An abatement order was provided.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a Resolution authorizing the demolition of 9405/9407 Skyline Dr.
- b. The Resolution states that the Texas City Economic Development Corporation is approving an amount for this project at \$24,950.

III. **Recommendation**

- a. Approve the Resolution for the demolition of a vacant commercial structure at 9405/9407 Skyline Dr.

IV. **Fiscal Impact Report**

- a. Staff: Garrett McLeod
- b. Funding Source: TCEDC
- c. Cost: Demolition \$24,950

V. **Economic Impact**

- a. Enhances property values, safety, and aesthetics west side of Texas City, near Interstate 45.

Respectfully Submitted,

Garrett C. McLeod  
Economic Development Director

SECTION 00300  
BID FORM

To: CITY OF TEXAS CITY  
Purchasing Department  
1801 9<sup>th</sup> Avenue North  
Texas City, Texas 77592

Date: August 10, 2021

In compliance with your Invitation for Bids and subject to the conditions thereof the undersigned:

(Name of BIDDER) AAR Incorporated

A Corporation organized and existing under the laws of the State of: Texas

A Partnership consisting of: N/A

or an Individual trading as: N/A

having principal offices in the city of: Houston

hereby proposes to furnish labor and materials and perform all demolition work as specified, including all applicable taxes, license fees, permits, insurance premiums and other associated items necessary in the performance of the work for the following Projects: **ARU fees shall be paid by TCEDC (Owner)**

Project Name: Demolition of Vacant Commercial Building Property (Convenience Store)

Addresses: 9405/9407 Skyline Dr., Texas City, Texas 77591

ASE Project No. 21-297

In accordance with Contract Documents dated: July 30, 2021  
as prepared by SETX Environmental, Inc. dba ASE Services.

**ACKNOWLEDGEMENTS:** The BIDDER declares that he has examined the sites of the work and fully informed himself regarding pertinent conditions and that he has examined the Contract Documents (including Addenda received) for the work relative thereto, and that he has satisfied himself relative to the work to be performed.

**BASE BID NO. 1:** The BIDDER herewith submits the following lump sum price for the:

- a. Demolition of the Vacant Commercial Building Property (Convenience Store) located at 9405/9407 Skyline Drive in Texas City, Texas as specified:

Twenty Four Thousand Nine Hundred Fifty Dollars (\$24,950)

**ADD ALTERNATE NO. 1:** The BIDDER herewith submits the following lump sum add price for the:

- a. Removal and Disposal of Abandoned 28' Sea Ray Boat and Trailer:

Two Thousand Two Hundred Dollars (\$2,200)

Bidder is prepared to commence physical work at the project site with adequate forces and equipment within fourteen (14) calendar days or as requested by TCEDC and complete the demolition in the number of workdays specified in Section 02222 or submits more aggressive schedules as proposed below:

**BASE BID NO. (9405/9407 Skyline Dr.)** Demolition 7 workdays vs 10 workdays specified

**UNIT COSTS:** The PROPOSER herewith submits the following unit costs for use in establishing adds or deducts from the contract amount:

- a. Additional Demolition Mobilization \$1,400 / each
- b. Demolition of concrete pavement \$0.49 / s.f.
- c. Hydro-mulch of site (total cost) \$1,700 / each

I/We have examined the specifications and Statement of Work for abatement.

I/We have read the General Conditions of the Contract for Construction and accept the conditions therein.

I/We have understood the Instruction to Bidders for contracts and all its implication.

I/We agree to keep all the bids open for a period of 60 days from the date of opening of the bid.

AAR Incorporated  
Name of Bidder

  
Signature of the Authorized Person

Gerardo Alejandro  
The Name in Print

6640 Signat Drive - Houston, Texas 77041  
Business Address

713-466-6800  
Phone Number

**ADDENDA:** The BIDDER acknowledges receipt of Addenda Numbers: 01E

**LIQUIDATED DAMAGES:** The CITY OF TEXAS CITY may elect to assign \$1,000.00 a day liquidated damages should the demolition project extend beyond the completion date established in the contract.

**CERTIFICATIONS:** The undersigned certifies that he is authorized to execute Contracts on behalf of the BIDDER as legally named, that this proposal is submitted in good faith without fraud or collusion with any other BIDDER, that the data indicated below is true and complete and that the bid is made in good faith and in full accord with State Law. Notice or acceptance may be sent to the undersigned at the address set forth below.

Legal name of BIDDER\* AAR Incorporated  
Mailing Address 6640 Signat Drive, Houston, Texas 77041

By (Legal Signature)   
Name Typed Dwain Bankston Title Vice President

Corporation number (if applicable)

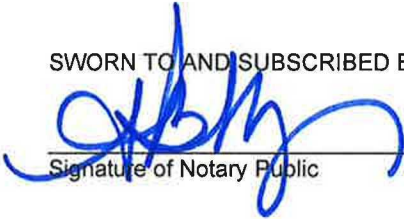
DATA ON BIDDER

\*If a partnership, list partners and their addresses. If a corporation, type in corporate number. If bid is signed by someone other than the president or a vice-president, attach written authority to bind the corporation. If an individual, then so state. Any modification to a bid shall be over the initials of the person signing the bid or of an agent who supplied written authority with the modification.

STATE OF: Texas

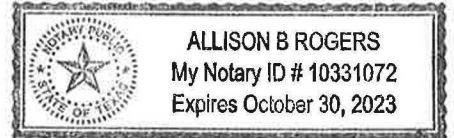
COUNTY OF: Harris

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 10 DAY OF August, 2021.



Signature of Notary Public

Allison B Rogers  
Printed Name of Notary Public



**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 21-17**

**A RESOLUTION APPROVING A COMMERCIAL DEMOLITION PROJECT  
AT 9405/9407 SKYLINE DRIVE, TEXAS CITY, GALVESTON COUNTY,  
TEXAS; 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 August 25, 2021, a general discussion was held concerning the commercial demolition, abatement, and asbestos removal of property located at 9405/9407 Skyline Drive, Texas City, Galveston County, Texas; and

**WHEREAS**, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$24,950.00 to demolish the property located at 9405/9407 Skyline Drive, Texas City, Galveston County, Texas.

**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 approves the demolition of property located at 9405/9407 Skyline Drive, Texas City, Galveston County, Texas for an amount not to exceed \$24,950.00.

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

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

**PASSED AND ADOPTED this 25th day of August 2021.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY

Texas City Economic Development Corporation