

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 ANNUAL MEETING

AGENDA

OCTOBER 26, 2021 - 3:00 P.M.

CITY HALL COMMISSION CHAMBERS
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. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. Consider Approval of the August 25, 2021 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Consider and take action on the election of Officers and Oath of Officers.
 - b. Consider and take action on Resolution No. 21-18, approving the actions of the Board for the 2020-2021 fiscal year.
 - c. Consider and take action on Resolution No. 21-19, approving a residential demolition located at 31 2nd Avenue N.
 - d. Consider and take action on Resolution No. 21-20, approving a residential demolition located at 814 16th Avenue N.
 - e. Consider and take action on a Right of Way and Easement Agreement

7. UPDATES AND REPORTS
 - b. Update on economic development activities
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 _____, AT _____ 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

4.

Meeting Date: 10/26/2021

Submitted By: Rhomari Leigh, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider Approval of the August 25, 2021 Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

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

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met on August 25, 2021, at 5:00 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 5:00 p.m. by Mark Ciavaglia with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

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

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

Attendees: Melissa Duarte
Page Michel
Henry Gomez

(3) CONFLICT OF INTEREST DECLARATION

(4) Consider Approval of the July 21, 2021 Meeting Minutes.

Vote: 5 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(6) NEW BUSINESS

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

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

Vote: 5 - 0 CARRIED

- (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.

Garrett McLeod, Economic Development Director, stated that Bayou City Homebuyers, Inc. purchased the property located at 818 2nd Avenue North on January 15, 2021. Due to the property being located in the IBD district, it is recommended that the EDC make a purchase to swap properties with this buyer.

Motion by Director Randy Dietel, Seconded by Director Brandi Peterson

Vote: 5 - 0 CARRIED

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

Motion by Director Randy Dietel, Seconded by Director Brandi Peterson

Vote: 5 - 0 CARRIED

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

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

Vote: 5 - 0 CARRIED

(7) UPDATES AND REPORTS

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

Page Michel stated that the Shrimp Boil, located at the Texas City Pavillion, was a great success. Page also mentioned that the Bayou Fest will be held on October 16th in La Marque, Texas.

- (b) City of Texas City Staff Update

Jon Branson, Executive Director of Management Services, informed the Board that the 6th Street Lighting project has begun.

- (c) Texas City ISD Update

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 5:33 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 10/26/2021

Submitted By: Rhomari Leigh, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

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

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Attachment

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

CHARTER/ FILE NO. 125846501 APPROVED BY SECRETARY OF STATE ON 2/3/93

This Corporation was originally incorporated under the name of City of Texas City Economic Development Corporation; however, the name was changed to TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION on 5/12/93.

PURPOSE: The Corporation is a non-profit corporation pursuant to the Development Corporation Act of 1979, Article 5190.6, Section 4A, et seq, Vernon's Annotated Texas Civil Statutes. The purpose or purposes for which the Corporation is organized is for the promotion and development of new and expanded businesses within the City of Texas City and any activity allowed by the enabling statute. (The above statements are taken from the Articles of Incorporation approved on 2/3/93, and the Amendment to the Articles of Incorporation approved on 5/12/93.)

TEXAS CITY ECONOMIC 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 needed.

Mark Ciavaglia, Chairperson mark.ciavaglia@me.com	Bruce Clawson, Director
Randy Dietel, Director	Mayor Dedrick D. Johnson, Director
Brandi Peterson, Director	City Staff: Garrett McLeod, Director of Economic Development 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

TCEDC Agenda

6. b.

Meeting Date: 10/26/2021

Submitted By: Rhomari Leigh, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-18, approving the actions of the Board for the 2020-2021 fiscal year.

BACKGROUND

Our City Attorney has recommended this Resolution to validate the smaller items not budgetary in nature or that typically do not need the Boards approval in a formal meeting, such as a change order under the allowable percentage of advertisement in a newspaper and approved within the budget.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 21-18

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE CITY OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION 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 Texas City Economic Development Corporation, duly held on October 26, 2021, consideration was given to approving the actions of the Officers of the Board of Directors of the Texas City Economic Development Corporation during the 2020-2021 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: All of the actions taken by the Officers of the Board of Directors of the Texas City Economic Development Corporation during the 2020-2021 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 26th day of October 2021.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 10/26/2021

Submitted By: Garrett McLeod, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-19, approving a residential demolition located at 31 2nd Avenue N.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Staff Report

Resolution 21-19



Staff Report

October 26, 2021

Texas City Economic Development Corporation

Subject: Consideration of a Resolution, Approving the Demolition of 31 2nd Avenue N.

I. **Background**

- a. The Texas City EDC swapped a lot at 100 25th Street for this property located at 31 2nd Avenue N.
- b. The house has been completed at 100 25th Street, and the current house is vacant.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a Resolution authorizing the demolition of 31 2nd Avenue N.
- b. The Resolution states that the Texas City Economic Development Corporation is approving an amount of \$10,000 for this project.

III. **Recommendation**

- a. Approve the Resolution for the Demolition of 31 2nd Avenue North.

IV. **Fiscal Impact Report**

- a. Staff: Garrett McLeod
- b. Funding Source: TCEDC – 53110 (Demolition)
- c. Cost: \$10,000

V. **Economic Impact**

- a. Further enhances the ability of the TCEDC to relocate single family homes from the IBD, and create infill development.

Respectfully Submitted,

Garrett C. McLeod
Economic Development Director

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 21-19

A RESOLUTION APPROVING A RESIDENTIAL DEMOLITION PROJECT AT 31 2ND AVE N, 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 October 26, 2021, a general discussion was held concerning the commercial demolition, abatement, and asbestos removal of property located at 31 2nd Avenue N., Texas City, Galveston County, Texas; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$10,000.00 to demolish the property located at 31 2nd Avenue N, 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 31 2nd Avenue N, Texas City, Galveston County, Texas for an amount not to exceed \$10,000.00.

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 26th day of October 2021.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. d.

Meeting Date: 10/26/2021

Submitted By: Garrett McLeod, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 21-20, approving a residential demolition located at 814 16th Avenue N.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Staff Report

Resolution



Staff Report

October 26, 2021

Texas City Economic Development Corporation

Subject: Consideration of a Resolution, Approving the Demolition of 814 16th Avenue N.

I. **Background**

- a. In 2020, the Texas City Economic Development Corporation purchased the house for the purpose of having a vacant parcel to swap for IBD homes and GLO program homes.
- b. Both the house and the garage are vacant.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a Resolution authorizing the demolition of 814 16th Avenue N.
- b. The Resolution states that the Texas City Economic Development Corporation is approving an amount of \$10,000 for this project.

III. **Recommendation**

- a. Approve the Resolution for the Demolition of 814 16th Avenue North.

IV. **Fiscal Impact Report**

- a. Staff: Garrett McLeod
- b. Funding Source: TCEDC – 53110 (Demolition)
- c. Cost: \$10,000

V. **Economic Impact**

- a. Further enhances the ability of the TCEDC to relocate single family homes from the IBD, and create infill development.

Respectfully Submitted,

Garrett C. McLeod
Economic Development Director

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 21-20

A RESOLUTION APPROVING A RESIDENTIAL DEMOLITION PROJECT AT 814 16th AVENUE N, 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 October 26, 2021, a general discussion was held concerning the commercial demolition, abatement, and asbestos removal of property located at 814 16th Avenue N, Texas City, Galveston County, Texas; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$10,000.00 to demolish the property located at 814 16th Avenue N, 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 814 16th Avenue N, Texas City, Galveston County, Texas for an amount not to exceed \$10,000.00.

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 26th day of October 2021.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

7. b.

Meeting Date: 10/26/2021

Submitted By: Rhomari Leigh, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Update on economic development activities

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Attachment



Texas City



ECONOMIC DEVELOPMENT CORPORATION

Economic Development Update



Strategic Plan



- Bids have been received for the Strategic Plan RFP
- Staff will begin the scoring process for each of the bids, then interview firms.

6th St. Food Truck Park



- Clark Condon has been contracted to develop a conceptual plan for 1.24 acre park located at 718 6th Street.

317/319 6th Street



- Staff is currently working with a potential tenant for 319

413 6th Street



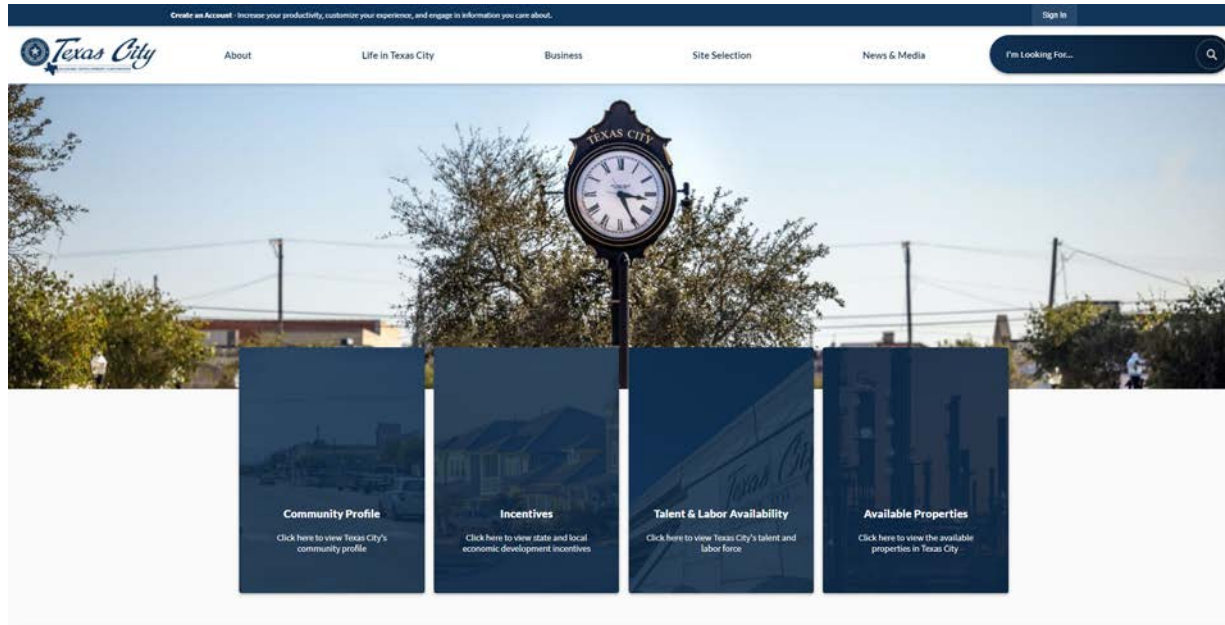
- Staff is working with potential tenants to lease the building from the TCEDC.

Touch a Truck



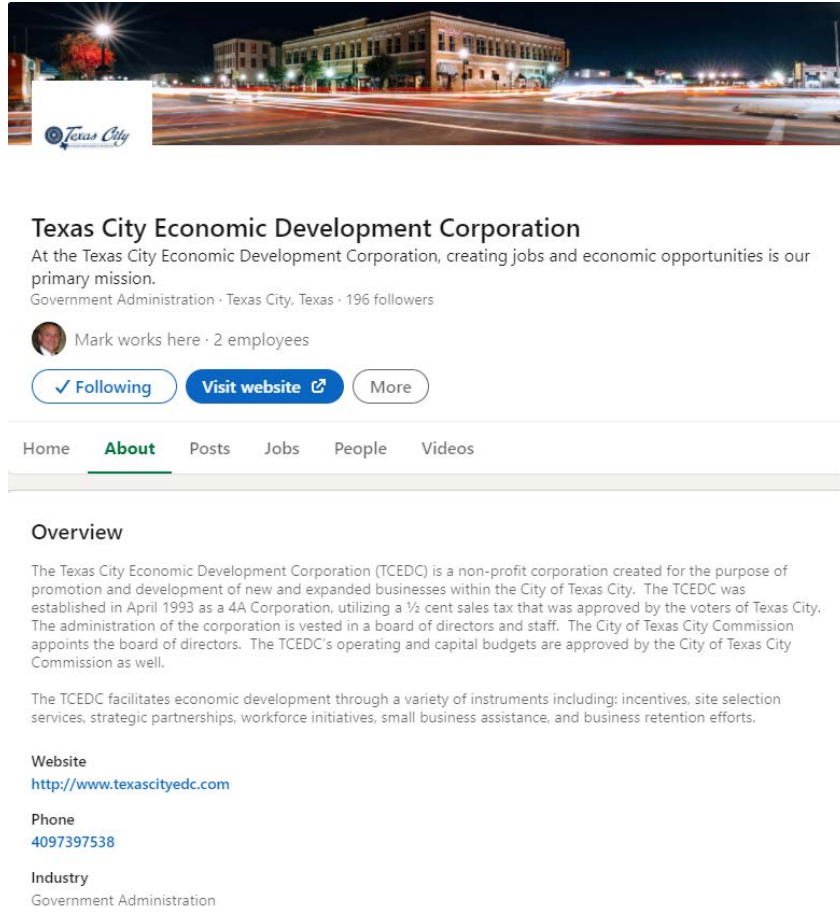
- Occurred on Saturday October 23, 10am-4pm
- Included vendors and 70+ vehicles

New Website



- This summer the TCEDC went live with a new website www.texascityedc.com

Social Media



The screenshot shows the LinkedIn profile for the Texas City Economic Development Corporation. At the top is a banner image of a city street at night with a 'Texas City' logo. Below the banner is the company name and a mission statement: 'At the Texas City Economic Development Corporation, creating jobs and economic opportunities is our primary mission.' It also shows 'Government Administration · Texas City, Texas · 196 followers' and a profile picture of Mark with the text 'Mark works here · 2 employees'. There are buttons for 'Following', 'Visit website', and 'More'. A navigation bar includes 'Home', 'About', 'Posts', 'Jobs', 'People', and 'Videos'. The 'Overview' section contains a detailed paragraph about the corporation's history and mission, followed by a shorter paragraph about its services. Contact information for the website, phone, and industry is listed at the bottom.

Texas City Economic Development Corporation
At the Texas City Economic Development Corporation, creating jobs and economic opportunities is our primary mission.
Government Administration · Texas City, Texas · 196 followers

Mark works here · 2 employees

✓ Following Visit website More

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Overview

The Texas City Economic Development Corporation (TCEDC) is a non-profit corporation created for the purpose of promotion and development of new and expanded businesses within the City of Texas City. The TCEDC was established in April 1993 as a 4A Corporation, utilizing a ½ cent sales tax that was approved by the voters of Texas City. The administration of the corporation is vested in a board of directors and staff. The City of Texas City Commission appoints the board of directors. The TCEDC's operating and capital budgets are approved by the City of Texas City Commission as well.

The TCEDC facilitates economic development through a variety of instruments including: incentives, site selection services, strategic partnerships, workforce initiatives, small business assistance, and business retention efforts.

Website
<http://www.texascityedc.com>

Phone
4097397538

Industry
Government Administration

- Along with the new TCEDC website, a LinkedIn page was created to further market sites, initiatives, and communicate with potential partners.

Social Media



- A Facebook page was recently created in order to effectively market and communicate via the TCEDC



Texas City



ECONOMIC DEVELOPMENT CORPORATION

Questions

