

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 INDUSTRIAL DEVELOPMENT CORPORATION.

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS ANNUAL MEETING

AGENDA

APRIL 1, 2021- 10:00 A.M.
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 Texas City Industrial Corporation Minutes for October 30, 2019.

- c. Consider and take action on Resolution No. 21-01 approving the actions of the Officers of the Texas City Industrial Development Corporation for the fiscal year 2019-2021.
 - d. Consider and take action on Resolution No. 21-02, adopting the 2020-2021 fiscal year budget of the Texas City Industrial Development Corporation.
- 3. UPDATES
 - 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, 2020, PRIOR TO 10:00 A.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Industrial Development Corporation

**Texas City Industrial 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

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION BOARD

CHARTER/FILE NO. 4927501 APPROVED BY SECRETARY OF STATE ON 10/5/79

PURPOSE: This is a duly-registered corporation in the State of Texas. The City designated the Corporation as the duly constituted authority and instrumentality of the City and has authorized such corporation to act on behalf of the City for the specific purposes as described in the Articles of Incorporation -- i.e., the Corporation is organized and may issue bonds on behalf of the City for the specific purposes as described in the Articles of Incorporation, and the Corporation is organized and may issue bonds on behalf of the City for the specific public purpose of the promotion and development of commercial, industrial or manufacturing enterprises to promote and encourage employment and the public welfare. It is anticipated that the Corporation will issue one or more series of industrial development revenue bonds for the purpose of paying all or part of the costs of constructing and acquiring one or more commercial, industrial or manufacturing facilities within the City, or for the purpose of loaning the proceeds to one or more corporations duly authorized to do business in the State of Texas, in order to provide temporary or permanent financing of all or part of the cost of constructing and acquiring a commercial, industrial or manufacturing facility.

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION BOARD – Five (5) directors will serve three-year (3) terms staggered. 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, <i>Chairperson</i> drhackbarth@texasdentalhealth.com	Randy Dietel, <i>Vice-Chairperson</i> randy@pilinginc.com
Rev. Jerry Lee, <i>Director</i>	Genie Jennings, <i>Director</i>
William Etheredge, <i>Director</i>	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

Texas City Industrial 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 Texas City Industrial Corporation Minutes for October 30, 2019.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION
ANNUAL BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 30, 2019 - 3:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Industrial 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 3:35 p.m. by John Hackbarth with the following in attendance:

(1) ROLL CALL

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

Staff Present: Nicholas Finan, Executive Director of Management Services
Russell F. Plackemeier, City Attorney
Rhomari Leigh, Board Secretary
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 Jerry Lee, Jr.

Vote: 5 - 0 CARRIED

- (b) Consider and take action on the Texas City Industrial Corporation Minutes for October 3, 2018.

Motion by Director Jerry Lee, Jr., Seconded by Director William Etheredge

Vote: 5 - 0 CARRIED

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

Motion by Director Jerry Lee, Jr., Seconded by Director William Etheredge

Vote: 5 - 0 CARRIED

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

William Etheredge asked Laura Boyd what will happen when the budget gets to zero?

Laura Boyd, Finance Director, stated that the budget will not get to zero.

Motion by Director Jerry Lee, Jr., Seconded by Director William Etheredge

Vote: 5 - 0 CARRIED

(3) UPDATES

Nicholas Finan, Executive Director of Management Services, stated that he anticipates an application fee for the next bond issuance.

(4) BOARD COMMENTS

There were none.

(5) ADJOURNMENT

Having no further business, William Etheredge made a MOTION to ADJOURN at 3:50 p.m.; the motion was SECONDED by Genie Jennings. The meeting was adjourned.

Board Secretary
Texas City Industrial Development Corporation

Date Approved: _____

Texas City Industrial 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 Texas City Industrial Development Corporation for the fiscal year 2019-2021.

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

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION

RESOLUTION NO. 21-01

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE CITY OF TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION (TCIDC) 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 Texas City Industrial Development Corporation, duly held on April 1, 2021, consideration was given to approving the actions of the Officers of the Board of Directors of the Texas City Industrial Development Corporation during the 2019-2020 Fiscal Year.

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

SECTION 1: All of the actions taken by the Officers of the Board of Directors of the Texas City Industrial Development Corporation during the 2019-2020 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 2021.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Industrial Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Industrial Development Corporation

Texas City Industrial 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 of the Texas City Industrial 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. Most is similar to the last few years.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution
Attachment

TEXAS CITY INDUSTRIAL DEVELOPMENT CORPORATION

RESOLUTION NO. 21-02

A RESOLUTION ADOPTING THE TEXAS CITY INDUSTRIAL 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 Texas City Industrial Development Corporation, duly held on April 1, 2021, a general discussion was held concerning the proposed 2020-2021 Budget of the Texas City Industrial Development Corporation.

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

SECTION 1: The Board of Directors of the Texas City Industrial Development Corporation hereby approves the 2020-2021 Fiscal Year Budget, for the Texas City Industrial 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
Texas City Industrial Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Industrial Development Corporation

**T.C. INDUSTRIAL DEVELOPMENT CORP.
REVENUES & EXPENDITURES
FUND 804**

**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: 804-000					
48802	INTEREST INCOME	2,085	1,000	1,300	1,000
*OTHER REVENUES		2,085	1,000	1,300	1,000
TOTAL REVENUES		2,085	1,000	1,300	1,000
EXPENDITURES: 804-050					
51XXX	SALARIES AND BENEFITS	-	52,000	52,000	52,000
*SALARIES & BENEFITS		-	52,000	52,000	52,000
52660	OFFICE SUPPLIES	-	-	-	-
*MATERIALS & SUPPLIES		-	-	-	-
53680	PROFESSIONAL FEES	-	-	-	-
*CONTRACTUAL SERVICES		-	-	-	-
TOTAL EXPENDITURES		-	52,000	52,000	52,000
EXCESS OF REVENUES OVER(UNDER) EXPENDITURES		2,085	(51,000)	(50,700)	(51,000)
FUND BALANCE-BEGINNING OF YEAR		120,232	122,317	122,317	71,617
FUND BALANCE-END OF YEAR		\$ 122,317	\$ 71,317	\$ 71,617	\$ 20,617