

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

May 4, 2022 - 3:00 PM
CITY HALL CONFERENCE 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. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. Consider Approval of the April 6, 2022 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Discuss and consider approval of the sale of TCEDC owned property located at 2129 7th Avenue North to Brenda and Donald Allen Poole
 - b. Discuss and consider for approval the purchase of property located at 2609 Texas Avenue from Brenda and Donald Allen Poole
 - c. Discuss and consider for approval a resolution, approving the abatement and demolition of two commercial structures located at 801 Texas Avenue and 723 Texas Avenue
7. UPDATES AND REPORTS
 - a. Texas City EDC Staff Update
 - b. Small Business Development Center Update

- c. Texas City La Marque Chamber of Commerce Update
- d. 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 _____, 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: 05/04/2022

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the April 6, 2022 Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

APRIL 6, 2022

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met April 6, 2022, 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 3:02 p.m. by Mark Ciavaglia with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

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

Absent: Brandi Peterson, Director

Staff Present: Jon Branson, Executive Director of Management Services
Darcie Valenzuela, City Staff
Garrett McLeod, City Staff
George Fuller, City Staff

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the March 2, 2022 Meeting Minutes.

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

Vote: 4 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(6) NEW BUSINESS

(A) Approve a Resolution Ratifying the Right of Way Easement Agreement with Kinder Morgan Tejas Pipeline LLC

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (B) Approve a Resolution Ratifying the Temporary Workspace and Access Agreement with Kinder Morgan Tejas Pipeline LLC

Motion by Director Bruce Clawson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (C) Discuss and Consider for Approval for Staff to Post an Invitation to Bid for the Maintenance and Mowing of all TCEDC Owned Properties

Motion by Vice-Chairperson Randy Dietel, Seconded by Mayor/ Director Dedrick D. Johnson

Vote: 4 - 0 CARRIED

- (D) Discuss and Consider for Approval the Sale of TCEDC Owned Property Located at 712 15th Avenue North to Mae Ella Budwine

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

Vote: 4 - 0 CARRIED

- (E) Discuss and Consider for Approval the Purchase of Property Located at 5 2nd Avenue North from Mae Ella Budwine

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (F) Discuss and Consider for Approval a Resolution for the Abatement and Demolition for 17 9th Street South

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

Vote: 4 - 0 CARRIED

- (G) Discuss and Consider for Approval a Resolution for the Removal of Underground Storage Tanks at 9407 Skyline Drive

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (H) Discuss and Consider for Approval a Business Owner Incentive Package Agreement with Erin Clymer for Species Gym Located at 702 9th Avenue North

Motion by Director Bruce Clawson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (I) Discuss and Consider for Approval of an Unimproved Property Agreement for a TCEDC Owned Parcel at the Intersection of 9th Avenue and 9th Street with Bryan Springer

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

(7) UPDATES AND REPORTS

- (A) Texas City EDC Staff Update

Garrett McLeod gave a brief update on the TCEDC Strategic Plan.

(8) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:32 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 05/04/2022

Discuss and Consider property located at 2129 7th Avenue North to Brenda and Donald Allen Poole

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

- a. Texas City residents Brenda and Donald Poole currently reside at 2609 Texas Avenue located within the IBD Zoning District.
- b. Mr. and Mrs. Poole have been working with the Texas General Land Office to have a new home constructed outside of the bounds of the IBD.
- c. The Texas City Economic Development Corporation maintains a portfolio of single family residential properties for the purposes of relocating residents out of the IBD.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

Staff Report Sale of TCEDC Land 2129 7th Avenue N

Special Warranty Deed 2129 7th Avenue North

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2022-13

A RESOLUTION APPROVING THE SALE OF TEXAS CITY ECONOMIC DEVELOPMENT PROPERTY LOCATED AT 2129 7TH AVENUE NORTH TO BRENDA AND DONALD ALLEN POOLE; 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 May 4, 2022, a general discussion was held concerning the sale of Texas City Economic Development Corporation property located at 2129 7th Avenue North to Brenda and Donald Allen Poole; and

WHEREAS, Brenda and Donald Allen Poole are currently located at 2609 Texas Avenue, located within the IBD Zoning District. The sale of the above mentioned property will allow Brenda and Donald Allen Poole to relocate outside of the bounds of the IBD; and

WHEREAS, City staff recommends that the TCEDC sale of this property for a full payment of \$10.00.

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 3rd day of May 2022.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



Staff Report

May 4, 2022

Texas City Economic Development Corporation

Subject: Discuss and consider approval of the sale of TCEDC owned property located at 2129 7th Avenue North to Brenda & Donald Allen Poole

I. **Background**

- a. Texas City residents Brenda and Donald Poole currently reside at 2609 Texas Avenue located within the IBD Zoning District.
- b. Mr. and Mrs. Poole have been working with the Texas General Land Office to have a new home constructed outside of the bounds of the IBD.
- c. The Texas City Economic Development Corporation maintains a portfolio of single family residential properties for the purposes of relocating residents out of the IBD.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a sale of TCEDC owned property to Brenda and Donald Poole

III. **Recommendation**

- a. Approve the Sale of TCEDC Owned Property at 2129 7th Avenue North to Brenda and Donald Poole

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

GRANTOR:

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: Mark Ciavaglia
Title: CHAIRMAN

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this _____ day of _____, 2022, 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:
BRENDA & DONALD ALLEN POOLE
2609 Texas Avenue
Texas City, Texas 77590

AFTER RECORDING, RETURN TO:
BRENDA & DONALD ALLEN POOLE
2609 Texas Avenue
Texas City, Texas 77590

TCEDC Agenda

6. b.

Meeting Date: 05/04/2022

Discuss and consider property located at 2609 Texas Avenue from Brenda and Donald Allen Poole

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

- a. Texas City residents Brenda & Donald Poole currently reside at 2609 Texas Avenue located within the IBD Zoning District.
- b. Mr. and Mrs. Poole have been working with the Texas General Land Office to have a new home constructed outside of the bounds of the IBD.
- c. Mr. and Mrs. Poole have agreed to sell their current property located at 2609 Texas Avenue to the Texas City Economic Development Corporation.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

- Resolution
 - Staff Report Purchase of Property 2609 Texas Avenue
 - Special Warranty Deed 2609 Texas Avenue
-

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2022-14

A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED AT 2609 TEXAS AVENUE FROM BRENDA AND DONALD ALLEN POOLE; 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 May 4, 2022, a general discussion was held concerning the purchase of property located at 2609 Texas Avenue from Brenda and Donald Allen Poole.

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 4th day of May 2022.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY

Texas City Economic Development Corporation



Staff Report

May 4, 2022

Texas City Economic Development Corporation

Subject: Discuss and consider approval of the purchase of property located at 2609 Texas Avenue from Brenda and Donald Allen Poole

I. **Background**

- a. Texas City residents Brenda & Donald Poole currently reside at 2609 Texas Avenue located within the IBD Zoning District.
- b. Mr. and Mrs. Poole have been working with the Texas General Land Office to have a new home constructed outside of the bounds of the IBD.
- c. Mr. and Mrs. Poole have agreed to sell their current property located at 2609 Texas Avenue to the Texas City Economic Development Corporation.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a purchase of property from Brenda & Donald Poole

III. **Recommendation**

- a. Approve the purchase of property from Brenda & Donald Poole located at 2609 Texas Avenue

IV. **Fiscal Impact Report**

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

V. **Economic Impact**

- a. Further advances the initiative of removing residents from with the IBD Zoning District.

Respectfully Submitted,

Garrett C. McLeod
Economic Development Director

GRANTOR:

BRENDA & DONALD ALLEN POOLE

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

 This instrument was acknowledged before me on this ___ day of _____, 2022, by
_____, _____ of **BRENDA AND DONALD ALLEN POOLE**.

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

TCEDC Agenda

6. c.

Meeting Date: 05/04/2022

Discuss and consider abatement and demolition of 801 Texas Avenue and 723 Texas Avenue

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

- a. 801 Texas Avenue is currently a vacant quonset hut that has fallen into disrepair.
- b. 723 Texas Avenue currently possesses the remnants of a commercial building, allowing the property to become unsightly.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

801 & 723 Staff Report

801 & 723 Texas Avenue Bid

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2022-15

A RESOLUTION APPROVING THE DEMOLITION AND ABATEMENT OF TWO COMMERCIAL STRUCTURES LOCATED AT 801 AND 712 TEXAS AVENUE, 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 May 4, 2022, a general discussion was held concerning the demolition and abatement of two commercial structures located at 801 and 712 Texas Avenue, Texas City, Galveston County, Texas; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approves an amount not to exceed \$16,900.00 to demolish two commercial structures located at 801 and 712 Texas Avenue, 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 two commercial structures located at 801 and 712 Texas Avenue, Texas City, Galveston County, Texas for an amount not to exceed \$16,900.00.

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 4th day of May 2022.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY

Texas City Economic Development Corporation



Staff Report

May 4, 2022

Texas City Economic Development Corporation

Subject: Consideration of a Resolution, Approving the abatement and demolition of two commercial structures located at 801 & 723 Texas Avenue

I. **Background**

- a. 801 Texas Avenue is currently a vacant quonset hut that has fallen into disrepair.
- b. 723 Texas Avenue currently possesses the remnants of a commercial building, allowing the property to become unsightly.

II. **Current Situation**

- a. The Economic Development Corporation is requested to consider approval of a Resolution authorizing the abatement and demolition of 801 & 723 Texas Avenue
- b. The Resolution states that the Texas City Economic Development Corporation is approving an amount for this project will be \$16,900, for the purposes of this project.

III. **Recommendation**

- a. Approve the Resolution for the abatement and demolition of 801 & 723 Texas Avenue.

IV. **Fiscal Impact Report**

- a. Staff: Garrett McLeod
- b. Funding Source: TCEDC
- c. Cost: \$16,900

V. **Economic Impact**

- a. Enhances property values, safety, and aesthetics along Texas Avenue.

Respectfully Submitted,

Garrett C. McLeod
Economic Development Director



SETX Environmental, Inc.
Db: ASE Services
Environmental Consulting & Testing
Asbestos - Mold - Lead - ESA's

April 12, 2022

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

RE: Proposal Review for Abatement & Demolition
Vacant Quonset Hut & Remnants of Building
801 Texas Avenue & 723 Texas Avenue
Texas City, Texas 77590

Dear George:

Pursuant to your request, **ASE Services** has reviewed the demolition proposals as submitted on April 12, 2022, for the subject projects. Three qualified contractors were solicited and submitted proposals which ranged from a total low bid of \$16,900.00 to a total high bid of \$26,760.00.

The apparent low bid was submitted by AAR, Inc. at the proposed total cost of \$16,900.00 (\$13,900.00 for 801 Texas Avenue and \$3,000.00 for 723 Texas Avenue. AAR has completed quite a few projects for the city in the past with no major problems and was recently awarded the demolition of 17 9th Street South. (Bid Tabulation Sheet attached).

AAR was contacted and confirmed the scope of work for each project, number of workdays and further stated they had no issues going forward with the work as specified.

Based on our review of the proposals submitted and AAR's experience with the City, ASE Services has found no objections with Texas City EDC awarding the contracts for the demolition of the Vacant Quonset Hut at 801 Texas Avenue and the Remnants of the Building at 723 Texas Avenue to AAR, Inc. in the total amount of \$16,900.00.

The projects can be scheduled and notifications to the State submitted upon written authorization to proceed and issuance of a separate purchase orders from the City of Texas City.

Should there be any questions, please do not hesitate to contact me at (409) 916-2383 or by email at srwev51@yahoo.com.

Sincerely yours,
ASE SERVICES

A handwritten signature in black ink, appearing to read 'Stephen R. Wev', written over the printed name 'ASE SERVICES'.

Stephen R. (Randy) Wev

Attachment: Bid Tabulation Sheet



SETX Environmental, Inc.
Dbas: ASE Services
Environmental Consulting & Testing
Asbestos - Mold - Lead - ESA's

BID TABULATION
Texas City EDC
DEMOLITION OF QUONSET HUT BLDG & DEMO IN PLACE OF REMNANTS OF BUILDING
ASE Project Nos. 22-097 & 22-099
801 Texas Avenue & 723 Texas Avenue, Texas City, TX 77590
Bid Date: April 12, 2022, by 2:00 pm

CONTRACTOR	RECPT OF ADDENDA NO. 1	DEMOLITION OF 801 TEXAS AVENUE (BASE BID)	DEMOLITION OF 723 TEXAS AVENUE (ALT NO. 1)	TOTAL BID BOTH PROJECTS	REMARKS
AAR, INC.	YES	\$13,900.00	\$3,000.00	\$16,900.00	
INLAND ENVIRONMENTS	YES	\$18,880.00	\$7,880.00	\$26,760.00	
KENNEDY DEMOLITION	YES	\$15,835.00	\$8,380.00	\$24,215.00	

PROPOSALS SUBMITTED BY EMAIL DIRECTLY TO TEXAS CITY. TC IN TURN FORWARDED TO ASE FOR REVIEW

TCEDC Agenda

7. a.

Meeting Date: 05/04/2022

Texas City EDC Staff Update

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

7. b.

Meeting Date: 05/04/2022

Small Business Development Center Update

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

7. c.

Meeting Date: 05/04/2022

Texas City La Marque Chamber of Commerce Update

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

7. d.

Meeting Date: 05/04/2022

Texas City ISD Update

Submitted By: Garrett McLeod, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED
