

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

AMENDED AGENDA

JANUARY 27, 2023 - 3:30 P.M.

CITY HALL COUNCIL 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 November 16, 2022 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
  - a. Consider and take action on Resolution No. 2023-01, ratification of the abatement and demolition of a structure located at 623 4th Avenue North, Texas City, Texas.
7. EXECUTIVE SESSION
  - a. Section 551.072 - Deliberation Regarding Real Property - Deliberations regarding the sale, purchase, lease, or exchange of real properties.
8. NEW BUSINESS- CONT.

- a. Consider and take action on Resolution No. 2023-02, approving the sale, purchase, lease, or exchange of real properties.

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 JANUARY 24, 2023 PRIOR TO 8:30 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:** 01/27/2023

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider Approval of the November 16, 2022 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

NOVEMBER 16, 2022 - 3:00 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on November 16, 2022, 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 3:00 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  
Larry Edrozo, Director  
Bruce Clawson, Director  
Laura Boyd, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services  
Rhomari Leigh, Board Secretary  
George Fuller, City Staff  
Jennifer Monroe, City Staff

Attendees: Amy Reid, Advisor

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the September 21, 2022, TCEDC Meeting Minutes.

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

**Vote:** 5 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(6) NEW BUSINESS

- (a) Consider and take action on the election of Officers and Oath of Officers.

The Board unanimously voted to keep Mark Ciavaglia as Chairperson and Randy Dietel as Vice-Chairperson.

Rhomari Leigh, Board Secretary, performed the Oath of Office.

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

**Vote:** 5 - 0 CARRIED

- (b) Consider and take action on Resolution No. 2022-26, approving the actions of the board for the 2021-2022 fiscal year.

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

**Vote:** 5 - 0 CARRIED

- (c) Consider and take action on Resolution No. 2022-27, approval of professional services agreement with Clark Condon to develop plans and specifications for the 6th Street Park.

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

**Vote:** 5 - 0 CARRIED

- (d) Consider and take action on Resolution No. 2022-28, approving the demolition of the building located at 901, 5th Avenue, Texas City, Galveston County, for an amount not to exceed \$30,000.00.

Motion by Director Larry Edrozo, Seconded by Director Bruce Clawson

**Vote:** 5 - 0 CARRIED

- (e) Consider and take action on Resolution No. 2022-29, approving the demolition of a building located at 1460 Hwy 146, Texas City, Galveston County, for an amount not to exceed \$50,000.00.

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

**Vote:** 5 - 0 CARRIED

- (f) Consider and take action on Resolution No. 2022-30, approving the demolition of the building located at 204 Hwy 146 South, Texas City, Galveston County, for an amount not to exceed \$10,000.00.

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

**Vote:** 5 - 0 CARRIED

- (g) Consider and take action on Resolution No. 2022-31, implementing a new Design Engineering Program for the 6th Street Revitalization District.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Larry Edrozo to table this item for further research.

**Vote:** 5 - 0 CARRIED

- (h) Consider and take action on Resolution No. 2022-32, approving the sale of the property located at 2415, 22nd Avenue North, in Texas City, Galveston County.

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

**Vote:** 5 - 0 CARRIED

(7) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:20 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:** 01/27/2023

Ratification of the abatement and demolition of a structure located at 623 4th Avenue North, Texas City, Texas.

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

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### **ACTION REQUEST (Brief Summary)**

Consideration and possible action regarding the ratification of the abatement and demolition of a structure located at 623 4<sup>th</sup> Avenue North, Texas City, Texas.

### **BACKGROUND**

In October 2022, the Texas City Municipal Court issued an abatement order for a vacant one-story commercial building in substandard condition located at 623 4th Avenue North, Texas City, Texas, based on information provided by Neighborhood Improvement Services (NIS).

After receiving the abatement order, the Texas City Economic Development Corporation contracted with ASE Services to conduct an asbestos survey as due diligence for future demolition. Subsequently, ASE released a Request for Proposal (RFP) to a list of qualified abatement/demolition contractors.

A total of three (3) bids were received. The apparent low bid was submitted by Inland Environments, Ltd. At the proposed cost for both abatement and demolition of \$32,580.00 (bid tabulation sheet and proposal attached).

Inland Environments, Ltd. has completed projects for the City in the past with no major concerns. Inland was contacted and confirmed the scope of work and number of workdays associated with the project, and further stated they were comfortable with and able to perform the work as specified. Based on their review of the proposals submitted, ASE found no objections with awarding the contract for the abatement/demolition of the structure detailed above to Inland Environments, Ltd.

Funds are appropriated for the demolition of substandard structures in the Texas City Economic Development Corporation budget (801-050-53110).

### **ANALYSIS**

The abatement and demolition of 623 4<sup>th</sup> Avenue North, Texas City, Texas was initiated on January 23, 2023, and is now substantiality complete. Staff therefore, recommends approval of the ratification of the abatement and demolition of the structure located at 623 4<sup>th</sup> Avenue North in Texas City, Texas.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Bid Tab/Recommendation Letter

Photo 1

Photo 2

Photo 3

Resolution

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

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December 29, 2022

George Fuller  
**Texas City Economic Development Corporation**  
1801 9<sup>th</sup> Avenue North  
Texas City, Texas 77590

RE: Proposal Review for Abatement & Demolition  
**One Story Commercial Building**  
**623 4<sup>th</sup> Avenue North**  
Texas City, Texas 77590

Dear George:

Pursuant to your request, **ASE Services** has reviewed the abatement/demolition proposals as submitted on December 28, 2022, for the subject project. Three qualified contractors were solicited and submitted proposals which ranged from a total low bid of \$32,580.00 to a total high bid of \$48,800.00.

**The apparent low bid was submitted by Inland Environments, Ltd. at the proposed cost for both abatement and demolition of \$32,580.00 (Bid Tabulation Sheet and Inland proposal attached). Inland has completed quite a few projects for the city in the past with no major problems.**

**Inland was contacted and confirmed the scope of work, 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 Inland's experience with the City, ASE Services has found no objections with Texas City EDC awarding the contract for the abatement/demolition of the Vacant One Story Commercial Building located at 623 4<sup>th</sup> Avenue North to Inland Environments, Ltd. in the total amount of \$32,580.00.**

The project can be scheduled and notification to the State submitted upon written authorization to proceed and issuance of purchase orders to Inland and ASE 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 'Randy Wev', is written over the printed name 'ASE SERVICES'.

Stephen R. (Randy) Wev

Attachment: Bid Tabulation Sheet  
Inland Proposal



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

**BID TABULATION**  
**Texas City EDC**  
**ABATEMENT/DEMOLITION OF VACANT COMMERCIAL BUILDING**  
**ASE Project No. 22-292-1**  
**623 4<sup>th</sup> Avenue North, Texas City, TX 77590**  
**Bid Date: December 28, 2022, by 2:00 pm**

CONTRACTOR	RECPT OF ADDENDA NO. 1	ASBESTOS ABATEMENT	DEMOLITION	TOTAL BASE BID COST	REMARKS
AAR, INC.	N/A	\$19,250.00	\$23,300.00	\$42,500.00	
<b>INLAND ENVIRONMENTS</b>	<b>N/A</b>	<b>\$9,450.00</b>	<b>\$23,230.00</b>	<b>\$32,580.00</b>	
SITEK-OMNI	N/A	\$14,800.00	\$34,000.00	\$48,800.00	

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

SECTION 00300  
BID FORM

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

Date: 12/23/2022

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

Inland Environments, Ltd.

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

A Partnership consisting of:

Lori Landrey & Jed Landrey

or an Individual trading as:

having principal offices in the City of: Porter

hereby proposes to furnish labor and materials and perform all asbestos abatement and 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.**

Project Name: Asbestos Abatement/Demolition of One Story Commercial Building

Addresses: 623 4<sup>th</sup> Avenue North, Texas City, Texas

ASE Project No. 22-292-1

In accordance with Contract Documents dated December 19, 2022  
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:** The BIDDER herewith submits the following lump sum price for:

- a. Asbestos Abatement and Demolition of the One Story Vacant Commercial Building Property located at 623 4<sup>th</sup> Avenue North in Texas City, Texas as specified:

Thirty Two Thousand, Five Hundred Eighty Dollars (\$ 32,580.00 )

Abatement \$ 9,450.00 Demolition \$ 23,130.00

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 asbestos abatement and demolition in the number of work days specified in Sections 02080 and 02222 or submits more aggressive schedules as proposed below:

**BASE BID** (623 4<sup>th</sup> Avenue North)

Abatement 3 work days vs 5 work days specified

Demolition 8 work days vs 8 work days specified

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

- a. Additional Asbestos Mobilization \$ 850.00 each
- b. Additional Demolition Mobilization \$ 1,650.00 each
- c. Abatement of Sheetrock Ceilings with ACM texture \$ 3.75 / s.f.
- d. Abatement of Sheetrock Walls with ACM texture \$ 3.75 / s.f.
- e. Abatement of ACM Floor Tile with ACM Mastic \$ 2.85 /s.f.
- f. Abatement of ACM Residual Floor Mastic \$ 2.00 /s.f.
- g. Abatement of ACM Exterior transite soffit \$ 2.50 /s.f.

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.

Inland Environments, Ltd.  
Name of Bidder

  
Signature of the Authorized Person

Jcd Landrey  
The Name in Print

P. O. Box 6751, Kingwood, TX 77325  
Business Address

281-354-7500  
Phone Number

**ADDENDA:** The BIDDER acknowledges receipt of Addenda Numbers: \_\_\_\_\_

**LIQUIDATED DAMAGES:** The CITY OF TEXAS CITY may elect to assign \$1,000.00 a day liquidated damages should the abatement project extend beyond the completion date established in the contract and further agrees to absorb all fees of ENVIRONMENTAL CONSULTANT should asbestos abatement extend beyond that scheduled in Section 02080 or as 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: Inland Environments, Ltd.

Mailing Address P. O. Box 6751, Kingwood, TX 77325

By (Legal Signature)

Name Typed Jed Landrey

Title Vice President

Corporation number (if applicable)

DATA ON BIDDER

Abatement Contractor's Name (if different) and License Number Lic. #800685

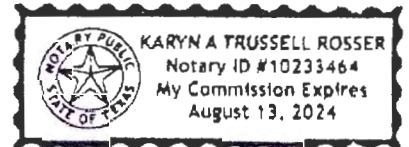
\*Lori Landrey, President, 6315 S. Royal Point Dr., Kingwood, TX 77345

\*Jed Landrey, Vice President, 6315 S. Royal Point Dr., Kingwood, TX 77345

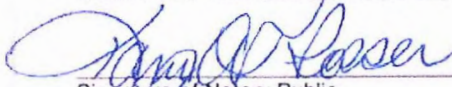
\*If a partnership, list partners and their addresses. If a corporation, type in corporate number. If bid is signed by someone other than the president or a vice-president, attach written authority to bind the corporation. If an individual, then so state. Any modification to a bid shall be over the initials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

STATE OF: Texas

COUNTY OF: Montgomery



SWORN TO AND SUBSCRIBED BEFORE ME, THIS 23 DAY OF December, 2022.

  
Signature of Notary Public

Karyn A Trussell-Rosser  
Printed Name of Notary Public

END OF PROPOSAL

**CORTEZ**  
CUSTOM CONCEPTS







**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2023-01**

**A RESOLUTION APPROVING THE DEMOLITION AND ABATEMENT OF A STRUCTURE LOCATED AT 623, 4TH AVENUE NORTH, TEXAS CITY, GALVESTON COUNTY, TEXAS; 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 (“TCEDC”), duly held on January 27, 2023, a general discussion was held concerning the demolition and abatement of a structure located at 623, 4th Avenue North, Texas City, Galveston County, Texas; and

**WHEREAS**, it is proposed that the Texas City Economic Development Corporation awards a bid and approves a contract with Inland Environments, Ltd. for an amount not to exceed \$32,580.00 to demolish and abate a structure located at 623, 4th Avenue North, 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 awards a bid and approves a contract with Inland Environments, Ltd. for an amount not to exceed \$32,580.00 to demolish and abate a structure located at 623, 4th Avenue North, Texas City, Galveston County, Texas.

**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 27th day of January 2023.**

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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**

**7. a.**

**Meeting Date:** 01/27/2023

Section 551.072 - Deliberation Regarding Real Property - Deliberations regarding the sale, purchase, lease, or exchange of real properties

**Submitted For:** Jon Branson, Management Services

**Submitted By:** Jon Branson, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Section 551.072 - Deliberation Regarding Real Property - Deliberations with the City Attorney regarding the sale, purchase, lease, or exchange or real properties.

**BACKGROUND**

**ANALYSIS**

Discussion with City Attorney.

**ALTERNATIVES CONSIDERED**

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**TCEDC Agenda**

**8. a.**

**Meeting Date:** 01/27/2023

Consideration and Possible Action - Regarding the sale, purchase, lease, or exchange of real properties

**Submitted For:** Jon Branson, Management Services

**Submitted By:** Jon Branson, Management Services

**Department:** Management Services

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**ACTION REQUEST (Brief Summary)**

Consideration and Possible Action - Regarding the sale, purchase, lease, or exchange of real properties.

**BACKGROUND**

**ANALYSIS**

Consideration and Possible Action.

**ALTERNATIVES CONSIDERED**

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