

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 3, 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 April 6, 2023 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Consider and take action on Resolution No. 2023-11, authorizing the transfer of property identified as ID No. 226284 as further described as GEOID 7030-0374-0004-000, a 0.17 acre tract located in the 800 Block of 15 Avenue in Texas City, to Ms. Graciela Cabrera, which will allow her to participate in the Texas General Land Office's Home Assistance Program.
 - b. Consider and take action on Resolution No. 2023-12, approving an easement on property owned by the Texas City Economic Development Corporation, with an option to purchase currently held by Meritage Homes of Texas, LLC.
7. UPDATES AND REPORTS

- a. Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update

- b. City of Texas City Staff 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 APRIL 28, 2023 PRIOR TO 3:30 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: 05/03/2023

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the April 6, 2023 Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

APRIL 6, 2023 - 3:30 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on April 6, 2023, at 3:30 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 3:31 p.m. by Chairperson 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
Lawrence Edrozo, Director
Bruce Clawson, Director

Absent: Laura Boyd, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, Board Secretary
Kyle Dickson, City Attorney

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the March 15, 2023 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) EXECUTIVE SCESSION

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

The Board entered into Executive Session at 3:34 p.m.
The Board entered back into Regular Session at 4:32 p.m.

(7) NEW BUSINESS

- (a) Consider and take action on Resolution No. 2023-06, approving a sublease at 522 6th Street North to Songwriters Across Texas LLC-Big Easy Saloon #3.

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

Vote: 5 - 0 CARRIED

- (b) Consider and take action on Resolution No. 2023-07, authorizing an incentive agreement between the Texas City Economic Development Corporation and Georgia Barzilay (Karat Creations Jewelry) for the purpose of improving existing awnings.

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

Vote: 5 - 0 CARRIED

- (c) Consider and take action on Resolution No. 2023-08, authorizing the subdivision of approximately 0.73 acres of property identified by GCAD ID 224789.

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

Vote: 5 - 0 CARRIED

- (d) Consider and take action on Resolution No. 2023-09, leasing the EDC-owned property located at 411 6th Street to Texas City Martial Arts and Fitness.

Motion by Director Lawrence Edrozo, Seconded by Director Bruce Clawson

Vote: 5 - 0 CARRIED

- (e) Consider and take action on Resolution No. 2023-10, ratification of a ground lease agreement between the Texas City Economic Development Corporation and Sara Nix d/b/a Sara's Café, a Mobile Food Unit.

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

Vote: 5 - 0 CARRIED

(8) UPDATES AND REPORTS

(a) Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update

(b) City of Texas City Staff Update

(9) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

(10) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:30 P.M. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 05/03/2023

Authorize Transfer of Property to Graciela Cabrera for Participation in the General Land Office Home Assistance Program

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Authorize transfer of property identified as ID No. 226284 as further described as GEOID 7030-0374-0004-000, a 0.17 acre tract located in the 800 Block of 15 Avenue in Texas City, to Ms. Graciela Cabrera, which will allow her to participate in the Texas General Land Office's Home Assistance Program.

BACKGROUND

On September 21, 2022, the TCEDC Board Authorized approval of a land swap between the TCEDC and Mrs. Graciela Cabrera. Unknown by the City, Ms. Cabrera was unable to provide the General Land Office satisfactory documentation of ownership of her existing property located at 1, 35th Street South, and was subsequently dropped from the Home Assistance Program. As stated previously, this was unknown to the City, therefore, staff proceeded with the TCEDC approved land swap and on December 16, 2023, the TCEDC swapped property with Ms. Cabrera whereby, the TCEDC took ownership of her property located at 1, 35 Street South, and Ms. Cabrera took ownership of the property located at 2129, 7th Avenue North.

The proposed action would allow Ms. Cabrera to participate in the General Land Office's Home Assistance Program at the new tract and would allow the General Land Office to finalize their transaction with another Home Assistance Program participant at the 2129, 7th Avenue North location.

ANALYSIS

Staff recommends approval of the proposed land transfer to Ms. Cabrera.

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2023-11

A RESOLUTION AUTHORIZING A TRANSFER OF PROPERTY IDENTIFIED AS ID NO. 226284, AS FURTHER DESCRIBED AS GEOID 7030-0374-0004-000, A 0.17 ACRE TRACT LOCATED IN THE 800 BLOCK OF 15 AVENUE IN TEXAS CITY, TEXAS, GALVESTON COUNTY, TO MS. GRACIELA CABRERA; 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 3, 2023, a general discussion was held concerning the authorization of a transfer of property identified as ID No. 226284 as further described as GEOID 7030-0374-0004-000, a 0.17-acre tract located in the 800 Block of 15 Avenue in Texas City, to Ms. Graciela Cabrera to Ms. Graciela Cabrera; and

WHEREAS, upon execution of the transfer, the General Land Office will build a new home for Ms. Cabrera through their Home Assistance Program.

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 authorizes a transfer of property identified as ID No. 226284 as further described as GEOID 7030-0374-0004-000, a 0.17-acre tract located in the 800 Block of 15 Avenue in Texas City, to Ms. Graciela Cabrera to Ms. Graciela Cabrera.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the transfer 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 2023.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. b.

Meeting Date: 05/03/2023

Discussion regarding an easement on TCEDC property w/ an option to purchase by Meritage Homes of Texas, LLC.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Discussion regarding granting an easement on property owned by the Texas City Economic Development Corporation, with an option to purchase currently held by Meritage Homes of Texas, LLC.

BACKGROUND

Meritage Homes of Texas, LLC owns 66 acres of land located west of Century Boulevard, above the Mall of the Mainland property. The property was purchased from the Texas City Economic Development Corporation for the purpose of constructing a residential development. Meritage currently has the option to purchase a third piece of property adjacent to their existing land, and the purchase price for the third piece of property (approximately 35.5 acres) is \$1,171,500.00.

Independent of the Meritage development, the City's Planning and Engineering Department is obtaining a right-of-way for a 24-foot force main project, which will provide wastewater service to a significant area of the west side of Texas City.

The property identified for the project is located on the TCEDC-owned property which Meritage has an option to purchase through January 2024. Per the option agreement, Meritage must consent to the easement.

Via the City's acquisition agent, Meritage stated that the financial impact of the easement to their potential development on the 35.5-acre tract would be \$75,000. The City's acquisition agent suggested that – instead of making a direct payment to Meritage – the City deduct the cost from the purchase price of the third piece of property. This would require an amendment to the option agreement, reducing the purchase price by \$75,000.

Staff is in support of this action as it would lessen the possibility of negative fiscal impact to the City.

ANALYSIS

Approve an amendment to the option agreement between TCEDC and Meritage Homes of Texas, LLC, reducing the purchase price by \$75,000, and authorize the easement on the TCEDC-owned land to the City of Texas City.

ALTERNATIVES CONSIDERED

Attachments

Resolution
attachment

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2023-12

A RESOLUTION GRANTING AN EASEMENT ON PROPERTY OWNED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, WITH AN OPTION TO PURCHASE CURRENTLY HELD BY MERITAGE HOMES OF TEXAS, LLC.; 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 3, 2023, a general discussion was held granting an easement on property owned by the Texas City Economic Development Corporation, with an option to purchase currently held by Meritage Homes of Texas, LLC.; and

WHEREAS, an amendment to the option agreement between TCEDC and Meritage Homes of Texas, LLC, is required to reduce the purchase price by \$75,000.00, and authorize the easement on the TCEDC-owned land to the City of Texas City.

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 , an amendment to the option agreement between TCEDC and Meritage Homes of Texas, LLC, is required to reduce the purchase price by \$75,000.00, and authorize the easement on the TCEDC-owned land to the City of Texas City.

SECTION 2: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 3rd day of May 2023.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

EXHIBIT "A"

DEPICTION OF THE LAND

The Land is outlined below in green.

