

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2023-17

A RESOLUTION RATIFYING TWO EASEMENTS ON PROPERTY OWNED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, WHICH ARE REQUIRED BY THE CITY OF TEXAS CITY FOR THE FORCE MAIN PROJECT TO PROVIDE SANITARY SEWER SERVICE TO THE NORTHERN AND WESTERN AREAS OF THE CITY; 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 July 5, 2023, a general discussion was held to ratify two easements on property owned by the Texas City Economic Development Corporation, which are required by the City of Texas City for the Force Main Project to provide sanitary sewer service to the northern and western areas of the City; and

WHEREAS, Parcel 11: 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. During the May 3, 2023, meeting of the EDC, the Board authorized an easement to the City of Texas City on TCEDC-owned property located immediately below the 66-acre area, within a 35.5-acre piece of property that Meritage had the option to purchase for a 2.5-year time period after their initial purchase. The Board approved an amendment to the option agreement, reducing the purchase price by \$75,000. Following the easement authorization, staff took a closer look at the option agreement with Meritage and determined that their deadline to purchase the 35.5-acre tract had lapsed. Therefore, the Board is being asked to ratify the current easement to the City of Texas City, with the understanding that no financial consideration with Meritage Homes of Texas, LLC is required.

WHEREAS, Parcel 9B: The EDC owns a second piece of property (GCAD ID 228688) in the vicinity of the first easement. The property, which measures 0.4970 acres, is also required for the Force Main project. An agreement to grant the easement was signed on May 18, 2023, by the TCEDC Chairperson to facilitate the project. The Board is being asked to ratify the easement for Parcel 9B.

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 ratifies ratify two easements on property owned by the Texas City Economic Development Corporation, which are required by the City of Texas City for the Force Main Project to provide sanitary sewer service to the northern and western areas of the 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 5th day of July 2023.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation