

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

AUGUST 16, 2023 - 3:30 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met August 16, 2023, at 3:30 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 3:30 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
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Bruce Clawson, Director

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, Board Secretary
Ryan McClellan, City Staff
Kim Golden, City Staff
Titilayo Smith, City Staff
Ariel Callis, City Staff

Attendees: Melissa Duarte, Advisor
Carla Voelkel, Advisor

(3) CONFLICT OF INTEREST DECLARATION

(4) Consider Approval of the July 5, 2023 TCEDC Meeting Minutes.

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

Vote: 3 - 0 CARRIED

(5) PUBLIC COMMENTS

Henry Gomez, resident, asked the Board how much of the EDC's budget is derived from ad valorem taxes.

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2023-18, establishing a business incentive grant program for new or existing businesses located within the city limits of Texas City, Texas.

Kristin Edwards, Director of Economic Development, proposed a business incentive grant program to provide existing businesses within the City of Texas City with up to \$5,000 in grant assistance. In addition to contact and staffing/budget information, eligible businesses would be required to provide proof of operation of at least one (1) year and demonstrate the need for assistance. This grant would be issued up to two (2) times per fiscal year, based on need.

Motion by Vice-Chairperson Randy Dietel, Seconded by Mayor/ Director Dedrick D. Johnson to table this resolution for further research.

- (b)** Discussion and possible action on Resolution No. 2023-19, entering into a leasing agreement of EDC-owned property located at 413 6th Street to The Gilded Gecko.

Kristin Edwards, Director of Economic Development, recommended a one-year lease agreement between the EDC and George and Sherry O'Conner with monthly rent set at \$1,000. The lease would include two (2) options to renew the lease for an additional 12 months, with rent increasing to \$1,200 per month in year two and \$1,400 per month in year three, should the tenants exercise their option(s) to renew.

Motion by Vice-Chairperson Randy Dietel, Seconded by Mayor/ Director Dedrick D. Johnson to approve a lease agreement with The Gilded Gecko.

Vote: 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2023-20, establishing a landscaping incentive program for new or existing businesses located within the city limits of Texas City, Texas.

Kristin Edwards, Director of Economic Development, proposed a new incentive program to provide incoming or existing businesses with financial assistance for landscaping installation or improvements. This hybrid incentive/redevelopment program would benefit businesses throughout Texas City, especially those located in special purpose districts with landscaping standards, such as the Industrial Business District, the Gateway Overlay District, etc.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel to approve establishing a landscaping incentive program with stipulations.

Vote: 3 - 0 CARRIED

- (d)** Discussion and possible action for Resolution No. 2023-21, establishing a Chamber membership grant program for new or existing businesses located within the city limits of Texas City, Texas.

Kristin Edwards, Director of Economic Development, proposed a new incentive program to provide new or existing businesses with funding assistance to join the Texas City-La Marque Chamber of Commerce for one (1) year. This one-time grant would not exceed \$500 per

business. For awareness, the La Marque Economic Development Corporation has established a similar program, operating funding assistance to qualifying businesses in an amount not to exceed \$500 per business. A maximum of twenty (20) businesses would be eligible per year, or up to \$10,000 annually.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel to establish a Chamber membership grant program.

Vote: 3 - 0 CARRIED

(7) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:09 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____