

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 4, 2023 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met October 4, 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 3:32 p.m. by Mark Ciavaglia with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

Present: Mark Ciavaglia, Chairperson  
Dedrick D. Johnson, Mayor/ Director  
Teresa Poston, Director  
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Randy Dietel, Vice-Chairperson

Staff Present: Jon Branson, Executive Director of Management Services  
Kristin Edwards, Economic Development Director  
Rhomari Leigh, Board Secretary  
Ariel Callis, City Staff  
Ryan McClellan, Texas City  
George Fuller, Texas City

Attendees: Melissa Duarte, TCISD  
Henry Gomez, Resident

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the August 16, 2023 TCEDC Meeting Minutes.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Chairperson Mark Ciavaglia

**Vote: 3 - 0 CARRIED**

(5) PUBLIC COMMENTS

There were none.

**(6) NEW BUSINESS**

- (a)** Discussion and possible action on Resolution 2023-22, ratifying an agreement between the Texas City Economic Development Corporation and The Gilded Gecko for the purpose of providing signage.

Kristin Edwards stated that as of September 1, George and Sherry O'Conner d/b/a, The Gilded Gecko, leased 413 6th Street from the EDC, and repairs and improvements are underway before its grand opening. As the business needs new signage and door lettering, staff has obtained an estimate from TNT Signs to cover both needs. The estimate – with a total cost of \$875 – is provided for review. Staff verified with TNT that the lettering will meet all Texas City Fire Marshal requirements. Funds are available to support the incentive program in the EDC budget under Business Incentives (801-050-53111). If the Tenants vacate 413 6th Street after one (1) year, the Tenant has agreed to reimburse TCEDC for 50% of the total cost of sign installation and to reimburse 25% if vacating after two (2) years. To meet the timeline necessary to allow the business to open on schedule, George and Sherry O'Conner signed the agreement in September 2023.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Teresa Poston

**Vote:** 3 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2023-23, ratifying an agreement between the Texas City Economic Development Corporation and The Gilded Gecko for the purpose of providing exterior paint.

Kristin Edwards stated that Mr. and Mrs. O'Conner have chosen a color for the exterior portion of 413 6th Street, and staff met with the O'Conner's and a representative from Sherwin Williams to determine the amount of paint needed. A total cost estimate is forthcoming, but previous paint incentives have amounted to approximately \$150-\$200. To meet the timeline necessary to allow the business to open on schedule, Mr. and Mrs. O'Conner signed the paint incentive agreement in September.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Teresa Poston

**Vote:** 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2023-24, establishing a Business Incentive Grant (BIG) Program for new or existing businesses located within the city limits of Texas City, Texas.

Kristin Edwards stated that effective upon EDC approval, staff is proposing a Business Incentive Grant (BIG) Program to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance. Specifically, grants will be available at two levels: Tier 1 (with a maximum of \$5,000 in assistance) and Tier 2 (with a maximum of \$15,000 in assistance). To be eligible for a BIG allocation, businesses must provide proof of operation of at least one (1) year, demonstrate the need for assistance, and meet other requirements as detailed on the BIG Program application form. Eligible businesses must be located within the City limits of Texas City, must be located in a non-residential zone, and must be current on all taxes. Further, businesses may not be subject to any liens held by the City, may not be in violation of any provisions of the Texas City Code of Ordinances, and may not have received a grant from the City of Texas City within the previous 12 months. Staff is proposing that BIG Grants be issued in an amount not to exceed \$50,000 per fiscal year. This incentive program

would complement the existing efforts of the EDC to bolster economic development in the City of Texas City. The addition of this program would not negatively impact or change the proposed FY24 budget previously reviewed by the EDC.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Teresa Poston

**Vote:** 3 - 0 CARRIED

- (d) Discussion and possible action on Resolution No. 2023-25, ratification of an extension of an existing agreement with Air Products and Chemicals, Inc.

Jon Branson stated in October 2020, the TCEDC entered into an agreement (attached) with Air Products and Chemicals, Inc. (Air Products) to lease a parcel of property along Bay Street for a lay down yard to place materials and supplies for the Gulf Coast Ammonia Project. Due to supply chain issues and delays in the project, Air Products requested an extension of their initial lease for an additional ten months (1st extension attached). The initial term was for twenty-five (25) months ending on October 31st of 2022. The first extension was for ten (10) months and expired on August 31, 2023. They have now asked for a second extension to the lease due to a new project that will come on board in 2024. The second extension would be for a period of thirty-six (36) months. The new lease would become effective beginning the 1st day of September through August 31, 2026. There will be no rent due from Licensee to Licensor for the period of the 1st day of September 2023 until the 31st day of August 2024. During this first twelve-month time period, no work will be done on the site; however, Air Products will be responsible for maintenance and upkeep on the property. It is anticipated that work on a new project will begin in September of 2024. At that time, beginning September 1, 2024, the Licensee will pay the Licensor \$8,333 (USD) per month for the remaining term of the Second Lease Extension

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Teresa Poston

**Vote:** 3 - 0 CARRIED

(7) UPDATES AND REPORTS

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

- (b) City of Texas City Update

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:58 p.m. The meeting was adjourned.

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Board Secretary  
Texas City Economic Development Corporation

Date Approved: \_\_\_\_\_