

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

NOVEMBER 15, 2023 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met on November 15, 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
Randy Dietel, Vice-Chairperson
Dedrick D. Johnson, Mayor/ Director
Laura Boyd, Ex-Officio Member / Treasurer

Absent: Teresa Poston, Director
Vacant, Director

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

Attendees: Melissa Duarte, TCISD
Tim Culp, TC-LM Advisor
Carla Voelkel, DISD
Alexis Kopp
Jamie Louviere
Henry Gomez

(3) CONFLICT OF INTEREST DECLARATION

Mark Ciavaglia stated he has a conflict of interest on New Business item e.

(4) Consider Approval of the October 4, 2023, Meeting Minutes.

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

Vote: 3 - 0 CARRIED

(5) PUBLIC COMMENTS

Henry Gomez, resident, gave a public comment.

(6) NEW BUSINESS

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

Randy Dietel made a motion to appoint Mark Ciavaglia as Chairperson and Randy Dietel as Vice-Chairperson. The motion was seconded by Mayor Dedrick Johnson.

- (b)** Discussion and possible action on Resolution No. 2023-26, approving the actions of the board for the 2022-2023 fiscal year.

Our City Attorney has recommended this Resolution to validate the smaller items not budgetary in nature, or that typically do not need the Board's approval in a formal meeting, such as a change order under the allowable percentage of advertisement in a newspaper and approved within the budget.

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

Vote: 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2023-27, accepting a proposal from Generocity Services, Inc. (Choice Partners Contract No. 23/016MR-17), for renovation and improvements at the 6th Street business accelerator.

Kristin Edwards stated that since the purchase, staff has worked with contractor Generocity Services, Inc., as the Public Works Department recommended, to identify needed repairs and improvements to optimize the facility. After several site visits, the final repair proposal has been submitted for \$194,795.35. \$300,000 was included in the Economic Development Corporation's FY24 budget for building improvements and FFE (furniture, fixtures, and equipment). The proposal will leave available funding to purchase furniture and decor for the facility.

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

Vote: 3 - 0 CARRIED

- (d)** Discussion and possible action on Resolution No. 2023-28, approving the purchase of property located within the Industrial Business District (GCAD 223992).

Kristin Edwards stated that Taunya Black has approached TCEDC staff on behalf of landowner Benny Black, Jr., who owns a piece of property near the intersection of 2nd Street and Texas Avenue within the IBD. The Galveston County Appraisal District lists the property as ID No. 223992, and it is .14 acres or 6,098.4 square feet in size. Staff made a conditional offer to purchase the property at a rate of \$2.45/square foot, calculating a total of \$14,941.08, contingent upon approval by the EDC. Funding is available within the existing budget to

purchase the property.

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

Vote: 3 - 0 CARRIED

- (e) Discussion and possible action on Resolution No. 2023-29, approving the purchase of property located within the Industrial Business District (GCAD 225427).

This item was TABLED.

- (f) Consider and take action on Resolution No. 2023-30, approving the purchase of property located within the Industrial Business District (GCAD ID# 175798 and GCAD ID# 175795).

Kristin Edwards stated that TCEDC staff has been approached by landowner Rudy Moreno, who owns two pieces of property within the IBD, located near the intersection of Texas Avenue and 31st Street S. The properties are listed by the Galveston County Appraisal District as ID No. 175798 and ID No. 175795. They are .1481 acres each, or 6,450 square feet each, in size. Staff made a conditional offer to purchase both pieces of property at \$2.45/square foot, calculating a total of \$31,605, contingent upon approval by the EDC. Funding for the purchase is available in the existing budget.

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

Vote: 3 - 0 CARRIED

(7) UPDATES AND REPORTS

- (a) City of Texas City Staff Update

Ariel Callis and Kristin Edwards gave PowerPoint presentations.

(8) ADJOURNMENT

Having no further business, Mark Ciavaglia adjourned the meeting at 4:22 p.m.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____