

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

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

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on December 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 3:30 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
Teresa Poston, Director
Ryan McClellan, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, Board Secretary
Ariel Callis, City Staff
George Fuller, City Staff
Renee Edgar, City Staff
Titilayo Smith, Texas City
Kyle Dickson, Texas City

Attendees: Phil Robert, Resident
Henry Gomez, Resident
Melissa Duarte, TCISD

(3) CONFLICT OF INTEREST DECLARATION

Mark Ciavaglia stated that he has a conflict of interest on item 6a and will abstain from discussion and voting.

(4) Consider Approval of the November 15, 2023 Meeting Minutes.

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

Vote: 4 - 0 CARRIED

(5) PUBLIC COMMENTS

There are none.

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2023-31, approving the purchase of property located within the Industrial Business District (GCAD 225427), as well as associated closing/title fees.

Kristen Edwards stated that staff was approached by Wade Comeaux, who purchased a piece of property located at 919 2nd Avenue South, within the IBD. Mr. Comeaux inquired about TCEDC purchasing said property. The property is listed by the Galveston County Appraisal District as ID# 225427, and it is .14 acres, or 6,250 square feet, in size. Staff made a conditional offer to purchase the property at a rate of \$2.45/square foot, (TCEDC's established purchase price for property in the IBD) calculated to be \$15,312 total, contingent on approval by the TEDC. Additionally, the TEDC is being asked to approve closing and title fees in an amount estimated to be approximately \$1,000. With taxes owed totaling \$6,678.14, the total payout to Mr. Comeaux would be \$8,633.86.

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

Vote: 3 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2023-32, approval of purchase from The Luck Company for furniture and fixtures at the 6th Street business accelerator.

Kristen Edwards stated that in the five-year Strategic Plan, the Texas City Economic Development Corporation directed staff to establish a business incubator/ "business accelerator" on 6th Street. Staff identified and purchased a facility located at 607 6th Street and purchased the property during fiscal year 2023. Since the purchase, staff has worked with The Luck Company (State Purchasing Contract) to determine the ideal furniture and fixtures for the facility. After multiple site visits, the final bid for these items has been submitted in the amount of \$91,269.12. A total amount of \$300,000 is budgeted for in the Economic Development Corporation's FY24 budget for building improvements and furniture/fixtures. The proposed bid allows these two areas to fall within the established budget.

Motion by Vice-Chairperson Randy Dietel, Seconded by Director Teresa Poston

Vote: 4 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2023-33, approval to pay closing fees and taxes on TCEDC Properties to participate in the General Land Office Home Rebuilding Project.

Jon Branson stated by authorizing staff to utilize Southland Tile to close on all the aforementioned properties, rightful ownership of the land and the home will be resolved and Mrs. Cabrera will be able to have a new home built on the property by the General Land Office further described by GCAD ID 226285. The estimated closing costs, including taxes on the aforementioned properties, are estimated at \$9,500.

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

Vote: 4 - 0 CARRIED

- (d) Discussion and possible action on Resolution No. 2023-34, authorizing an agreement with Marsh Darcy Partners for Professional Consulting Services for development assistance for Shoal Point.

Kristen Edwards stated with the Board's approval, staff will enter into a professional services agreement for an amount not to exceed \$25,000. Those services will include but not be limited to the following: Task 1) Assist in developing and articulating the objectives of the various property owners with regard to the construction and ongoing maintenance of the road. Task 2) Based upon the agreed-upon objectives, evaluate various special district options, ownership structure options, and revenue sources such as fees/assessments/taxes, etc. Task 3) Provide on-call services related to property owner negotiations, including additional analysis of development issues and financial projections. Task 4) Attend meetings as necessary with Client staff and with property owners to facilitate the implementation of an agreed-upon path of action.

Motion by Vice-Chairperson Randy Dietel, Seconded by Director Teresa Poston

Vote: 4 - 0 CARRIED

- (e) Discussion and possible action on Resolution No. 2023-35, approval of purchasing property located within the Industrial Business District (GCAD 223876).

Kristen Edwards stated that Shalesha Johnson had approached staff on behalf of her late grandfather, who owned a piece of property located at #20, 2nd Avenue N., within the IBD. The property is listed by the Galveston County Appraisal District as ID# 223876, and it is .1 acres, or 4,356 square feet, in size. Staff made a conditional offer to purchase the property at a rate of \$2.45/square foot (TCEDC established price per square foot), calculated to \$10,672.20 total, contingent upon approval by the EDC.

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

Vote: 4 - 0 CARRIED

(7) ADJOURNMENT

Having no further business, Mark Ciavaglia adjourned the meeting at 4:03 p.m.

Rhomari Leigh, Board Secretary
Texas City Economic Development Corporation

Date Approved: _____