

NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

AGENDA

FEBRUARY 14, 2024 - 3:00 P.M.

CITY HALL COUNCIL ROOM  
1801 9th Ave. N.  
Texas City, TX 77590

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

1. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. Consider Approval of the December 6, 2023, Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
  - a. Discussion and possible action on Resolution No. 2024-01, authorizing the purchase of properties located within the Industrial Business District at 112 9<sup>th</sup> Street South and the other located at 118 9<sup>th</sup> Street South (GCAD ID 225440 and ID 225441).
  - b. Discussion and possible action on Resolution No. 2024-02, authorizing the purchase of properties located within the Industrial Business District at 204 2<sup>nd</sup> Avenue North and the other located immediately adjacent to the east (GCAD ID 224071 and ID 224072).
7. UPDATES AND REPORTS

- a. Small Business Development Center Update  
Texas City-La Marque Chamber of Commerce Update  
Texas City ISD Update  
Dickinson ISD Update
  
- b. City of Texas City Staff Update
  
- 8. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS
  
- 9. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON FEBRUARY 9, 2024, PRIOR TO 3:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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Texas City Economic Development Corporation

**TCEDC Agenda**

**4.**

**Meeting Date:** 02/14/2024

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider Approval of the December 6, 2023, Meeting Minutes.

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Minutes

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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.

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Rhomari Leigh, Board Secretary  
Texas City Economic Development Corporation

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

## TCEDC Agenda

6. a.

**Meeting Date:** 02/14/2024

property purchase within the Industrial Business District (GCAD ID 225440 and ID 225441).

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

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### **ACTION REQUEST (Brief Summary)**

Consider purchase of properties located within the Industrial Business District (GCAD ID 225440 and ID 225441).

### **BACKGROUND**

The Texas City Economic Development Corporation (TCEDC) has historically purchased property located in the Industrial Business District – which cannot be used for residential or general retail purposes. The area is designated to support light industrial use.

TCEDC staff has been approached by a realtor representing Lamont Jackson, who owns two pieces of property in the IBD, one located at 112 9<sup>th</sup> Street South, and the other located at 118 9<sup>th</sup> Street South. The properties are listed as GCAD ID 225440 and 225441, respectively.

#### **118 9<sup>th</sup> Street South - Considerations**

A structure located on Mr. Lamont's .09-acre property at 118 9<sup>th</sup> Street South was demolished due to unsafe conditions, with a total cost for the demolition of \$10,900. Additionally, Mr. Lamont owes a total of \$10,926.78 in delinquent taxes to Galveston County and the Texas City Independent School District. In addition to the taxes, the following costs totaling \$1,123 are due:

To 'Galveston County District Clerk', the sum of \$448.00;  
To 'Pearl Title Research', the sum of \$600.00; and  
To 'Linebarger Goggan Blair & Sampson, LLP', the sum of \$75.00.

In total, these costs come to \$22,949.78. Given the TCEDC established price per square foot of \$2.45/sf, the total conditional offer that would be made on the property would be \$9,604.98. This amount would not cover the taxes owed on the property. If the property is not purchased by the TCEDC, it will likely go to public auction in the coming months.

#### **112 9<sup>th</sup> Street South**

Mr. Lamont owes only \$621.51 in delinquent taxes on 112 9<sup>th</sup> Street. If he were to sell just this piece of property, he would also be responsible for the additional \$1,123 in fees listed above. With a conditional offer from the TCEDC of \$2.45/sf, a total of \$12,806.64, the payout to Mr. Lamont would be \$11,062.13 for the sale of 112 9<sup>th</sup> Street South only. Jackson would be responsible for closing costs, and the delinquent taxes and fees owed in the amount of \$1,744.51 would be deducted from the purchase price.

With Board approval, staff recommends a purchase of 112 9<sup>th</sup> Street South for the amount of \$12,806.64.

Funding is available within the existing budget to purchase the property.

**ANALYSIS**

Approve the purchase of one or more pieces of property located in the Industrial Business District (GCAD ID 225440 and ID 225441).

**ALTERNATIVES CONSIDERED**

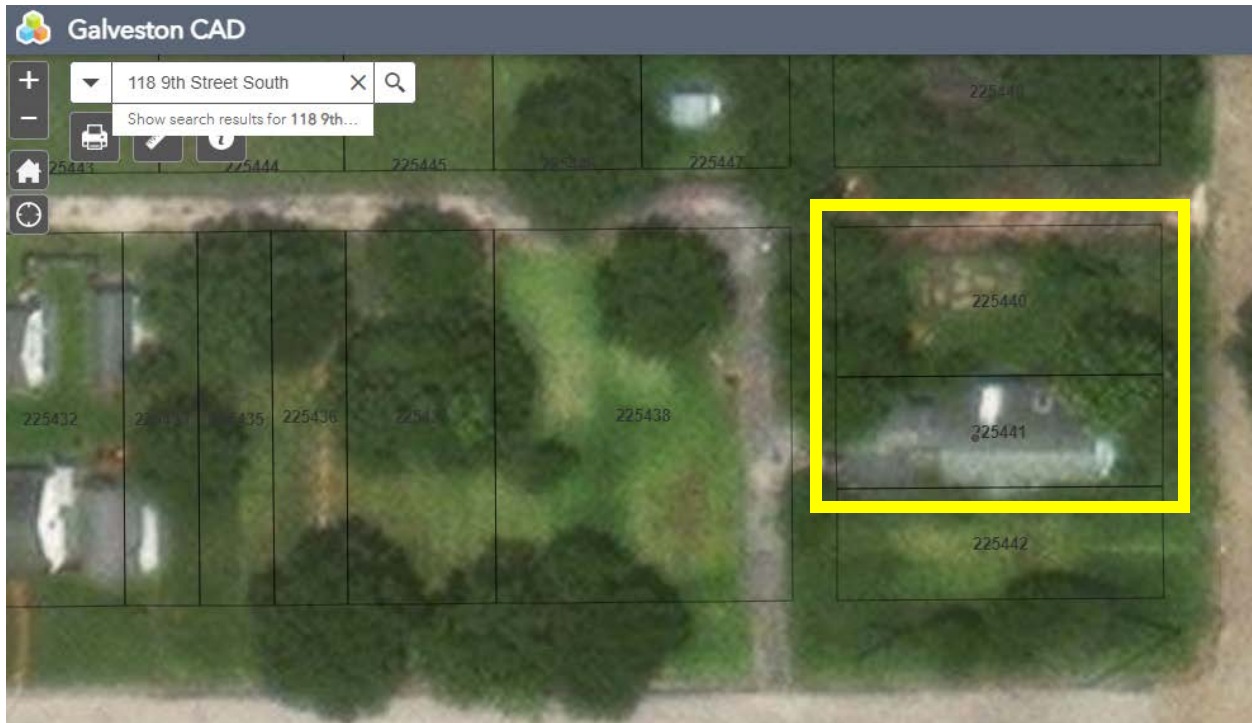
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**Attachments**

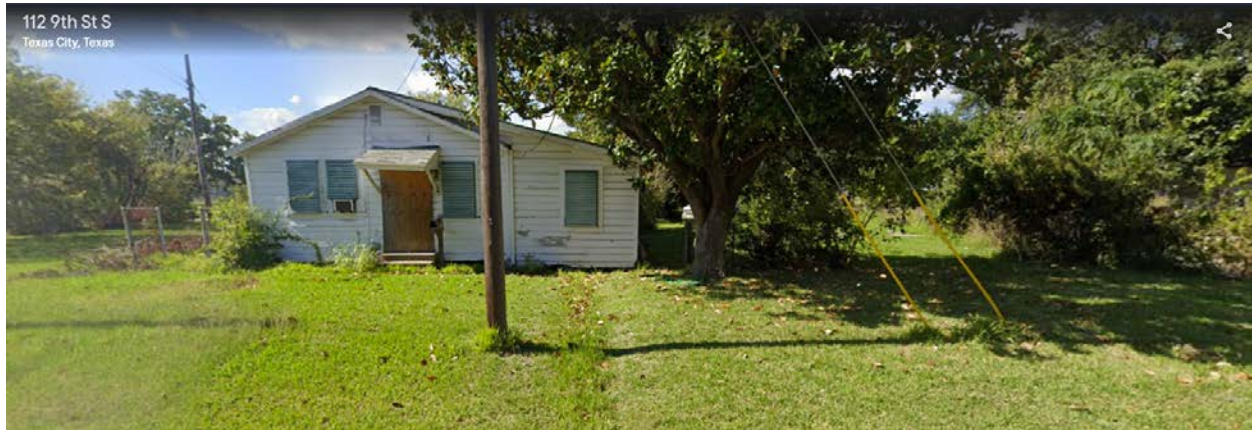
IBD properties - Jackson  
Resolution

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GCAD ID 225440 (112 9<sup>th</sup>) and 225441 (118 9<sup>th</sup>)



Property that was demolished by the City - \$10,900.

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2024-01

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED AT 112 9TH STREET SOUTH AND 118 9TH STREET SOUTH, WITHIN THE IBD (GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 225440 AND 225441); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on February 14, 2024, a general discussion was held concerning the purchase of property located at 112 9<sup>th</sup> Street South, and the other located at 118 9<sup>th</sup> Street South, within the IBD. The property is listed by the Galveston County Appraisal District as ID No. 225440 and 225441, in the estimated amount of \$22,411.62, contingent on approval by the TEDC and subject to deductions outlined below.

**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 approves the purchase of property at 112 9<sup>th</sup> Street South, and the other located at 118 9<sup>th</sup> Street South, within the IBD. The property is listed by the Galveston County Appraisal District as ID No. 225440 and 225441, in the estimated amount of \$22,411.62, contingent on approval by the TEDC and subject to deductions outlined below.

**SECTION 2:** Delinquent taxes on 112 9<sup>th</sup> Street South total \$621.51, and delinquent taxes and a demolition lien on 118 9<sup>th</sup> Street South total \$21,676.78. Additional dues and fees in the amount of \$1,123 are also owed.

**SECTION 3:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above-described property.

**SECTION 4:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 14th day of February 2024.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY

Texas City Economic Development Corporation

**TCEDC Agenda**

**6. b.**

**Meeting Date:** 02/14/2024

Consider property purchase within the Industrial Business District (GCAD ID 224071 and ID 224072).

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

**ACTION REQUEST (Brief Summary)**

Consider purchase of properties located within the Industrial Business District (GCAD ID 224071 and ID 224072).

**BACKGROUND**

The Texas City Economic Development Corporation (TCEDC) has historically purchased property located in the Industrial Business District – which cannot be used for residential or general retail purposes. The area is designated to support light industrial use. TCEDC staff were approached by Noelia Tuck, who owns two pieces of property in the IBD, one located at 204 2<sup>nd</sup> Avenue North, and the other located immediately adjacent to the east. The properties are listed as GCAD ID 224071 and ID 224072, respectively.

The combined size of the properties is .14 acres, or 6,098.4 square feet. There is one small storage room located on the west side of the property. With Board approval, the EDC would make a conditional offer of \$14,941.08 to purchase both properties. The Tucks would be responsible for closing costs, and the delinquent taxes in the amount of \$61.78 would be deducted from the purchase price. Funding is available within the existing budget to purchase the property.

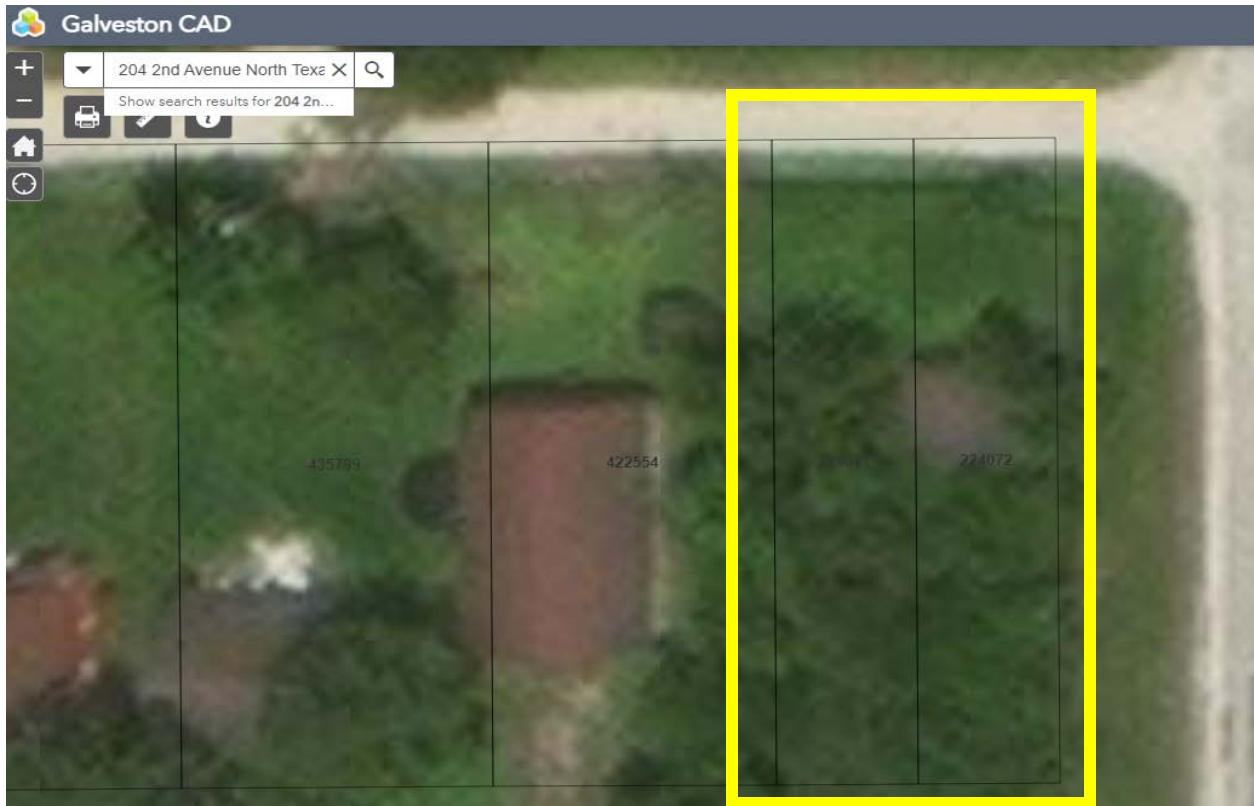
**ANALYSIS**

Approve the purchase of property located within the Industrial Business District as further described in GCAD as ID 224071 and ID 224072.

**ALTERNATIVES CONSIDERED**

**Attachments**

IBD properties - Tuck  
Resolution



GCAD ID 224071 and ID 224072



**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2024-02**

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED AT 204 2ND AVENUE NORTH, AND THE OTHER LOCATED IMMEDIATELY ADJACENT TO THE EAST, WITHIN THE IBD (GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 224071 AND ID 224072); 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 February 14, 2024, a general discussion was held concerning the purchase of property located at 204 2nd Avenue North, and the other located immediately adjacent to the east, within the IBD. The property is listed by the Galveston County Appraisal District as ID No. 224071 and ID 224072, in the estimated amount of \$14,941.08, contingent on approval by the TEDC and subject to deductions outlined below.

**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 approves the purchase of property at 204 2nd Avenue North, and the other located immediately adjacent to the east, within the IBD. The property is listed by the Galveston County Appraisal District as ID No. 224071 and ID 224072, in the estimated amount of \$14,941.08, contingent on approval by the TEDC and subject to deductions outlined below.

**SECTION 2:** The Tucks would be responsible for closing costs, and the delinquent taxes in the amount of \$61.78 would be deducted from the purchase price.

**SECTION 3:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above-described property.

**SECTION 4:** This Resolution shall be in full force and effect from and after its passage and adoption.

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation