

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

MARCH 6, 2024 - 3:30 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on March 6, 2024, 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
Phil Roberts, Director

Absent: 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
Jeff Miller, Texas City
Titilayo Smith, Texas City
Kim Golden, City Staff

Attendees: Amy Reid, Advisor
Henry Gomez, Resident

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the February 14, 2024, Meeting Minutes.

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

Vote: 4 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

Teresa Poston entered the meeting at 3:33 p.m.

(6) NEW BUSINESS

- (a) Discussion and possible action on Resolution No. 2024-03, awarding Bid No. 2024-449 to B&D Contractors Inc. for the Texas City Community Plaza Project.

Jon Branson stated that staff recommends awarding the bid to B&D Contractors Inc. and authorizing Chairman Ciavaglia to enter into a contract for the construction of the Community Plaza Project. It is further recommended that Chairman Ciavaglia be authorized to approve all necessary Change Orders to facilitate the project.

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

Vote: 5 - 0 CARRIED

- (b) Discussion and possible action on Resolution No. 2024-04, authorizing a budget amendment for the Texas City Community Plaza Project.

Jon Branson stated that \$6,600,000 is budgeted in the Texas City Economic Development Corporations Budget 801-050-55010 for the project. Approximately \$50,000 out of the line item has already been expended and/or is in the process of being spent to make the site ready before construction of the project for the relocation of overhead utilities (electric, cable, phone) and underground utilities (electrical & phone) required to be relocated before project commencement. Thus, leaving a balance of \$6,550,000 for the project. Based on the amount available, staff recommends a budget amendment of \$500,000 to the project budget from the Texas City Economic Development Corporations Fund Balance to cover the cost of the project and any necessary change orders that might occur.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Phil Roberts

Vote: 5 - 0 CARRIED

- (c) Discussion and possible action on Resolution No. 2024-05, authorizing a budget amendment for funding for Engineer Services for the Holland Road Extension Project.

Kim Golden, City Engineer, stated the TxDOT I-45 Gulf Freeway project does not include the construction of an east approach for Holland Rd. Several neighborhoods are in various stages of planning and development east of I-45. The developments include Beacon Point at Lago Mar, which has an approved main plan to develop 756 lots on 272.9 acres, and Lago Mar East, which is seeking approval of a master plan to develop 1,976 residential lots and approximately 65 acres of commercial reserves on 1,167.0 acres. Based upon these developments, TxDOT has agreed to contract and construct an east approach for Holland Road in TxDOT's right of way through a Change Order into the Gulf Freeway project, subject to Texas City providing the necessary design services and construction drawings.

Jon Branson stated that to fund this project, it is recommended that a budget amendment from the Fund Balance from the Texas City Economic Development Corporation to Planning and Engineering be made in the amount of \$185,000.00.

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

Vote: 5 - 0 CARRIED

- (d) Discussion and possible action on Resolution No. 2024-06, authorizing the purchase and installation of access control equipment, network cabling, and video surveillance equipment for the Phoenix Business Accelerator.

Kristin Edwards stated that Information Technology will assume a portion of the cost associated with the purchase and installation of access control equipment, network cabling, and video surveillance equipment for the Phoenix Business Accelerator.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Phil Roberts

Vote: 5 - 0 CARRIED

- (e) Discussion and possible action on Resolution No. 2024-07, authorizing a Business Improvement Grant (BIG Grant) to The Beauty and Barber Hubb.

Kristen Edwards stated staff recommends approval of the Business Improvement Grant (BIG Grant) for The Beauty and Barber Hubb for an amount not to exceed \$2,500.

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

Vote: 5 - 0 CARRIED

- (f) Discussion and possible action on Resolution No. 2024-08, authorizing a TCLM Chamber Membership Grant to The Beauty and Barber Hubb.

Kristin Edwards stated that staff recommends approval of the TCLM Chamber Membership Grant for The Beauty and Barber Hubb in an amount not to exceed \$500.

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

Vote: 5 - 0 CARRIED

(7) UPDATES AND REPORTS

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

- (b) City of Texas City Staff Update

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia ADJOURNED at 4:20 P.M.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____