

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

MAY 29, 2024 - 3:00 P.M.

CITY HALL CONFERENCE 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 April 3, 2024, Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
  - a. Discussion and possible action on Resolution No. 2024-12, authorizing a Business Improvement Grant (BIG Grant) for R. B. Mosher Co. for an amount not to exceed \$15,000.00.
  - b. Discussion and possible action on Resolution No. 2024-13, authorizing a Business Improvement Grant (BIG Grant) for RC Williams Enterprises d/b/a Robco Services for an amount not to exceed \$15,000.00.
  - c. Discussion and possible action on Resolution No. 2024-14, authorizing the sale of Texas City Economic Development Corporation property located at 317-319 6<sup>th</sup> Street North, Texas City, Galveston County, Texas.

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 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 MAY 24, 2024, PRIOR TO 3:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

---

Texas City Economic Development Corporation

**TCEDC Agenda**

**4.**

**Meeting Date:** 05/29/2024

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

**Department:** City Secretary

---

**ACTION REQUEST (Brief Summary)**

Consider Approval of the April 3, 2024, Meeting Minutes.

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

---

**Attachments**

Minutes

---

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

APRIL 3, 2024 - 3:30 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met April 3, 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  
Ryan McClellen, Ex-Officio Member / Treasurer

Absent: Teresa Poston, Director  
Phil Roberts, Director

Staff Present: Jon Branson, Executive Director of Management Services  
Kristin Edwards, Economic Development Director  
Rhomari Leigh, Board Secretary  
Kyle Dickson, City Attorney  
Kim Golden, City Staff  
DeAndre' Knoxson, Commissioner District 1  
Renee Edgar, City Staff  
George Fuller, City Staff

Attendees: Jamie Louviere, TCISD  
Alexis Kopp, TCISD  
Melissa Duarte, TCISD

**(3) CONFLICT OF INTEREST DECLARATION**

There were none.

**(4) Consider Approval of the March 6, 2024 EDC Meeting Minutes.**

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

**Vote:** 3 - 0 CARRIED

**(5) PUBLIC COMMENTS**

There are none.

**(6) EXECUTIVE SESSION**

- (a)** Convene for Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:

**§551.072 Deliberation Regarding Real Property**

The Board of Directors, City Secretary, City Attorney, City Engineer, Director of Economic Development, and Executive Director of Management Service exited the Council room to convene for an Executive Session at 3:32 p.m.

- (b)** Reconvene from Executive Session

The Board of Directors, City Secretary, City Attorney, City Engineer, Director of Economic Development, and Executive Director of Management Service entered the Council room to reconvene from an Executive Session at 3:48 p.m.

**(7) NEW BUSINESS**

- (a)** Discussion and possible action on Resolution No. 2024-09, authorizing the sale of 1,499 Sq. Ft. of property for a drainage easement to Binnacle Texas City 51 LLC.

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

- (b)** Discussion and possible action on Resolution No. 2024-10, approving the updated Business Improvement Grant (BIG Grant) Program form.

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. 2024-11, approving staff recommendations for FY2024 Mural Program.

Kristin Edwards, Director of Economic Development, stated that after reviewing all the proposals, staff would recommend the following artists, locations and prices for the program: Mark DeLeon – Exterior mural on 902 9th Avenue (EDC-owned facility) - \$14,400, Doug Hiser – Exterior mural on 607 6th Street (EDC-owned business accelerator) - \$10,000, Gabriel Prusmack – Exterior mural on 413 6th Street (EDC-owned facility) - \$16,500, Justin Lopez – Interior mural at 607 6th Street (EDC-owned business accelerator) - \$5,760, Alan Davis – Three (3) traffic signal control cabinets (locations below) - \$2,500 each for total \$7,500, Cabinet 1: 9th Avenue and 10th Street, Cabinet 2: 9th Avenue and 14th Street, Cabinet 3: 9th Avenue and 25th Street, Grand total for all murals: \$54,160 Contingency available: \$5,840. With EDC approval, staff will begin the process of coordinating with each artist for the next step of the project, which is to issue a Notice to

Proceed and allow the artists to begin to develop designs “in accordance with the City’s character, history and values.” All designs will be brought before the EDC Board for final approval before installation.

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

**Vote:** 3 - 0 CARRIED

**(8)**        UPDATES AND REPORTS

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

**(9)**        REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

**(10)**       ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:15 p.m. The meeting was adjourned.

---

Board Secretary  
Texas City Economic Development Corporation

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

## **TCEDC Agenda**

**6. a.**

**Meeting Date:** 05/29/2024

Consider approval of Business Improvement Grant.

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

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

**Department:** Economic Development

---

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

Approve Business Improvement Grant (BIG Grant) for an amount not to exceed \$15,000.

### **BACKGROUND**

In October 2023, the Texas City Economic Development Corporation established the Business Improvement Grant (BIG Grant) to assist local businesses with a range of improvements.

The staff have received a completed application for the BIG Grant from R. B. Mosher Co., located at 5902 FM 517 Rd. E., Texas City, TX 77539. The applicant is requesting assistance with landscaping, exterior lighting improvements and fencing improvements.

Total costs are estimated at \$24,000 maximum. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

### **ANALYSIS**

Approve Business Improvement Grant (BIG Grant) for R. B. Mosher Co. for an amount not to exceed \$15,000.

### **ALTERNATIVES CONSIDERED**

---

#### **Attachments**

BIG Grant - Mosher  
Resolution

---



## Texas City Economic Development Corporation - Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name: R.B. Mosher Co LLC

Business Address: 5902 FM 517 RD E Texas City, TX 77539

Business Contact: Travis Mosher

Number of full-time or part-time employees: 11

Annual operating budget: 4MM

### Eligibility requirements:

Is your property located within the City limits of Texas City? ☒ Yes ☐ No

Is your property in a non-residential zone? ☒ Yes ☐ No

Have all owed property taxes been paid for this property? ☒ Yes ☐ No

Is the property subject to any liens held by the City? ☐ Yes ☒ No

Can you provide sufficient proof of ownership of the property? ☒ Yes ☐ No

Is the property in violation of any provisions of the Texas City Code of Ordinances?

☐ Yes ☒ No

Have you received a grant for this property within the last 12 months? ☐ Yes ☒ No

Date of submittal: 5/16/2024



Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

<b>Tier 1 Improvement examples</b>	<b>Tier 2 Improvement examples</b>
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

Please provide a brief description of your business, services provided, etc.: R.B. Mosher Co. provides steam, filtration, and flow control equipment to the petrochemical, pharmaceutical, oil field, terminals, and manufacturing companies in Texas. R.B. Mosher Co. consults with these companies to improve their overall efficiencies and reduce their carbon footprint.

Please describe the project/effort or expansion to be supported by this grant: To improve the overall look and curb appeal of R.B. Mosher Co. We would add more Landscaping, shrubs, and potentially more lighting along the front of each building to help cover the steel building facade.

The Chainlink fence is also to be modified by adding privacy strips blocking the view inside of the facility for passing motorists.

Please provide a summary of the costs/expenses associated with this event: \_\_\_\_\_ Adding more landscaping along the fence and in front of the buildings will cost between 5 and 10 thousand dollars for plants and labor.

Adding privacy strips to the current fence to cover approximately 1500 - 2000 linear feet of fencing: Material 10-15 thousand dollars plus labor to install. Total project cost 20-24 thousand dollars.

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2024-12

**A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO R. B. MOSHER CO.; 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 May 29, 2024, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant); and

**WHEREAS**, staff received a completed application for the BIG Grant from R. B. Mosher Co., located at 5902 FM 517 Rd. E., Texas City, TX 77539. The applicant is requesting assistance with landscaping, exterior lighting improvements, and fencing improvements, which are classified as Tier 2 Improvements; and

**WHEREAS**, total costs are estimated at \$24,000.00. Staff is proposing an allocation of funds not to exceed \$15,000.00. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Texas City Economic Development Corporation hereby approves a Business Improvement Grant (BIG Grant) to R. B. Mosher Co., located at 5902 FM 517 Rd. E., Texas City, TX 77539, for a maximum allocation not to exceed \$15,000.00.

**SECTION 2:** The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said grant on behalf of the Texas City Economic Development Corporation.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 29th day of May 2024.**

---

CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

---

BOARD SECRETARY  
Texas City Economic Development Corporation

## **TCEDC Agenda**

**6. b.**

**Meeting Date:** 05/29/2024

Consider approval of Business Improvement Grant.

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

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

**Department:** Economic Development

---

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

Approve Business Improvement Grant (BIG Grant) for an amount not to exceed \$15,000.

### **BACKGROUND**

In October 2023, the Texas City Economic Development Corporation established the Business Improvement Grant (BIG Grant) to assist local businesses with a range of improvements.

The staff have received a completed application for the BIG Grant from RC Williams Enterprises d/b/a Robco Services, located at 428 Texas Avenue. The applicant is requesting assistance with facade improvements, specifically to resurface the front elevation of the building which is leaking during rain events.

Total costs are estimated at \$26,000. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

### **ANALYSIS**

Approve Business Improvement Grant (BIG Grant) for Robco Services for an amount not to exceed \$15,000.

### **ALTERNATIVES CONSIDERED**

---

#### **Attachments**

BIG Grant - Robco

BIG Grant - Robco - Proof of ownership

Big Grant - Robco - Quote

Resolution

---



Texas City Economic Development Corporation - Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name: RC Williams Enterprises DBA Robco Services.

Business Address: 428 Texas Ave

Business Contact: Emery R. Williams (713) 870-8029

Number of full-time or part-time employees: 99 full time employees.

Annual operating budget: \$8 million.

Eligibility requirements:

Is your property located within the City limits of Texas City? ☒ Yes [ ] No

Is your property in a non-residential zone? ☒ Yes [ ] No

Have all owed property taxes been paid for this property? ☒ Yes [ ] No

Is the property subject to any liens held by the City? [ ] Yes ☒ No

Can you provide sufficient proof of ownership of the property? ☒ Yes [ ] No

Is the property in violation of any provisions of the Texas City Code of Ordinances?

[ ] Yes ☒ No

Have you received a grant for this property within the last 12 months? [ ] Yes ☒ No

Date of submittal: 4/29/2024



Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

Tier 1 Improvement examples	Tier 2 Improvement examples
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

Please provide a brief description of your business, services provided, etc.:

Robco Services was founded in 1978, as one of the premier facility management companies in Texas. Robco provides a wide range of facility services which includes Janitorial Services, Lawn Care, Pest control, Tractor Mowing, Box Move, Pressure Washing and construction

Please describe the project/effort or expansion to be supported by this grant:

Exterior/Facade Materials: The front elevation of the building needs to be resurfaced due to cracks which is causing leakage during rain.

Please provide a summary of the costs/expenses associated with this event:

The cost to resurface the front elevation of the building is \$26,000. We are seeking assistance to offset the cost.

Amount approved per TCEDC: \_\_\_\_\_

\*The TCEDC reserves the right to limit grant assistance depending on need and available funds. The TCEDC may choose to issue full grants or matching grants. Application for grant assistance does not guarantee that funds will be issued.

\*\*Recipient businesses cannot be affiliated with any political party.



Form 401  
(Revised 01/06)

Return in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
Filing Fee: See instructions



Statement of Change of  
Registered Office/Agent

This space reserved for office use.

**FILED**  
In the Office of the  
Secretary of State of Texas

DEC 20 2006

**Corporations Section**

**Entity Information**

The name of the entity is:

R. C. WILLIAMS ENTERPRISES, INC.

State the name of the entity as currently shown in the records of the secretary of state.

The file number issued to the filing entity by the secretary of state is: 0052698240

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are: ROBERT C. WILLIAMS, 502 TEXAS AVENUE,

TEXAS CITY, TX 77590

**Change to Registered Agent/Registered Office**

The certificate of formation or registration is modified to change the registered agent and/or office of the filing entity as follows:

**Registered Agent Change**

(Complete either A or B, but not both. Also complete C if the address has changed.)

☐ A. The new registered agent is an organization (cannot be entity named above) by the name of:

OR

☒ B. The new registered agent is an individual resident of the state whose name is:

EMERY  
First Name

R.  
M.I.

WILLIAMS  
Last Name

II  
Suffix

**Registered Office Change**

☒ C. The business address of the registered agent and the registered office address is changed to:

428 TEXAS AVENUE

TEXAS CITY

TX 77590

Street Address (No P.O. Box)

City

State

Zip

The street address of the registered office as stated in this instrument is the same as the registered

**RECEIVED**

DEC 20 2006

Secretary of State

agent's business address.

### Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

### Effectiveness of Filing (Select either A, B, or C.)

- A. ☒ This document becomes effective when the document is filed by the secretary of state.
- B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_
- The following event or fact will cause the document to take effect in the manner described below:
- \_\_\_\_\_
- \_\_\_\_\_

### Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 12/14/06

R.C. Sullivan

Signature and title of authorized person (see instructions)



# #0014

## JC LATH & PLASTER



JC  
LATH & PLASTER.

2503 Blueberry Ln  
Pasadena TX, 77502  
Jose 713-539-0726 /  
(832) 877-5885  
Efrain (832) 731-8982

Attn.: DESOTO CLARK  
TO BUSINESS  
Fax :: 281 642-8054  
Email:

Fax 713-910-1981  
Canalesefrainc@aol.com

ADDRESS:..... #428 TEXAS AVE. TEXAS CITY TX, 77590	DATE 04/ 30 / 2024
DESCRIPTION :: INVOICE	
<p><b>JC LATH &amp; PLASTER</b> will provide all labor and materials needed to complete the work specifications,</p> <p>TO stucco front area of the building with eifs tipe of material To paint the front of the building total price is \$26000.00 You supply dumpster for the trash</p> <p>quote</p>	
THANK YOU FOR YOUR BUSINESS!	

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2024-13

**A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO RC WILLIAMS ENTERPRISES D/B/A ROBCO SERVICES; 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 May 29, 2024, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant); and

**WHEREAS**, staff received a completed application for the BIG Grant from RC Williams Enterprises d/b/a Robco Services, located at 428 Texas Avenue, Texas City, TX 77590. The applicant is requesting assistance with facade improvements, specifically to resurface the front elevation of the building, which is leaking during rain events, which are classified as Tier 2 Improvements; and

**WHEREAS**, total costs are estimated at \$26,000.00. Staff is proposing an allocation of funds not to exceed \$15,000.00. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1:** The Texas City Economic Development Corporation hereby approves a Business Improvement Grant (BIG Grant) to RC Williams Enterprises d/b/a Robco Services, located at 428 Texas Avenue, Texas City, TX 77590, for a maximum allocation not to exceed \$15,000.00.

**SECTION 2:** The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said grant on behalf of the Texas City Economic Development Corporation.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 29th day of May 2024.**

---

CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

---

BOARD SECRETARY  
Texas City Economic Development Corporation

## TCEDC Agenda

6. c.

**Meeting Date:** 05/29/2024

Consider sale of real property owned by TCEDC.

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

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

**Department:** Economic Development

---

### ACTION REQUEST (Brief Summary)

Approve sale of Texas City Economic Development Corporation property located at 317-319 6<sup>th</sup> Street North, Texas City, Galveston County, Texas.

### BACKGROUND

The Texas City Economic Development Corporation owns real property located at 317-319 6<sup>th</sup> Street North, Texas City, Galveston County, Texas. The property, which is approximately 5,200 square feet in size, is currently vacant and in need of extensive renovations/repairs to meet code compliance.

Property legal description is ABST 205 PAGE 6 LOTS 15 & 16 BLK 160 TEXAS CITY.

Rigo Hernandez, who currently operates Rigo's Café at 902 6<sup>th</sup> Street, has expressed interest in purchasing the property for the purpose of establishing a new restaurant/industrial catering business. In addition, Mr. Hernandez may utilize the space for a meeting space for a local church.

Staff recommends sale of the property to Mr. Hernandez in the amount of \$165,000. While this is below the appraised value listed by the Galveston County Appraisal District, it is equal to the purchase price paid by TCEDC when the property was originally acquired.

### ANALYSIS

Approve sale of Texas City Economic Development Corporation property located at 317-319 6<sup>th</sup> Street.

### ALTERNATIVES CONSIDERED

---

#### Attachments

Photos and additional information  
Resolution

---



317 6<sup>th</sup> Street (left) and 319 6<sup>th</sup> Street (right). Properties are immediately adjacent, connected internally and share a storage area on the back half.



317 and 319 6<sup>th</sup> Street are located at the end of an existing shopping center located between 3<sup>rd</sup> and 4<sup>th</sup> Avenue along 6<sup>th</sup> Street.

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2024-14**

**A RESOLUTION AUTHORIZING THE SALE OF 5,200 SQ. FT. OF PROPERTY LOCATED AT 317-319 6TH STREET NORTH, TEXAS CITY, GALVESTON COUNTY, TEXAS; 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 (TCEDC), duly held on May 29, 2024, a general discussion was held authorizing the sale of 5,200 sq. ft. of property located at 317-319 6th Street North, Texas City, Galveston County, Texas; and

**WHEREAS**, Rigo Hernandez has approached staff regarding their desire to purchase 5,200 sq. ft. of property located at 317-319 6th Street North, Texas City, Galveston County, Texas, from the Texas City Economic Development Corporation for the purpose of establishing a new restaurant/industrial catering business; and

**WHEREAS**, Staff recommends the sale of the property to Rigo Hernandez in the amount of \$165,000.00. While this is below the appraised value listed by the Galveston County Appraisal District, it is equal to the purchase price paid by TCEDC when the property was initially acquired.

**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 sale of the aforementioned properties.

**SECTION 2:** The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the sale of said properties from the Texas City Economic Development Corporation.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and adoption.

**PASSED AND ADOPTED this 29th day of May 2024.**

---

CHAIRPERSON/VICE CHAIRPERSON

Texas City Economic Development Corporation

ATTEST:

---

BOARD SECRETARY

Texas City Economic Development Corporation

**TCEDC Agenda**

**7. b.**

**Meeting Date:** 05/29/2024

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

**Department:** City Secretary

---

**ACTION REQUEST (Brief Summary)**

City Staff Update

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

---

**Attachments**

Lone Star Report

Mural Presentation

---

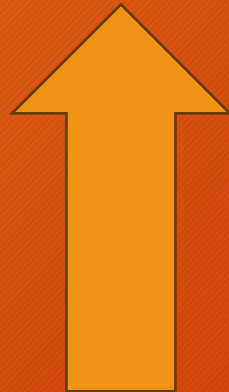


# Lone Star Deluxe Car Show Report

Economic Development Corporation

# Total Visitors on these exact dates

TOTAL: 7,109



Saturday  
May 6, 2023

TOTAL: 7,827



Saturday  
May 4, 2024

# Hotel stays in Texas City

In 2023

**Total Trips**  
**1,483**

All 9 hotels that surround  
Texas City had bookings  
during the event  
timeframe.

In 2024

**Total Trips**  
**1,785**



# County Visitation



In 2023

VS



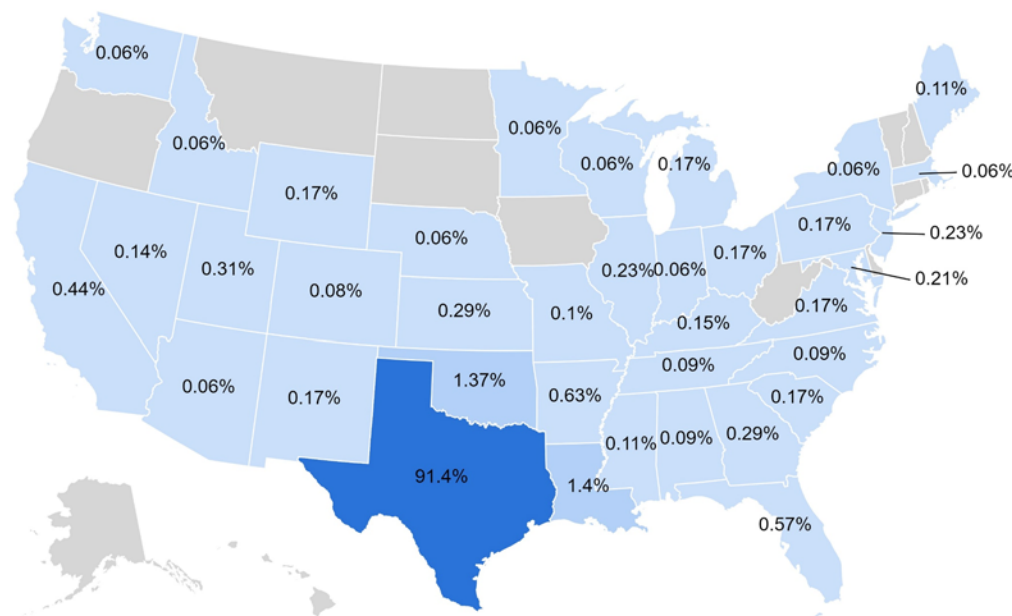
In 2024

- Galveston County had a total of 3,954 visitation
- Non-Galveston County Residence a total of 2,097

- Galveston County had a total of 4,184 visitation
- Non-Galveston County Residence a total of 2,476 visited
- About 20 different counties in and around Texas came to this event or at least somewhere in Texas City

# This year in 2024, over 40 different States came to Texas City!

## Share of Trips by State



In 2023  
30 different  
states showed  
up throughout  
the course of  
the event day.

# Battle of the Tourist attraction!

## Dike Vs Downtown

### Dike 2024

- 32.24% = 3,047 in total trips

### Downtown Events 2024

- 41.84% = 3,955 in total Trips

### Dike 2023

40.26% = 3,130 in total trips

### Downtown Events 2023

31.85% = 2,476 in total trips



Thank you for your time!

Ariel Callis  
EDC Project Manager

A detailed illustration of a phoenix, a mythical bird that is reborn from its own ashes. The phoenix is shown with its wings spread wide, rising from a massive, intense fire that fills the lower half of the frame. The flames are a mix of bright yellow, orange, and red, with a blue and white smoke-like aura surrounding the bird. The background is a deep blue sky with wispy white clouds. The overall composition is symmetrical and dramatic, with the phoenix as the central focus.

# Mural Program – Update

Texas City Economic Development Corporation

May 29, 2024



# Budget breakdown

- Mark DeLeon – Exterior mural on 902 9th Avenue (EDC-owned facility) - \$14,400
- Doug Hiser – Three (3) traffic signal control cabinets (locations below) - \$1,000 each for total \$3,000  
Cabinet 1: 9th Avenue and 10th Street  
Cabinet 2: 9th Avenue and 14th Street  
Cabinet 3: 9th Avenue and 25th Street
- Gabriel Prusmack – Exterior mural on 413 6th Street (EDC-owned facility) - \$16,500
- Justin Lopez – Interior mural at location to be determined - \$5,760
- Alan Davis - Exterior mural on 607 6th Street (EDC-owned business accelerator) - \$12,000

# Mark DeLeon – 902 9<sup>th</sup> (Exterior)





# Mark DeLeon – 902 9<sup>th</sup> (Exterior)



# Doug Hiser – Traffic signal control boxes





# Gabriel Prusmack

- Exterior mural on 413 6<sup>th</sup> Street



Justin Lopez - Interior mural at location TBD





# Alan Davis – Exterior mural on Phoenix Business Accelerator

