

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

SEPTEMBER 18, 2024 - 3:30 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 May 29, 2024 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Discussion and possible action on Resolution No. 2024-15, authorizing the transfer/exchange of property the Texas City Economic Development Corporation (TCEDC) currently owns, which is located at 601, 4th Street North, further described as Property ID No. 758483 to Mae Ella Budwine.
 - b. Discussion and possible action on Resolution No. 2024-09, authorizing the sale of 1,499 S. Ft., of property for a drainage easement to Binnacle Texas City 51 LLC.
 - c. Discussion and possible action on Resolution No. 2024-16, authorizing the granting, selling, and conveying of an easement to Texas-New Mexico Power Company.

- d. Discussion and possible action on Resolution No. 2024-17, authorizing an agreement for Architecture and Engineering Services with Joseph Hoover AIA & Associates for the renovation of an existing building to expand development services at 7800 Emmett F. Lowry Expressway.
- e. Discussion and possible action on Resolution No. 2024-18, conveying up to two parcels of property to Habitat for Humanity to further their mission to build homes, communities, and hope.
- f. Discussion and possible action on Resolution No. 2024-19, allocate funding for roof repair for the Phoenix Business Accelerator.
- g. Discussion and possible action on Resolution No. 2024-20, authorizing a Business Improvement Grant (BIG Grant) in an amount not to exceed \$5,694.00.
- h. Discussion and possible action on Resolution No. 2024-21, authorizing a Business Improvement Grant (BIG Grant) for an amount not to exceed \$8,843.10.
- i. Discussion and possible action on Resolution No. 2024-22, authorizing a TCLM Chamber Membership Grant for M&M Adult Daycare, LLC , in an amount not to exceed \$500
- j. Discussion and possible action on Resolution No. 2024-23, authorizing a TCLM Chamber Membership Grant for Pressure Perfect Pros, in an amount not to exceed \$500
- k. Discussion and possible action on Resolution No. 2024-24, authorizing a TCLM Chamber Membership Grant for Upscale Lounge, in an amount not to exceed \$500.
- l. Discussion on the proposed Texas City Economic Development Corporation budget for fiscal year 2024-25.

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 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 SEPTEMBER 13, 2024, PRIOR TO 3:30 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: 09/18/2024

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the May 29, 2024 Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

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

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met on May 29, 2024, at 3:00 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 3:03 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
Phil Roberts, Director
Ryan McClellan, Ex-Officio Member / Treasurer

Absent: Teresa Poston, Director

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

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

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the April 3, 2024, Meeting Minutes.

Motion by Vice-Chairperson Randy Dietel, Seconded by Director Phil Roberts

Vote: 4 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(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.

Kristin Edwards stated that staff had 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 requests assistance with landscaping, exterior lighting, 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.

Motion by Director Phil Roberts, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

- (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.

Kristin Edwards stated staff 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.

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

Vote: 4 - 0 CARRIED

- (c) Discussion and possible action on Resolution No. 2024-14, authorizing the sale of Texas City Economic Development Corporation property at 317-319 6th Street North, Texas City, Galveston County, Texas.

Kristin Edwards stated that the Texas City Economic Development Corporation owns real property at 317-319 6th Street North, Texas City, Galveston County, Texas. The property, which is approximately 5,200 square feet in size, is currently vacant and needs extensive renovations/repairs to meet code compliance. Rigo Hernandez operates Rigo's Café at 902 6th Street and has expressed interest in purchasing the property to establish a new restaurant/industrial catering business. In addition, Mr. Hernandez may utilize the space for a meeting space for a local church. Staff recommends the sale of the property to Mr. Hernandez for \$165,000. While this is below the appraised value listed by the Galveston County Appraisal District, it equals the price TCEDC paid when the property was initially acquired.

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

Vote: 4 - 0 CARRIED

(7) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 3:44 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 09/18/2024

Transfer of TCEDC Owned Property located at 601 4th Avenue North to to Mae Ella Budwine

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Authorize the transfer/exchange of property the Texas City Economic Development Corporation (TCEDC) currently owns, which is located at 601, 4th Street North, further described as Property ID # 758483 to Mae Ella Budwine. Ms. Budwine owns property located at 5, 2nd Avenue N., which is located within the Industrial Business District (IBD).

BACKGROUND

It has been the practice of the TCEDC to offer homeowners who reside within the IBD the opportunity to relocate outside the IBD by selling and/or transferring their property to the TCEDC for property the TCEDC owns outside the IBD to own and maintain their home in a more desirable location. Ms. Budwine, has been approved for a new home to be funded by the department of Housing and Urban Development upon relocation to an area outside the IBD.

ANALYSIS

Staff recommends the transfer/exchange of TCEDC owned property that is located outside the IBD to Ms. Mae Ella Budwine that will enhance residential infill development within the core of Texas City.

ALTERNATIVES CONSIDERED

Attachments

Exhibit A
Resolution



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°32'35" W along with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°27'26" E along with the east line of said Lot 5, a distance of 61.40 feet to a point for corner;

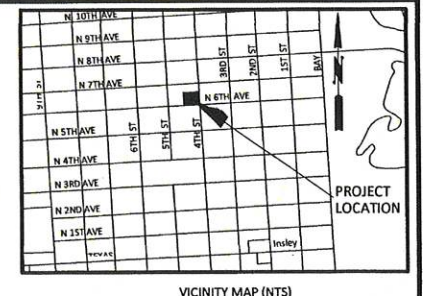
THENCE N 87°32'36" E a distance of 38.20 feet to a point for corner;

THENCE S 02°27'26" E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°32'35" E along with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°27'26" W along with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.



- GENERAL NOTES:**
- 1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X", as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.
 - 2) Purpose of this Replat is to combine 11 lots and 15 foot Alley way into 4 lots.
 - 3) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - 4) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187
 - 5) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
 - 6) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas
 - 7) 15 foot Alley way abandoning was approved at the April 3, 2024 City of Texas City Commission Meeting under Ordinance No 2024-12, and filed under Galveston County Clerk File No. 2024017541.

STATE OF TEXAS)
COUNTY OF GALVESTON)

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MINOR REPLAT OF BLOCK 135 TEXAS CITY SECOND DIVISION PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16 AND ABANDONED 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS 7th DAY OF MAY, 2024

Mark Ciavaglia
Mark Ciavaglia, Chairman
Texas City Economic Development Corporation

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mark Ciavaglia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of MAY, 2024.

Heather Perez
Notary Public for the State of Texas
My Commission Expires July 19, 2027

ABBREVIATIONS

GCCF - GALVESTON COUNTY CLERK'S FILE
GCMR - GALVESTON COUNTY MAP RECORD
GCDR - GALVESTON COUNTY DEED RECORD
CCF NO. - CLERK'S FILE NUMBER
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD
ROW - RIGHT OF WAY
POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

**MINOR REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16
AND ABANDONED 15 FT ALLEY WAY**

CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
May, 2024

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on June 25, 2024 AT 1:32 O'clock P.M., and duly recorded on June 25, 2024 AT 1:32 O'clock P.M., under Galveston County Clerk's File No. 2024028571, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By *Nicole Miller*
Deputy

On this 24th day of June, 2024, this Minor Replat was approved by the City Engineer of the City of Texas City.

Kim O. Golden
Kim O. Golden, P.E.

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Scott D. Ellis
Scott D. Ellis, RPLS
Tex. Reg. No. 6261

2024028571

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-15

A RESOLUTION AUTHORIZING THE TCEDC TRANSFER/EXCHANGE PROPERTY LOCATED AT 601 4TH STREET NORTH, TEXAS CITY, TEXAS, WITH MAE ELLA BUDWINE, WHO OWNS PROPERTY LOCATED AT 5, 2ND AVENUE NORTH, TEXAS CITY, 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 September 18, 2024, a general discussion was held concerning the exchange/transfer of property located at 601 4th Street North, Texas City, Texas in exchange for property located at 5, 2nd Avenue North, Texas City, Texas, in the Industrial Business District (IBD); and

WHEREAS, it has been the practice of the TCEDC to offer homeowners who reside within the IBD the opportunity to relocate outside the IBD by selling and/or transferring their property to the TCEDC for property the TCEDC owns outside the IBD to own and maintain their home in a more desirable location; and

WHEREAS, Mae Ella Budwine has been approved for a new home that will be funded by the Department of Housing and Urban Development upon relocation to an area outside the IBD.

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 exchange of property owned by the TCEDC described as follows:

601, 4th Street North, Texas City, Texas, further described as Property ID No. 758483

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the exchange/transfer of the above-described properties.

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

PASSED AND ADOPTED this 18th day of September 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. b.

Meeting Date: 09/18/2024

Approval of Resolution No. 2024-09 Authorizing the sale of property to Binnacle Texas City 51 LLC.

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consider approval of Resolution No. 2024-09, authorizing the sale of 1,499 S. Ft., of property for a drainage easement to Binnacle Texas City 51 LLC.

BACKGROUND

As you may recall, this item was previously brought to the Board. However, it was tabled due to other properties being considered for acquisition and the Board wanted to resolve those matters prior to proceeding with this sale. Those issues have been resolved, and we are now ready to proceed.

Binnacle Texas City 51 LLC., has approached staff regarding their desire to purchase 1,499 Sq. Ft., of property from the Texas City Economic Development Corporation (TCEDC) for the purpose of a drainage easement to further the development of the Brookwater Subdivision as described in Exhibit "A" attached

ANALYSIS

Staff recommends consideration of the request from Binnacle Development LLC., to sell approximately 1,499 Sq. Ft., of Texas City Economic Development Corporation property to Binnacle Texas City 51 LLC., for the purpose of a drainage easement for the Brookwater Subdivision.

ALTERNATIVES CONSIDERED

Staff recommends approval of the proposed sale of the property to Binnacle Development LLC., in the amount of \$3,822.45. This equates to \$2.55 per Sq. Ft. The TCEDC's agreed upon minimum price per Sq. Ft., to sell TCEDC property.

Attachments

Exhibit A
Resolution

MALL OF THE MAINLAND PARKWAY
 (120' R.O.W. — AKA F.M. 2004 — Vol. 647, Pg. 368 GCDR)

LOT 9
 WATERMAN'S
 SUBDIVISION

LOT 10
 WATERMAN'S
 SUBDIVISION

W.K. WILSON SURVEY
 ABSTRACT No. 208

Dickinson Independent School District
 14.49 Acre Tract
 (2020059789 GCDR)

27.7'
 110.0'

Galveston County Drainage District No. 2
 Corrected Drainage Easement
 11.3087 Acre Tract
 (005-08-0651 GCDR)

1,499 SF
 ESMT.

Texas City Economic
 Development Corporation
 Pt. 337.5 Acre Tract
 (2008059944 GCDR)

P.O.B.

Northwest Corner
 24.42 Ac. Tract "B"

Binnacle Texas City 51, LLC.
 24.42 Acre Tract "B"
 (2021084315 GCDR)

LONG BROOK LANE
 (60' R.O.W.)

PROPOSED
 BROOKWATER
 SECTION 1



SCALE: 1" = 100'

EXHIBIT A

20' DRAINAGE EASEMENT
 0.034 ACRE (1,499 SQ. FT.)
 W.K. WILSON SURVEY,
 ABSTRACT No. 208, TEXAS
 CITY, GALVESTON
 COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 02°18'31" W	11.06'
L2	N 32°47'41" E	63.25'
L3	N 86°56'24" E	24.68'
L4	S 32°47'41" W	71.38'
L5	S 02°19'16" E	4.24'
L6	S 86°16'45" W	20.01'



Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856

REVISED: OCTOBER 6, 2023
 SURVEY DATE: JUNE 14, 2023
 FILE No.: 7385-0000-0010-001
 DRAFTING: JTK
 JOB No.: 23-0249

LEAGUE CITY OFFICE
 Registration Number: 10193855
 (281) 554-7739 www.hightidelandsurveying.com
 200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

EXHIBIT B
20' DRAINAGE EASEMENT
0.034 ACRE (1,499 SQ. FT.)
W.K. WILSON SURVEY, ABSTRACT No. 208, TEXAS
CITY, GALVESTON COUNTY, TEXAS

Description of a proposed 20 foot in width drainage easement being a 0.034 acre tract of land out of Lot 9, of the WATERMAN'S SUBDIVISION of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being out of that certain 337.5 acre tract of land conveyed to Texas City Economic Development Corporation (TCEDC) in deed recorded under Instrument No. 2008059944 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of that certain 24.42 acre Tract "B" conveyed to Binnacle Texas City 51, LLC. in deed recorded under Instrument No. 2021084315 in the Office of the County Clerk of Galveston County, Texas, said point also being the most Westerly Southwest corner of said 337.5 acre TCEDC tract, said point also lying in the Easterly line of Mall of The Mainland Parkway (a.k.a. F.M. 2004 – called 120 feet in width);

THENCE North 02°18'31" West along the most Westerly line of said 337.5 TCEDC tract, same being the Easterly line of said Mall of the Mainland Parkway, a distance of 11.06 feet to a point for corner;

THENCE North 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 63.25 feet to a point for corner, said point lying in the Southerly line of a drainage easement granted to Galveston County Drainage District No. 2 (GCDD #2) according to deed recorded under Film Code No. 005-08-0651 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 86°56'24" East over and across said 337.5 acre TCEDC tract and along the Southerly line of said GCDD #2 easement, a distance of 24.68 feet to a point for corner;

THENCE South 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 71.38 feet to a point for corner;

THENCE South 02°19'16" East over and across said 337.5 acre TCEDC tract, a distance of 4.24 feet to a point for corner, said point lying in the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B";

THENCE South 86°16'45" West along the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B", a distance of 20.01 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.034 acre (1,499 square feet) of land, more or less.



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

REVISED:	OCTOBER 6, 2023
SURVEY DATE:	JUNE 14, 2023
FILE No.:	7385-0000-0010-001
DRAFTING:	JTK
JOB No.:	23-0249



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-09

A RESOLUTION AUTHORIZING THE SALE OF 1,499 SQ. FT. OF PROPERTY FOR A DRAINAGE EASEMENT TO BINNACLE TEXAS CITY 51 LLC; 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 April 3, 2024, a general discussion was held authorizing the sale of 1,499 sq. ft. of property for a drainage easement to Binnacle Texas City 51 LLC.; and

WHEREAS, Binnacle Texas City 51 LLC. has approached staff regarding their desire to purchase 1,499 sq. ft. of property from the Texas City Economic Development Corporation for the purpose of a drainage easement to further the development of the Brookwater Subdivision as described in **Exhibit "A"** attached.

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 3rd day of April 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 09/18/2024

Resolution 2024-16 ratifying the granting of an easement to Texas-New Mexico Power Company

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Approval of Resolution 2024-16 authorizing the granting, selling and conveying of an easement to Texas-New Mexico Power Company.

BACKGROUND

In September 2023, the Texas City Economic Development Corporation (TCEDC) sold approximately 6.67 acres of property to Castlerock Communities for the development of a residential community commonly known as Steed Landing. In order to serve the new development with electrical utilities, Texas New-Mexico Power Company (TNMP) needed approximately 1,845 Sq. Ft., of property for a utility easement to service the new development. This easement would allow TNMP to provide electrical service to the new development and provide redundancy to the surrounding area. The attached Exhibit "A" details the area required for the proposed easement.

In order to assist TNMP with their service requirements for the area, the attached easement was executed on July 31, 2024. Since the TCEDC did not have a meeting until today's date and the easement was necessary to proceed, the required documents were executed on July 31, 2024, and the TCEDC's action on this date will ratify the transaction.

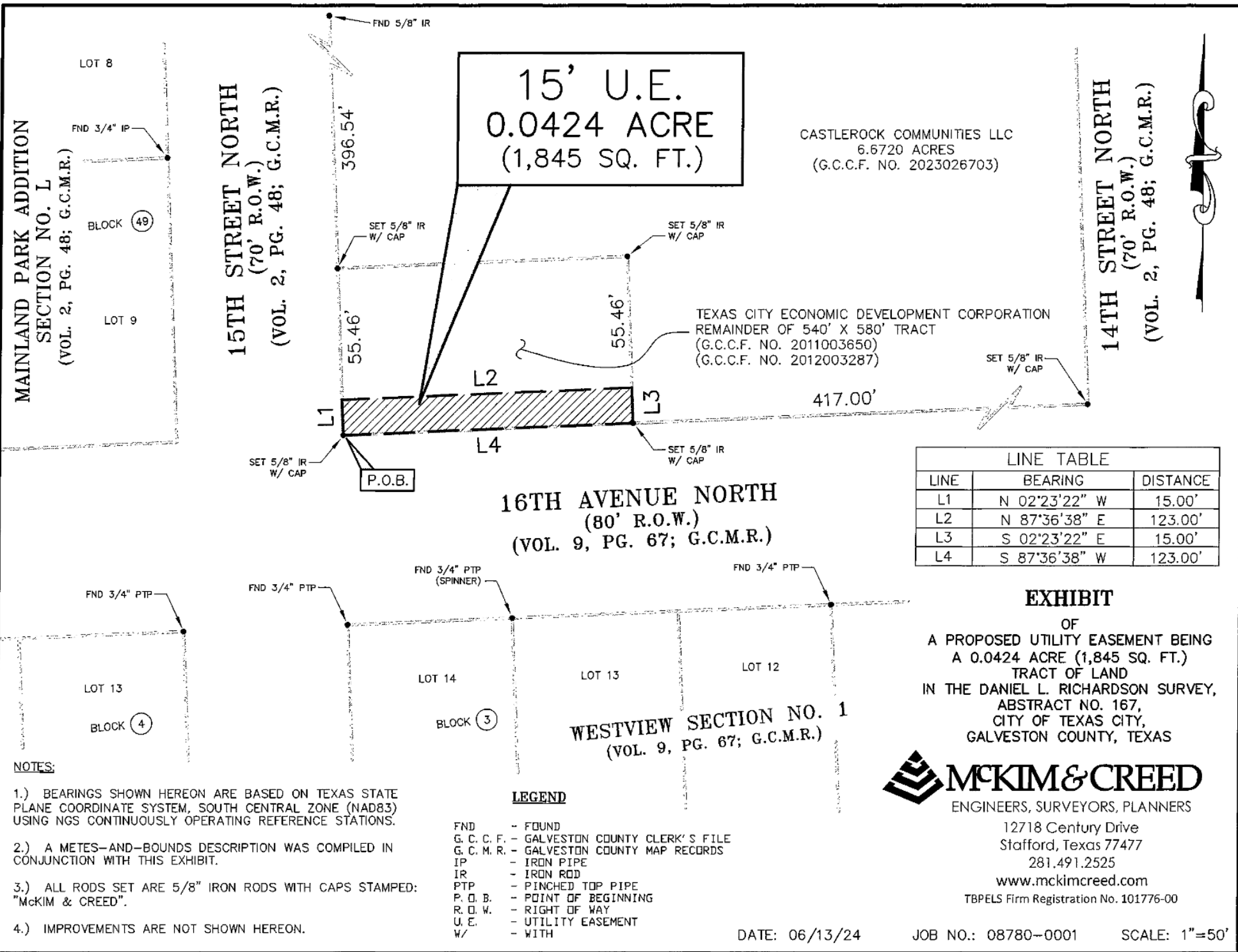
ANALYSIS

Staff recommends approval of the ratification of the granting, selling and conveying of an easement to Texas-New Mexico Power Company.

ALTERNATIVES CONSIDERED

Attachments

Exhibit A
Resolution



15' U.E.
0.0424 ACRE
(1,845 SQ. FT.)

CASTLEROCK COMMUNITIES LLC
6.6720 ACRES
(G.C.C.F. NO. 2023026703)

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
REMAINDER OF 540' X 580' TRACT
(G.C.C.F. NO. 2011003650)
(G.C.C.F. NO. 2012003287)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°23'22" W	15.00'
L2	N 87°36'38" E	123.00'
L3	S 02°23'22" E	15.00'
L4	S 87°36'38" W	123.00'

EXHIBIT
OF
A PROPOSED UTILITY EASEMENT BEING
A 0.0424 ACRE (1,845 SQ. FT.)
TRACT OF LAND
IN THE DANIEL L. RICHARDSON SURVEY,
ABSTRACT NO. 167,
CITY OF TEXAS CITY,
GALVESTON COUNTY, TEXAS

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive
Stafford, Texas 77477
281.491.2525

www.mckimcreed.com

TBPELS Firm Registration No. 101776-00

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS EXHIBIT.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED".
- 4.) IMPROVEMENTS ARE NOT SHOWN HEREON.

LEGEND

- FND - FOUND
- G. C. C. F. - GALVESTON COUNTY CLERK'S FILE
- G. C. M. R. - GALVESTON COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- PTP - PINCHED TOP PIPE
- P. O. B. - POINT OF BEGINNING
- R. O. W. - RIGHT OF WAY
- U. E. - UTILITY EASEMENT
- W/ - WITH

DATE: 06/13/24

JOB NO.: 08780-0001

SCALE: 1"=50'

June 13, 2024

15' Utility Easement

**0.0424 acre of land in the Daniel L. Richardson Survey, Abstract No. 167,
City of Texas City, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 0.0424 acre (1,845 square feet) tract of land in the Daniel L. Richardson Survey, Abstract No. 167, City of Texas City, Galveston County, Texas; said 0.0424 acre tract being out of the remainder of a 540' x 580' tract of land conveyed to Texas City Economic Development Corporation, as recorded in Galveston County Clerk's File Nos. 2011003650 and 2012003287; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "McKim & Creed" set at the intersection of the east right-of-way line of 15th Street North (70 feet wide), according to the map or plat recorded in Volume 2, Page 48 of the Galveston County Map Records with the north right-of-way line of 16th Avenue North (80 feet wide), according to the map or plat recorded in Volume 9, Page 67 of the Galveston County Map Records for the southwest corner of said 540' x 580' tract and for the southwest corner of this tract;

THENCE, North 02° 23' 22" West – 15.00 feet with the east right-of-way line of said 15th Street North and with the west line of said 540' x 580' tract to a point for the northwest corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a southwest corner of a 6.6720 acre tract of land conveyed to Castlerock Communities LLC, as recorded in Galveston County Clerk's File No. 2023026703 bears North 02° 23' 22" West – 55.46 feet; also from which a 5/8-inch iron rod found for a northwest corner of said 6.6720 acre tract bears North 02° 23' 22" West – 452.00 feet;

THENCE, North 87° 36' 38" East – 123.00 feet to a point in a west line of said 6.6720 acre tract for the northeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner of said 6.6720 acre tract bears North 02° 23' 22" West – 55.46 feet;

THENCE, South 02° 23' 22" East – 15.00 feet with a west line of said 6.6720 acre tract to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the north right-of-way line of said 16th Avenue North for a southwest corner of said 6.6720 acre tract and for the southeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set at the intersection of the north right-of-way line of said 16th Avenue North with the west right-of-way line of 14th Street North (70 feet wide), according to the map or plat recorded in Volume 2, Page 48 of the Galveston County Map Records for the southeast corner of said 6.6720 acre tract bears North 87° 36' 38" East – 417.00 feet;

THENCE, South 87° 36' 38" West – 123.00 feet with the north right-of-way line of said 16th Avenue North to the POINT OF BEGINNING and containing 0.0424 acre (1,845 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with an exhibit performed on even date.

COMPILED BY:
MCKIM & CREED
Engineers, Surveyors, Planners
Stafford, Texas
Firm Registration No. 10177600
Job No. 08780-0001
Y:\legals\08780-0001_Utility Easement.docx



Chris Kelly
Robert Chris Kelly
Registered Professional Land Surveyor
State of Texas No. 6833

FILED AND RECORDED

Instrument Number: 2024037030

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 08/16/2024 10:39AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-16

A RESOLUTION RATIFYING, GRANTING, SELLING, AND CONVEYING AN EASEMENT ON PROPERTY OWNED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION WITH TEXAS-NEW MEXICO POWER COMPANY; 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 September 18, 2024, a general discussion was held ratifying, granting, selling, and conveying an easement on property owned by the Texas City Economic Development Corporation to Texas-New Mexico Power Company; and

WHEREAS, this easement would allow TNMP to provide electrical service to the new development and provide redundancy to the surrounding area. The attached Exhibit "A" details the area required for the proposed easement.

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 authorizes, ratifies, sells, and conveys the easement on the TCEDC-owned land to the Texas-New Mexico Power Company.

SECTION 2: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 18th day of September 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. d.

Meeting Date: 09/18/2024

Approval of Resolution 2024-17 authorizing an agreement with Joseph Hoover AIA Associates

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Approval of Resolution authorizing an agreement with Joseph Hoover AIA & Associates for Architecture and Engineering Services for the renovation of an existing building to expand development services at the Planning/Engineering and Public Works building located at 7800 Emmett F. Lowry Expressway. The renovation of the existing building will allow the Planning/Engineering and Public Works departments the ability to accommodate the growth in development of residential and commercial development within the City of Texas City.

BACKGROUND

In 2020, the Texas City Economic Development Corporation purchased the property located at 7800 Emmett F. Lowry Expressway from Galveston Newspapers, Inc. (Galveston Daily News) for the purpose of housing the Planning/Engineer and Public Works administration offices. In 2021, the existing office spaces were renovated, and the aforementioned departments moved into the building after the renovation was complete.

There were two buildings on site when the Texas City Economic Development Corporation (TCEDC) purchased the property. The current office space for the Planning/Engineering and Public Works department was used by the previous owner for office space and the building directly behind the office space was previously used to print the newspapers and to distribute those papers that were produced on site.

The building that was used for the production and printing of the newspapers was not renovated with the office space but reserved for future expansion. It is now necessary to renovate this space to accommodate the tremendous growth in residential and commercial development within the City. This project will ensure the City's ability to accommodate the economic growth in the community, creating new jobs and economic viability.

ANALYSIS

The proposed agreement is with Joseph Hoover AIA & Associates for architecture and engineering services to facilitate the design and renovation of the existing building. Funds were budgeted for this project in the 2023/2024 TCEDC budget. The total cost for the services outlined in the proposal is \$133,500. The services include Schematic Design, Design Development, Architectural, Mechanical, Electrical and Plumbing, Bidding and Contractor Negotiation and Project Administration.

Staff recommends approval of the Resolution authorizing an agreement with Joseph Hoover AIA & Associates for architecture and engineering services and authorizing the Chairperson to

execute the agreement for the project.

ALTERNATIVES CONSIDERED

Attachments

Proposal for Professional Services
Resolution



JOSEPH HOOVER AIA + ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS

July 31, 2024

D. J. Hutchinson
Project Administrator
Public Works Department
City of Texas City
7800 Emmett F. Lowry
Texas City, Texas 77591
djhutchinson@texascitytx.gov

Regarding: Build-Out for Public Works and Engineering Planning Building
7800 Emmett F. Lowry
Texas City, Texas 77591

Subject: Architecture and Engineering Services Proposal

Dear Mr. Hutchinson,

Thank you for the opportunity to present this Proposal to you for the Architectural and Engineering Services for the proposed Build-out of the existing and new acquired spaces in the City's Public Works and Engineering Planning Building.

This proposal is based upon my conversations, meetings and E-Mails with you and Jack Haralson, and in a meeting at your office on May 21, 2024 attended by The City Engineer, the City Director of Services, the City Director of Economic Development, and Building Inspections Department Official.

It is apparent that you want the build-out constructed as economically as possible that will meet all City Codes and Ordinances (including parking number requirements), latest International Building Codes, National Fire Codes, Electrical, HVAC, and Plumbing Codes, State required Accessibility Codes, State Insurance Required Wind Codes, State Required Energy Codes, etc.

To provide all of the necessary Architectural and Engineering Design Services that will be required to receive all City Building Permits, all City, County, and State Code requirements, and to prepare all Documents for Competitive Proposals from Contractors, the following is a general outline of the Basic Services we propose to provide for the Project.

This proposal includes the services of MEP Engineers (DVO Engineers) but not and a Structural Engineer or Civil Engineer who's services may not be required for this project.

A dimensioned Architect plan of the site will be provided showing City required off-street parking, Fire Truck access, required handicapped parking, with required grades and signs, number of cars parking spaces required by City Ordinance, but not the site

grading, drainage, details and paint stripping of parking lot. Site work, other than HC parking signs and paint stripping, and new sidewalks, will be completed by the City and will not be in the Construction Contract to be Bid on by Contractors.

The City shall provide Original Building Construction Plans. Architect/Engineer shall take all necessary on-site measurements and prepare an up-dated as-built drawing to be used for changes to the existing interior walls and mechanical, electrical and plumbing systems.

City will provide a written design program to the Architect prepared by the Department Heads outlining the existing spaces to be reused, and the proposed new spaces to be added for now and for future City Department expansions.

A. Project Scope:

1. Exterior of Existing Building:

- 1.1 Demolish Existing and Replace with a new Single Ply Roofing. Add Rigid Insulation to comply with Energy Code
- 1.2 Replace Existing Emergency Generator, for emergency electrical service for the entire building.
- 1.3 New Canopy at Building Entrance without a gap between storefront and canopy
- 1.4 New entrance storefront system to meet IBC Wind Code
- 1.5 Possible window replacement or storm shutters to meet wind code requirements
- 1.6 New Exit Doors and canopy's and sidewalks where required
- 1.7 New signs and parking stripes for handicapped parking

2. Interior of South Side of Existing Building

- 2.1 East side of the South end of the present building, as well as the newly acquired Northeast side of the of the building shall remain as the Public Works Department, and entire West Side of the building shall be Engineering, Permitting and Inspection. Basically, the each half (East and West Sides) of the Building will be independent of each other having their own restrooms, conference and training rooms, break rooms and circulation.
- 2.2 Entire South end of building, now in use, shall have the present existing Fire Sprinkler System modified and expanded into this space. Reinstall new ceiling Grid and Panels as required.
- 2.3 Relocate as few as possible existing walls necessary to comply with Texas Accessibility requirements, mainly restrooms, hallways, counter heights, door approaches and hallway widths.
- 2.4 Install new lever hardware for Accessibility Requirements on all existing doors.
- 2.5 Install signage and alarm signals to meet Accessibility Requirements.
- 2.6 Existing electrical lighting, convenience outlets and Air Conditioning Systems To remain and modified as required by the wall changes.

3. Interior of North Side of Existing Building

- 3.1 Space to be remodeled as offices with auxiliary spaces to be determined such as conference rooms, training rooms, open office cubicles; for present needs as well as the future personnel needs as City services grow.
- 3.2 Remodel existing and expand or add Restrooms to meet IBC Code Plumbing Number of fixture requirements as well as State Accessibility requirements.
- 3.3 Install new Electrical distribution system including lighting, outlets, etc.
- 3.4 Install new Air Conditioning Equipment and distribution system
- 3.5 Add metal furring, drywall and insulation to the exterior wall to meet Energy Code requirements.
- 3.6 Adapt existing Fire Sprinkling System for the new Office Spaces to be Constructed

B. Basic Architectural and Mechanical, Electrical and Plumbing Engineering Services

1. Basic Architectural Service; Preliminary Design

- 1.1 Thorough Review of existing site conditions, including present construction on site, existing building plans and the present building, etc. and any other requirements of jurisdictions having authority over the site regarding codes and ordinances that would affect the construction, including the City of Texas City, State of Texas Accessibility Standards, and The Texas Department of Insurance.
- 1.2 Meet as required with you, (the City), for input and complete understanding into the project program requirements.
- 1.3 Meet with the Texas City Fire Marshal, City and/or City or County Inspection Department personnel, and Other City staff members to evaluate compliance with the International Building and Fire Codes and other codes and ordinances applicable to the site.
- 1.4 Based on the information gathered, refine the program requirements for spaces desired in the interior and exterior of the building.
- 1.5 Prepare Schematic Drawings of the project site and building for review by all parties involved
- 1.6 Prepare a Cost Estimate for the Construction

2. Basic Architectural Service; Design Development:

- 2.1 Upon approval by the Owner for the Schematic Design Drawings of the Site Plan, Floor Plan, and Building Elevations, further develop the Design Details to include any revisions to the final floor plans, building elevations and proposed interior and exterior material selections and Mechanical, Electrical and Plumbing Systems.
- 2.2 Review of proposed design to meet all codes and ordinances involved.
- 2.3 Prepare a Cost Estimate for the Construction
- 2.4 Submit Design Development Drawings to the City for Review and Approval.

3. Basic Architectural/Engineering Services; Construction Documents:

- 3.1 Upon Owner's Approval of the Design Development Drawings, the Architect and MEP (Mechanical, Electrical & Plumbing Engineers), will prepare Construction Documents (Plans and Specifications) that describe in detail the work to be done for the Site Improvements and Building Construction.
- 3.2 Architect will coordinate the all the Architectural, Mechanical and Plumbing Drawings and Specifications. All Construction Documents will be sealed by a Registered Professional Engineer along with Architects Seal.
- 3.3 Assist in securing Building PLAN Reviews and Permits from the City
- 3.4 Assist in securing the State Required Registration and a Plan Review by a State of Texas Accessibility Provider
- 3.5 Construction Documents shall be in accordance with all Requirements of the City Codes and Ordinances, State of Texas Accessibility Law, Texas Department of Insurance Rules, and any other government entities having jurisdiction over the project.
- 3.7 Revise the Cost estimate if required

4. Basic Architectural/Engineering Service; Bidding Phase

- 4.1 Assist in securing prospective Construction Contractors to Bid the project
- 4.2 Prepare and distribute Addenda and answer or clarify Bidding Contractor's questions during bidding as required.
- 4.3 Assist in the evaluation of Contractor's Proposals and make recommendations as to the most viable proposal.
- 4.4 Assist in the preparations of the Construction Contracts.

5. Basic Architectural and Engineering Services; Project Administration (during Construction)

- 5.1 Review Shop Drawings submitted by Sub-Contractors
- 5.2 Make Site visits as required to evaluate if the Contractor is fulfilling the requirements of the Construction Documents.
- 5.3 Review the Contractor's Monthly Pay request during construction and Approve.
- 5.4 Preparation of any Change Orders during Construction
- 5.5 Selection of Material Colors and preparation of Color Schedules
- 5.6 Conduct Final Inspection and List of non-conforming construction items to be corrected before Final Payment is approved.
- 5.7 Assist in obtaining Occupancy Certificate from the City
- 5.8 Assist with review of premises by a State inspector for State Required Accessibility Standards being met and approved.

C. Fees for Architect and Engineering Basic Services

The Following Fee proposal is to complete the all of the Basic Services outlined above for the Fixed Fees as outlined below. Fees include \$23,000 for MEP Engineering Services.

Fees shall be paid to the Architect on a monthly basis, and broken down in phases as follows:

1.1 Schematic Design of Building (15% of Service fee)			\$ 20,025.
1.2 Design Development (20% of Service Fee)			
	Architect Fee	\$ 22,100.	
	MEP Engineer Fee	\$ 4,600.	\$ 26,700.
1.3 Architectural, Mechanical, Electrical, and Plumbing Construction Documents (40% of Service Fee)			
	Architect Fee	\$ 38,500.	
	MEP Engineer Fee	\$ 14,900.	\$ 53,400.
1.4 Bidding, Contractor Negotiation, & Contract Preparation (5% of Fee)			\$ 6,675
1.5 Project Administration during Construction			
	Architect Fee	\$ 23,200.	
	MEP Engineer Fee	\$ 3,500.	\$ 26,700.
	Total Fees for Basic Services		\$ 133,500.

All Construction Drawings will be produced electronically by Computer Aided Drafting (CAD) Format and the Owner will receive a Compact Disk (CD) for your files. All drawings will be sealed by an Architect or Engineer. Also, DVOE Engineers Professional Errors and Omissions Insurance.

Architect will provide CAD drawings in an electronic format of all the Construction Documents to the City for Bid proposal requests from Contractors, and for Contractor's Project Construction sets.

After discussion with Contractors with extensive experience in Build-out Construction and including all the Items listed above to be in the Project, the Preliminary Estimate of Construction Cost for the project is \$2,225,000. Our Fees for Professional Basic Services would be approximately Six Percent (6%) of the Estimated Construction Costs.

D. Project Costs Not Included in the A/E Fee Proposal:

The above fees do not include the following items that may be paid for directly by the Owner, but the Architect will coordinate all of these activities, and receive reimbursable payments from the City if paid for by the Architect.

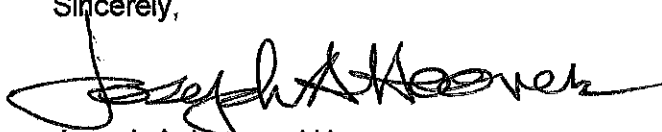
- 1.1 Engineering Testing Reports during Construction, if required.
- 1.2 State Required: (1) Registration of the Project, (2) an Independent Review of Documents for Compliance to the Texas Accessibility Laws (ADA) by a State Approved Reviewer, (3) and the State required Independent Reviewer Site visit for compliance to accessibility laws (ADA Fee). Approximate cost; \$1,200.00.
- 1.3 Energy Code Inspections by entities other than City, if required. The State Required Energy Audit included in the Fee above.
- 1.4 Any City/ /State Document Review and Filing fees over and above the Usual Building and Trades Permitting Fees (Standard Building Permit fees shall be paid for by the Contractor. City may want to wave these costs to the Bidding Contractors in their Request for Bids).
- 1.5 Inspections and certificates required by the Texas Windstorm Insurance (We

- usually require the General Contractor (in this case the Roofing Contractor) to include this cost in his Bid and Coordinate and pay for this service from a approved State Windstorm Engineer (Approximate costs \$3,000.)
- 1.6 Civil Engineers Fees or Drainage District Fees for the Site Drainage Plans, if required.

Thank you again for allowing me to present this proposal to you. We would like very much to be a member of your team to see the fulfillment of this project. Over the past Sixty Four years of my Architectural Practice, I have completed hundreds of successful structures of the size and scope of your project, including Industrial, Commercial and Governmental Clients, and for the private sector. I have successfully completed over twenty or more projects for the City. At your request, we will provide references from past and present Clients regarding our professional services.

If you like for us to proceed with the Services as outlined, please have copies of this proposal signed and return one copy to me. If this proposal is accepted by the City, this Document will suffice for me to serve as a Contract, and you may issue a Purchase Order. We can proceed immediately on your project.

Sincerely,



Joseph A. Hoover AIA
Date: July 31, 2024

City Of Texas City

BY: _____ Title: _____

Date: _____

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-17

A RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO ENTER INTO AN ENGINEERING SERVICES AGREEMENT FOR ARCHITECTURE AND ENGINEERING SERVICES FOR 7800 EMMETT F. LOWRY EXPRESSWAY; 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 September 18, 2024, a general discussion was held concerning authorizing the Chairperson or Vice-Chairperson to enter into an Engineering Services Agreement with Joseph Hoover AIA & Associates to assist the Texas City Economic Development Corporation with Engineering Services at 7800 Emmett F. Lowry Expressway; and

WHEREAS, in 2020, the Texas City Economic Development Corporation purchased the property located at 7800 Emmett F. Lowry Expressway from Galveston Newspapers, Inc. (Galveston Daily News) for the purpose of housing the Planning/Engineer and Public Works administration offices. In 2021, the existing office spaces were renovated, and the aforementioned departments moved into the building after the renovation was complete; and

WHEREAS, there were two buildings on site when the Texas City Economic Development Corporation (TCEDC) purchased the property. The building that was used for the production and printing of the newspapers was not renovated with the office space but reserved for future expansion; and

WHEREAS, it is now necessary to renovate this space to accommodate the tremendous growth in residential and commercial development within the City. This project will ensure the City's ability to accommodate the economic growth in the community, creating new jobs and economic viability; and

WHEREAS, funds were budgeted in the 2023-2024 TCEDC FY Budget. The total cost for the services outlined in the proposal is \$133,500. The services include Schematic Design, Design Development, Architectural, Mechanical, Electrical, and Plumbing, Bidding and Contractor Negotiation, and Project Administration.

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 signing of an agreement with Joseph Hoover AIA & Associates.

SECTION 2: The Chairperson or Vice-Chairperson is hereby authorized to execute any documents necessary for the agreement with Joseph Hoover AIA & Associates.

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

PASSED AND ADOPTED this 18th day of September 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. e.

Meeting Date: 09/18/2024

Approval of Resolution 2024 - 18 authorizing the conveyance of property to Habitat for Humanity

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Authorize a Resolution to convey up to two parcels of property to Habitat for Humanity to further their mission to build homes, communities and hope.

BACKGROUND

Habitat for Humanity has approached staff about acquiring property from the Texas City Economic Development Corporation (TCEDC) to build new low-cost homes in the community for those in need and to aid in economic development. The TCEDC currently has up to three available lots (please see Exhibit "A") the Board may want to consider conveying to Habitat for Humanity. While three lots are currently available for consideration, staff supports the conveyance of up to two of those properties to Habitat for Humanity to further their mission to build new homes in Texas City for those in need.

The first parcel would be conveyed to Habitat for Humanity for the purpose of building a new home for a family in need. Assuming the process goes smoothly and there are no major issues that arise with the process and the quality of the initial home construction, staff would proceed with the process of transferring the second parcel of property to Habitat for Humanity for a second home construction project.

ANALYSIS

Staff recommends approval of authorizing the Chairperson to execute the appropriate documents to convey up to two parcels of property to Habitat for Humanity as further described as Lot 607, GCAD ID 758483; and Lot 410, GCAD ID 758485.

ALTERNATIVES CONSIDERED

Attachments

Exhibit "A"
Resolution



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°32'35" W along with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°27'26" E along with the east line of said Lot 5, a distance of 61.40 feet to a point for corner;

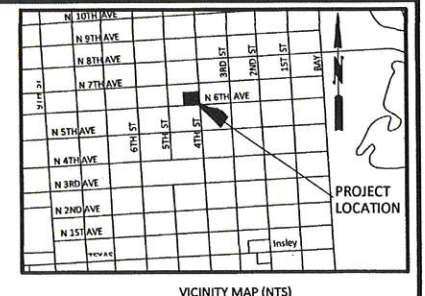
THENCE N 87°32'36" E a distance of 38.20 feet to a point for corner;

THENCE S 02°27'26" E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°32'35" E along with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°27'26" W along with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.



- GENERAL NOTES:**
- 1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X", as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.
 - 2) Purpose of this Replat is to combine 11 lots and 15 foot Alley way into 4 lots.
 - 3) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - 4) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187
 - 5) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
 - 6) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas
 - 7) 15 foot Alley way abandonment was approved at the April 3, 2024 City of Texas City Commission Meeting under Ordinance No 2024-12, and filed under Galveston County Clerk File No. 2024017541.

STATE OF TEXAS)
COUNTY OF GALVESTON)

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MINOR REPLAT OF BLOCK 135 TEXAS CITY SECOND DIVISION PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16 AND ABANDONED 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS 7th DAY OF MAY, 2024

Mark Ciavaglia
Mark Ciavaglia, Chairman
Texas City Economic Development Corporation

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mark Ciavaglia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of MAY, 2024.

Heather Perez
Notary Public for the State of Texas
My Commission Expires July 19, 2027

ABBREVIATIONS

GCCF - GALVESTON COUNTY CLERK'S FILE
GCMR - GALVESTON COUNTY MAP RECORD
GCDR - GALVESTON COUNTY DEED RECORD
CCF NO. - CLERK'S FILE NUMBER
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD
ROW - RIGHT OF WAY
POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

**MINOR REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16
AND ABANDONED 15 FT ALLEY WAY**

CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
May, 2024

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on JUNE 25, 2024 AT 1:32 O'CLOCK P.M., and duly recorded on JUNE 25, 2024 AT 1:32 O'CLOCK P.M., under Galveston County Clerk's File No. 2024028571, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By *Nicole Miller*
Deputy

On this 24th day of June, 2024, this Minor Replat was approved by the City Engineer of the City of Texas City.

Kim O. Golden
Kim O. Golden, P.E.

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Scott D. Ellis
Scott D. Ellis, RPLS
Tex. Reg. No. 6261

2024028571

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-18

A RESOLUTION CONVEYING UP TO TWO PARCELS OF PROPERTY TO HABITAT FOR HUMANITY AS FURTHER DESCRIBED AS LOT 607, GCAD ID 758483; AND LOT 410, GCAD ID 758485 LOCATED IN TEXAS CITY IN GALVESTON COUNTY, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFETIVE 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 September 18, 2024, a general discussion was held conveying up to two parcels of property to Habitat for Humanity as further described as Lot 607, GCAD ID 758483; and Lot 410, GCAD ID 758485 in Texas City, Texas, of Galveston County from the Texas City Economic Development Corporation; and

WHEREAS, the TCEDC would like to convey the property to Habitat for Humanity to further their mission to build homes, communities, and hope.

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 conveyance of the property from the TCEDC to Habitat for Humanity, described as follows:

Lot 607, GCAD ID 758483; and Lot 410, GCAD ID 758485 in Texas City, Texas, of Galveston County

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for conveyance of said property from Texas City Economic Development Corporation to Habitat for Humanity.

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

PASSED AND ADOPTED this 18th day of September 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. f.

Meeting Date: 09/18/2024

Allocate funding for roof repair at the Phoenix Business Accelerator.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Allocate funding for roof repair for the Phoenix Business Accelerator.

BACKGROUND

The Economic Development Corporation purchased a building located at 607 6th Street during FY23, which has since been renovated to create the Phoenix Business Accelerator. The goal of establishing a business accelerator on 6th Street was set out in the TCEDC Strategic Plan approved in 2023.

During Hurricane Beryl, which took place during August 2024, the roof of the Phoenix Business Accelerator experienced significant damage which will require a full replacement to avoid continued leaks and damage to the technology and fixtures in the building.

Staff has secured a proposal through John A. Walker Roofing, Inc., a Choice Partners vendor, in the amount of \$79,815.00 to complete all necessary repairs.

Funds are available in the City of Texas City’s FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801. It is possible that a portion of the funding may be reimbursed by FEMA.

ANALYSIS

Allocated funding for roof repair at the Phoenix Business Accelerator in an amount not to exceed \$79,815.00.

ALTERNATIVES CONSIDERED

Attachments

Roof estimate - Phoenix
Resolution

JOHN A. WALKER ROOFING, INC.
Large enough to serve: Small enough to care
Commercial: Industrial
Email: john@jwalkerroofing.com
Phone 409-935-5411 – Fax 409-935-4634

Proposal Submitted To: CITY OF TEXAS CITY

Date: 8-22-24

Address: 1801 9th AVE NORTH TEXAS CITY, TEXAS

Job Name and Location: 607 6th St. TEXAS CITY TEXAS CHOICE PARTNERS # CSP#22/049MF

Walker Roofing is pleased to present this proposal to you for your review and approval. Walker Roofing will provide all labor, insurance, and materials to execute the work described below.

- **Remove existing built-up roof down to shiplap decking. Then install one new layer of 5/8" CDX plywood over existing shiplap decking.**
 - **Remove all material down to existing cinder block parapet walls. Then install one new layer of 5/8" CDX plywood over exposed cinder blocks with appropriate cinder block fasteners.**
 - **Install one coat of SA Primer over all new 5/8" plywood.**
 - **Install one layer of one layer of SA Mid-Ply over all recently primed plywood.**
 - **Install new custom fabricated 24 ga. pre-finished metal gravel guard along the northside of roof area.**
 - **Install one layer of SA Granulated cap sheet over all new SA Mid-Ply.**
 - **Install new 2"X10" wood nailer over entire parapet wall with using appropriate fasteners. Then install one layer of SA waterproofing over new wood nailer.**
 - **Custom fabricated and install new 24 ga. pre-finished metal coping over entire parapet wall.**
- Clean up and haul off all job-related debris.**

TOTAL: \$79,815.00 Sales Tax Not Included

Five (7) year contractor guarantee against leaks

Price includes TDI windstorm certificate of compliance.

All additional electrical, mechanical and or structural work shall be performed by others.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**Thank You
Thomas Demers**

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-19

A RESOLUTION ALLOCATING FUNDS FOR THE REPLACEMENT OF THE ROOF OF A TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION (TCEDC) PROPERTY LOCATED AT 607 6TH STREET, TEXAS CITY, 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 September 18, 2024, a general discussion was held concerning approval for the replacement/repair of the roof of a Texas City Economic Development Corporation (TCEDC) property located at 607 6th Street, Texas City, Texas;

WHEREAS, a property owned by Texas City Economic Development Corporation (TCEDC), located at 607 6th Street, significant damage which will require a complete replacement to avoid continued leaks and damage to the technology and fixtures in the building; and

WHEREAS, staff has secured a proposal through John A. Walker Roofing, Inc., a Choice Partners vendor, in an amount not to exceed \$79,815.00 to complete all necessary repairs.

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 allocates funding for replacing the roof of a Texas City Economic Development corporation (TCEDC) property located at 611 6th Street, Texas City, Texas in an amount not to exceed \$79,815.00.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 18th day of September 2024.

CHAIRPERSON/VICE-CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. g.

Meeting Date: 09/18/2024

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$5,694.00.

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) in an amount not to exceed \$5,694.00.

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.

Staff has received a completed application for the BIG Grant from La Gardenia, located in the Sixth Street Revitalization District at 210 6th Street North. The applicant is requesting assistance with signage and landscaping.

Total costs are estimated at \$3,500.00 for signage and \$2,194.00 for landscaping (exterior improvements). 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 a Business Improvement Grant (BIG Grant) for La Gardenia for an amount not to exceed \$5,694.00.

ALTERNATIVES CONSIDERED

Attachments

Resolution

Application

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-20

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO LA GARDENIA; 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 September 18, 2024, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to La Gardenia for an amount not to exceed \$5,694.00; and

WHEREAS, staff received a completed application for the BIG Grant from La Gardenia, located at 210 6th Street North, Texas City, TX 77590. The applicant is requesting assistance with landscaping and signage, which are classified as Tier 2 Improvements; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$5,694.00. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2023-24 annual budget.

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 La Gardenia, located at 210 6th Street North, Texas City, TX 77590, for a maximum allocation not to exceed \$5,694.00.

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 18th day of September 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

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: La Gardenia

Business Address: 210 6th St. North

Business Contact: Melinda Orozco 409-457-6450

Number of full-time or part-time employees: 8

Annual operating budget: \$ 375,000

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

Application continues on Page 2.

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

Landscaping and Sign

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

\$5,694.00 total cost

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. Application for grant assistance does not guarantee that funds will be issued.
**Recipient businesses cannot be affiliated with any political party.



Quotation

4827

03/11/24

**MELINDA Orozco
LA GARDENIA
210 6TH STREET
TEXAS CITY TX 77590**

SHIP TO:

**MELINDA 409-944-0404
LA GARDENIA
210 6TH STREET
TEXAS CITY TX 77590**

986	MELINDA Orozco	409-944-0404	Lily	Lily	Our Truck
-----	----------------	--------------	------	------	-----------

1 Cabinet Sign

This will include (1) fabricated 12in by 75in wide, internally illuminated 5in deep aluminum cabinet sign with a white acyllic face, installation, and engineering fee. The cost for permit will be added to this quote once city gives us the permit price to pull the permit to begin project.

Signs & Banners: Other 3,500.00

QUOTE FROM:

Victor Romero

Phone:(409)443-8411

Date:05/14/2024

ESTIMATE FOR FLOWER BEDS

Work will be done at: LA GARDENIA

210 Sixth St N

Texas City, TX 77590

United State.

Flowerbeds will Include:

5- Roses

10- Gardenias

3- Azaelas

- Black or red mulch
- Weed barrier fabric
- 4-in colmet frame only where there is no concrete around the flowerbed.

TOTAL: \$2,194.00









TCEDC Agenda

6. h.

Meeting Date: 09/18/2024

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$8,843.10.

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 \$8,843.10.

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.

Staff have received a completed application for the BIG Grant from Barbie Tucker, property owner for Gus' Restaurant, which is located at 3503 Palmer Highway. The applicant is requesting assistance with signage, plumbing repairs and carpet installation. Total costs are estimated at \$2,814.50 for signage (exterior improvements). Total costs are estimated at \$6,028.60 for plumbing repairs and carpet installation (interior improvements).

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 a Business Improvement Grant (BIG Grant) for Gus' Restaurant for an amount not to exceed \$8,843.10.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - Gus
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: Gus' Restaurant

Business Address: 3503 Palmer

Business Contact: Melissa Tucker or Bridget Bow

Number of full-time or part-time employees: 22

Annual operating budget: \$ 763,381.00

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

Application continues on Page 2.

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

Exterior Signage
Interior Upgrades → Carpet, Plumbing repairs

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

Per shopping Center rules we have to put up a lit sign
with individual letters. The grease lines were bad when
we took over the space and we have paid numerous bills
to "patch" the problem. The flooring needs to be
replaced

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. Application for grant assistance does not guarantee that funds will be issued.

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

Estimate 2759 from NB Graphics, LLC dba TnT Signs

1 message

NB Graphics, LLC dba TnT Signs <quickbooks@notification.intuit.com>
Reply-To: sales@tntsigns.net
To: barbiesellsdreamhomes@gmail.com

Fri, Aug 23, 2024 at 8:45 AM

ESTIMATE 2759 DETAILS



NB Graphics, LLC dba TnT Signs

\$2,814.50

Review and approve

Powered by QuickBooks

Dear Barbie Tucker,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!

NB Graphics, LLC dba TnT Signs

Address

Barbie Tucker
Gus'

Ship to

**Barbie Tucker
Gus'**

Gus' Led Channel letters (fabricated in 2020; COVID shut project down.)

1 X \$1,500.00

\$1,500.00T

Installation of the above channel letters.

1 X \$600.00

\$600.00T

Permit with acquisition

1 X \$150.00

\$150.00T

Engineering if required for permit

1 X \$350.00

\$350.00T

Subtotal \$2,600.00

Tax \$214.50

Total \$2,814.50

Review and approve

NB Graphics, LLC dba TnT Signs

2212 Palmer Hwy Texas City, TX 77590 US



On The Way Plumbing LLC

Mike Tucker (Gus' steakhouse)
 3503 Palmer Hwy
 Texas City, TX 77590

☎ (409) 443-6815
 ✉ bridgetsauer72@yahoo.com

JOB	#6025-1
SERVICE DATE	Aug 13, 2024
INVOICE DATE	Aug 13, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 13, 2024
AMOUNT DUE	\$1,612.60

CONTACT US

2513 FM646
 Santa Fe, TX 77510

☎ (409) 945-7202
 ✉ Onthewaypros@yahoo.com

INVOICE

Services	Qty	Unit price	Amount
Stoppage <small>Ran sewer machine thru 3 floor drains, but there's too much grease. Have to come back on Monday with big jetter. Customer is gonna pay off bill in payments.</small>	1.0	\$355.00	\$355.00
commercial sales tax (labor)	4.0	\$18.15	\$72.60
Commercial <small>Add \$395.00 each hour</small>	3.0	\$395.00	\$1,185.00

Subtotal	\$1,612.60
Job Total	\$1,612.60
Amount Due	\$1,612.60



Excellence in Service & Installations

*P.O. BOX 801084
HOUSTON, TX 77280-1084
TEL: (713)956-1395*

August 20, 2024

**Gus'
3503 Palmer Highway
Texas City, TX 77590**

Attention: Barbie and Danny Tucker

Scope of work:

Remove existing carpet and cove base. Install new carpet and cove base, in carpeted area.

Install Shaw carpet style Profusion throughout the carpeted area with 4-inch cove base with toe. Prices include material, tax, and installation, adhesive and eight (8) bags of float at \$45 each are figured in the job.

Going with the 26-ounce carpet would be **\$4,416.00.**

Going with the 20-ounce carpet would be **\$4,150.00.**

Thank you for allowing me the opportunity to supply you with your flooring needs. If you have any questions or need additional information, please call me at 713-703-3429.

This proposal is good for 30 days.

Respectfully submitted,

Stephen Monsen
Craven Carpet, Inc.
Cell: 713-703-3429
Email: texolina@hotmail.com

THIS PROPOSAL MAY BE WITHDRAWN AFTER 30 DAYS

We propose to furnish labor – complete in accordance with the above specifications for the sums mentioned above, upon completion of work. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only in written order.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-21

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO GUS' RESTAURANT; 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 September 18, 2024, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Gus' Restaurant for an amount not to exceed \$8,843.10; and

WHEREAS, staff received a completed application for the BIG Grant from Gus' Restaurant, located at 3503 Palmer Highway, Texas City, TX 77590. The applicant is requesting assistance with landscaping and signage, which are classified as Tier 2 Improvements; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$8,843.10. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2023-24 annual budget.

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 Gus' Restaurant, located at 3503 Palmer Highway, Texas City, TX 77590, for a maximum allocation not to exceed \$8,843.10.

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 18th day of September 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. i.

Meeting Date: 09/18/2024

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve TCLM Chamber Membership Grant for an amount not to exceed \$500.

BACKGROUND

In August 2023, the Texas City Economic Development Corporation established a Chamber Membership grant to assist local businesses with the cost of joining the Texas City-La Marque Chamber for one (1) year.

Applicants must either represent a new, for-profit business or an existing for-profit business within the city limits of Texas City that has not previously joined the Chamber.

Staff has received a completed application for the Chamber Membership Grant from M&M Adult Daycare, LLC, located at 722 25th Avenue N.

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 TCLM Chamber Membership Grant for M&M Adult Daycare, LLC for an amount not to exceed \$500.

ALTERNATIVES CONSIDERED

Attachments

Chamber grant - MM Adult Daycare
Resolution

Texas City Economic Development Corporation

Application for Chamber Membership Grant

1801 9th Avenue North, Texas City, Texas 77590 - 409-739-7538

Purpose:

The purpose of the Chamber Membership Grant program is to promote small businesses in Texas City by providing funding assistance to join the Texas City - La Marque Chamber of Commerce for one (1) year. This one-time grant shall not exceed \$500.

It is the belief of the Texas City Economic Development Corporation (TCEDC) that membership and active participation in the Texas City-La Marque Chamber of Commerce can lead to stronger community connections, higher public awareness and additional jobs in the City of Texas City.

Eligibility:

1. Applicants must represent a new (less than 1 year) for-profit business operating within the city limits of Texas City, Texas.
2. Existing for-profit businesses may qualify if they have not previously joined the Texas City - La Marque Chamber of Commerce and have ten (10) employees or less.

Requests for the Chamber Membership Grant for joining the Texas City - La Marque Chamber of Commerce must be approved by the EDC Board. This application will become the agreement between the applicant and the Texas City Economic Development Corporation. Any false representations will be grounds for voiding the application/agreement. This original application must be submitted to Director of Economic Development Kristin Edwards either in-person/via mail to City Hall (1801 9th Avenue North) or via email at kedwards@texascitytx.gov.

Date of Application: September 5, 2024

Date Business Opened in Texas City:

7-13-2013

Number of Employees: 5

Business Name: M&M Adult Daycare, LLC

Owner Name: Kevin and Connie Sanders

Business Address: 722-25th Ave. N., Texas City 77590

Telephone Number(s): 409-599-3889-Connie 409-939-4529-Kevin

Email Address: ConnieSanders14@yahoo.com

Business Website: mmadultdaycare.org

Requirements:

Please return your completed application with the following item:

1. A copy of your City of Texas City certificate of occupancy and/or most current City of Texas City commercial water bill.

Process:

Approved businesses will qualify for a payment up to \$500 that will be made directly to the Texas City – La Marque Chamber of Commerce on behalf of the business. After Board approval, a purchase order will be established, and the payment will be sent. The payment will be sent approximately thirty (30) days after approval.

Signatures

Business Owner:

Connie Sanders Kevin Sanders

Texas City Economic Development Corporation:



TEXAS CITY FIRE DEPARTMENT
1725 25TH STREET NORTH, TEXAS CITY, TX 77590
 Phone: 409-643-5700 FAX: 409-643-5719
General Permit

Type of Permit Requested: Day Care
 Fire Alarm System, Alarm Re-Test, Above Ground Storage Tank, Dry Cleaning plant, Flammable finishes booth, Day Care, Suppression system, Sprinkler System, Open Burn, Trench Burn, Explosive or Fireworks use/transport/storage, Tent, Compressed gas, Fuel Disp., Flammable and Combustible liquid storage. Alarm systems, Underground Supply for Sprinkler systems, Venthood systems, and Paint booth suppression system Plans must be submitted with a flash drive containing a PDF formatted copy of the submittal, and 2 hard copies.

Name of Occupancy: MFA Adult Daycare LLC.
 Address of Occupancy: 722 25th Ave N. Texas City TX 77590
 Business / Applicant Name: MFA Adult Daycare LLC
 Business Address: 722 25th Ave N. Texas City TX 77590
 Phone: 409.948-2748 Cell Phone: 409.939-4529

Fee Required: \$ 25.00 *Applicable fees must be paid prior to permit issuance.*
 Cash Check Amount
 Fee Received By: [Signature]

Details regarding the above request must be filed when application is made and whenever requested by the Fire Official. It is the applicant's responsibility to ensure that conditions are in accordance with applicable State and Local fire regulations. I understand that it is the sole discretion of the Fire Official making inspection to approve or disapprove this request for any reason.

I understand that the Fire Official may revoke this permit at any time for non-compliance.
Note: Operating with no permit or an expired permit may result in a municipal citation, and double permit fees.

Applicant may not proceed without the approved permit by Fire Official.

[Signature] Applicant Signature Kevin Sanders Print Name 4/3/24 Date

Email Address: Carnie Sanders14@yahoo.com

****For Fire Department Use Only****

Date Application Rcvd 4-3-2024 Approved: Yes No

Notes regarding Inspection (if disapproved, state reasons)

Date Issued: 6-6-24
 ID #: _____ Fire Official: [Signature]
 Date Expires: 6-6-25 Permit #: 24-281

**** Permit must be kept at site at all times ****



CITY OF TEXAS CITY
 PO BOX 3837
 TEXAS CITY, TX 77592-3837
 (409) 643-5923

**UTILITY BILL
 REMIT PORTION**

Please write your Account Number on your check and enclose this portion of bill with your payment.

Service Address	Bill Number	Account # - Customer #	Current Billing Due Date	Amount Due
722 LOOP 197 N	2180341	13961 - 21268	09/19/2024	\$109.86
			Disconnect Date	Amount Due
			09/23/2024	\$139.90

M&M ADULT DAYCARE
 KEVIN AND CONNIE SANDERS
 PO BOX 1090
 DICKINSON, TX 77539

00186042024802180341600000109868

✂ Detach and return the portion above with your payment ✂



CITY OF TEXAS CITY
 PO BOX 3837
 TEXAS CITY, TX 77592-3837
 (409) 643-5923

**UTILITY BILL
 Customer Copy**

Keep this portion for your records

NOTE: Please read the back of your bill for important information concerning your water bill.

Customer Name				Service Address					
M&M ADULT DAYCARE KEVIN AND CONNIE SANDERS				722 LOOP 197 N					
Bill Number	Bill Date	Account Number - Customer Number				Current Billing Due Date			
2180341	08/21/2024	13961 - 21268				09/19/2024			
Description	Meter	Previous Read Date	Current Read Date	Previous Meter Reading	Current Meter Reading	Read Code	Usage (1000 gal.)	Charge	
WATER	190940442	07/12/2024	08/12/2024	383	385	A	2	\$9.43	
GARBAGE		07/12/2024	08/12/2024					\$24.00	
SALES TAX		07/12/2024	08/12/2024					\$1.98	
SEWER								\$17.00	
HISTORY PERIOD				BILLED USAGE				READ CODE: A = Actual E = Estimate F = Final W = Water Co. Estimate	
CURR				2				Total Current Billing	
07/24				2				Past Due Balance	
08/24				2				Total Amount Due	
05/24				2				\$109.86	
04/24				2				Total Due After Due Date	
03/24				3				On or After Disconnect Date	
02/24				2				\$114.90	
01/24				2				\$139.90	
12/23				2					
11/23				3					
10/23				5					
09/23				3					
08/23				6					
CITY OFFICES WILL BE CLOSED MONDAY 09/02 IN OBSERVANCE OF LABOR DAY. NEW DIKE STICKERS NOW AVAILABLE FOR PICK UP AT CITY HALL. PAY YOUR BILL BY PHONE AT 844-793-0466. SIGN UP FOR PAPERLESS AND PAY YOUR BILL ONLINE AT WWW.TEXASCITYTX.GOV.									

M & M Adult Daycare LLC

Employee directory report
For active employees from all locations

Name	Hire date
Harrison, Shirley	01/02/2024
Hubbard, Lillie	02/05/2024
Sanders, Connie	01/21/2019
Sanders, Kevin	01/21/2019
Tatum, Nashana	02/24/2023

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-22

A RESOLUTION AUTHORIZING A TCLM CHAMBER MEMBERSHIP GRANT TO M&M ADULT DAYCARE, LLC; 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 September 18, 2024, a general discussion was held concerning the application of a TCLM Chamber Membership Grant; and

WHEREAS, staff received a completed application for the TCLM Chamber Membership Grant from M&M Adult Daycare, LLC., located at 722 25th Avenue North, Texas City, Texas; and

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 TCLM Chamber Membership Grant to M&M Adult Daycare, LLC., located at 722 25th Avenue North, Texas City, Texas, for a maximum allocation of \$500.00.

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 18th day of September 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. j.

Meeting Date: 09/18/2024

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

BACKGROUND

In August 2023, the Texas City Economic Development Corporation established a Chamber Membership grant to assist local businesses with the cost of joining the Texas City-La Marque Chamber for one (1) year.

Applicants must either represent a new, for-profit business or an existing for-profit business within the city limits of Texas City that has not previously joined the Chamber.

Staff has received a completed application for the Chamber Membership Grant from Pressure Perfect Pros, located at 503 23rd Avenue N.

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 TCLM Chamber Membership Grant for Pressure Perfect Pros in an amount not to exceed \$500.

ALTERNATIVES CONSIDERED

Attachments

Chamber grant - PPP
Resolution

Texas City Economic Development Corporation

Application for Chamber Membership Grant

1801 9th Avenue North, Texas City, Texas 77590 - 409-739-7538

Purpose:

The purpose of the Chamber Membership Grant program is to promote small businesses in Texas City by providing funding assistance to join the Texas City - La Marque Chamber of Commerce for one (1) year. This one-time grant shall not exceed \$500.

It is the belief of the Texas City Economic Development Corporation (TCEDC) that membership and active participation in the Texas City-La Marque Chamber of Commerce can lead to stronger community connections, higher public awareness and additional jobs in the City of Texas City.

Eligibility:

1. Applicants must represent a new (less than 1 year) for-profit business operating within the city limits of Texas City, Texas.
2. Existing for-profit businesses may qualify if they have not previously joined the Texas City - La Marque Chamber of Commerce and have ten (10) employees or less.

Requests for the Chamber Membership Grant for joining the Texas City - La Marque Chamber of Commerce must be approved by the EDC Board. This application will become the agreement between the applicant and the Texas City Economic Development Corporation. Any false representations will be grounds for voiding the application/agreement. This original application must be submitted to Director of Economic Development Kristin Edwards either in-person/via mail to City Hall (1801 9th Avenue North) or via email at kedwards@texascitytx.gov.

Date of Application: 7/24/2024

Date Business Opened in Texas City:
3-1-2024

Number of Employees: 3

Business Name: PressurePerfect Pros

Owner Name: Jennifer Kannard
Business Address: 503 23rd Ave N
Texas City, TX 77590
Telephone Number(s): 281-889-6664 / 409-916-1713
Email Address: Pressureperfectprosllc@gmail.com
~~www.perfectlypressuredpros.com~~
Business Website: www.perfectlypressuredpros.com

Requirements:

Please return your completed application with the following item:

1. A copy of your City of Texas City certificate of occupancy and/or most current City of Texas City commercial water bill.

Process:

Approved businesses will qualify for a payment up to \$500 that will be made directly to the Texas City – La Marque Chamber of Commerce on behalf of the business. After Board approval, a purchase order will be established, and the payment will be sent. The payment will be sent approximately thirty (30) days after approval.

Signatures

Business Owner:

Jennifer Kannard

Texas City Economic Development Corporation:



YES ENERGY MANAGEMENT

For inquiries about your utility billing statement please contact our 24 hour 7 days a week YES Customer Service at (833)-363-7963 or by email at yescs@yesenergymgmt.com
You can also visit our website at www.yesenergymgmt.com

503 23RD AVE N TEXAS CITY, TX 77590

Community Message: Utility charges will not appear on your account prior to the 20th and no payment is required prior to charges posting. The property manager reserves the right to correct billing errors and the resident is responsible for payment in full of the actual amount due. Bitly Link - <http://bit.ly/2G99011>

For Utility Billing related questions please contact YES Customer Service at 833-363-7963. For payments and other questions please call FirstKey Homes Customer Service at 844-395-3959.

RESIDENT NAME: Jennifer Kannard
RESIDENT ID: t0288807
ADDRESS: 503 23rd Ave N Texas City, TX 77590 503 23rd Ave N
UNIT NUMBER: 95038703

STATEMENT DATE: 8/11/2024
DUE DATE: Due upon receipt

-ACCOUNT DETAIL-

Utility	Previous Read	Current Read	Multiplier	Usage	Unit
GAS	407.00	424.00	1.00000000	17.0000	CUF
SEWER	50.00	58.00	1.00000000	80.0000	1.0000
TRASH	0.00	0.00	1.00000000	0.0000	U4
WATER	50.00	58.00	1.00000000	80.0000	1.0000

WATER PROFILE		
Current	Last Month	Last Year
\$31.41	\$27.41	

CHARGE SUMMARY

Total Gas Charges
Total Trash Charges
Total Water Charges
Total Sewer Charges
Utility-Administration Fee

SERVICE DATES

6/13/2024 - 7/12/2024
6/13/2024 - 7/12/2024
6/13/2024 - 7/12/2024
6/13/2024 - 7/12/2024

COST SUB-TOTAL

47.11
24.50
31.41
36.80
7.00

GAS PROFILE		
Current	Last Month	Last Year
\$47.11	\$48.86	

CHARGE SUB TOTAL	146.82
PREVIOUS BALANCE	0.00
PAYMENTS	0.00
AMOUNT DUE	146.82

Detach Payment Coupon Here

PO Box 6729
Marietta, GA 30065

To pay by mail please detach and return payment coupon
To pay online visit Firstkeyhomes.com

JENNIFER KANNARD

503 23rd Ave N Texas City, TX 77590
503 23rd Ave N
Texas City, TX 77590



95038703

503 23RD AVE N TEXAS CITY, TX 77590

RESIDENT ID t0288807
STATEMENT DATE 8/11/2024
DUE DATE Due upon receipt
AMOUNT DUE 146.82

AMOUNT ENCLOSED

Remit To
FIRSTKEY HOMES
PO Box 6729
Marietta, GA 30065

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-23

A RESOLUTION AUTHORIZING A TCLM CHAMBER MEMBERSHIP GRANT TO PRESSURE PERFECT PROS; 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 September 18, 2024, a general discussion was held concerning the application of a TCLM Chamber Membership Grant; and

WHEREAS, staff received a completed application for the TCLM Chamber Membership Grant from Pressure Perfect Pros located at 503 23rd Avenue North, Texas City, Texas; and

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 TCLM Chamber Membership Grant to Pressure Perfect Pros located at 503 23rd Avenue North, Texas City, Texas, for a maximum allocation of \$500.00.

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 18th day of September 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. k.

Meeting Date: 09/18/2024

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

BACKGROUND

In August 2023, the Texas City Economic Development Corporation established a Chamber Membership grant to assist local businesses with the cost of joining the Texas City-La Marque Chamber for one (1) year.

Applicants must either represent a new, for-profit business or an existing for-profit business within the city limits of Texas City that has not previously joined the Chamber.

Staff has received a completed application for the Chamber Membership Grant from Upscale Lounge, located at 524 6th Street N. in the Sixth Street Revitalization District.

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 TCLM Chamber Membership Grant for Upscale Lounge in an amount not to exceed \$500.

ALTERNATIVES CONSIDERED

Attachments

Chamber grant - Upscale
Resolution

Texas City Economic Development Corporation

Application for Chamber Membership Grant

1801 9th Avenue North, Texas City, Texas 77590 - 409-739-7538

Purpose:

The purpose of the Chamber Membership Grant program is to promote small businesses in Texas City by providing funding assistance to join the Texas City - La Marque Chamber of Commerce for one (1) year. This one-time grant shall not exceed \$500.

It is the belief of the Texas City Economic Development Corporation (TCEDC) that membership and active participation in the Texas City-La Marque Chamber of Commerce can lead to stronger community connections, higher public awareness and additional jobs in the City of Texas City.

Eligibility:

1. Applicants must represent a new (less than 1 year) for-profit business operating within the city limits of Texas City, Texas.
2. Existing for-profit businesses may qualify if they have not previously joined the Texas City - La Marque Chamber of Commerce and have ten (10) employees or less.

Requests for the Chamber Membership Grant for joining the Texas City - La Marque Chamber of Commerce must be approved by the EDC Board. This application will become the agreement between the applicant and the Texas City Economic Development Corporation. Any false representations will be grounds for voiding the application/agreement. This original application must be submitted to Director of Economic Development Kristin Edwards either in-person/via mail to City Hall (1801 9th Avenue North) or via email at kedwards@texascitytx.gov.

Date of Application: 9/5/2024

Date Business Opened in Texas City:
2021

Number of Employees: 4

Business Name: Upscale Lounge on 6th

Owner Name: Janet Morris
Business Address: 524 uth Street N.
Texas City TX 77590
Telephone Number(s): 409 295-1721
Email Address: info@upscaloungeonuth.com
Business Website: _____

Requirements:

Please return your completed application with the following item:

1. A copy of your City of Texas City certificate of occupancy and/or most current City of Texas City commercial water bill.

Process:

Approved businesses will qualify for a payment up to \$500 that will be made directly to the Texas City – La Marque Chamber of Commerce on behalf of the business. After Board approval, a purchase order will be established, and the payment will be sent. The payment will be sent approximately thirty (30) days after approval.

Signatures

Business Owner: J. Morris

Texas City Economic Development Corporation:

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-24

A RESOLUTION AUTHORIZING A TCLM CHAMBER MEMBERSHIP GRANT TO UPSCALE LOUNGE; 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 September 18, 2024, a general discussion was held concerning the application of a TCLM Chamber Membership Grant; and

WHEREAS, staff received a completed application for the TCLM Chamber Membership Grant from Upscale Lounge located at 524 6th Street North, Texas City, Texas; and

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 TCLM Chamber Membership Grant to Upscale Lounge located at 524 6th Street North, Texas City, Texas, for a maximum allocation of \$500.00.

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 18th day of September 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. I.

Meeting Date: 09/18/2024

Discussion on the proposed Texas City Economic Development Corporation budget for fiscal year 2024-25.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Discussion on the proposed Texas City Economic Development Corporation budget for fiscal year 2024-25.

BACKGROUND

In 2022, the TCEDC partnered with Garner Economics, LLC to develop the “Pathways to Prosperity” Economic Development Action Plan for Texas City.

The plan identified key strategies for the City – Asset Development, Execute Effectively, Entrepreneurial Development, and Communicate the Brand – and identified several specific actions associated with each strategy.

The vast majority of these actions were integrated into the budget for Fiscal Year 2023-24, with accomplishments including the establishment of the Phoenix Business Accelerator, the commencement of construction of the Texas City Community Plaza, funding of an effective Workforce Liaison with the Texas City Independent School District (TCISD), the establishment of the Business Improvement Grant and Chamber Dues Grant programs, additional marketing for the community on local, regional and state levels, and much more.

Additionally, staff dedicated significant time and resources to secure a short-term due diligence lease on Shoal Point, which will ideally lead to the establishment of a \$150-\$250 million liquefied natural gas project.

During FY2024-25, work in these areas will continue and expand, with the overall budget decreasing from approximately \$11 million in FY2023-24 (a figure which included funds for the Community Plaza construction) down to \$3,147,200. Without the Community Plaza construction factored in, the budget decreased by over \$700,000.

With the Phoenix Business Accelerator weeks from opening, staff will focus on bringing in enterprise clients and other memberships with the goal of fully populating the facility. Staff will also continue to grow the professional network around the Phoenix and sponsor the Small Business Success Series.

Work will continue on the Community Plaza, with a target completion date – and planned grand opening ceremony – to take place during Q2 of 2025. In continued partnership with the TCISD Workforce Liaison, the Economic Development Corporation will also spearhead a partnership with the College of the Mainland to develop a career pipelines publication. Perhaps the most exciting plans for FY24-25 will center around the newly-created Community Events and Tourism Manager, whose focus will be on creating consistent special events and presence at the Community Plaza and encouraging local families to utilize the facility. While the Community Plaza is being completed, this individual will assist with the management of special events, create a stronger tourism network both locally and regionally, and assist the Recreation and Tourism Department in marketing the Doyle Convention Center.

ANALYSIS

Receive a summary of Texas City Economic Development Corporation's budget for fiscal year 2024-25.

ALTERNATIVES CONSIDERED

Attachments

Budget presentation

Texas City Economic Development Corporation
Fiscal Year 2024-25 Annual Budget

Presented by:
Kristin Edwards, Economic Development Director



Texas City
EST. 1911



By the Numbers

In Fiscal Year 2023-24, the Texas City Economic Development Corporation operated with a budget of approximately \$11.3 million, a figure which included construction costs for the Texas City Community Plaza. The operating budget less the cost of the plaza construction was approximately \$3.85 million.

For Fiscal Year 2024-25, staff has decreased its operating budget from \$3.85 million to **\$3,147,200.**

A Quick Look Back at FY 2023-24

In Fiscal Year 2023-24, Economic Development staff adhered closely to the goals established in the TCEDC “Pathways to Prosperity” Action Plan.

Major achievements included:

- Establishment of the Phoenix Business Accelerator
- Funding of an effective Workforce Liaison with the Texas City Independent School District (TCISD)
- Commencement of construction of the Texas City Community Plaza
- Establishment of the Business Improvement Grant and Chamber Dues Grant programs



Texas City
EST. 1911

A Quick Look Back at FY 2023-24

During the fiscal year, staff dedicated significant time and resources to secure a short-term due diligence lease on Shoal Point, which will ideally lead to the establishment of a \$150-\$250 million liquefied natural gas project.



Work also began and continues on the development of a Preliminary Engineering Report (PER) to pave the way for a road leading from Loop 197 to Shoal Point.



A Note on Shoal Point activity...

For the last several months, staff has worked closely with the Texas General Land Office to negotiate a possible land lease which would add to the City's ability to welcome a large-scale project on the north portion of Shoal Point.

The City has released a Request for Proposals (RFP) for its remaining 100 acres of property on Shoal Point, and we hope to have another announcement pertaining to short-term due diligence soon!!

What to expect during FY 2024-25

In Fiscal Year 2023-24, work in these areas will continue and expand.

Goals at the Phoenix Business Accelerator will include:

- Attracting enterprising clients with the goal of fully populating the facility
- Building the professional network around the Phoenix through partnerships
- Supporting the Small Business Success Series

Following the end of construction, goals at the Texas City Community Plaza will include advertising, the development of programming, and a Grand Opening ceremony.



What to expect during FY 2024-25

In Fiscal Year 2023-24, work in these areas will continue and expand.

In partnership with Texas City ISD and the College of the Mainland, Economic Development staff will be working to create an “education pipelines” (working title).

The goal of the publication is to help students navigate the high school and college-level requirements to enter high-demand job fields.

What to expect during FY 2024-25

NEW DEVELOPMENT

During FY2024-25, the Economic Development Corporation will bring on a new Community Events and Tourism Manager. Their goals will include:

- Creating consistent special events/presence at the facility
- Managing special events
- Building a regional tourism network to bring additional visitors to Texas City
- Assisting with marketing efforts for the Doyle Convention Center

THANK YOU

On behalf of the full Economic Development team,
we want to thank you for your support and
partnership.



Texas City
EST. 1911