

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 ANNUAL MEETING

AGENDA

OCTOBER 16, 2024 - 4:00 P.M.

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

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

1. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. Consider Approval of the September 18, 2024 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Consider and take action on the election of Officers and Oath of Officers.
 - b. Discussion and possible action on Resolution No. 2024-25, approving the actions of the board for the 2023-2024 fiscal year.
 - c. Discussion and possible action on Resolution No. 2024-26, adopting the Texas City EDC 24/25 FY Budget.

- d. Discussion and possible action on Resolution No. 2024-27, approving the purchase of tax-foreclosed property described as Lots Six (6) and Seven (7), Texas City Second Division, known commonly as vacant lots located at 920 2nd Ave South, and authorizing the proper authorities to execute all necessary documents to facilitate the sale of said property.
- e. Discussion and possible action on Resolution No. 2024-28, authorizing the purchase of property identified as G-CAD ID 225081 and 225082.
- f. Discussion and possible action on Resolution No. 2024-21, authorizing a Business Improvement Grant (BIG Grant) for Gus'.
- g. Discussion and possible action on Resolution No. 2024-29, approving an easement on TEDC-owned property to allow for TNMP line connection, pending receipt of all required documentation.

7. UPDATES

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

- b. City of Texas City Staff Update

8. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

9. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON October 11, 2024, PRIOR TO 4:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

4.

Meeting Date: 10/16/2024

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the September 18, 2024 Meeting Minutes.

BACKGROUND

Consider Approval of the September 18, 2024 Meeting Minutes.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

September 18, 2024 - 3:30 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met September 18, 2024, at 3:30 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 3:31 p.m. by Mark Ciavaglia with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

Present: Mark Ciavaglia, Chairperson
Randy Dietel, Vice-Chairperson
Dedrick D. Johnson, Mayor/ Director
Teresa Poston, Director
Phil Roberts, Director

Absent: Cynthia Rushing, Ex-Officio Member / Treasurer

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

Attendees: Alexis Kopp, TCISD
Jamie Louviere, TCISD
Amy Reid, Small Business Development Center

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the May 29, 2024 Meeting Minutes.

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

Vote: 5 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(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. 758484 to Mae Ella Budwine.

Jon Branson, Executive Director of Management Services, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

Jon Branson, Executive Director of Management Services, states this item was tabled from the meeting in July and staff recommends approval of the proposed sale of the property to Binnacle Development LLC., in the amount of \$3,822.45.

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

Vote: 5 - 0 CARRIED

- (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.

Jon Branson, Executive Director of Management Services, stated staff recommends approval of the ratification of the granting, selling and conveying of an easement to Texas-New Mexico Power Company.

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

Vote: 5 - 0 CARRIED

- (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.

Jon Branson, Executive Director of Management Services, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

Jon Branson, Executive Director of Management Services, stated 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.

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

Vote: 5 - 0 CARRIED

- (f) Discussion and possible action on Resolution No. 2024-19, allocate funding for roof repair for the Phoenix Business Accelerator.

Kristin Edwards, Economic Development Director, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

Kristin Edwards, Economic Development Director, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

TABLED - No action taken.

- (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.

Kristin Edwards, Economic Development Director, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

Kristin Edwards, Economic Development Director, stated 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.

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

Vote: 5 - 0 CARRIED

- (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.

TABLED - No action taken.

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

Kristin Edwards, Economic Development Director, gave a PowerPoint presentation.

(7) UPDATES AND REPORTS

- (a) Amy Reid gave a brief description of upcoming events.

Jamie Louviere gave a PowerPoint presentation.

- (b) City Staff Update

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

None given.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia made a Motion to ADJOURN at 4:33 p.m. The meeting was adjourned.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. b.

Meeting Date: 10/16/2024

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Discussion and possible action on Resolution No. 2024-25, approving the actions of the board for the 2023-2024 fiscal year.

BACKGROUND

Our City Attorney has recommended this Resolution to validate the smaller items that are not budgetary in nature, or that typically do not need the board's approval in a formal meeting, such as a change order under the allowable percentage of advertisement in a newspaper and approved within the budget.

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-25

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE CITY OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION DURING THE 2023-2024 FISCAL YEAR; 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 October 16, 2024, consideration was given to approving the actions of the Officers of the Board of Directors of the Texas City Economic Development Corporation during the 2023-2024 Fiscal Year.

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

SECTION 1: All of the actions taken by the Officers of the Board of Directors of the Texas City Economic Development Corporation during the 2023-2024 Fiscal Year are hereby approved.

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

PASSED AND ADOPTED this 16th day of October 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 10/16/2024

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Discussion and possible action on Resolution No. 2024-26, adopting the Texas City EDC 24/25 FY Budget.

BACKGROUND

Annually, the staff presents a proposed budget for the Texas City Economic Development Corporation for the upcoming fiscal year. Staff proposed a budget for the 2024-2025 fiscal year at the September 18, 2024, meeting. The Texas City Commission unanimously adopted the budget on September 26, 2024.

ANALYSIS

ALTERNATIVES CONSIDERED

Staff recommends approval of the proposed Texas City Economic Development Corporation's budget.

Attachments

Resolution

Exhibit A

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-26

A RESOLUTION APPROVING THE PROPOSED TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION 2024-2025 FISCAL YEAR BUDGET; 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 October 16, 2024, a general discussion was held concerning the proposed 2024-2025 budget of the Texas City Economic Development Corporation.

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 proposed 2024-2025 Fiscal Year Budget, for the Texas City Economic Development Corporation to be submitted to the City Commission of the City of Texas City.

SECTION 2: A copy of said proposed Fiscal Year 2024-2025 Budget is attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 16th day of October 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

ECONOMIC DEVELOPMENT CORP FUND - 801	2023 Actual	2024 Revised Budget	FY24 YEAR END PROJECTIONS	FY25 PROPOSED BUDGET
REVENUES				
OTHER TAXES & ASSESSMENTS				
42001-STATE SALES TAX	\$ 7,498,051	\$ 7,000,000	\$ 6,023,180	\$ 6,300,000
OTHER TAXES & ASSESSMENTS Total	\$ 7,498,051	\$ 7,000,000	\$ 6,023,180	\$ 6,300,000
OTHER SOURCES				
49103-PROCEEDS FROM SALE OF L	\$ 197,238	\$ -	\$ 48,376	\$ -
OTHER SOURCES Total	\$ 197,238	\$ -	\$ 48,376	\$ -
OTHER REVENUES				
48111-BUSINESS REINVESTMENT	\$ 20,400	\$ 5,000	\$ 18,000	\$ 5,000
48113-MISC.RENT INCOME	\$ 51,791	\$ 100,000	\$ 75,020	\$ 100,000
48205-NET CHANGE IN FV INVEST	\$ 219,371	\$ -	\$ 194,284	\$ -
48802-INTEREST INCOME	\$ 188,847	\$ 75,000	\$ 80,885	\$ 75,000
48850-INSURANCE/SETTLEMENT PROCEEDS				
48851-NUISANCE ABATEMENT CHARGES	\$ 426,665	\$ -	\$ 762	\$ -
OTHER REVENUES Total	\$ 907,074	\$ 180,000	\$ 368,950	\$ 180,000
LEASES				
47000-LEASE REVENUE	\$ 69,370	\$ -	\$ -	\$ -
47050-INTEREST INCOME - LEASES	\$ 5,540	\$ -	\$ -	\$ -
LEASES Total	\$ 74,910	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 8,677,273	\$ 7,180,000	\$ 6,440,506	\$ 6,480,000

EXPENDITURES

SALARIES & BENEFITS

51010-SALARIES	\$ 307,036	\$ 422,961	\$ 423,159	\$ 532,961
51070-LIFE & DISABILITY	\$ 540	\$ 4,399	\$ 924	\$ 4,399
51080-RETIREMENT	\$ 51,853	\$ 75,710	\$ 75,480	\$ 75,710
51090-MEDICARE TAX	\$ 4,328	\$ 6,133	\$ 6,007	\$ 6,133
51110-GROUP HEALTH INSURANCE	\$ 30,196	\$ 25,000	\$ 40,420	\$ 26,221
51130-INCENTIVE PAY	\$ 411	\$ 3,300	\$ 1,200	\$ 3,300
SALARIES & BENEFITS Total	\$ 394,363	\$ 537,503	\$ 547,190	\$ 648,724

CONTRACTUAL SERVICES

53060-EXPENSE - ADMINISTRATIVE	\$ 53,673	\$ 50,000	\$ 46,073	\$ 87,000
53061-BUSINESS VISIT EXPENSES	\$ 1,357	\$ 5,000	\$ -	\$ 10,000
53110-DEMOLITION	\$ 748,147	\$ 825,000	\$ 25,094	\$ 600,000
53111-BUSINESS INCENTIVE	\$ 1,897	\$ 300,000	\$ 142,094	\$ 415,000
53200-UTILITIES	\$ 23,780	\$ 20,000	\$ 27,245	\$ 35,000
53240-STREET STRIPING	\$ 25,942	\$ -	\$ -	\$ -
53340-MAINTENANCE - EQUIP. & TIRES	\$ 519	\$ 3,000	\$ 2,014	\$ 3,000
53540-MAINTENANCE - BUILDING	\$ 236,427	\$ 325,000	\$ 60,100	\$ 400,000
53560-MAINTENANCE CONTRACTS	\$ 325	\$ 275,000	\$ 177,416	\$ 275,000
53567-CITYWIDE LITTER CONTROL	\$ 112,921	\$ 300,000	\$ 105,729	\$ 300,000
53570-ADVERTISING/MARKETING	\$ 74,726	\$ 195,000	\$ 99,779	\$ 253,000
53680-PROFESSIONAL FEES	\$ 424,931	\$ 800,000	\$ 251,518	\$ 220,000
53710-RENT EXPENSE	\$ -	\$ 18,000	\$ 19,500	\$ 18,000
53800-DUES & MEMBERSHIPS	\$ -	\$ 55,000	\$ 58,100	\$ 74,500
53860-WORKMEN'S COMPENSATION	\$ 464	\$ 464	\$ 853	\$ 700
CONTRACTUAL SERVICES Total	\$ 1,705,107	\$ 3,171,464	\$ 1,015,517	\$ 2,691,200

RELATED CORPORATIONS
ECONOMIC DEVELOPMENT CORP FUND – 801

CITY OF TEXAS CITY, TEXAS
FY2024 -25 PROPOSED BUDGET

ECONOMIC DEVELOPMENT CORP FUND - 801	2023 Actual	2024 Revised Budget	FY24 YEAR END PROJECTIONS	FY25 PROPOSED BUDGET
OTHER USES				
59043-SALES TAX REBATE	\$ 362,716	\$ 350,000	\$ 195,170	\$ 350,000
OTHER USES Total	\$ 362,716	\$ 350,000	\$ 195,170	\$ 350,000
MATERIALS & SUPPLIES				
52240-GASOLINE & OIL	\$ -	\$ 3,000	\$ -	\$ 3,000
52660-OFFICE SUPPLIES	\$ 21	\$ 303,000	\$ 397,234	\$ 15,000
MATERIALS & SUPPLIES Total	\$ 21	\$ 306,000	\$ 397,234	\$ 18,000
OTHER CHARGES				
54180-CONTRIBUTIONS/DONATIONS	\$ 26,142	\$ 45,000	\$ 19,910	\$ 101,000
54300-TRAINING & PERSONNEL	\$ -	\$ 30,000	\$ 7,519	\$ 40,000
OTHER CHARGES Total	\$ 26,142	\$ 75,000	\$ 27,429	\$ 141,000
CAPITAL OUTLAY				
55010-LAND & BUILDING IMPROVEMENTS	\$ -	\$ 7,100,000	\$ 232,029	\$ 6,836,033
55720-PROCUREMENT OF PROPERTY	\$ 383,285	\$ 300,000	\$ 104,028	\$ 300,000
CAPITAL OUTLAY Total	\$ 383,285	\$ 7,400,000	\$ 336,058	\$ 7,136,033
TOTAL EXPENDITURES	\$ 2,871,635	\$ 11,839,967	\$ 2,518,597	\$ 10,984,957
EXCESS OF REVENUES OVER(UNDER) EXPENDITURE				
	\$ 5,805,638	\$ (4,659,967)	\$ 3,921,909	\$ (4,504,957)
FUND BALANCE-BEGINNING OF YEAR	\$ 14,020,484	\$ 19,826,122	\$ 19,826,122	\$ 23,748,030
FUND BALANCE-END OF YEAR	\$ 19,826,122	\$ 15,166,155	\$ 23,748,030	\$ 19,243,073

TCEDC Agenda

6. d.

Meeting Date: 10/16/2024

Approving the Purchase of Property in Trust (PIT) Property

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Consideration and possible action approving the purchase of tax-foreclosed property described as Lots Six (6) and Seven (7), Texas City Second Division, known commonly as vacant lots located at 920 2nd Ave South, for the sum of \$17,187.50 and authorizing the property authorities to execute all necessary documents to facilitate the sale of said property.

BACKGROUND

The Texas City Property In Trust Committee met on Tuesday, September 24, 2024, and unanimously approved the sale of the property to the Texas City Economic Development Corporation for \$17,187.50. The TCEDC will subsequently sell this property to facilitate economic development in the area and offset the Economic Development Corporation's expense to purchase it.

ANALYSIS

Staff recommends approval of the purchase of tax-foreclosed property described as Lots Six (6) and Seven (&), Texas City Second Division, known commonly as vacant lots located at 920 2nd Avenue South, in the amount of \$17,187.50.

ALTERNATIVES CONSIDERED

Attachments

Trustee's Deed
Resolution

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TRUSTEE'S DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, by Order of Sale, issued by the Galveston County District Court, 212TH Judicial District in Cause Numbered 18-TX-0515, styled "**County of Galveston, et al. vs. Viola Johnson, et al**" the Sheriff of Galveston County, on 4th of March, A.D., 2019, seized and levied upon the right, title and interest the defendants had in the premises hereinafter described; and

WHEREAS, the Sheriff on the first Tuesday of **April, A.D., 2019** (the same being the **6th** day of said month), sold and conveyed the premises to **City of Texas City**, as Trustee for itself and for **County of Galveston, College of the Mainland and Texas City Independent School District** for the sum of **Five Thousand Six Hundred Thirty and 00/100 Dollars (\$5,630.00)**, it being the highest bidder therefore; and

WHEREAS, the GRANTEE named herein desires to purchase this property for the sum of **Seventeen Thousand One Hundred Eighty-seven and 50/100 Dollars (\$17,187.50)**;

WHEREAS, this sale is authorized pursuant to V.T.C.A., Tax Code §34.05(b);

WHEREAS this sale is authorized pursuant to an Interlocal Agreement between **City of Texas City, County of Galveston, College of the Mainland and Texas City Independent School District** as permitted under Texas Government Code §791.011; and

WHEREAS the Interlocal Agreement between **City of Texas City, County of Galveston, College of the Mainland and Texas City Independent School District** provides that the Mayor or Presiding Officer of the City of Texas City will execute Trustee's Deeds on behalf of all taxing entities made a party to the Interlocal Agreement pursuant to offers approved by the Resale Committee under the Interlocal Agreement.

NOW, THEREFORE, in consideration of the sum of **Seventeen Thousand One Hundred Eighty-seven and 50/100 Dollars (\$17,187.50)** paid by the GRANTEE named below, the receipt and sufficiency of which is acknowledged, City of Texas City, County of Galveston, College of the Mainland and Texas City Independent School District ("GRANTOR"), have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to **Texas City Economic Development Corporation, of 1801 9th Avenue North, Texas City, TX 77590** ("GRANTEE"), the following described real property, to wit:

LOTS SIX (6) AND SEVEN (7) TEXAS CITY SECOND DIVISION, GALVESTON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN VOLUME 761, PAGE 667 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS.

GRANTOR excludes and excepts from this conveyance any warranties, express or implied, on the property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code.

GRANTOR conveys the property:

- a) "as is", "with all faults" and without any warranty as to condition or environmental hazard,
- b) subject to all restrictions, easements, rights-of-way leases, oil, gas and mineral leases, royalties, mineral conveyances, and mineral reservations of record, if any, in the office of the County Clerk of said County,
- c) subject to any right of redemption; and
- d) subject to rights of parties in possession.

GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

- a) the nature and condition of the property or other items conveyed hereunder, including, without limitation, the water, soil and geology,
- b) the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,
- c) the existence of any environmental hazards or conditions thereon (including but not limited to the presence of asbestos or other hazardous materials),
- d) compliance with applicable environmental laws, rules or regulations; and
- e) the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- a) that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- b) GRANTEE has inspected the property and are relying solely on their own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- c) that any information provided with respect to the property was obtained from a variety of sources,
- d) GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information; and
- e) that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors, omissions, of any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, its employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, its respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, their heirs, successors, beneficiaries and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR's predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of its claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR's predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages, and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of himself and his heirs, successors, beneficiaries and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR's elected and appointed officials, employees, officers, directors, representatives, attorneys and agents from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD the above-described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto GRANTEE, their heirs, and assigns, forever.

Taxes for the current year, if any, are to be paid by GRANTEE.

EXECUTED this the _____ day of _____, 2024.

CITY OF TEXAS CITY, TRUSTEE

By: _____

Hon. Dedrick Johnson
MAYOR OF CITY OF TEXAS CITY

STATE	OF	TEXAS	§
	§		
COUNTY	OF	GALVESTON	§

BEFORE ME, the undersigned authority, on this day personally appeared DEDRICK JOHNSON, as Mayor for City of Texas City, 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 consideration therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2024.

NOTARY PUBLIC, in and for the State of Texas

Printed or Typed Name of Notary

RESALE OF PROPERTY
PROCEEDS DISTRIBUTION FORM

Cause Number **18-TX-0515** on the docket of the **212th** District Court
GALVESTON COUNTY, ET AL. VS. VIOLA JOHNSON

Property Account Number: **225437 (7030-0230-0006-000)**

Legal Description: **LOTS SIX (6) AND SEVEN (7) TEXAS CITY SECOND DIVISION, GALVESTON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN VOLUME 761, PAGE 667 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS.**

Property Sold at Sheriff's Sale Conducted on April 2, 2019 for **\$5,630.00**

Proceeds Distribution

<u>Payment of Costs Pursuant to Texas Property Tax Code §34.02</u>	<u>Original Amt</u>	<u>Actual</u>
	<u>Due At Sale</u>	<u>Disbursement</u>
(1) Advertising: to "Galveston County Sheriff's Dept." (publication costs)	\$ 122.37	\$ 123.37
(2) Reimbursement - Costs, Fees to "Galveston County Clerk" (recording fee #2019022696)	\$ 30.00	\$ 30.00
(3) Attorney Ad Litem Fees to "Jeffrey Kilgore" 164 Bora Bora, Galveston 77554	\$ 700.00	\$ 700.00
(4) Court Costs to "Galveston County District Clerk"	\$ 563.00	\$ 563.00
(5) Title Search Fees to "Estate of Lyn Wingert"	<u>\$ 250.00</u>	<u>\$ 250.00</u>
	\$ 1,665.37	\$ 1,665.37
 <u>Taxing Entity Distribution</u>		
	<u>Taxes Due at</u>	<u>Resale</u>
	<u>Original Sale</u>	<u>Share/(Loss)</u>
to "COUNTY OF GALVESTON"	\$ 1,028.34	\$ 3,414.87
to "TEXAS CITY INDEPENDENT SCHOOL DISTRICT"	\$ 2,501.40	\$ 8,381.95
to "CITY OF TEXAS CITY"	\$ 733.73	\$ 2,483.54
to "COLLEGE OF THE MAINLAND"	<u>\$ 397.19</u>	<u>\$ 1,241.77</u>
Subtotal	\$ 4,660.66	\$ 15,522.13
 CAD VALUE: Land \$10,940 Imp. \$000.00	 Grand Total	 \$ 6,326.03
	\$ 6,326.03	\$ 17,187.50

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-27

A RESOLUTION APPROVING THE PURCHASE OF TAX-FORECLOSED PROPERTY DESCRIBED AS LOTS SIX (6) AND SEVEN (7), TEXAS CITY SECOND DIVISION, KNOWN COMMONLY AS VACANT LOTS LOCATED AT 920 2ND AVE SOUTH, AND AUTHORIZING THE PROPER AUTHORITIES TO EXECUTE ALL NECESSARY DOCUMENTS TO FACILITATE THE SALE OF SAID PROPERTY; 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 October 16, 2024, a general discussion was held concerning the purchase approving the purchase of tax-foreclosed property described as Lots Six (6) and Seven (7), Texas City Second Division, known commonly as vacant lots located at 920 2nd Ave South, and authorizing the proper authorities to execute all necessary documents to facilitate the sale of said property, in the estimated amount of \$17,187.50.

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

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves the purchase approving the purchase of tax-foreclosed property described as Lots Six (6) and Seven (7), Texas City Second Division, known commonly as vacant lots located at 920 2nd Ave South, and authorizing the proper authorities to execute all necessary documents to facilitate the sale of said property, in the estimated amount of \$17,187.50.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above-described property.

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

PASSED AND ADOPTED this 16th day of October 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. e.

Meeting Date: 10/16/2024

Authorizing the purchase of property identified at G-CAD ID 225081 & 225082

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

ACTION REQUEST (Brief Summary)

Approval of a Resolution Authorizing the purchase of property identified as G-CAD ID 225081 and 225082.

BACKGROUND

Property identified as G-CAD ID No., 225081 and No., 225082 is substandard and is in need of demolition. The property is currently going through the foreclosure process due to the unsafe conditions at the site. It is anticipated this will be worked out between the owner of the property and the City of Texas City. To that end, it is recommended the Economic Development Corporation acquire the property and demolish the substandard buildings and appurtenances.

ANALYSIS

Staff recommends approval of the purchase of property identified as G-CAD ID No., 225081 and 225082.

ALTERNATIVES CONSIDERED

Attachments

CAD ID 225801

CAD ID 225802

Resolution

225801 As Of 8/26/2024

GEOID 7030-0297-0001-000
ID 225801
NAME CITY-TEXAS CITY
ADDRESS
ADDRESS2 518 9TH AVE N
ADDRESS3
CITY TEXAS CITY
ST TX
ZIP 77590-6317
SITUS_NO
SITUS @6TH ST N / 12TH AVE N TEXAS CITY, TX 77590
LEGAL ABST 205 PAGE 5 LOTS 1 THRU 3 BLK 297 TEXAS CITY
ENTITIES C31, CAD, GGA, J05, RFL, S18
ACRES 0.189
LANDUSE CL
PAGE 239-D
NBHD C
INTEREST 100
EXEMPT EX-XV
FLAGS CWEB, EPZ2
SECURE F
VAL24LAND 26810
VAL24IMP 65810
VAL24TOT 92620

225802 As Of 8/26/2024

GEOID 7030-0297-0004-000
ID 225802
NAME CITY-TEXAS CITY
ADDRESS
ADDRESS2 518 9TH AVE N
ADDRESS3
CITY TEXAS CITY
ST TX
ZIP 77590-6317
SITUS_NO 1112
SITUS 1112 6TH ST N TEXAS CITY, TX 77590
LEGAL ABST 205 PAGE 5 LOTS 4 & 5 BLK 297 TEXAS CITY
ENTITIES C31, CAD, GGA, J05, RFL, S18
ACRES 0.126
LANDUSE CL
PAGE 239-D
NBHD OFFBLD-S18
INTEREST 100
EXEMPT EX-XV
FLAGS CWEB, EPZ2
SECURE F
VAL24LAND 17880
VAL24IMP 162820
VAL24TOT 180700

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2024-28

A RESOLUTION APPROVING THE PURCHASE OF PROPERTY IDENTIFIED AS GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 225081 AND ID NO. 225082; 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 October 16, 2024, a general discussion was held concerning the purchase of property identified as Galveston County Appraisal District as ID No. 225081 and ID No. 225082.

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

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves the purchase of the purchase of property identified as Galveston County Appraisal District as ID No. 225081 and ID No. 225082.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above-described property.

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

PASSED AND ADOPTED this 16th day of October 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. f.

Meeting Date: 10/16/2024

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) in 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.

This item was brought before the Board on September 18, 2024, and tabled until the applicant could provide additional documentation with their application.

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
- Owner letter - 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.



September 26, 2024

Gus' Restaurant
1514 13th Ave. N.
Texas City, TX 77590
Attn: Melissa Tucker

Sent via email: mtucker30@comcast.net

RE: Gus' Restaurant - 3503 Palmer Hwy. Texas City, TX 77590 – Texas City Bay

Dear Tenant:

This letter serves as Landlord approval of your building sign included on the following page. The sign renderings are in line with the Brixmor Sign Criteria package. Please proceed with having the sign placed on your storefront. I am also approving replacing the carpet and plumbing upgrades in your space.

If you have any questions or concerns, please do not hesitate to reach out directly Melissa McNeely 713.660.4343 or via email melissa.mcneely@brixmor.com. If I am not available, please contact my assistant, Rosy Arias at 713-660-4340 or via email at rosy.aria@brixmor.com.

Sincerely,

Melissa McNeely

Melissa McNeely
Associate Property Manager
Melissa.mcneely@brixmor.com
Direct: 713.660.4343
Cell: 713.208.4084

SCOPE OF WORK:

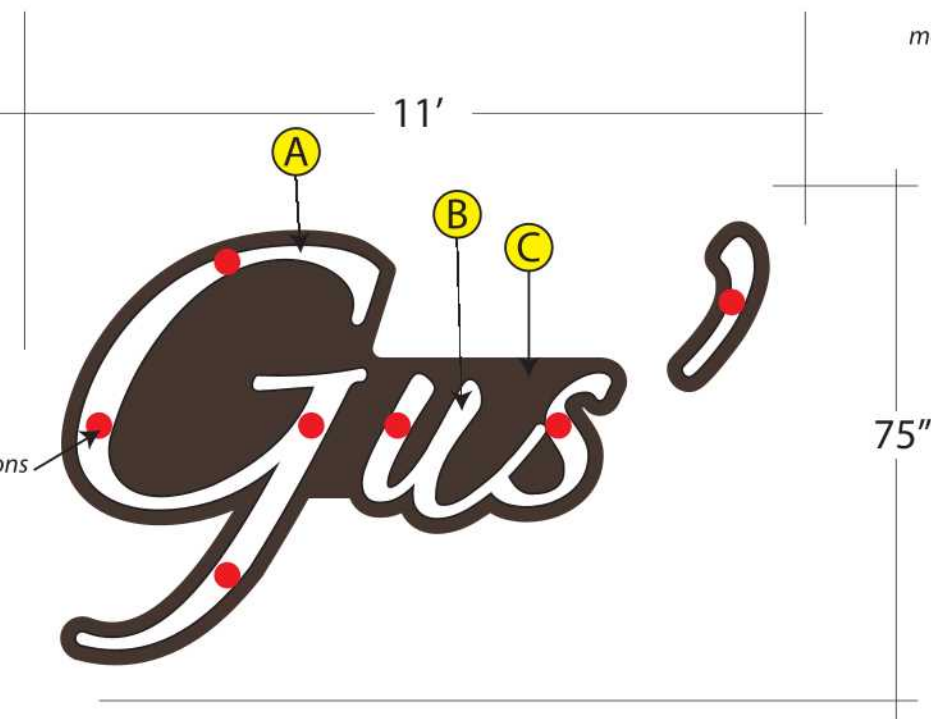
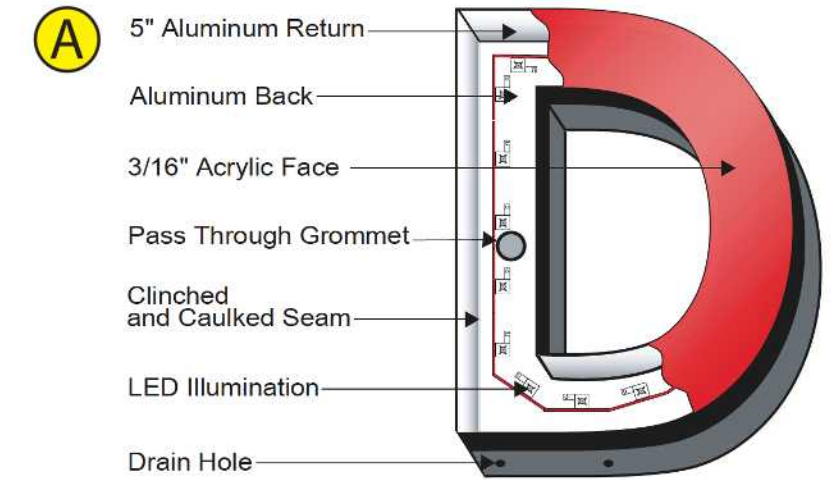
Fabricate & install 1 set of LED internally lit channel letters as shown for Gus' restaurant located at:

3503 Palmer Hwy
Texas City, TX

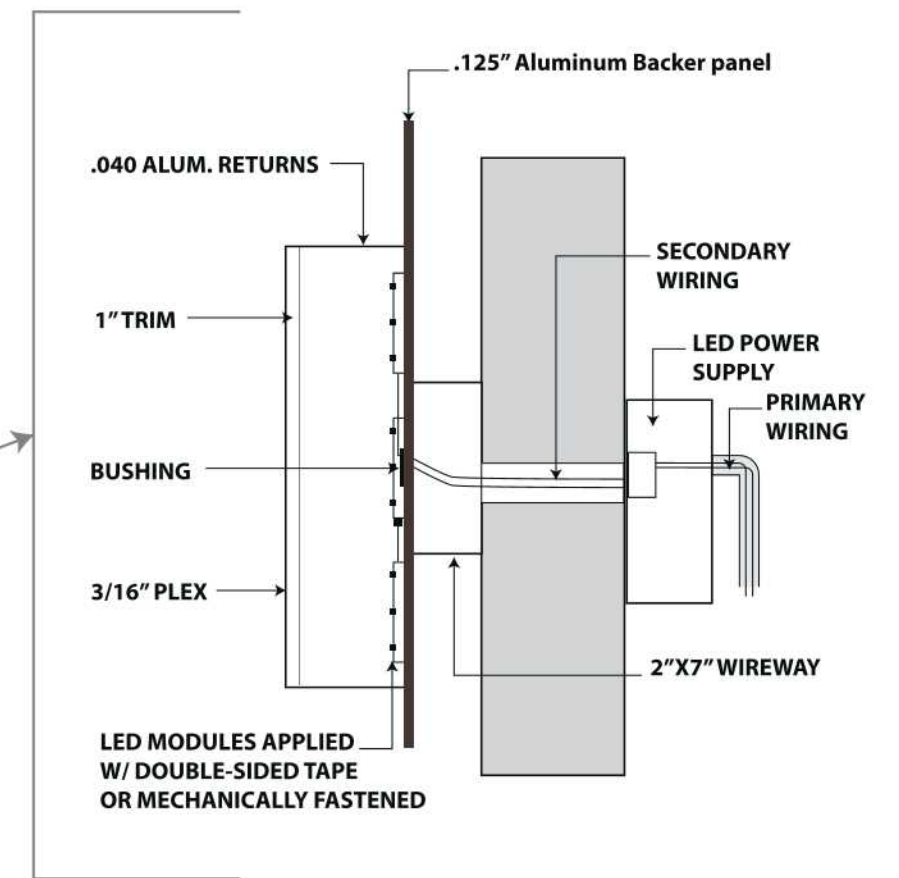
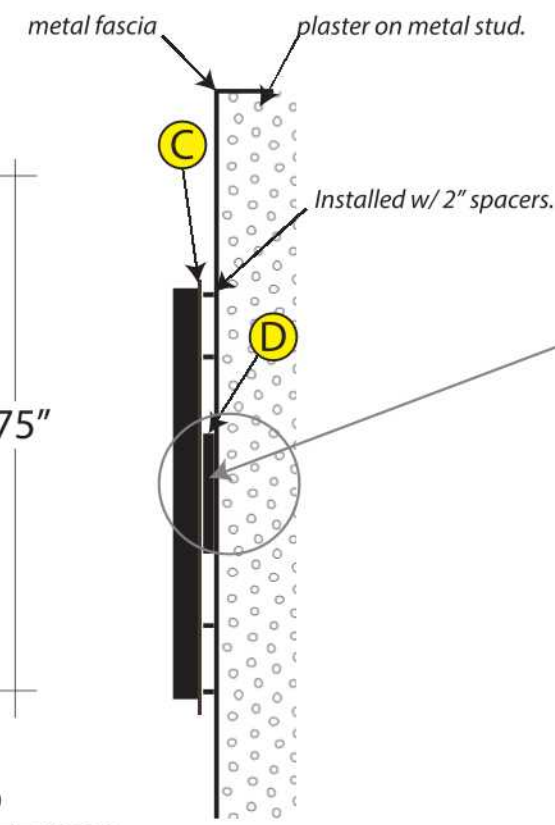


TYPICAL FABRICATION DIAGRAMS

LED CHANNEL LETTER FRONT VIEW



Red Dots are fastener locations



- A: 6' 3" TALL "G" - internally lit with LED, 6400K white
- B: 24" TALL "us" - internally lit with LED, 6400K white
- C: 3" BORDER, .125 ALUMINUM PAINTED DARK BRONZE #313
- D: 2" X 7" WIREWAY.

Approved 9/25/24

Melissa McNeely

Associate Property Manager
Brixmor Property Group
Direct: 713.660.4343

Installation Information: Assembly installed with 3/8" all-thread, through letter & raceway, with 2" spacers at 7 fastener locations.



Ph: 409-945-7446
Fx: 409-945-7445
2212 Palmer Hwy
Texas City, Texas 77590

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 16th day of October 2024.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. g.

Meeting Date: 10/16/2024

Approve an easement on TEDC-owned property to allow for TNMP line connection.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve an easement on TCEDC-owned property to allow for Texas New Mexico Power (TNMP) line connection.

BACKGROUND

In September 2024, a contractor with Texas New Mexico Power (TNMP) vegetation management reached out to staff to request permission to trim down six (6) Pine trees and remove brush from TCEDC-owned property along FM 2004. For reference, the GCAD ID is 398415. The work requested will allow TNMP to connect existing lines to an existing circuit - the project does not involve creating a new circuit on TCEDC property.

Economic Development staff have conferred with the Planning and Engineering Department and confirmed that an easement would be required to grant permission to TNMP. In the attached "WO 365280 Final Design," the area for the easement is shown on pages 6-7. In addition to the document attached, staff will collect any and all additional documentation required.

ANALYSIS

Approve an easement on TEDC-owned property to allow for TNMP line connection, pending receipt of all required documentation.

ALTERNATIVES CONSIDERED

Attachments

Work plan - TNMP

Aerial showing property location

Resolution



CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: lscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet

WL 48

Install: 25 kv Vector Airswitch A1035651GC to separate (DC1277 and TC1299 Circuits)

Work Locations:

WL 1 - Engineering

WL 2 - Long Lead

WL 3 - Pole ID 26548:
Replace: 50/2 Concrete, Slack Span, OH-6-220

WL 4 - Pole ID 290699:
Replace: Pole with 45/2 Concrete OH-6-255
Replace: 2-7/16" & 1-5/16" EHS down guys (NE)

WL 5 - Pole ID 290700:
Replace: Pole with 45/2 Concrete OH-6-200
Install: 3-10kV arresters OH-12-10

WL 6 - Pole ID 290701:
Replace: Pole with 45/2 Concrete OH-6-255
Replace: 2-7/16" & 1-5/16" EHS down guys (SW)

WL 7 - Pole ID 251911:
Replace: Pole with 45/H1 Concrete OH-6-230
Replace: 2-7/16" & 1-5/16" EHS down guys (NE)
Note: Slack span to NE
Attachments: Frontier

WL 8 - Pole ID 251912:
Replace: Pole with 45/H2 Concrete OH-6-215
Attachments: Frontier

WL 9 - Pole ID 251910:
Replace: Pole with 45/2 Concrete OH-6-200
Attachments: Frontier

WL 10 - Pole ID 251909:
Replace: Pole with 45/2 Concrete OH-6-200
Attachments: Frontier



"NOTHING WE DO IS SO IMPORTANT, THAT WE CAN NOT TAKE TIME TO DO IT SAFELY."



CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

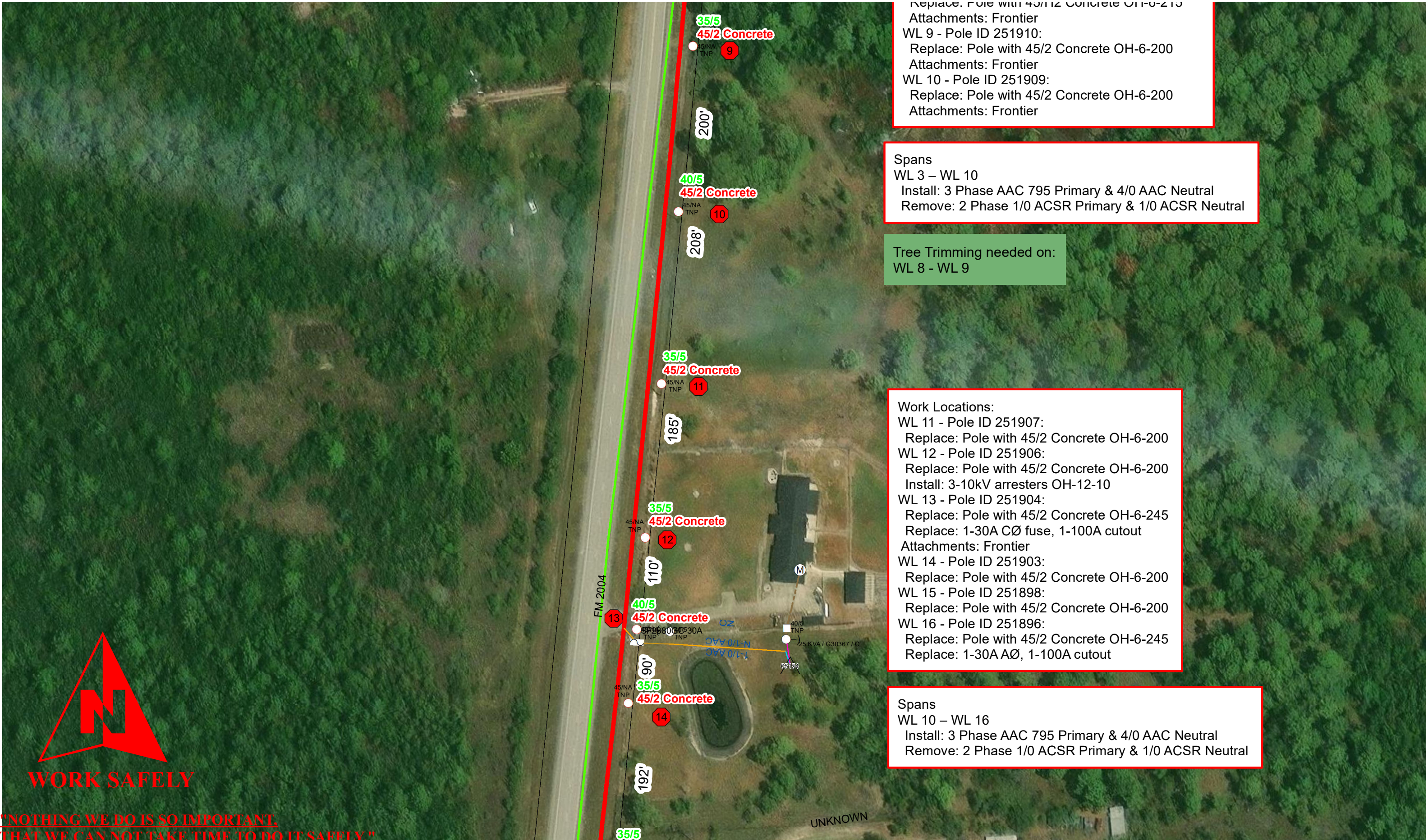
WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Replace: Pole with 45/2 Concrete OH-6-210
 Attachments: Frontier
 WL 9 - Pole ID 251910:
 Replace: Pole with 45/2 Concrete OH-6-200
 Attachments: Frontier
 WL 10 - Pole ID 251909:
 Replace: Pole with 45/2 Concrete OH-6-200
 Attachments: Frontier

Spans
 WL 3 – WL 10
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral
 Remove: 2 Phase 1/0 ACSR Primary & 1/0 ACSR Neutral

Tree Trimming needed on:
 WL 8 - WL 9

Work Locations:
 WL 11 - Pole ID 251907:
 Replace: Pole with 45/2 Concrete OH-6-200
 WL 12 - Pole ID 251906:
 Replace: Pole with 45/2 Concrete OH-6-200
 Install: 3-10kV arresters OH-12-10
 WL 13 - Pole ID 251904:
 Replace: Pole with 45/2 Concrete OH-6-245
 Replace: 1-30A CØ fuse, 1-100A cutout
 Attachments: Frontier
 WL 14 - Pole ID 251903:
 Replace: Pole with 45/2 Concrete OH-6-200
 WL 15 - Pole ID 251898:
 Replace: Pole with 45/2 Concrete OH-6-200
 WL 16 - Pole ID 251896:
 Replace: Pole with 45/2 Concrete OH-6-245
 Replace: 1-30A AØ, 1-100A cutout

Spans
 WL 10 – WL 16
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral
 Remove: 2 Phase 1/0 ACSR Primary & 1/0 ACSR Neutral



"NOTHING WE DO IS SO IMPORTANT, THAT WE CAN NOT TAKE TIME TO DO IT SAFELY."



CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

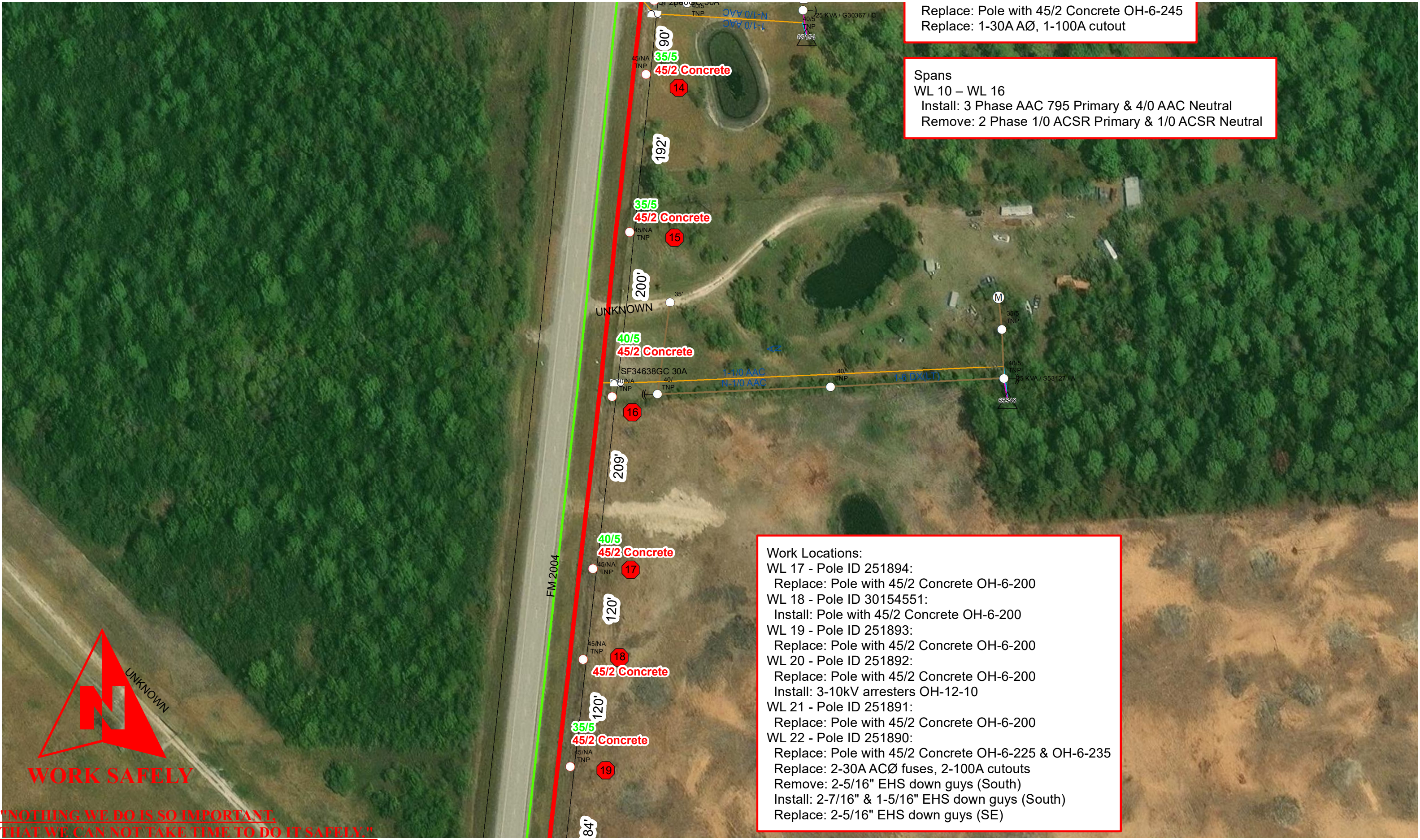
WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Replace: Pole with 45/2 Concrete OH-6-245
Replace: 1-30A AØ, 1-100A cutout

Spans
WL 10 – WL 16
Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral
Remove: 2 Phase 1/0 ACSR Primary & 1/0 ACSR Neutral

Work Locations:
WL 17 - Pole ID 251894:
Replace: Pole with 45/2 Concrete OH-6-200
WL 18 - Pole ID 30154551:
Install: Pole with 45/2 Concrete OH-6-200
WL 19 - Pole ID 251893:
Replace: Pole with 45/2 Concrete OH-6-200
WL 20 - Pole ID 251892:
Replace: Pole with 45/2 Concrete OH-6-200
Install: 3-10kV arresters OH-12-10
WL 21 - Pole ID 251891:
Replace: Pole with 45/2 Concrete OH-6-200
WL 22 - Pole ID 251890:
Replace: Pole with 45/2 Concrete OH-6-225 & OH-6-235
Replace: 2-30A ACØ fuses, 2-100A cutouts
Remove: 2-5/16" EHS down guys (South)
Install: 2-7/16" & 1-5/16" EHS down guys (South)
Replace: 2-5/16" EHS down guys (SE)



"NOTHING WE DO IS SO IMPORTANT THAT WE CAN NOT TAKE TIME TO DO IT SAFELY."

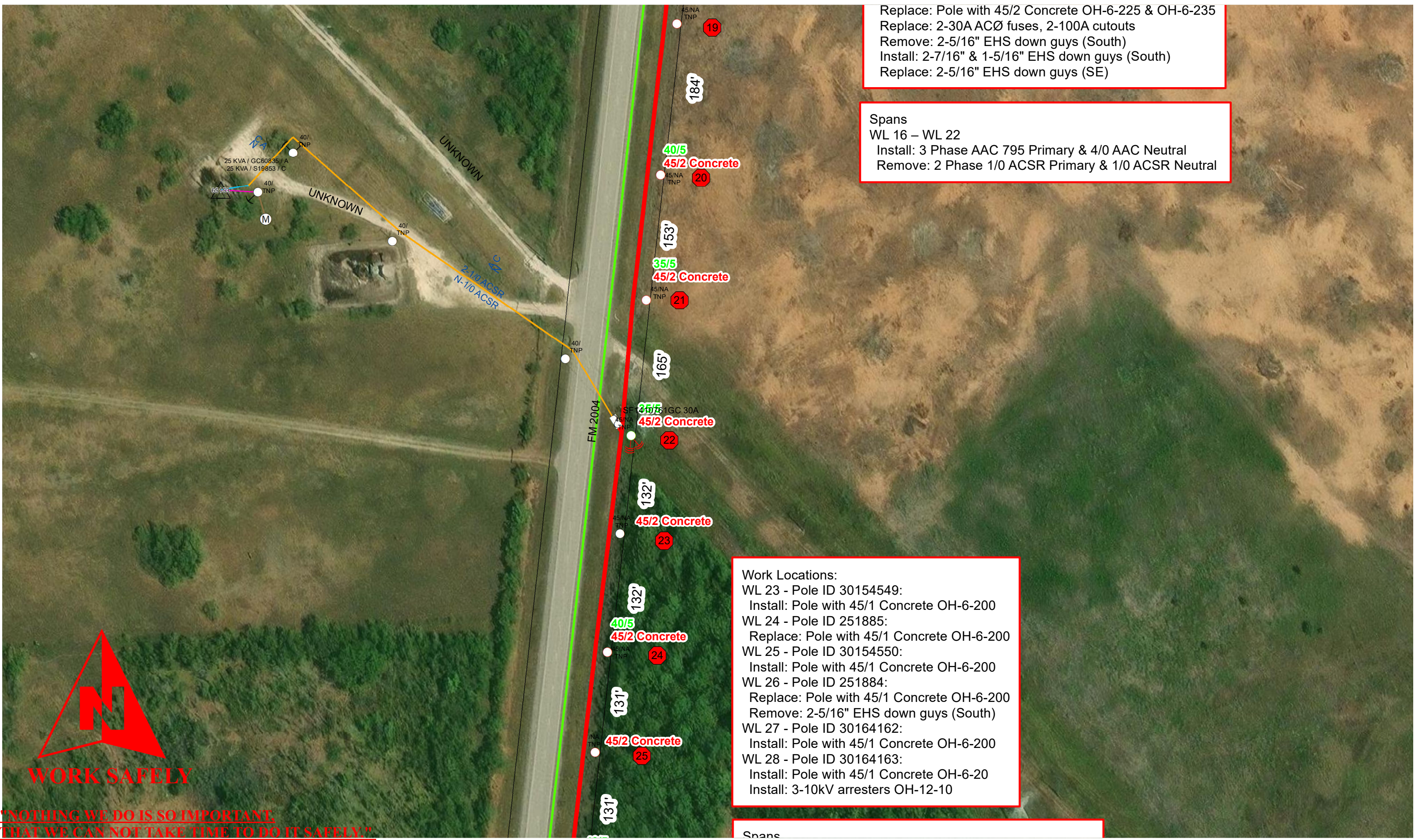


CUSTOMER NAME: PNMR: Client Name
 WR NAME: 365280- Freeway Park #7 phase 2 Version 2
 SUB/CIR #: TC1299

DATE: 10/3/2024

COMP DATE: 20-Nov-24
 DRAWN BY: lscott
 SCALE: 1 inch = 104 feet

WORK ORDER NO: 365280



Replace: Pole with 45/2 Concrete OH-6-225 & OH-6-235
 Replace: 2-30A ACØ fuses, 2-100A cutouts
 Remove: 2-5/16" EHS down guys (South)
 Install: 2-7/16" & 1-5/16" EHS down guys (South)
 Replace: 2-5/16" EHS down guys (SE)

Spans
 WL 16 – WL 22
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral
 Remove: 2 Phase 1/0 ACSR Primary & 1/0 ACSR Neutral

Work Locations:
 WL 23 - Pole ID 30154549:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 24 - Pole ID 251885:
 Replace: Pole with 45/1 Concrete OH-6-200
 WL 25 - Pole ID 30154550:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 26 - Pole ID 251884:
 Replace: Pole with 45/1 Concrete OH-6-200
 Remove: 2-5/16" EHS down guys (South)
 WL 27 - Pole ID 30164162:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 28 - Pole ID 30164163:
 Install: Pole with 45/1 Concrete OH-6-20
 Install: 3-10kV arresters OH-12-10



"NOTHING WE DO IS SO IMPORTANT THAT WE CAN NOT TAKE TIME TO DO IT SAFELY."

Spans



CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

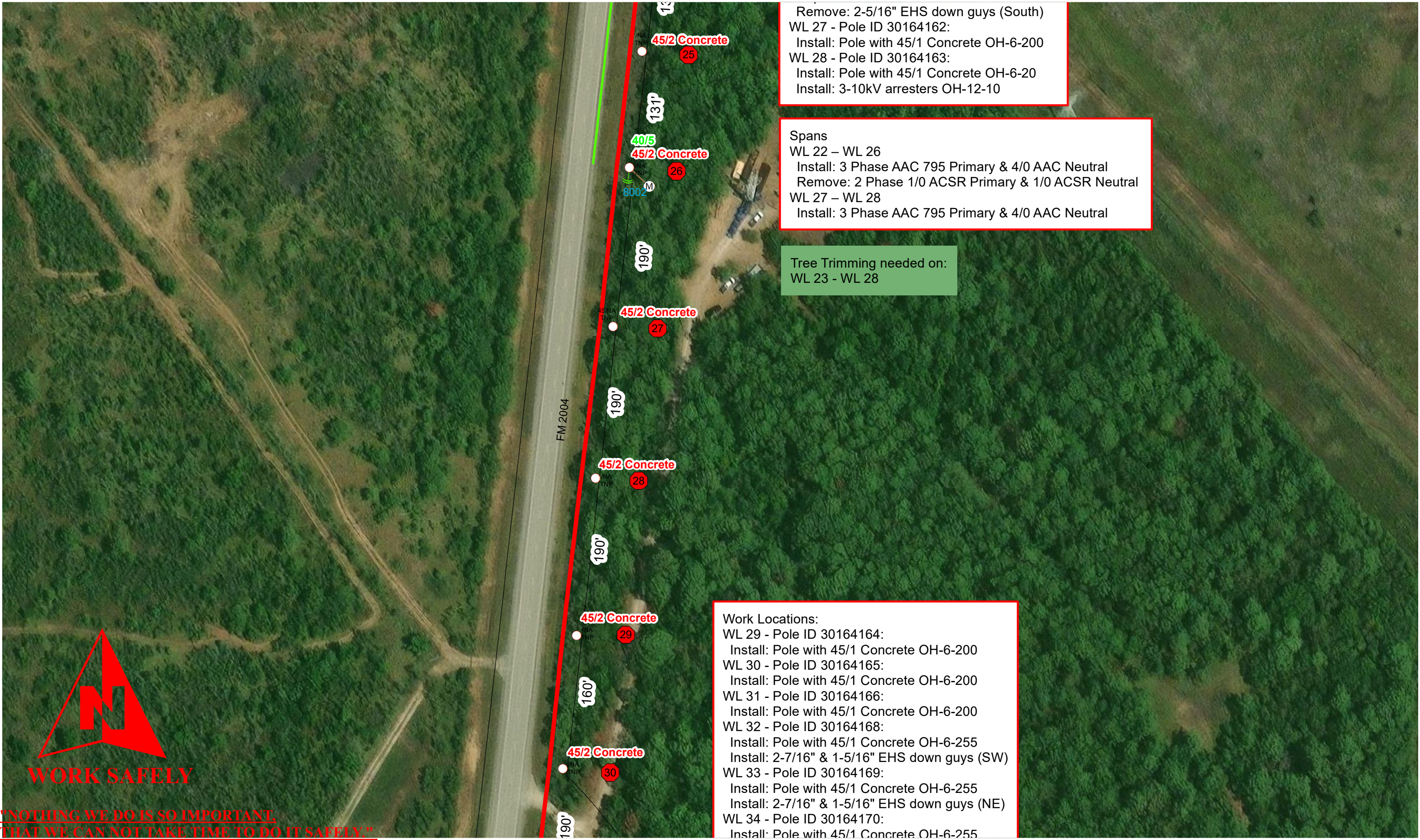
WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Remove: 2-5/16" EHS down guys (South)
 WL 27 - Pole ID 30164162:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 28 - Pole ID 30164163:
 Install: Pole with 45/1 Concrete OH-6-20
 Install: 3-10kV arresters OH-12-10

Spans
 WL 22 – WL 26
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral
 Remove: 2 Phase 1/0 ACSR Primary & 1/0 ACSR Neutral
 WL 27 – WL 28
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral

Tree Trimming needed on:
 WL 23 - WL 28

Work Locations:
 WL 29 - Pole ID 30164164:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 30 - Pole ID 30164165:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 31 - Pole ID 30164166:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 32 - Pole ID 30164168:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (SW)
 WL 33 - Pole ID 30164169:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (NE)
 WL 34 - Pole ID 30164170:
 Install: Pole with 45/1 Concrete OH-6-255



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DATE: 10/3/2024

COMP DATE: 20-Nov-24

WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Install: Pole with 45/1 Concrete OH-6-200
 WL 32 - Pole ID 30164168:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (SW)
 WL 33 - Pole ID 30164169:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (NE)
 WL 34 - Pole ID 30164170:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (SW)
 WL 35 - Pole ID 30164171:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (NE)

Spans
 WL 28 - WL 35
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral

Tree Trimming needed on:
 WL 28 - WL 30

Work Locations:
 WL 36 - Pole ID 30164172:



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CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Work Locations:
 WL 36 - Pole ID 30164172:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (SW)
 WL 37 - Pole ID 30164173:
 Install: Pole with 45/1 Concrete OH-6-255
 Install: 2-7/16" & 1-5/16" EHS down guys (NE)
 WL 38 - Pole ID 30164174:
 Install: Pole with 45/1 Concrete OH-6-200
 Install: 3-10kV arresters OH-12-10
 WL 39 - Pole ID 30164175:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 40 - Pole ID 30164176:
 Install: Pole with 45/1 Concrete OH-6-200
 WL 41 - Pole ID 30168945:
 Install: Pole with 45/1 Concrete OH-6-200

Spans
 WL 35 – WL 41
 Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral



"NOTHING WE DO IS SO IMPORTANT, THAT WE CAN NOT TAKE TIME TO DO IT SAFELY."



CUSTOMER NAME: PNMR: Client Name

DATE: 10/3/2024

COMP DATE: 20-Nov-24

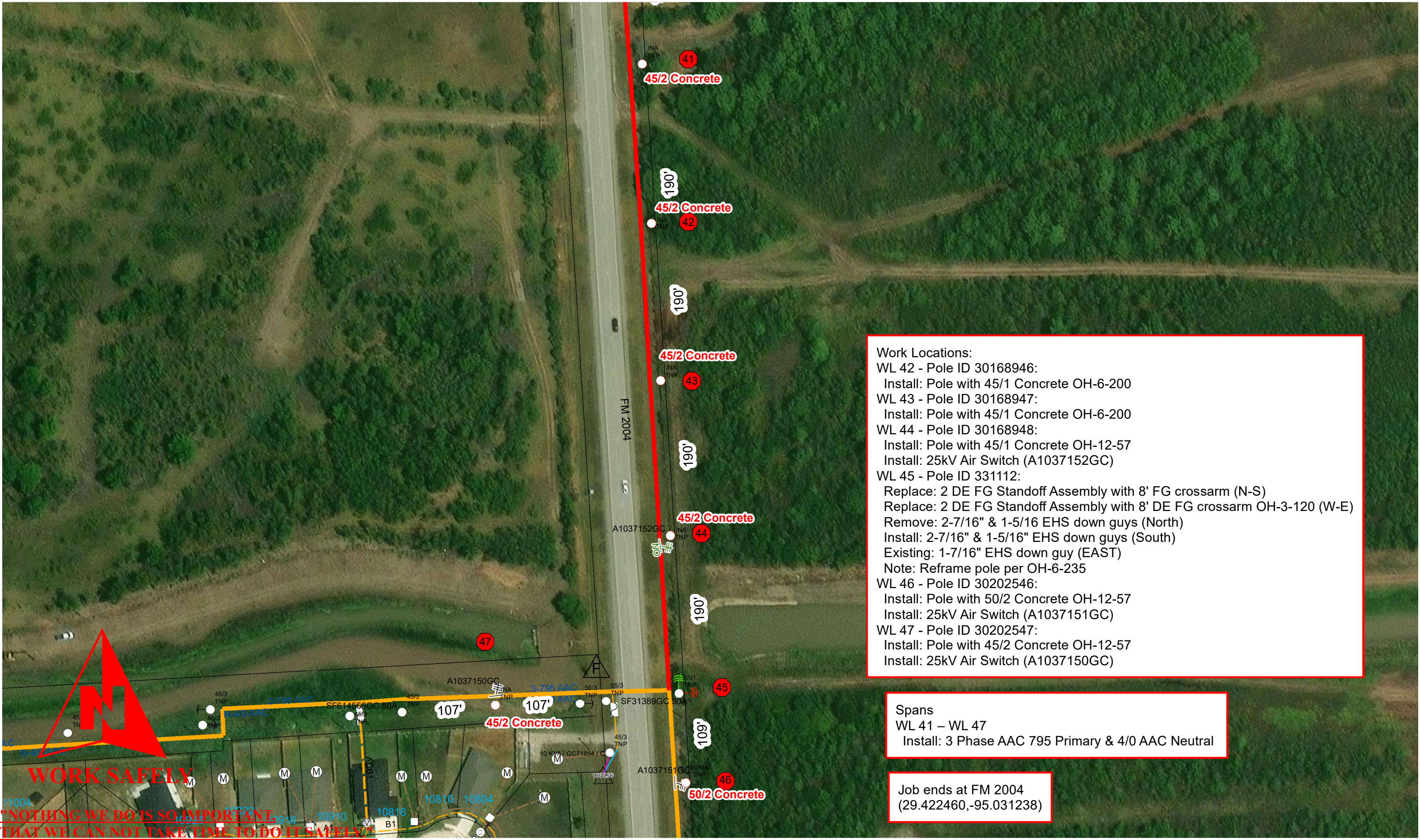
WR NAME: 365280- Freeway Park #7 phase 2 Version 2

DRAWN BY: Iscott

SUB/CIR #: TC1299

WORK ORDER NO: 365280

SCALE: 1 inch = 104 feet



Work Locations:

WL 42 - Pole ID 30168946:
Install: Pole with 45/1 Concrete OH-6-200

WL 43 - Pole ID 30168947:
Install: Pole with 45/1 Concrete OH-6-200

WL 44 - Pole ID 30168948:
Install: Pole with 45/1 Concrete OH-12-57
Install: 25kV Air Switch (A1037152GC)

WL 45 - Pole ID 331112:
Replace: 2 DE FG Standoff Assembly with 8' FG crossarm (N-S)
Replace: 2 DE FG Standoff Assembly with 8' DE FG crossarm OH-3-120 (W-E)
Remove: 2-7/16" & 1-5/16" EHS down guys (North)
Install: 2-7/16" & 1-5/16" EHS down guys (South)
Existing: 1-7/16" EHS down guy (EAST)
Note: Reframe pole per OH-6-235

WL 46 - Pole ID 30202546:
Install: Pole with 50/2 Concrete OH-12-57
Install: 25kV Air Switch (A1037151GC)

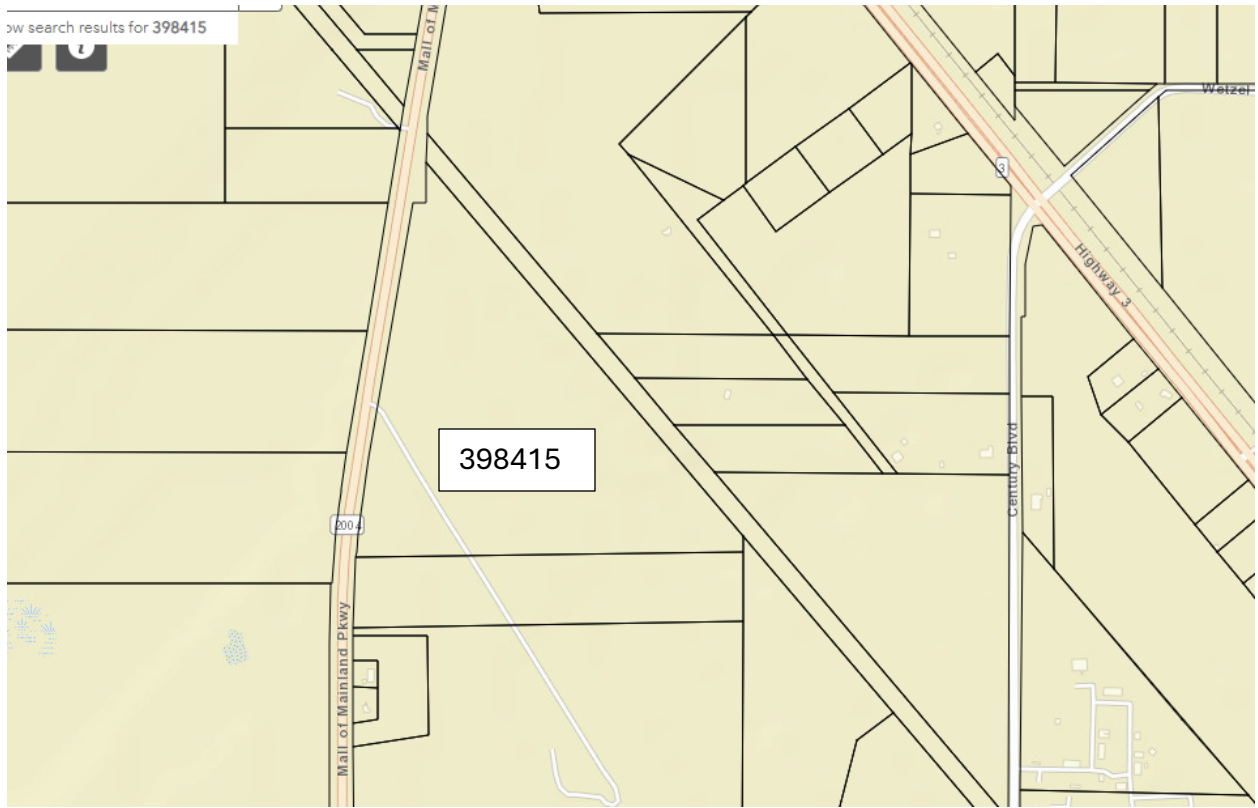
WL 47 - Pole ID 30202547:
Install: Pole with 45/2 Concrete OH-12-57
Install: 25kV Air Switch (A1037150GC)

Spans
WL 41 – WL 47
Install: 3 Phase AAC 795 Primary & 4/0 AAC Neutral

Job ends at FM 2004
(29.422460,-95.031238)

WORK SAFELY
"NOTHING WE DO IS SO IMPORTANT THAT WE CAN NOT TAKE TIME TO DO IT SAFELY"

ow search results for 398415



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 October 16, 2024, a general discussion was held concerning approving an easement on TEDC-owned property to allow for Texas-New Mexico Power Company line connection, pending receipt of all required documentation; and

WHEREAS, this easement would allow TNMP permission to trim down six (6) Pine trees and remove brush from TCEDC-owned property along FM 2004. The work requested will allow TNMP to connect existing lines to an existing circuit - the project does not involve creating a new circuit on TCEDC property. 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 approves an easement on TEDC-owned property to allow for Texas-New Mexico Power Company line connection, pending receipt of all required documentation.

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 16th day of October 2024.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation