

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

JULY 23, 2025 - 3:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met July 23, 2025, 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 3:02 P.M. by Randy Dietel with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

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

Absent: Mark Ciavaglia, Chairperson
Brandon Brooks, Director
Cynthia Rushing, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, City Secretary
Renee Edgar, Alternate Board Secretary
George Fuller, Director of Municipal Services
Ariel Callis, Economic Project Manager
Jade Jones, Community Events and Tourism Manager
Brianna Galicia, Administrative Assistant
Kaitlyn Allen, Intern for Economic Development

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the June 4, 2025, TCEDC Meeting Minutes.

Motion by Director Phil Roberts, Seconded by Mayor/ Director Dedrick D. Johnson, after correcting the titles of Dedrick D. Johnson, Brandon Brooks, and Phil Roberts from Chairperson to Director.

Vote: 3 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2025-16, approving the purchase of property located within the Industrial Business District owned by Albert Pepin - 2622 1st Avenue South. (GCAD ID# 187923).

Kristin Edwards, Economic Development Director, recommends the approval of the purchase of property located within the Industrial Business District (IBD), for a total purchase price of \$17,772.48.

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

Vote: 3 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2025-17, approving the purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc.

Kristin Edwards, Economic Development Director, recommends the approval of the purchase of four properties located within the Industrial Business District (IBD), for a total purchase price of \$65,226.45.

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

Vote: 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2025-18, authorizing a TCLM Chamber Membership Grant for Strand Hair & Beauty Bar in an amount not to exceed \$500.

Kristin Edwards, Economic Development Director, recommends the approval of the TCLM Chamber Membership Grant for Strand Hair & Beauty Bar in an amount not to exceed \$500.

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

Vote: 3 - 0 CARRIED

- (d)** Discussion and possible action on Resolution No. 2025-19, approve a Business Improvement Grant (BIG Grant) to Georgia Meyer Barzilay for her property located at 811 6th Street North for an amount not to exceed \$15,000.

Kristin Edwards, Economic Development Director, recommends the approval of the Business Improvement Grant (BIG Grant) for repairs to 811 6th Street. Per the attached estimates, the total cost of these repairs is estimated to be \$19,748.40. If the EDC chooses to reimburse at 50%, the total amount of the grant would be \$9,874.20. Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

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

Vote: 3 - 0 CARRIED

(7) UPDATES AND REPORTS

(a) Small Business Development Center Update

Kristin Edwards, Economic Development Director, commended Amy Reid for the success of the Small Business Success Series located at the Moore Memorial Public Library.

Texas City -La Marque Chamber of Commerce Update

Texas City ISD Update

Dickinson ISD Update

(b) City of Texas City Staff Update

Kristin Edwards, Economic Development Director, discussed the postponement of the Community Plaza's grand opening due to a power outage. The possible grand opening is for mid-August. Air Products is looking to exit its lease early; the space has attracted attention from other industrial companies, prompting them to enter into a new lease for the space. The Pipeline Project, in collaboration with Texas City, La Marque, and Dickinson ISD, is creating more pathways for students to earn a degree or certificate from one of the five post-secondary institutions within the Texas City workforce development ecosystem. Higher Up is requesting \$25,000 for a future fundraising event. In the future, Hillary Gram with Higher Up will present the corporation with a presentation on what the funds would help with. Tapestry, a Real Estate Developer, is considering a parcel of land in Texas City for the development of single-family homes. There is a possibility of more business coming to 6th Street, such as a bike shop.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Randy Dietel, Vice-Chairperson, adjourned the meeting at 3:51 P.M.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____