

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

AUGUST 20, 2025 - 3:00 PM

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met August 20, 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 3:04 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
Brandon Brooks, Director
Cynthia Rushing, Ex-Officio Member / Treasurer

Absent: Phil Roberts, Director

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
George Fuller, Director of Municipal Services
Ariel Callis, Economic Project Manager
Jade Jones, Community Events and Tourism Manager
Brianna Galicia, Administrative Assistant

Attendees: Melissa Duarte, TCISD
Jamie Louviere, TCISD

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) PUBLIC COMMENTS

There were none.

(5) Consider Approval of the July 23, 2025, Meeting Minutes.

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

Vote: 4 - 0 CARRIED

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2025-20, approve Business Improvement Grant (BIG Grant) to James Kelly II for property located at 917 and 921 5th Avenue N. in an amount not to exceed \$15,000.

Kristin Edwards, Economic Development Director, recommends the approval of the Business Improvement Grant (BIG Grant) for exterior renovations to the two buildings, including installation of impact-resistant windows, replacement of exterior brick, metal awnings, exterior lighting, fencing, façade preparation/painting/sealing, and more. The total cost of these exterior repairs is estimated to be \$81,000. As this amount exceeds \$30,000, Mr. Kelly would request the full \$15,000 match per the program guidelines.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Brandon Brooks

Vote: 4 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2025-21, approval of an easement on Texas City Economic Development Corporation-owned property adjacent to 1025 5th Avenue North.

Kristin Edwards, Economic Development Director, recommends approval of the easement on the basis that the new driveway contributes to compliant use of the property, and the easement does not negatively impact City operations.

Motion by Vice-Chairperson Randy Dietel, Seconded by Mayor/ Director Dedrick D. Johnson, with the exception that the easement does not negatively impact City operations.

Vote: 4 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2025-22, approval to purchase property located at GCAD 224867 (.19 acres) immediately adjacent to 6th Street Community Plaza for an amount not to exceed \$100,000.

Kristin Edwards, Economic Development Director, supports this purchase as it will open up additional green space for attendees to the 6th Street Community Plaza to enjoy. While the amenity already includes a food truck park, water play area, performance stage, and dog park, this additional space will allow for open play.

Motion by Chairperson Mark Ciavaglia, Seconded by Mayor/ Director Dedrick D. Johnson

Vote: 4 - 0 CARRIED

(7) UPDATES AND REPORTS

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

Melissa Duarte, Superintendent of TCISD, discussed the opening of Calvin Vincent Early Childhood Center and the groundbreaking for a New Agriculture Facility. Melissa went on to

talk about the renaming of Woodrow Wilson DAEP to Hal Biery DAEP.
Jamie Louviere, TCISD, stated that over 400 students are enrolled in Career & Technical Education (CTE).

Dickinson ISD Update

(b) City of Texas City Staff Update

Kristin Edwards, the Economic Development Director, discussed the potential for job creation with Marathon and LNG, estimating around 6,000 new jobs. This growth is also expected to positively impact the City's sales tax revenue. Currently, the City is in the process of applying for a grant to fund its portion of the project to establish a route between Loop 197 and Shoal Point. Additionally, Kristin mentioned plans for repairs, painting, and the creation of a full wall mural on an adjacent wall of the 6th Street Community Plaza.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia, Chairperson, adjourned the meeting at 3:41 P.M.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____