

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 15, 2025 - 3:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met Wednesday, October 15, 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 3:03 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
Cynthia Rushing, Ex-Officio Member / Treasurer

Absent: Brandon Brooks, Director
Phil Roberts, Director

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
Kim Golden, City Engineer
Chria McCall, Executive Assistant

Attendees: Amy Reid, Small Business Development Center (SBDC)

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) PUBLIC COMMENTS

There were none.

(5) Consider Approval of the Economic Development Corporation August 20, 2025, Meeting Minutes.

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

Vote: 3 - 0 CARRIED

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2025-23, awarding a TCLM Chamber Membership Grant in an amount not to exceed \$500 to Texas State Optical (TSO) – Texas City.

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

Vote: 3 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2025-24, authorizing a Business Improvement Grant (BIG Grant) for Sakura Events LLC for an amount not to exceed \$15,000.

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

Vote: 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2025-25, authorizing a Business Improvement Grant (BIG Grant) for Bamko - Surplus Process Equipment for an amount not to exceed \$15,000.

The Board wishes to include wording in the policy about retroactive payments for work completed by businesses applying for the BIG Grant. The proposed timeframe for these payments is "not longer than 2–3 months."

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

Vote: 3 - 0 CARRIED

- (d)** Discussion and possible action on Resolution No. 2025-26, authorizing a Business Improvement Grant (BIG Grant) for Main Street Commercial Properties for an amount not to exceed \$15,000.

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

Vote: 3 - 0 CARRIED

- (e)** Discussion and possible action on Resolution No. 2025-27, authorizing a Business Improvement Grant (BIG Grant) for The Independence Village for an amount not to exceed \$15,000.

Motion by Mayor/ Director Dedrick D. Johnson, but the motion died for lack of a second. No action was taken. The Board questioned the guidelines of the grant regarding its scope of commerce and inquired whether The Independence Village owns the land on which the sign is located.

- (f) Discussion and possible action on Resolution No. 2025-28, authorizing a Business Improvement Grant (BIG Grant) for The Strand Hair & Beauty Bar for an amount not to exceed \$15,000.

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

Vote: 3 - 0 CARRIED

- (g) Discussion and possible action on Resolution No. 2025-29, approving TCEDC fund allocation of \$410,750 for engineering services related to the Central Park Boulevard project.

Motion by Vice-Chairperson Randy Dietel, Seconded by Mayor/ Director Dedrick D. Johnson, to move 6g through 6l to the top of the agenda, then return to item 6a.

Vote: 3 - 0 CARRIED

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

Vote: 3 - 0 CARRIED

- (h) Discussion and possible action on Resolution No. 2025-30, authorizing the sale of property located at 920 2nd Avenue South to Tennille, Inc. in the amount of \$17,187.50.

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

Vote: 3 - 0 CARRIED

- (i) Discussion and possible action on Resolution No. 2025-31, authorizing allocation for the purpose of beautifying the 6th Street Community Plaza area in preparation for mural placement.

The Board seeks an agreement with the building owner regarding the mural and improvements to the opposite side of the building.

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

Vote: 3 - 0 CARRIED

- (j) Discussion and possible action on Resolution No. 2025-32, authorizing an update to Phoenix Business Accelerator eligibility requirements to allow membership to businesses beyond three years in age.

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

Vote: 3 - 0 CARRIED

- (k) Discussion and possible action on Resolution No. 2025-33, authorizing an easement of TEDC-owned property for construction of a sanitary sewer force main.

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

Vote: 3 - 0 CARRIED

- (I) Discussion and possible action on Resolution No. 2025-34, authorizing the sale of approximately +/- 48 acres out of a 245-acre of TCEDC-owned property to Cobbproperties1 LLC for the purpose of residential development.

The Board questioned whether we could make the earnest money non-refundable if a decision is not made within 180 days.

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

Vote: 3 - 0 CARRIED

(7) UPDATES AND REPORTS

- (a) Small Business Development Center Update

Amy Reid from the SBDC provided a brief update on the Small Business Success Series and reported on the attendance at the classes.

Texas City-La Marque Chamber of Commerce Update

Texas City ISD Update

Dickinson ISD Update

- (b) City of Texas City Staff Update

Kristin Edwards, the Economic Development Director, invited the board to the Pipelines Workshop on October 21, 2025, from 1 to 3 PM at the College of the Mainland. She also mentioned that The Phoenix has gained five new prospective clients following the update to eligibility requirements.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia adjourned at 4:20 p.m.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____