

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

NOVEMBER 19, 2025- 3:00PM

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

PLEASE NOTE: Public comments are limited to posted agenda items only and 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. PUBLIC COMMENTS
5. Consider Approval of the Economic Development Corporation October 15, 2025, Meeting Minutes.
6. NEW BUSINESS
 - a. Discuss and take action on Election of Officers and Oath of Officers.
 - b. Discussion and possible action on Resolution No. 2025-35, approving the actions of the Officers of the Texas City Economic Development Corporation for fiscal year 2024-2025.
 - c. Discussion and possible action on Resolution No. 2025-36, authorizing Fiscal Year 2026 Economic Development Corporation budget.

- d. Discussion and possible action on Resolution No. 2025-37, authorizing a budget adjustment in the amount of \$281,959.00 to support a bridge replacement project at Bayou Golf Course.
 - e. Discussion and possible action on Resolution No. 2025-38, authorizing an incentive grant to support bridge replacement project at the Bayou Golf Course.
 - f. Discussion and possible action on Resolution No. 2025-39, authorizing demolition costs for property located at 2602 21st Street North.
 - g. Discussion and possible action on Resolution No. 2025-40, authorizing a professional agreement with HdL Companies for Sales Tax administration/compliance consulting.
 - h. Discussion and possible action on Resolution No. 2025-41, authorizing a contribution to Higher Up Texas in the amount of \$2,500.00.
 - i. Discussion and possible action on Resolution No. 2025-42, authorizing approval of purchase of two adjacent properties located within the Industrial Business District.
7. UPDATES AND REPORTS
- a. Texas City-La Marque Chamber
Texas City ISD
Small Business Development
Industrial
 - b. City of Texas City Staff
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 NOVEMBER 13, 2025, PRIOR TO 3:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

5.

Meeting Date: 11/19/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the Economic Development Corporation October 15, 2025, Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Minutes

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: _____

TCEDC Agenda

6. a.

Meeting Date: 11/19/2025

Discuss and take action on Election of Officers and Oath of Officers.

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Discuss and take action on Election of Officers and Oath of Officers.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

Staff Report

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

CHARTER/ FILE NO. 125846501 APPROVED BY SECRETARY OF STATE ON 2/3/93

This Corporation was originally incorporated under the name of City of Texas City Economic Development Corporation; however, the name was changed to TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION on 5/12/93.

PURPOSE: The Corporation is a non-profit corporation pursuant to the Development Corporation Act of 1979, Article 5190.6, Section 4A, et seq, Vernon's Annotated Texas Civil Statutes. The purpose or purposes for which the Corporation is organized is for the promotion and development of new and expanded businesses within the City of Texas City and any activity allowed by the enabling statute. (The above statements are taken from the Articles of Incorporation approved on 2/3/93, and the Amendment to the Articles of Incorporation approved on 5/12/93.)

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION - Five (5) directors will serve three-year (3) staggered terms. No limit on number of terms. Each Director shall hold office for the term for which he is appointed and until his successor shall have been appointed and qualified unless sooner removed. Meetings are held as needed.

Mark Ciavaglia, Chairperson [REDACTED]	Brandon Brooks, Director [REDACTED]
Randy Dietel, Vice-Chairperson [REDACTED]	Mayor Dedrick D. Johnson, Director djohnson@texascitytx.gov
Phil Roberts, Director [REDACTED]	City Staff: Jon Branson, Executive Director of Management Services Kristin Edwards, Director of Economic Development Kyle Dickson, City Attorney Cynthia Rushing, Ex-Officio Member & Chief Financial Officer Rhomari Leigh, Board Secretary Renee Edgar, Board Secretary Alternate

TCEDC Agenda

6. b.

Meeting Date: 11/19/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Discussion and possible action on Resolution No. 2025-35, approving the actions of the Officers of the Texas City Economic Development Corporation for fiscal year 2024-2025.

BACKGROUND

Our City Attorney has recommended this Resolution to validate the smaller items not budgetary in nature or that typically do not need the Boards 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. 2025-35

A RESOLUTION APPROVING THE ACTIONS OF THE OFFICERS OF THE BOARD OF DIRECTORS OF THE CITY OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION DURING THE 2024-2025 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 November 19, 2025, consideration was given to approving the actions of the Officers of the Board of Directors of the Texas City Economic Development Corporation during the 2024-2025 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 2024-2025 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 19th day of November 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 11/19/2025

Approve Fiscal Year 2026 Economic Development Corporation budget.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve Fiscal Year 2026 Economic Development Corporation budget.

BACKGROUND

The Texas City Economic Development Corporation was presented with a draft budget in May 2025. With no immediate objections, staff submitted those amounts for the budget planning process, meeting with Finance Director Cynthia Rushing and Mayor Dedrick Johnson. The attached EDC budget was approved as part of the City of Texas City's annual budget on September 30, 2025.

While the adopted budget does not reflect the exact amounts that were submitted by EDC Staff, it is within the parameters the overall City budget was adopted. As a result, staff may request budget adjustments throughout the year.

ANALYSIS

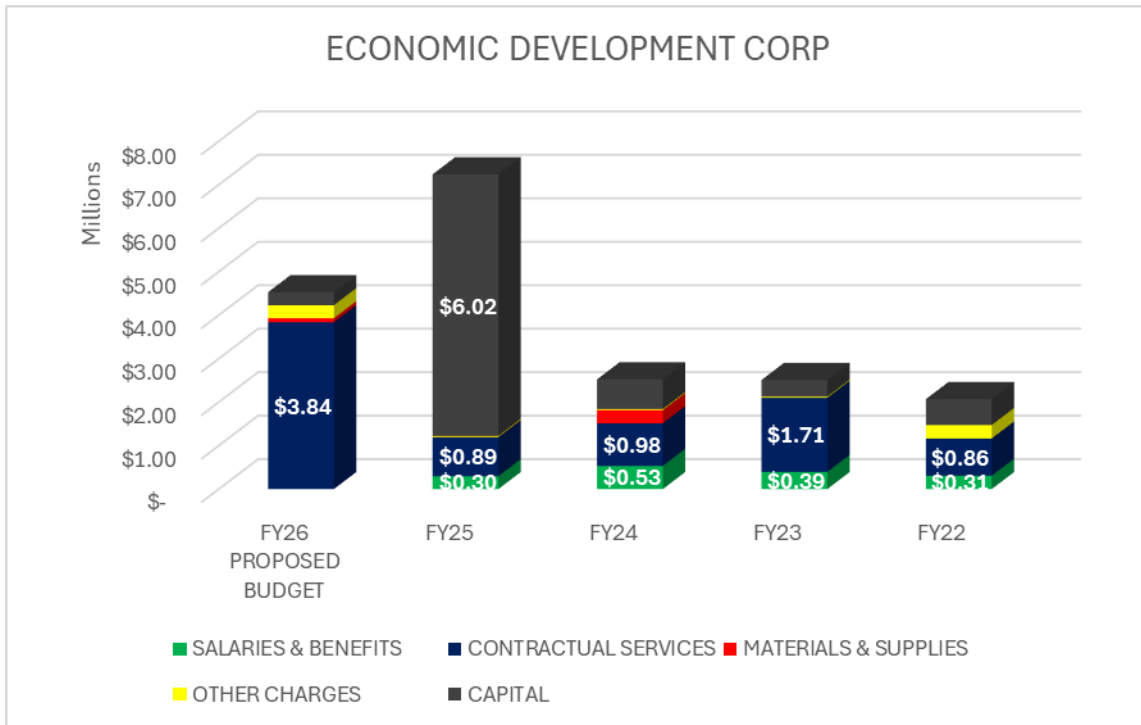
Approve Fiscal Year 2026 Economic Development Corporation budget.

ALTERNATIVES CONSIDERED

Attachments

EDC approved budget - FY26
Resolution

CATEGORY	FY26					
	FY25 FTE	PROPOSED BUDGET	FY25 PROJECTIO	FY24 ACTUALS	FY23 ACTUALS	FY22 ACTUALS
SALARIES & BENEFITS	3	\$ 444,378	\$ 444,378	\$ 532,086	\$ 394,363	\$ 307,270
CONTRACTUAL SERVICES		\$ 3,836,955	\$ 894,997	\$ 981,932	\$ 1,705,107	\$ 856,699
MATERIALS & SUPPLIES		\$ 92,401	\$ 5,300	\$ 300,200	\$ 21	\$ -
OTHER CHARGES		\$ 300,500	\$ 25,430	\$ 26,889	\$ 26,142	\$ 310,500
CAPITAL		\$ 300,000	\$ 6,016,862	\$ 682,345	\$ 383,285	\$ 595,166
Grand Total	3	\$ 4,974,234	\$ 7,386,968	\$ 2,523,453	\$ 2,508,919	\$ 2,069,634



GL ACCOUNT-DESCRIPTION	FY26				
	PROPOSED BUDGET	FY25 PROJECTIONS	FY24 ACTUALS	FY23 ACTUALS	FY22 ACTUALS
COMMUNICATIONS					
53540-MAINTENANCE - BUILDING	\$ 7,500	\$ -	\$ -	\$ -	\$ -
53800-DUES & MEMBERSHIPS	\$ 2,470	\$ -	\$ -	\$ -	\$ -
54180-CONTRIBUTIONS/DONATIONS	\$ 12,000	\$ -	\$ -	\$ -	\$ -
52061 - CLOTHING & UNIFORMS	\$ 1,667				
53111-BUSINESS INCENTIVE		\$ -	\$ -	\$ -	\$ -
53570-ADVERTISING/MARKETING	\$ 63,000	\$ -	\$ -	\$ -	\$ -
54300 - TRAINING	\$ 18,000				
COMMUNICATIONS Total	\$ 104,637	\$ -	\$ -	\$ -	\$ -
EDC					
51010-SALARIES	\$ 338,470	\$ 225,647	\$ 411,170	\$ 307,036	\$ 234,529
51070-LIFE & DISABILITY	\$ 751	\$ 501	\$ 899	\$ 540	\$ 481
51080-RETIREMENT	\$ 63,611	\$ 42,407	\$ 73,914	\$ 51,853	\$ 39,163
51090-MEDICARE TAX	\$ 4,885	\$ 3,257	\$ 5,838	\$ 4,328	\$ 3,211
51110-GROUP HEALTH INSURANCE	\$ 33,303	\$ 22,202	\$ 39,107	\$ 30,196	\$ 29,885
51130-INCENTIVE PAY	\$ 3,358	\$ 2,238	\$ 1,158	\$ 411	\$ -
52200-SOFTWARE	\$ 69,400	\$ 4,813	\$ -	\$ -	\$ -
52240 - GASOLINE & OIL	\$ 3,000				
52660-OFFICE SUPPLIES	\$ 15,000	\$ 487	\$ 300,200	\$ 21	\$ -
53110-DEMOLITION	\$ 450,000	\$ 45,759	\$ 7,726	\$ 748,147	\$ 487,877
53200-UTILITIES	\$ 240,000	\$ 3,016	\$ 3,266	\$ 23,780	\$ 31,476
53201-JANITORIAL FEES	\$ 30,000	\$ 9,744	\$ -	\$ -	\$ -
53240-STREET STRIPING		\$ -	\$ -	\$ 25,942	\$ -
53340-MAINTENANCE - EQUIP. & TIRES		\$ -	\$ 1,549	\$ 519	\$ -
53540-MAINTENANCE - BUILDING	\$ 702,000	\$ 26,197	\$ 135,428	\$ 236,427	\$ 5,158
53560-MAINTENANCE CONTRACTS	\$ 575,000	\$ 80,619	\$ 137,590	\$ 325	\$ 905
53680-PROFESSIONAL FEES	\$ 1,051,285	\$ 142,704	\$ 206,408	\$ 424,931	\$ 244,493
53800-DUES & MEMBERSHIPS	\$ 75,200	\$ 46,795	\$ 45,609	\$ -	\$ -
54000-EMPL EXPENSE DEFAULT		\$ -	\$ -	\$ -	\$ -
54180-CONTRIBUTIONS/DONATIONS	\$ 240,500	\$ 660	\$ 15,828	\$ 26,142	\$ 310,500
54300-TRAINING & PERSONNEL		\$ 5,630	\$ 10,901	\$ -	\$ -
55010-LAND & BUILDING IMPROVEMENTS		\$ 3,009,319	\$ 602,824	\$ -	\$ 536,921
55020-OPERATING EQUIP. & VEHICLES		\$ 44,889	\$ -	\$ -	\$ 57,245
55720-PROCUREMENT OF PROPERTY	\$ 300,000	\$ 43,099	\$ 79,522	\$ 383,285	\$ 1,000
52060 - CLOTHING & UNIFORMS	\$ 3,334				
53XXX - PORTABLE TOILETS	\$ 10,000				
53260 - COMMUNICATIONS	\$ 2,500				
53111-BUSINESS INCENTIVE	\$ 415,000	\$ 66,492	\$ 175,275	\$ 1,897	\$ 45,691
53570-ADVERTISING/MARKETING	\$ 213,000	\$ 102,049	\$ 112,410	\$ 74,726	\$ 37,231
54300 - TRAINING	\$ 30,000				
53060-EXPENSE - ADMINISTRATIVE		\$ 8,018	\$ 45,885	\$ 53,673	\$ 3,079
53061-BUSINESS VISIT EXPENSES		\$ -	\$ -	\$ 1,357	\$ 441
53567-CITYWIDE LITTER CONTROL		\$ 100,293	\$ 94,130	\$ 112,921	\$ -
53710-RENT EXPENSE		\$ 1,500	\$ 16,000	\$ -	\$ -
53860-WORKMEN'S COMPENSATION		\$ 906	\$ 656	\$ 464	\$ 349
54175-CHARLES BROWN BLUES FESTIVAL		\$ -	\$ 160	\$ -	\$ -
EDC Total	\$ 4,869,597	\$ 4,039,240	\$ 2,523,453	\$ 2,508,919	\$ 2,069,634
Grand Total	\$ 4,974,234	\$ 4,039,240	\$ 2,523,453	\$ 2,508,919	\$ 2,069,634

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-36

A RESOLUTION APPROVING THE PROPOSED TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION 2025-2026 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 November 19, 2025, a general discussion was held concerning the proposed 2025-2026 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 2025-2026 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 2025-2026 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 19th day of November 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. d.

Meeting Date: 11/19/2025

Approve a budget adjustment in the amount of \$281,959.00 to support a bridge replacement project at Bayou Golf Course.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a budget adjustment in the amount of \$281,959.00 to support a bridge replacement project at Bayou Golf Course.

BACKGROUND

The Parks, Recreation and Tourism Department has approached the Texas City Economic Development Corporation to seek additional funding for the bridge replacement project at Bayou Golf Course. The EDC Board has been asked to consider an incentive grant in an amount not to exceed \$281,959.00 for this purpose.

If approval is granted, staff will request a budget adjustment wherein the Finance Department would be authorized to transfer \$281,959 from the undesignated fund balance (Fund 801) into the FY26 budget to provide the funds. An estimated \$6,480,000 will be generated in revenue for the Economic Development Corporation this year.

ANALYSIS

Approve a budget adjustment to Fund 801 from the undesignated fund balance in the amount of \$281,959.00, to support a bridge replacement project at Bayou Golf Course.

ALTERNATIVES CONSIDERED

Attachments

Resolution

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-37

A RESOLUTION AUTHORIZING A BUDGET AMENDMENT TO SUPPORT A BRIDGE REPLACEMENT PROJECT AT BAYOU GOLF COURSE; 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 November 19, 2025, a general discussion was held to amend the 2025-2026 fiscal year budget to appropriate \$281,959.00 for the support of a Bridge Replacement Project at Bayou Golf Course.

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

SECTION 1: That the facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

SECTION 2: That the budget for TCEDC Fiscal Year 2025-2026 of the City of Texas City, Texas, is hereby amended.

SECTION 3: That the Finance Director shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: 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 19th day of November 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. e.

Meeting Date: 11/19/2025

Approve an incentive grant to support a bridge replacement project at the Bayou Golf Course.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve an incentive grant to support a bridge replacement project at the Bayou Golf Course.

BACKGROUND

The Parks, Recreation and Tourism Department has approached the Texas City Economic Development Corporation to seek additional funding for the bridge replacement project at Bayou Golf Course. The bridge in need of replacement connects hole 12 to holes 13, 14 and 15, allowing golfers to maintain the pace of play and complete the loop for these three holes.

The existing bridge is believed to be approximately 30 years old, and was originally installed by the Public Works Department. The Parks, Recreation and Tourism Department is requesting funding to replace this bridge with a new structure, similar in design to those in place at Bay Street Park and Garza Park. A total of \$300,000 was requested and approved in the FY25 budget to cover all costs associated with the project. However, the recent bid opening for the project came in higher than initially estimated. The estimated full cost of the project will be around \$532,042.

From the original \$300,000, a purchase order in the amount of \$49,917 has been issued to ARKK Engineers for the design portion of the project, leaving \$250,083 remaining. Based on the estimated cost of the project, the department is short \$281,959.00 for the project. With respect to the use of EDC funding for this purpose, Texas cities and counties have the authority to utilize funds from local sales tax for economic development purposes. Specifically, as a Type A Corporation, the TCEDC is able to grant recreational and parks incentive grants, provided that the grant activity promotes economic development and stimulates business activity.

During the last few fiscal years, guests have enjoyed an average of 24,877 rounds of golf, and the Recreation and Tourism Department seeks to increase that number to 35,000 in FY26. As well, the course hosts an average of 16 tournaments per year, and sees an average of 22,876 golf cart rentals per year. Further, the EDC actively promotes the Bayou Golf Course as a quality of life attraction in all responses to requests for information from the Governor's Office and the Greater Houston Partnership.

With these factors in mind, staff is recommending the EDC approve an incentive grant in the amount of \$281,959.00 to support the bridge replacement process.

ANALYSIS

Approve an incentive grant to support a bridge replacement project at the Bayou Golf Course, for an amount not to exceed \$281,959.

ALTERNATIVES CONSIDERED

Attachments

Golf Course bridge photos and schematics

Design document

Resolution











TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-38

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE BOARD CHAIRPERSON AND RECREATION AND TOURISM DEPARTMENT FOR THE BAYOU GOLF COURSE; 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 November 19, 2025, a general discussion was held concerning an agreement with the Recreation and Tourism Department for a bridge replacement project at the Bayou Golf Course; and

WHEREAS, it is recommended by the Director of Economic Development that the TCEDC pay an amount not to exceed \$281,959.00.

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 the Board Chairperson to enter into an Agreement with the Recreation and Tourism Department for the Bayou Golf Course for a bridge replacement project at the Bayou Golf Course.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said agreement 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 19th day of November 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. f.

Meeting Date: 11/19/2025

Approve demolition costs for property located at 2602 21st Street North.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve demolition costs for property located at 2602 21st Street North.

BACKGROUND

The Texas City Economic Development Corporation has historically allocated and budgeted funds for commercial demolitions.

The Texas City Municipal Court has issued abatement orders to demolish four (4) apartment buildings located at 2602 21st Street North, namely buildings 11, 12, 13 and 19. The graphic included illustrates which four buildings have been identified for demolition.

Staff estimates that the cost per demolition will be approximately \$100,000 based on similar demolitions conducted in the past, with four demolitions to be completed, bringing the total to \$400,000. The City Attorney’s office has reviewed the attached abatement orders and has confirmed that the demolitions may proceed. Staff is requesting approval to utilize available funding from the EDC Budget (Fund 801) in an amount not to exceed \$400,000 for this purpose.

ANALYSIS

Approve demolition costs for four pieces of property located at 2602 21st Street North, for an amount not to exceed \$400,000.

ALTERNATIVES CONSIDERED

Attachments

Abatement Orders (4)

Map of demolitions

Resolution

("City"). The City established this Court effective December 18, 2013, pursuant to TEX. GOV'T CODE § 30.00003(a). This Court has jurisdiction over this matter pursuant to TEX. GOV'T CODE, § 30.00005 and the City's Ordinances, Title III: Administration, Chapter 33; Courts; Jurisdiction, § 33.02(D).

2. In this proceeding, the State, on behalf of the City, sought the enforcement of its ordinances, including the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; § 150.033, Minimum Standards Substandard Building.

3. Proper notice of this proceeding was given to TERRACES SYNDICATE, LLC (herein "Defendant") pursuant to TEX. LOCAL GOV'T CODE § 214.001(b)(2) and the City's Ordinances, Title XV: Land Usage, Chapter 150; Building Regulations; Construction, Presumption of Notice, § 150.021(A)(2).

4. Defendant was notified in writing that structures located on the real properties it/he/she owned were Substandard Structures as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033. The real property is legally described as:

ABST 167 D RICHARDSON SUR TR 6 & 7 10.2816 ACRS, Texas City, Galveston County, Texas and commonly known as 2602 21st Street North, Texas City, Texas 77590 (GCAD Acct. No. 210379) referring to Building 11 ("Real Property")

5. Defendant was the owner of the Real Property on February 13, 2025, and remains the owner as of the date of the entry of this Agreed Order of Abatement ("Agreed Order").

6. The substandard findings were based on physical inspections of the Real Property performed by Inspector/Code Enforcement Officer(s)/Official(s) for the City. Written notice of the substandard findings was provided to Defendant on or about February 13, 2025.

7. The Defendant stipulates and agrees that the buildings and structures located on the

Real Property are Substandard Buildings as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(A).

8. The Defendant further stipulates and agrees that the abatement of the Real Property is required pursuant to the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(B) and that such abatement is reasonable and in the best interest of the public health, safety and welfare.

9. The Defendant did not submit evidence that the work required to abate the Real Property at the hearing pursuant to TEX. LOCAL GOV'T CODE § 214.001(j)(1) demonstrated that more than ninety (90) days was required to abate the Real Property.

THEREFORE, it is AGREED by Defendant and the State that Defendant shall have no more than ninety (90) days from the entry of this Order to submit to obtain all necessary/applicable permit(s) to abate the structure(s) located on the Real Property bringing the structures into full compliance with applicable building code(s) of the City of Texas, Texas and complete all repairs and/or construction to bring the structure(s) located on the Real Property and to obtain the requisite certificate of occupancy. It is,

FURTHER AGREED by the Defendant and the State that Defendant fails to fulfill all of its obligations under the terms of the Agreed Order of Abatement at any time after ninety (90) days from the entry of this Order, the City without any further notice to the Defendant may enter structures located on the Real Property to perform and/or take the specific conduct necessary to abate the Real Property and demolish the structure(s), clean and grade the lot and dispose of any debris, etc. including any personal property which remains on the Real Property.

The City reserves its right to place a lien on the Real Property as authorized by TEX. LOCAL GOV'T CODE § 214.001(n) for any cost(s) incurred in the abatement and to recover the cost(s) of

abatement from the subsequent sale or foreclosure of the Real Property.

As a result of the entry of this Agreed Order of Abatement, Defendant hereby releases and forever discharges and hold harmless the City and its staff, officers, agents, servants, employees, successors, and assigns from any and all liability, claims, and demands of whatever kind or nature, either in law or in equity, which arise or may hereafter arise from the execution and implementation of this Agreed Order and/or the abatement of the Real Property including but not limited to the release any of claim(s) of any violation of substantive or procedural due process rights or taking(s) claims under State or Federal law.

Defendant further expressly warrants and represents to the City before executing this instrument Defendant has been fully informed of its terms, contents, conditions and effects; that in making this Agreed Order of Abatement, Defendant had the option to seek the advice of counsel, and that no promise or representation of any kind has been made to Defendant by the City or by anyone acting for it, except as is expressly stated in this Agreed Order of Abatement. Additionally, Defendant decided to enter into this Agreed Order of Abatement without duress, in good faith and for sufficient consideration, and that it is fair, just and reasonable. Defendant acted of its/his/her own free will, without inducement, duress or undue influence of any kind.

Defendant expressly warrants it/he/she has the sole right and exclusive authority to execute this Agreed Order, and has not sold, assigned, transferred or conveyed any of the Real Property referred to in this Agreed Order of Abatement.

This Agreed Order of Abatement disposes all matter(s) in controversy in this proceeding between the parties herein and constitutes a final decision in accordance with TEX. LOCAL GOV'T CODE, § 214.0012(a), and it is not appealable. Any relief not expressly granted herein is denied.

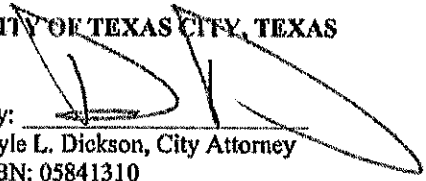
ENTERED this 25th day of April 2025.



JUDGE PRESIDING

APPROVED AS TO FORM, SUBSTANCE, AND ENTRY:

CITY OF TEXAS CITY, TEXAS

By: 

Kyle L. Dickson, City Attorney
SBN: 05841310
1801 - 9th Avenue North
Texas City, Texas 77590

TERRACES SYNDICATE, LLC

By: 

Name: Theodore Edward Fritchett III
Title: General Partner

CAUSE NO. PH0764

STATE OF TEXAS

MUNICIPAL COURT OF RECORD

vs.

IN THE CITY OF TEXAS CITY, TEXAS

TERRACES SYNDICATE, LLC
Defendant

GALVESTON COUNTY, TEXAS

AGREED ORDER OF ABATEMENT

BE IT REMEMBERED that on this 31st day of January 2025 came to be heard the above numbered Petition for Abatement and Removal of a Public Nuisance pursuant to TEX. LOCAL GOV'T CODE CH. 214 and, the City of Texas City's Code of Ordinances, § 150.033 – Minimum Standards Substandard Building.

The **STATE OF TEXAS** on behalf of the City of Texas City, Texas, appeared by and through counsel of record and announced ready for trial; Defendant **TERRACES SYNDICATE, LLC** appeared in person and announced ready for trial. The case was submitted to the Court upon agreement of the parties and upon the representation that the State of Texas on behalf of the City of Texas City, Texas and Defendant have agreed to submit a judgment in favor of the State of Texas on behalf of the City of Texas City, Texas. Upon the representation of counsel for the State of Texas on behalf of the City of Texas City, Texas and the representation of the Defendant indicated by the signature(s) below, the Court is of the opinion that the State of Texas on behalf of the City of Texas City, Texas is entitled to judgment against Defendant. The City and Defendant stipulate and agree as follows:

1. This Court is the municipal court of record for the City of Texas City, Texas

("City"). The City established this Court effective December 18, 2013, pursuant to TEX. GOV'T CODE § 30.00003(a). This Court has jurisdiction over this matter pursuant to TEX. GOV'T CODE, § 30.00005 and the City's Ordinances, Title III: Administration, Chapter 33; Courts; Jurisdiction, § 33.02(D).

2. In this proceeding the State on behalf of the City sought the enforcement of its ordinances including the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; § 150.033, Minimum Standards Substandard Building.

3. Proper notice of this proceeding was given to TERRACES SYNDICATE, LLC (herein "Defendant") pursuant to TEX. LOCAL GOV'T CODE § 214.001(b)(2) and the City's Ordinances, Title XV: Land Usage, Chapter 150; Building Regulations; Construction, Presumption of Notice, § 150.021(A)(2).

4. Defendant was notified in writing that structures located on the real properties it/he/she owned were Substandard Structures as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033. The real property is legally described as:

ABST 167 D RICHARDSON SUR TR 6 & 7 10.2816 ACRS, Texas City, Galveston County, Texas and commonly known as 2602 21st Street North, Texas City, Texas 77590 (GCAD Acct. No. 210379) referring to Building 12 ("Real Property")

5. Defendant was the owner of the Real Property on October 23, 2024, and remains the owner as of the date of the entry of this Agreed Order of Abatement ("Agreed Order").

6. The substandard findings were based on physical inspections of the Real Property performed by Inspector/Code Enforcement Officer(s)/Official(s) for the City. Written notice of the substandard findings was provided to Defendant on or about October 23, 2024.

7. The Defendant stipulates and agrees that the buildings and structures located on the

Real Property are Substandard Buildings as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(A).

8. The Defendant further stipulates and agrees that the abatement of the Real Property is required pursuant to the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(B) and that such abatement is reasonable and in the best interest of the public health, safety and welfare.

9. The Defendant did not submit evidence that the work required to abate the Real Property at the hearing pursuant to TEX. LOCAL GOV'T CODE § 214.001(j)(1) demonstrated that more than ninety (90) days was required to abate the Real Property.

THEREFORE, it is AGREED by Defendant and the State that Defendant shall have no more than ninety (90) days from the entry of this Order to submit to obtain all necessary/applicable permit(s) to abate the structure(s) located on the Real Property bringing the structures into full compliance with applicable building code(s) of the City of Texas, Texas and complete all repairs and/or construction to bring the structure(s) located on the Real Property and to obtain the requisite certificate of occupancy. It is,

FURTHER AGREED by the Defendant and the State that Defendant fails to fulfill all of its obligations under the terms of the Agreed Order of Abatement at any time after ninety (90) days from the entry of this Order, the City without any further notice to the Defendant may enter structures located on the Real Property to perform and/or take the specific conduct necessary to abate the Real Property and demolish the structure(s), clean and grade the lot and dispose of any debris, etc. including any personal property which remains on the Real Property.

The City reserves its right to place a lien on the Real Property as authorized by TEX. LOCAL GOV'T CODE § 214.001(n) for any cost(s) incurred in the abatement and to recover the cost(s) of

abatement from the subsequent sale or foreclosure of the Real Property.

As a result of the entry of this Agreed Order of Abatement, Defendant hereby releases and forever discharges and hold harmless the City and its staff, officers, agents, servants, employees, successors, and assigns from any and all liability, claims, and demands of whatever kind or nature, either in law or in equity, which arise or may hereafter arise from the execution and implementation of this Agreed Order and/or the abatement of the Real Property including but not limited to the release any of claim(s) of any violation of substantive or procedural due process rights or taking(s) claims under State or Federal law.

Defendant further expressly warrants and represents to the City before executing this instrument Defendant has been fully informed of its terms, contents, conditions and effects; that in making this Agreed Order of Abatement, Defendant had the option to seek the advice of counsel, and that no promise or representation of any kind has been made to Defendant by the City or by anyone acting for it, except as is expressly stated in this Agreed Order of Abatement. Additionally, Defendant decided to enter into this Agreed Order of Abatement without duress, in good faith and for sufficient consideration, and that it is fair, just and reasonable. Defendant acted of its/his/her own free will, without inducement, duress or undue influence of any kind.

Defendant expressly warrants it/he/she has the sole right and exclusive authority to execute this Agreed Order, and has not sold, assigned, transferred or conveyed any of the Real Property referred to in this Agreed Order of Abatement.

This Agreed Order of Abatement disposes all matter(s) in controversy in this proceeding between the parties herein and constitutes a final decision in accordance with TEX. LOCAL GOV'T CODE, § 214.0012(a), and it is not appealable. Any relief not expressly granted herein is denied.

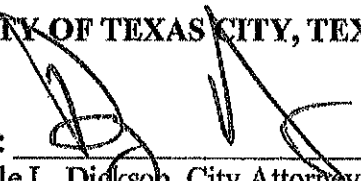
ENTERED this 31 day of January 2025.



JUDGE PRESIDING

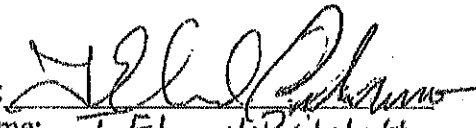
APPROVED AS TO FORM, SUBSTANCE AND ENTRY:

CITY OF TEXAS CITY, TEXAS

By: 

Kyle L. Dickson, City Attorney
SBN: 05841310
1801 – 9th Avenue North
Texas City, Texas 77590

TERRACES SYNDICATE, LLC

By: 

Name: T. Edward Pritchett
Title: Manager

②

CAUSE NO. PH0774³

STATE OF TEXAS

MUNICIPAL COURT OF RECORD

vs.

IN THE CITY OF TEXAS CITY, TEXAS

TERRACES SYNDICATE, LLC
Defendant

GALVESTON COUNTY, TEXAS

AGREED ORDER OF ABATEMENT

BE IT REMEMBERED that on this 25th day of April 2025, the above numbered Petition for Abatement and Removal of a Public Nuisance came to be heard pursuant to TEX. LOCAL GOV'T CODE CH. 214 and the City of Texas City's Code of Ordinances, § 150.033 – Minimum Standards Substandard Building.

The STATE OF TEXAS on behalf of the City of Texas City, Texas, appeared by and through counsel of record and announced ready for trial; Defendant TERRACES SYNDICATE, LLC appeared in person and announced ready for trial. The case was submitted to the Court upon agreement of the parties and upon the representation that the State of Texas, on behalf of the City of Texas City, Texas, and the Defendant have agreed to submit a judgment in favor of the State of Texas on behalf of the City of Texas City, Texas. Upon the representation of counsel for the State of Texas on behalf of the City of Texas City, Texas and the representation of the Defendant indicated by the signature(s) below, the Court is of the opinion that the State of Texas on behalf of the City of Texas City, Texas is entitled to judgment against Defendant. The City and Defendant stipulate and agree as follows:

- 1. This Court is the municipal court of record for the City of Texas City, Texas

("City"). The City established this Court effective December 18, 2013, pursuant to TEX. GOV'T CODE § 30.00003(a). This Court has jurisdiction over this matter pursuant to TEX. GOV'T CODE, § 30.00005 and the City's Ordinances, Title III: Administration, Chapter 33; Courts; Jurisdiction, § 33.02(D).

2. In this proceeding, the State, on behalf of the City, sought the enforcement of its ordinances, including the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; § 150.033, Minimum Standards Substandard Building.

3. Proper notice of this proceeding was given to TERRACES SYNDICATE, LLC (herein "Defendant") pursuant to TEX. LOCAL GOV'T CODE § 214.001(b)(2) and the City's Ordinances, Title XV: Land Usage, Chapter 150; Building Regulations; Construction, Presumption of Notice, § 150.021(A)(2).

4. Defendant was notified in writing that structures located on the real properties it/he/she owned were Substandard Structures as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033. The real property is legally described as:

ABST 167 D RICHARDSON SUR TR 6 & 7 10.2816 ACRS, Texas City, Galveston County, Texas and commonly known as 2602 21st Street North, Texas City, Texas 77590 (GCAD Acct. No. 210379) referring to Building 13 ("Real Property")

5. Defendant was the owner of the Real Property on February 13, 2025, and remains the owner as of the date of the entry of this Agreed Order of Abatement ("Agreed Order").

6. The substandard findings were based on physical inspections of the Real Property performed by Inspector/Code Enforcement Officer(s)/Official(s) for the City. Written notice of the substandard findings was provided to Defendant on or about February 13, 2025.

7. The Defendant stipulates and agrees that the buildings and structures located on the

Real Property are Substandard Buildings as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction § 150.033(A).

8. The Defendant further stipulates and agrees that the abatement of the Real Property is required pursuant to the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction § 150.033(B) and that such abatement is reasonable and in the best interest of the public health, safety and welfare.

9. The Defendant did not submit evidence that the work required to abate the Real Property at the hearing pursuant to TEX. LOCAL GOV'T CODE § 214.001(j)(1) demonstrated that more than ninety (90) days was required to abate the Real Property.

THEREFORE, it is AGREED by Defendant and the State that Defendant shall have no more than ninety (90) days from the entry of this Order to submit to obtain all necessary/applicable permit(s) to abate the structure(s) located on the Real Property bringing the structures into full compliance with applicable building code(s) of the City of Texas, Texas and complete all repairs and/or construction to bring the structure(s) located on the Real Property and to obtain the requisite certificate of occupancy. It is,

FURTHER AGREED by the Defendant and the State that Defendant fails to fulfill all of its obligations under the terms of the Agreed Order of Abatement at any time after ninety (90) days from the entry of this Order, the City without any further notice to the Defendant may enter structures located on the Real Property to perform and/or take the specific conduct necessary to abate the Real Property and demolish the structure(s), clean and grade the lot and dispose of any debris, etc. including any personal property which remains on the Real Property.

The City reserves its right to place a lien on the Real Property as authorized by TEX. LOCAL GOV'T CODE § 214.001(n) for any cost(s) incurred in the abatement and to recover the cost(s) of

abatement from the subsequent sale or foreclosure of the Real Property.

As a result of the entry of this Agreed Order of Abatement, Defendant hereby releases and forever discharges and hold harmless the City and its staff, officers, agents, servants, employees, successors, and assigns from any and all liability, claims, and demands of whatever kind or nature, either in law or in equity, which arise or may hereafter arise from the execution and implementation of this Agreed Order and/or the abatement of the Real Property including but not limited to the release any of claim(s) of any violation of substantive or procedural due process rights or taking(s) claims under State or Federal law.

Defendant further expressly warrants and represents to the City before executing this instrument Defendant has been fully informed of its terms, contents, conditions and effects; that in making this Agreed Order of Abatement, Defendant had the option to seek the advice of counsel, and that no promise or representation of any kind has been made to Defendant by the City or by anyone acting for it, except as is expressly stated in this Agreed Order of Abatement. Additionally, Defendant decided to enter into this Agreed Order of Abatement without duress, in good faith and for sufficient consideration, and that it is fair, just and reasonable. Defendant acted of its/his/her own free will, without inducement, duress or undue influence of any kind.

Defendant expressly warrants it/he/she has the sole right and exclusive authority to execute this Agreed Order, and has not sold, assigned, transferred or conveyed any of the Real Property referred to in this Agreed Order of Abatement.

This Agreed Order of Abatement disposes all matter(s) in controversy in this proceeding between the parties herein and constitutes a final decision in accordance with TEX. LOCAL GOV'T CODE, § 214.0012(a), and it is not appealable. Any relief not expressly granted herein is denied.

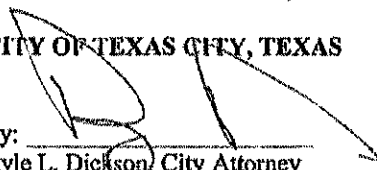
ENTERED this 25th day of April 2025.



JUDGE PRESIDING

APPROVED AS TO FORM, SUBSTANCE, AND ENTRY:

CITY OF TEXAS CITY, TEXAS

By: 

Kyle L. Dickson, City Attorney
SBN: 05841310
1801 - 9th Avenue North
Texas City, Texas 77590

TERRACES SYNDICATE, LLC

By: 

Name: Theodore Edward Pritchett III
Title: General Partner

CAUSE NO. PH0763

STATE OF TEXAS

MUNICIPAL COURT OF RECORD

vs.

IN THE CITY OF TEXAS CITY, TEXAS

TERRACES SYNDICATE, LLC
Defendant

GALVESTON COUNTY, TEXAS

AGREED ORDER OF ABATEMENT

BE IT REMEMBERED that on this 31st day of January 2025 came to be heard the above numbered Petition for Abatement and Removal of a Public Nuisance pursuant to TEX. LOCAL GOV'T CODE CH. 214 and, the City of Texas City's Code of Ordinances, § 150.033 – Minimum Standards Substandard Building.

The **STATE OF TEXAS** on behalf of the City of Texas City, Texas, appeared by and through counsel of record and announced ready for trial; Defendant **TERRACES SYNDICATE, LLC** appeared in person and announced ready for trial. The case was submitted to the Court upon agreement of the parties and upon the representation that the State of Texas on behalf of the City of Texas City, Texas and Defendant have agreed to submit a judgment in favor of the State of Texas on behalf of the City of Texas City, Texas. Upon the representation of counsel for the State of Texas on behalf of the City of Texas City, Texas and the representation of the Defendant indicated by the signature(s) below, the Court is of the opinion that the State of Texas on behalf of the City of Texas City, Texas is entitled to judgment against Defendant. The City and Defendant stipulate and agree as follows:

1. This Court is the municipal court of record for the City of Texas City, Texas

("City"). The City established this Court effective December 18, 2013, pursuant to TEX. GOV'T CODE § 30.00003(a). This Court has jurisdiction over this matter pursuant to TEX. GOV'T CODE, § 30.00005 and the City's Ordinances, Title III: Administration, Chapter 33; Courts; Jurisdiction, § 33.02(D).

2. In this proceeding the State on behalf of the City sought the enforcement of its ordinances including the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; § 150.033, Minimum Standards Substandard Building.

3. Proper notice of this proceeding was given to TERRACES SYNDICATE, LLC (herein "Defendant") pursuant to TEX. LOCAL GOV'T CODE § 214.001(b)(2) and the City's Ordinances, Title XV: Land Usage, Chapter 150; Building Regulations; Construction, Presumption of Notice, § 150.021(A)(2).

4. Defendant was notified in writing that structures located on the real properties it/he/she owned were Substandard Structures as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033. The real property is legally described as:

ABST 167 D RICHARDSON SUR TR 6 & 7 10.2816 ACRS, Texas City, Galveston County, Texas and commonly known as 2602 21st Street North, Texas City, Texas 77590 (GCAD Acct. No. 210379) referring to Building 19 ("Real Property")

5. Defendant was the owner of the Real Property on October 23, 2024, and remains the owner as of the date of the entry of this Agreed Order of Abatement ("Agreed Order").

6. The substandard findings were based on physical inspections of the Real Property performed by Inspector/Code Enforcement Officer(s)/Official(s) for the City. Written notice of the substandard findings was provided to Defendant on or about October 23, 2024.

7. The Defendant stipulates and agrees that the buildings and structures located on the

Real Property are Substandard Buildings as defined by the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(A).

8. The Defendant further stipulates and agrees that the abatement of the Real Property is required pursuant to the City's Ordinances, Title XV: Land Use, Chapter 150; Building Regulations; Construction §150.033(B) and that such abatement is reasonable and in the best interest of the public health, safety and welfare.

9. The Defendant did not submit evidence that the work required to abate the Real Property at the hearing pursuant to TEX. LOCAL GOV'T CODE § 214.001(j)(1) demonstrated that more than ninety (90) days was required to abate the Real Property.

THEREFORE, it is AGREED by Defendant and the State that Defendant shall have no more than ninety (90) days from the entry of this Order to submit to obtain all necessary/applicable permit(s) to abate the structure(s) located on the Real Property bringing the structures into full compliance with applicable building code(s) of the City of Texas, Texas and complete all repairs and/or construction to bring the structure(s) located on the Real Property and to obtain the requisite certificate of occupancy. It is,

FURTHER AGREED by the Defendant and the State that Defendant fails to fulfill all of its obligations under the terms of the Agreed Order of Abatement at any time after ninety (90) days from the entry of this Order, the City without any further notice to the Defendant may enter structures located on the Real Property to perform and/or take the specific conduct necessary to abate the Real Property and demolish the structure(s), clean and grade the lot and dispose of any debris, etc. including any personal property which remains on the Real Property.

The City reserves its right to place a lien on the Real Property as authorized by TEX. LOCAL GOV'T CODE § 214.001(n) for any cost(s) incurred in the abatement and to recover the cost(s) of

abatement from the subsequent sale or foreclosure of the Real Property.

As a result of the entry of this Agreed Order of Abatement, Defendant hereby releases and forever discharges and hold harmless the City and its staff, officers, agents, servants, employees, successors, and assigns from any and all liability, claims, and demands of whatever kind or nature, either in law or in equity, which arise or may hereafter arise from the execution and implementation of this Agreed Order and/or the abatement of the Real Property including but not limited to the release any of claim(s) of any violation of substantive or procedural due process rights or taking(s) claims under State or Federal law.

Defendant further expressly warrants and represents to the City before executing this instrument Defendant has been fully informed of its terms, contents, conditions and effects; that in making this Agreed Order of Abatement, Defendant had the option to seek the advice of counsel, and that no promise or representation of any kind has been made to Defendant by the City or by anyone acting for it, except as is expressly stated in this Agreed Order of Abatement. Additionally, Defendant decided to enter into this Agreed Order of Abatement without duress, in good faith and for sufficient consideration, and that it is fair, just and reasonable. Defendant acted of its/his/her own free will, without inducement, duress or undue influence of any kind.

Defendant expressly warrants it/he/she has the sole right and exclusive authority to execute this Agreed Order, and has not sold, assigned, transferred or conveyed any of the Real Property referred to in this Agreed Order of Abatement.

This Agreed Order of Abatement disposes all matter(s) in controversy in this proceeding between the parties herein and constitutes a final decision in accordance with TEX. LOCAL GOV'T CODE, § 214.0012(a) and it not appealable. Any relief not expressly granted herein is denied.

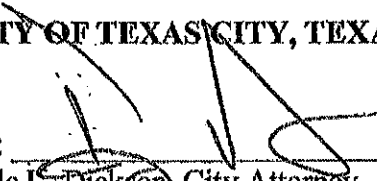
ENTERED this 31 day of January 2025.



JUDGE PRESIDING

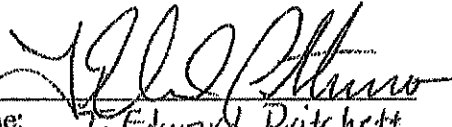
APPROVED AS TO FORM, SUBSTANCE AND ENTRY:

CITY OF TEXAS CITY, TEXAS

By: 

Kyle L. Dickson, City Attorney
SBN: 05841310
1801 - 9th Avenue North
Texas City, Texas 77590

TERRACES SYNDICATE, LLC

By: 

Name: T. Edward Pritchett
Title: Manager





TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-39

A RESOLUTION APPROVING THE DEMOLITION AND ABATEMENT OF PROPERTY LOCATED AT 2602 21ST STREET NORTH, TEXAS CITY, GALVESTON COUNTY, 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 November 19, 2025, a general discussion was held concerning the demolition, abatement, and asbestos removal of property located at 2602 21st Street North, Texas City, Galveston County, Texas; and

WHEREAS, it is proposed that the Texas City Economic Development Corporation approve an amount not to exceed \$400,000.00 to demolish the property located at 2602 21st Street North, Texas City, Galveston County, Texas.

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 approves the demolition of property located at 2602 21st Street North, Texas City, Galveston County, Texas, for an amount not to exceed \$400,000.00.

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

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

PASSED AND ADOPTED this 19th day of November 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. g.

Meeting Date: 11/19/2025

Approve a professional services agreement with HdL Companies for Sales Tax administration/compliance consulting.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a professional services agreement with HdL Companies for Sales Tax administration/compliance consulting.

BACKGROUND

The Texas City Economic Development Corporation is funded by a portion of the sales tax generated within the City of Texas City. Further, TCEDC is under active Chapter 380 sales tax refund agreements, making it imperative to effectively track sales tax data.

Staff has met with HdL Companies, which offers not only sales tax reporting, but also assistance with sales tax recovery within Texas City.

Per the attached Professional Services proposal, HdL would assist the City and the Economic Development Corporation in several ways:

1. Sales tax reporting and consultation: HdL would provide monthly reporting including the Sales Tax Analysis Report service (STAR Summary), sales tax payment details, year-over-year reporting, special reports by request, and more. The full list of reporting is available on pages 4-5 of the attached.

This information, which HdL would collect from the Comptroller with our authorization, would allow us to correctly process and manage our Chapter 380 agreements, as well as forecast annual revenues. This service carries a cost of \$7,200 annually.

2. Sales tax audit and recovery fee: HdL will conduct audits on new and existing businesses to ensure that the City is receiving all sales tax we are owed.

The City would only profit share with HdL when their work identified a taxpayer in need of correction. An audit and recovery fee of 25% will be billed in those situations only, where HdL's work results in sales tax revenue improvements.

3. Economic Development reporting: In addition to complex demographic reporting, HdL can offer us GAP Analysis as well as Void Analysis for Texas City, allowing us to make better decisions in terms of development planning, recruitment strategies and overall market analysis. This would represent a critical and applicable tool as we continue to seek retail development in Texas City. This service carries an additional cost of \$4,000 annually, with the full benefits detailed on pages 6 and 7.

Funds for these services are available in the EDC Budget (Fund 801).

ANALYSIS

Approve a professional services agreement with HdL Companies for Sales Tax administration/compliance consulting in the amount of \$11,200 annually, in addition to audit and recovery fees conditional upon HdL's audit and recovery investigations.

ALTERNATIVES CONSIDERED

Attachments

HdL Services agreement
Resolution

HdL[®] Companies

October 14, 2025

Kristin Edwards
Economic Development Director
Texas City - Economic Development Corporation
kedwards@texascitytx.gov

Re: Proposal for Professional Services

Dear Ms. Edwards:

It was a pleasure getting together with you and Mr. Branson this week. We appreciate your interest and the engaging discussion in exploring how we can support the City with our sales tax services. Additionally, thank you for the opportunity to submit this proposal regarding the details of the type of support we provide to over 200+ government agencies throughout the state. We are grateful for the City/EDC's consideration and look forward to potentially serving and supporting the staff at the appropriate time.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kind Regards,



Katie Biggers
Account Executive – Texas/Central U.S.
Direct: 281.720.8113



512.906.0429 | 713.481-6975

hdlcompanies.com

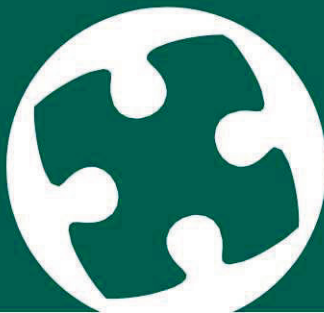
8700 Manchaca Rd., Suite 106, Austin, TX 78748
9821 Katy Freeway, Suite 440, Houston, TX 77024



Proposal for Professional Services

October 14, 2025

City of Texas City / EDC



Austin Office

8700 Manchaca Rd, Suite 106

Austin, TX 78748

512.906.0429

Houston Office

9821 Katy Fwy, Suite 440

Houston, TX 77024

713.481.6975

Qualifications

Company History

HdL, previously operating as Sales Tax Assurance in Texas, has provided sales tax audit and information services to local Texas governments since 2007. The firm's team of professionals has extensive expertise in Texas sales and use tax. Our local government clients have realized tens of millions of dollars in recovered sales tax revenue from our work in Texas alone. All work and services provided will be completed by staff at our offices in Austin and Houston.

HdL monitors an annual sales tax base of over \$5 billion on behalf of clients that includes some of the most complex industrial, e-commerce, inventory/delivery, and out-of-state sales and use tax issues. Our team has over one hundred thirty (130) years of combined experience working with Texas local governments on sales tax monitoring and more than ninety (90) years of experience working inside the Texas Comptroller of Public Accounts' (TCPA) operations. This experience provides unmatched credibility in interactions with TCPA personnel and unique insights in interpreting information provided by the TCPA. Sales tax audit and recovery requires special skills and techniques that are materially different from standard financial audit processes. HdL utilizes proprietary software and analytical processes refined for this specialized audit application. HdL's error discovery, tax recovery and enhancement techniques are the most comprehensive of any company providing similar services.

Approach and Methodologies, The HdL Advantage

Our sales tax review and screening process is structured, analytical, scalable, and automated to deal with a complicated and constantly changing set of data for a jurisdiction. Sales tax occurs in a dynamic environment with sales tax generating from taxpayers located both inside and outside the City (Telecommunications, Waste Management, Online Sales, Construction Services, etc.). New businesses are constantly opening or beginning to provide taxable goods or services to the City while other businesses are closing. Our process analyzes the many layers of the sales tax collection and payment process. Our experience, knowledge and understanding of internal data sourcing, generation, and production within the TCPA's operations has allowed us to develop proprietary software, research processes and analytical techniques to identify errors and omissions. We employ state-of-the-art database and data processing resources and an experienced team of professional researchers. Utilizing virtual canvassing both inside and outside the City, we screen, process, and analyze data monthly. This provides the most comprehensive multi-point review in the industry and outperforms standard physical canvassing alone.

Once a potential error is identified, it is critical to have an experienced, analytical team to conduct the research and follow through with the resolution process. Detailed knowledge of Texas sales tax statutes and TCPA administrative rules, as well as how data is generated and produced from within the TCPA, is crucial to understanding and resolving reporting issues. Our staff has extensive experience working with the TCPA and directly with taxpayers. We have the credibility and requisite knowledge of where to go and with whom to discuss issues inside the TCPA and the understanding and sensitivity to work directly with taxpayers in a professional and respectful manner.

In addition to compliance review and recovery services, we take pride in client consultation and reporting tools that provide insight into specific taxpayers, industries, economic development areas, budget and forecast, and legislative and regulatory policy. We proactively communicate noteworthy findings and are available to attend meetings as needed. There is *no limitation* on the amount of consultation we provide to our clients.

We believe HdL is the company uniquely qualified to provide comprehensive sales tax consulting services for your City.

Scope of Services

Sales Tax Administration – Sales & Use Tax Compliance Consulting Services

In providing CLIENT comprehensive sales/use tax review, compliance and recovery services HDL will:

Serve as the primary contact point for CLIENT with the TCPA and businesses collecting sales/use tax for benefit of CLIENT,

1. Provide coordination and information as appropriate with and to the TCPA and businesses in order for CLIENT to receive its correct sales/use tax payments,
2. Research and review businesses reporting sales tax to CLIENT to assure they should be and are collecting and paying sales tax appropriately to CLIE
3. T,
4. Research new businesses established in CLIENT's locale and fix any not registered appropriately to collect sales tax for the City,
5. Develop the requisite information and work with certain out-of-jurisdiction services and sales providers to assure the appropriate tax is collected and reported for CLIENT,
6. Review monthly details of CLIENT's sales tax receipts and research any anomalies which could result in missing tax,
7. Provide CLIENT monthly a series of reports, individually or aggregated in a package, as listed below. HDL may from time-to-time include additional reports, modify reports

or eliminate reports.

- a. Monthly Sales Tax Graphic (MSTG)
- b. Sales Tax Payment Detail (STPD)
- c. Sales Tax Snapshot (STS)
- d. Top 100 Taxpayers (TOP100)
- e. Top 30 Taxpayers (TOP 30)
- f. Monthly Variance (MVAR)
- g. Fiscal Year-to-Date Variance (FYTDVAR)
- h. Industry Segment Rank and Distribution (ISRD)
- i. Industry Segment Rank and Change (ISRC)
- j. Industry Segment Trend (IST)
- k. STAR Summary Package (all reports above in a pdf file)
- l. Taxpayer Payment History (TPH)
- m. NAICS Range Report (NRR)
- n. Business Group Sales Tax Forecast Tool
- o. STAR Detail (all reports below in an Excel workbook)
 - i. Major TPs Historic Rank
 - ii. Major Juris TPs Rank
 - iii. Juris Lrg. Co. Loc. Cross Ref
 - iv. Top 100 TPs Rank
 - v. NAICS Major TP Rank
 - vi. NAICS Segments Analysis
8. Provide special reports and analyses of issues not included in the above reports but are within the scope of the Agreement,
9. Provide CLIENT's governing officials and management consultations as appropriate.

Fee Structure

Sales Tax Report & Consultation Fee

Report and consultation fee includes monthly access to Sales Tax Analysis Report Service (STAR- Summary) through online portal access, *unlimited* consultation on taxpayers or general sales tax matters, as well as assistance with budget and forecast as needed. The fee for this service is **\$7200** annually. The agreement is for one year and automatically renews annually (evergreen contract).

Sales Tax Audit & Recovery Fee

An audit and recovery fee of **25%** will be billed in those situations where our work results in sales tax revenue improvements to the City from recovered, future, or increased taxes. Recovered taxes are taxes incorrectly paid to another jurisdiction which are subsequently re-allocated to the City as a result of HdL recommendations or work. Future taxes are taxes received by the City as a result of HdL finding and fixing errors which result in taxes received going forward from the error correction. Increased taxes are taxes received by the City as a result of HdL finding and fixing errors which result in an increase in tax

received above historic levels from the point of error correction. Audit and recovery fees for future or increased taxes are limited to a 24-month billing period from the date the City first realizes the sales tax improvement. Incorrectly received tax review service is included at no additional charge.

Additional Services

Economic Development Solutions

1. **Market Analytics Reports and Consultation - Updated 1-2 times per year**

- a. Consumer Demographic Profile – An HdL profile uses Synergos Technologies, Inc. (STI) PopStats database with over 1,200 variables with a bottom-up methodology to deliver the highest accuracy level and dependable demographic data. The side-by-side comparison helps users visualize consumer changes as the market size differs.
- b. Household Segmentation Profile – An HdL profile provides a deep understanding of consumer preferences, behaviors, and habits. Utilizing Personix Lifestage database the report segments 70 household clusters into one of 21 Lifestage Groups and ranks the top 10 individual clusters allowing the user to identify the most concentrated groups with ease. The document includes links to the Personix Online Guide, which provides an in-depth summary of each group and cluster.
- c. Employment Profile – An HdL profile provides insight on the employment market located within a specific trade area. The profile breaks down industry groups, as well as Occupational sectors, to allow an accurate evaluation of the daytime population and workforce for the defined region. Understanding the types of businesses and the types of workers that are positioned near key areas of interest can greatly influence decisions.
- d. Consumer Demand and Market Profile (GAP Analysis) – An HdL profile examines opportunity-surplus gaps across 31 retail segments and 40 major product and service lines to provide insight on potential opportunities within a defined market. The assessment evaluates the overall trade area, not just jurisdictional boundaries, making it a more useful tool to assist in development planning, recruitment strategies, and overall market analysis.
- e. Void Analysis (Solutions Set with Match Scores) – An HdL analysis provides trade area supply and demand (surplus and leakage) data for nearly 60 retail store and product categories to identify which goods and services are in demand in your trade area. Unlike traditional approaches that only look at which tenants are missing from the trade area, an HdL void analysis also scores your site against the typical location profile of thousands of potential brands.

The tool enables quick evaluation opportunities to show prospects that a site presents a strong business opportunity. The void analysis also determines which co-tenants they co-locate with and whether your location is a logical fit for their network, which leads to more vibrant retail trade areas and an optimized sales tax base.

2. **Community Profile for City Website – Updated Annually**
3. **CoStar Information** - Ability to request commercial real estate reports as needed to support economic development projects in progress.

Property Tax Dashboard Services:

Introduction

At HdL Companies, we are committed to empowering Cities with comprehensive data-driven solutions that optimize revenue streams. Our goal is to provide reports that can assist you in making informed decisions that align with your strategic objectives and community needs. The property tax dashboard offers an interactive and unique blend of analytical tools and insights into your appraisal City's data with the following features:

1. Data Visualization

The dashboard will offer clear and interactive visualizations, empowering users to grasp property tax trends effortlessly. Key features include:

Key Performance Indicators (KPIs)

- Display essential metrics such as total appraised value, total taxable value, and insights to protested accounts.
- KPIs will be prominently featured on the dashboard homepage for quick reference.

Charts and Graphs

- Visualize historical tax data using line charts, bar graphs, and pie charts.
- Users can explore trends over time, compare property types based on HdL's classification groups, explore exemption values being applied in the jurisdiction, and allow you to explore a dynamic chart of the top 25 taxpayers.

Geospatial Maps

- Interactive maps will display property tax information based on selections being made.
- Users can drill down to specific areas in the jurisdictional boundaries or specific account level for detailed insights.

2. Monthly Updates

HdL has identified key periods throughout the property tax year where data will be updated

to provide actionable insights.

3. Reporting

Users will receive an end of the year closing reports package as well as be able to select specific data points to create a PDF report.

4. Help and Support

To assist users in navigating the dashboard and interpreting data:

User Guide

HdL will provide step-by-step guide on using the dashboard features.

Dedicated Support Channel

HdL will also offer email support or a helpline for personalized assistance.

In summary, HdL's Property Tax Dashboard serves as your portal to informed decision-making and strategic alignment. Its purpose is to empower Cities by providing actionable insights.

Hotel Occupancy Tax Administration

General Scope of Services

HdL's hotel occupancy tax administration service (HOT), goes beyond scheduled cyclical audits, providing compliance monitoring of each return as it is filed while unburdening the City from the day-to-day administration of the HOT revenue program. Continual monitoring of returns is the optimal way to increase compliance while maintaining positive relations with the City's lodging providers.

The program is education focused, ensuring that lodging providers are clear on reporting requirements and methodology. HdL's tax administration professionals are available as needed to support both the City's team and the City's lodging providers. The City is kept up to date, with 24x7 online access to HdL's client portal containing real time access to registration and filing data, and management reporting. HdL's HOT administration service incorporates all of the following:

Tax Registration Database Management – HdL will transfer the City's existing databases as they relate to HOT into HdL's internal administration tools. HdL will maintain the data, software, online filing portal for lodging providers, and online client portal for the City.

Return Processing – HdL will process HOT filings within 5 days of submission. Accounts will receive all applicable forms necessary to complete the renewal process.

New Account Processing – HdL will process any new HOT registrations for Lodging

Establishments that change hand or newly offered properties.

Payment Posting / Processing – HdL will process all payments made for new and existing lodging providers. Accounts will be updated with payment information and revenues will be remitted to the City net HdL’s fees on no less than a monthly basis.

On-Line Filing & Payment Processing – With input from the City, HdL crafts a customized website and domain for the City’s taxpayers to submit online forms, returns, and payments along with other customer support related items.

Compliance Monitoring & Lodging Provider Audits – HdL will ensure accurate filings of HOT returns by consistently monitoring returns and educating lodging providers on filing requirements. HdL will also provide cyclical compliance audits as mutually agreed to by the City and HdL, ensuring all providers are audited at least once every three years. The compliance audit process is described above in Option 1.

Reports – HdL’s HOT administration service includes a variety of standard reports demonstrating account activity and filing trends. During service implementation HdL will work with the City to identify reporting requirements and frequency/method of delivery and will supplement our standard service with custom reports as needed to meet the City’s requirements.

Progress Payments – HdL’s HOT administration service is billed monthly based on activity completed during the prior month. If standalone audits are conducted, they are billed only upon completion of the audit.

Customer Support Center – HdL will provide lodging providers with multiple support options for registering, filing returns, making payments and for general inquiries. A toll-free number will be provided to businesses in order to access one of our tax specialists. Lodging providers will also have access to support via e-mail, fax, and the online Business Support Center.

Annual Audit Plan – During implementation, HdL gathers all the historical data available from the City and leverages internal data sources and expertise to provide an analysis of all lodging providers, along with a recommended audit schedule. This allows HdL to work cooperatively with the City to identify the entities that require attention first. HdL works directly with the City to ensure consensus on the audit schedule for the program.

HdL’s Hotel Occupancy Tax Audits:

HdL’s Hotel Occupancy Tax Audit Service employs a business-friendly approach which educates hoteliers in Hotel occupancy tax regulations and filing procedures, ensures compliance, and maximizes agency revenues. The process incorporates the following:

Ordinance and Filing Procedure Review – Analysis of Hotel Occupancy Tax ordinances and agency procedures are conducted to identify possible deficiencies or other

administration related issues. Recommendations are made by the audit team for items such as to best practices, form design, and potential ordinance modifications to insure the most effective policies and controls.

Analysis Report – HdL’s audit team will obtain and conduct a review of the most recent 36 months of Hotel occupancy tax filings. In order to verify and augment the data, the audit team will compile a variety of supplemental information on each property, including number of rooms, occupancy rate, physical condition, and business dynamics. Data is then further scrutinized in order to identify unusual or suspicious reporting and/or other variables that indicate cause for further review. Information and findings are documented in the analysis report for review with the Agency.

Analysis Review – Upon completion of the analysis report, meetings are scheduled with the agency to review the results as well as identify and recommend lodging providers who require additional investigation or examination to determine their compliance with the Agency’s ordinance.

Audit Notification & Scheduling – Lodging providers selected by HdL and approved by the Agency for an audit are sent a letter and scheduled for a Compliance Analysis Audit. Every effort is made to promote a positive experience for the taxpayer. Lodging providers will be reminded of the documents required for the audit that were discussed in webinars and previous communications. Lodging providers are afforded the opportunity to schedule flexible appointment times by contacting the Business Support Center or visiting our online support center.

Compliance Analysis & Audit – The HdL audit team reviews the books and records of the lodging provider to determine compliance with Hotel occupancy tax regulations. HdL validates taxable gross rents, exemptions, bank statements, daily/monthly summaries, and other relevant information for determining compliance. Supporting documentation for relevant items such as exemptions will also be documented for accuracy.

Audit & Compliance Report – Upon completion of the audit and analysis, and prior to additional actions, a compliance report is generated and reviewed with the Agency. The report indicates specific results of the reviews and recommended actions. Documentation will be included with the report to assist the Agency and HdL in determining next steps.

Deficiency and Commendation Notification – Upon final review with the Agency, lodging providers that are found to have deficiencies are notified of the findings as well as payment and appeal processes. Appointments are also scheduled to review the findings and educate taxpayers on proper filing procedures designed to prevent future errors and deficiencies. Lodging providers found to be compliant are sent a commendation letter thanking them for their cooperation and compliance.

Invoicing & Collections – Lodging providers found to be underreporting are invoiced through the standard Agency approved collections process identical to the procedures approved for other Programs. Balances are collected and remitted along with supporting documentation to the Agency through approved remittance processes.

**Texas City
SALES TAX PAYMENT DETAIL**

Oct-25

Fiscal Year: Oct-Sep

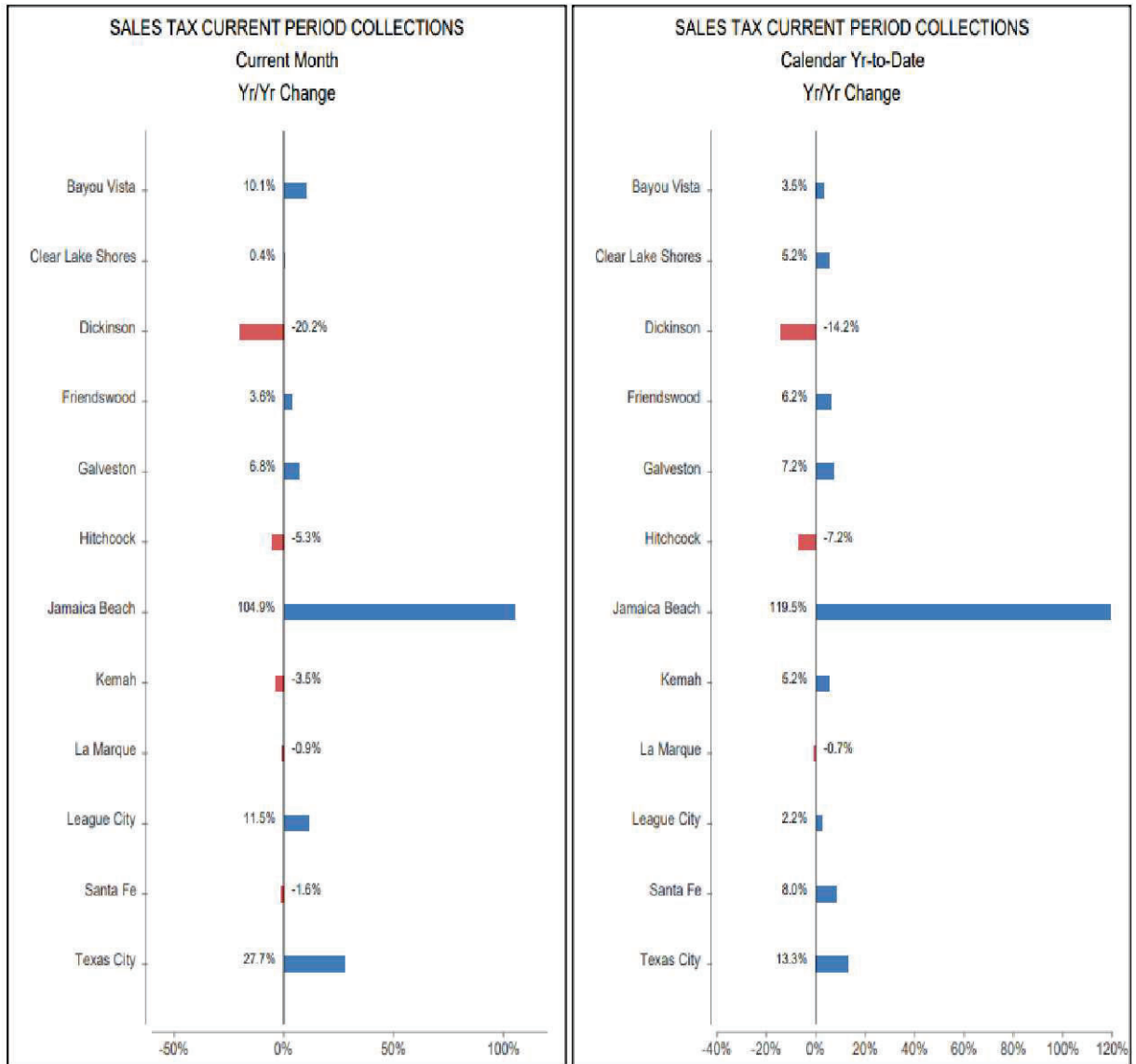
COLLECTIONS	Oct-24	Oct-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	2,313,827	2,953,907	640,080 27.7%	2,313,827	2,953,907	640,080 27.7%
Prior Period	33,603	18,515	(15,088) -44.9%	33,603	18,515	(15,088) -44.9%
Future Period	128,226	5,445	(122,782) -95.8%	128,226	5,445	(122,782) -95.8%
Audit	50,160	4,881	(45,279) -90.3%	50,160	4,881	(45,279) -90.3%
Unidentified	698	628	(71) -10.1%	698	628	(71) -10.1%
Single Local Tax Rate	25,252	31,528	6,276 24.9%	25,252	31,528	6,276 24.9%
TOTAL	2,551,766	3,014,903	463,137 18.1%	2,551,766	3,014,903	463,137 18.1%
Service Fee	(51,035)	(60,298)	(9,263) -18.1%	(51,035)	(60,298)	(9,263) -18.1%
Current Retained	(50,015)	(59,092)	(9,077) -18.1%	(50,015)	(59,092)	(9,077) -18.1%
Prior Retained	47,638	57,536	9,898 20.8%	47,638	57,536	9,898 20.8%
NET PAYMENT	2,498,354	2,953,049	454,694 18.2%	2,498,354	2,953,049	454,694 18.2%

Texas City
SALES TAX PAYMENT DETAIL REPORT

Tax Rate = 2.000%

PERIOD	Current Prd Collections	Prior Prd Collections	Future Prd Collections	Audit Collections	SLT Collections	Unidentified	Total Collections	Service Fee	Current Retained	Prior Retained	Net Payment
10/2023	2,385,940	15,518	84,661	6,326	26,579	491	2,519,515	50,390	49,383	43,984	2,463,726
11/2023	2,515,335	9,063	8,617	(1,675)	22,978	1,220	2,555,538	51,111	50,089	49,383	2,503,721
12/2023	2,598,907	4,410	7	8,614	12,463	2,404	2,626,804	52,536	51,485	50,089	2,572,871
01/2024	2,530,574	12,114	14,443	12,893	34,787	479	2,605,291	52,106	51,064	51,485	2,553,607
02/2024	3,156,377	1,640	-	(5,467)	32,582	369	3,185,501	63,710	62,436	51,064	3,110,419
03/2024	2,480,043	11,166	806	(33,386)	28,033	567	2,487,230	49,745	48,750	62,436	2,451,172
04/2024	2,519,602	28,156	114,251	77,079	30,123	1,792	2,771,003	55,420	54,312	48,750	2,710,021
05/2024	2,601,886	33,166	4,903	4,406	28,212	496	2,673,069	53,461	52,392	54,312	2,621,527
06/2024	2,493,545	21,866	86,997	4,626	27,169	1,874	2,636,077	52,722	51,667	52,392	2,584,080
07/2024	1,963,953	7,295	90,252	207,829	23,429	1,172	2,293,931	45,879	44,961	51,667	2,254,758
08/2024	2,368,572	10,900	44	3,796,145	68,537	976	6,245,175	124,904	122,405	44,961	6,042,827
09/2024	2,237,889	21,897	140,225	7,299	22,786	412	2,430,510	48,610	47,638	122,405	2,456,667
10/2024	2,313,827	33,603	128,226	50,160	25,252	698	2,551,766	51,035	50,015	47,638	2,498,354
11/2024	2,354,666	36,322	-	(151,768)	28,338	1,638	2,269,195	45,384	44,476	50,015	2,229,350
12/2024	2,599,596	21,943	13,315	37,430	29,722	870	2,702,876	54,058	52,976	44,476	2,640,319
01/2025	2,555,580	23,475	170	(1,828)	33,135	394	2,610,925	52,219	51,174	52,976	2,560,509
02/2025	2,796,662	(7,122)	130,924	(163,358)	43,977	877	2,801,960	56,039	54,918	51,174	2,742,176
03/2025	2,335,938	16,067	159,574	11,650	27,500	443	2,551,173	51,023	50,003	54,918	2,505,065
04/2025	3,303,289	17,148	111,095	15,359	40,051	1,451	3,488,392	69,768	68,372	50,003	3,400,255
05/2025	2,994,936	18,528	14	9,063	40,225	596	3,063,363	61,267	60,042	68,372	3,010,426
06/2025	2,546,131	16,600	31,676	14,681	32,986	923	2,642,998	52,860	51,803	60,042	2,598,377
07/2025	2,543,505	24,073	9,214	8,668	27,599	460	2,613,520	52,270	51,225	51,803	2,561,827
08/2025	3,054,658	22,102	51	2,634	37,815	768	3,118,027	62,361	61,113	51,225	3,045,778
09/2025	2,855,510	32,246	11,033	327	34,957	1,432	2,935,506	58,710	57,536	61,113	2,880,374
10/2025	2,953,907	18,515	5,445	4,881	31,528	628	3,014,903	60,298	59,092	57,536	2,953,049

HdL Companies
SALES TAX TREND
GALVESTON Co. (12 Cities)
 Oct-25



Data Source: Texas Comptroller of Public Accounts

©2025 All Rights Reserved

Property Tax Dashboard

Sample dashboard report views are included on the following pages below.

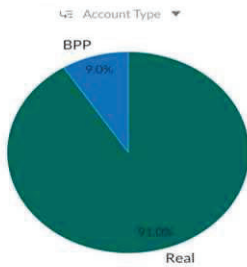
HdL⁺ Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

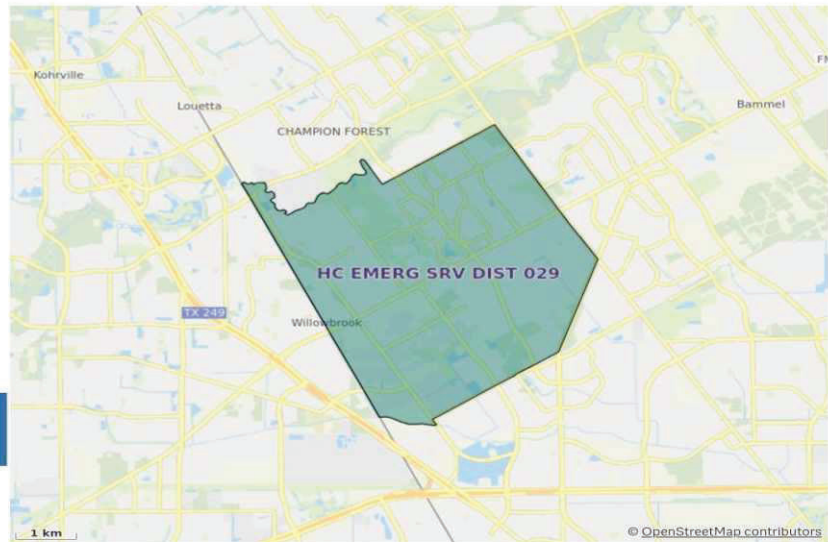
2024 Number of Accounts
12,333

2023 Number of Accounts
12,239

Account Categories - Appraised Value

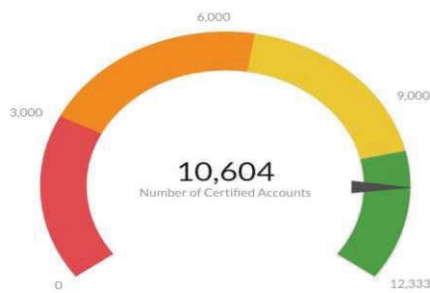


Reset



In 2024, Harris County ESD 29 had a total of 12,333 property tax accounts, a slight increase from 12,239 in 2023. The appraised values were predominantly in real property, making up 91% of the total, while business personal property accounted for 9%. The certified taxable value for 2024 was \$3.87 billion, down from \$4.25 billion in 2023.

Percentage of Certified Accounts



Percentage of Certified Accounts

86.0%

2024 Certified Taxable Value
\$ 3,873,304,539

2023 Certified Taxable Value
\$ 4,251,783,161

2024 Number of Protested Accounts
3,389

2023 Number of Protested Accounts
3,451

HdL Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

2024 Number of Accounts

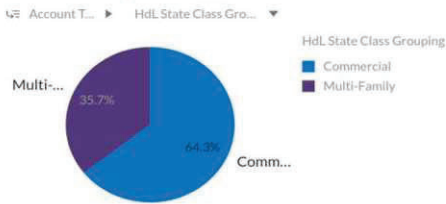
595

2023 Number of Accounts

592

For Harris County ESD 29, the Property Tax Dashboard for 2024 shows a significant decrease in appraised and taxable values compared to 2023. The 2024 appraised value stands at \$1.28 billion, a decrease of \$295.52 million or 18.71% from the previous year. Similarly, the 2024 taxable value is \$1.28 billion, down by \$295.33 million from 2023. The number of accounts has slightly increased from 592 in 2023 to 595 in 2024. Additionally, the percentage of certified accounts for 2024 is 63.2%, with 430 protested accounts compared to 419 in 2023.

Account Categories - Appraised Value



2024 Appraised Value

\$ 1,283,927,288

2023 Appraised Value \$ 1,579,444,159 % Change from 2023 to 2024 -18.71%

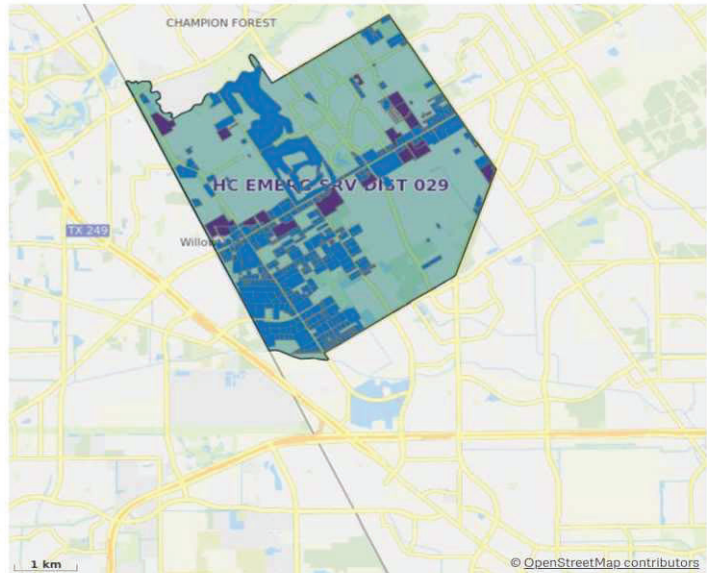
\$ Change from 2023 to 2024 -\$ 295,516,871

2024 Taxable Value

\$ 1,283,888,500

2023 Taxable Value \$ 1,579,222,991 % Change from 2023 to 2024 -18.7%

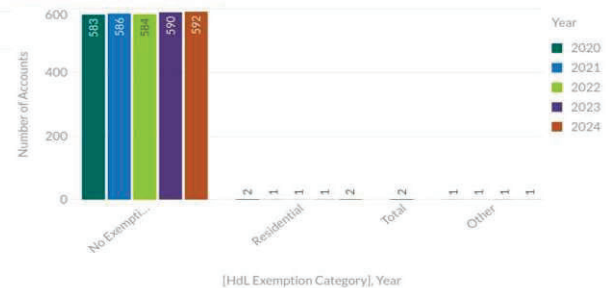
\$ Change from 2023 to 2024 -\$ 295,334,491



Exemption Categories



Accounts by Exemptions



HdL Companies

Harris County Emergency Services District No. 029

In this context, we emphasize the dynamic interaction of the map, showcasing how user selections can lead to deeper exploration within specific property type classifications. The map's functionality extends to drilling down to the account level, providing valuable insights for strategic planning.

Account Categories

Account Categories - Appraised Value

Account Type > HdL State Class Group > State Class Description



2023 Number of Accounts
394

2022 Number of Accounts
394

2023 Number of Protested Accounts
109

2022 Number of Protested Accounts
104

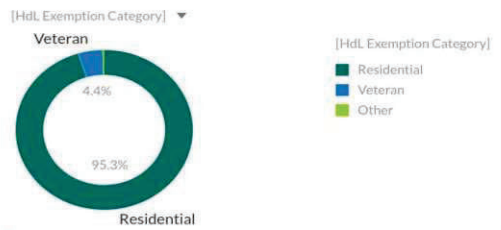
2023 Number of Not Protested Accounts
285

2022 Number of Not Protested Accounts
290

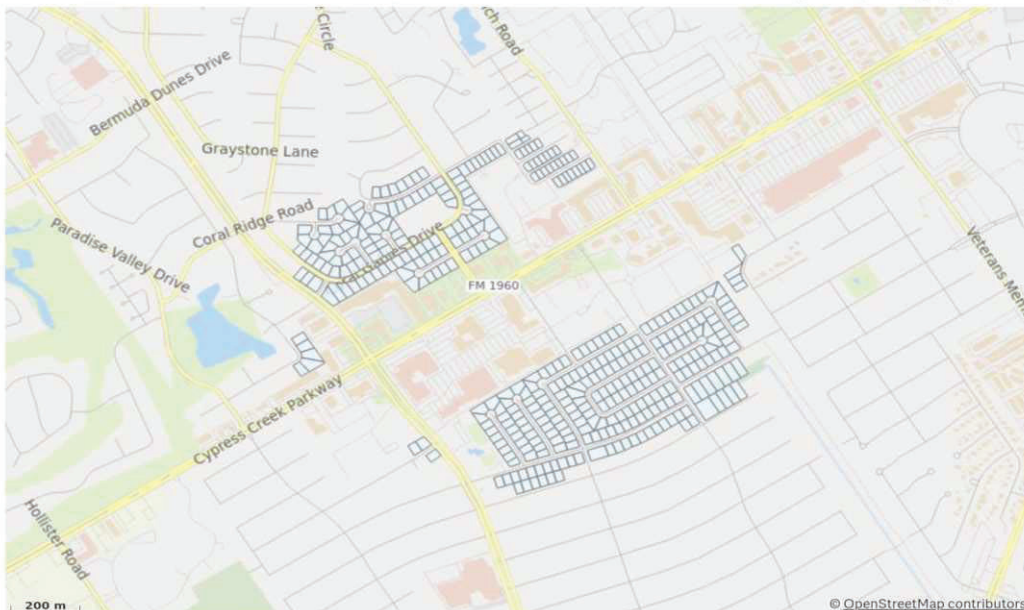
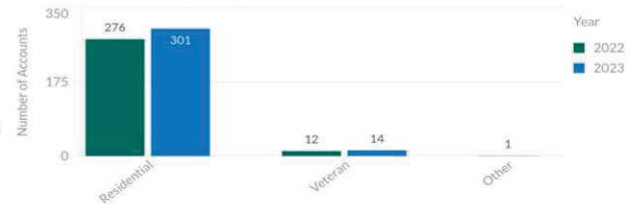
Exemption Categories

Number of Accounts | Value

Number of Accounts



Accounts by Exemptions



Dashboard Draft 3 (3)

HdL Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

Top 25 Properties by taxable value with prior year comparisons

Account	HdL State Class Grouping	Name	Address	2024 Taxable Value	2023 Taxable Value	\$ Change from	Chan
1451520010001	Multi-Family	PROSE CHAMPIONS OWNER LLC	6701 FM 1960 RD W 360	\$ 51,05...	\$ 42,03...	\$ 9,014...	21.4
1275920010001	Commercial	CHAMPION VILLAGE LLC ETAL	5143 FM 1960 RD W	\$ 45,98...	\$ 45,00...	\$ 989.6...	2.2
1199460000001	Multi-Family	COTTONWOOD RAVENEAUX APARTMENT LLC ETAL	14500 CUTTEN RD 382	\$ 44,61...	\$ 46,50...	\$ (1,88...	-4.0
1182410010001	Multi-Family	5959 CYPRESS HOUSTON LLC	5959 FM 1960 RD W 404	\$ 42,76...	\$ 47,79...	\$ (5,03...	-10.5
0756174	BPP Industrial	PV FLUID PRODUCTS LTD	11901 CUTTEN RD	\$ 37,76...	\$ \$ 0	\$ 37,76...	-
1180560000001	Multi-Family	MMFI GREENWOOD FOREST LLC	12820 GREENWOOD FOREST DR 316	\$ 37,05...	\$ 41,92...	\$ (4,86...	-11.6
1316420010001	Multi-Family	SIR CARRINGTON CHAMPION LLC	13313 CUTTEN RD 284	\$ 36,51...	\$ 45,17...	\$ (8,65...	-19.2
1322370030016	Commercial	CUTTEN ROAD LP	11833 CUTTEN (OFF) RD	\$ 30,57...	\$ 30,55...	\$ 11,116	0.0
1062930000039	Commercial	JIM R SMITH & CO	5460 FM 1960 RD	\$ 24,20...	\$ \$ 0	\$ 24,20...	-
2291066	BPP Industrial	THE WELLBOSS COMPANY LLC	12450 CUTTEN RD	\$ 23,54...	\$ 22,57...	\$ 964.2...	4.3
1137630000009	Multi-Family	CHAMPIONS PARK APARTMENTS LLC	13050 CHAMPIONS PARK DR 246	\$ 22,97...	\$ 25,00...	\$ (2,02...	-8.1
1024930000017	Multi-Family	12811 GREENWOOD FOREST DR HOUSTON LLC	12811 GREENWOOD FOREST DR 278	\$ 22,10...	\$ 29,17...	\$ (7,06...	-24.2
0440420000836	Multi-Family	SHOBA OAKS LP	14150 WUNDERLICH DR 252	\$ 21,87...	\$ 25,02...	\$ (3,14...	-12.6
1145520000002	Multi-Family	W B APARTMENTS LTD PRNTS LLC	13949 BAMMEL NORTH HOUSTON RD 333	\$ 21,08...	\$ 24,38...	\$ (3,30...	-13.5
1131680000010	Multi-Family	PROVIDENCE AT CHAMPIONS APARTMENTS LLC	5100 FM 1960 RD W 288	\$ 20,84...	\$ 21,33...	\$ (484...	-2.3
1179430000001	Multi-Family	CHAMPIONS CENTRE APARTMENTS LLC	13222 CHAMPIONS CENTRE DR 192	\$ 20,71...	\$ 20,50...	\$ 217.8...	1.1
0440420000835	Multi-Family	CITYR AT BROOKFIELD LLC	14230 WUNDERLICH DR 250	\$ 20,51...	\$ 25,28...	\$ (4,76...	-18.8
1375750010001	Commercial	CARSON VA INDUSTRIAL LP	12202 CUTTEN RD	\$ 19,47...	\$ 17,32...	\$ 2,154...	12.4
1080630000002	Commercial	NORTH OAKS LLC	4849 FM 1960 RD	\$ 19,21...	\$ 17,69...	\$ 1,514...	8.6
0440420001025	Multi-Family	CG APARTMENTS LLC	14141 CHAMPIONS DR 192	\$ 18,93...	\$ 17,33...	\$ 1,599...	9.2
1152820010002	Multi-Family	6830 CHAMPIONS PLAZA LLC	6830 CHAMPIONS PLAZA DR 186	\$ 18,14...	\$ 21,76...	\$ (3,61...	-16.6
1182490010001	Commercial	MEGACENTER WILLOWBROOK LLC	7075 FM 1960 RD W	\$ 17,55...	\$ 16,00...	\$ 1,551...	9.7
2096735	Oil, Gas, Mineral	CENTERPOINT ENERGY HOU ELE	0 IN HARRIS CO	\$ 17,47...	\$ 14,52...	\$ 2,948...	20.3
0440420001022	Multi-Family	GAIA COTTAGES OF CHAMPIONS FOREST LLC	14222 WUNDERLICH DR 300	\$ 17,34...	\$ 20,88...	\$ (3,53...	-16.6
1322370030007	Commercial	PV FLUID PRODUCTS INC	11901 CUTTEN (OFF) RD	\$ 17,34...	\$ 18,30...	\$ (967...	-5.3
0756174	BPP Industrial	PV FLUID PRODUCTS INC	11901 CUTTEN RD	\$ \$ 0	\$ 33,17...	\$ (33,1...	-100.
1062930000039	Commercial	JIM R SMITH & CO	5516 FM 1960 RD	\$ \$ 0	\$ 21,77...	\$ (21,7...	-100.

HdL Companies

Harris County Emergency Services District No. 029

Percentage of Certified Accounts



Percentage of Certified Accounts
99.2%

2023 Percentage of Protected Accounts
28.1%

2023 Certified Taxable Value
\$ 4,290,793,859

2022 Percentage of Protected Accounts
27.2%

2022 Certified Taxable Value
\$ 3,557,258,569

Appraised Value



2023 Appraised Value
\$ 4,869,136,092

2022 Appraised Value
\$ 4,062,043,012

% Change from 2022 to 2023
19.87%

\$ Change from 2022 to 2023
\$ 807,093,080

2023 Taxable Value
\$ 4,297,120,943

2022 Taxable Value
\$ 3,557,258,569

% Change from 2022 to 2023
20.8%

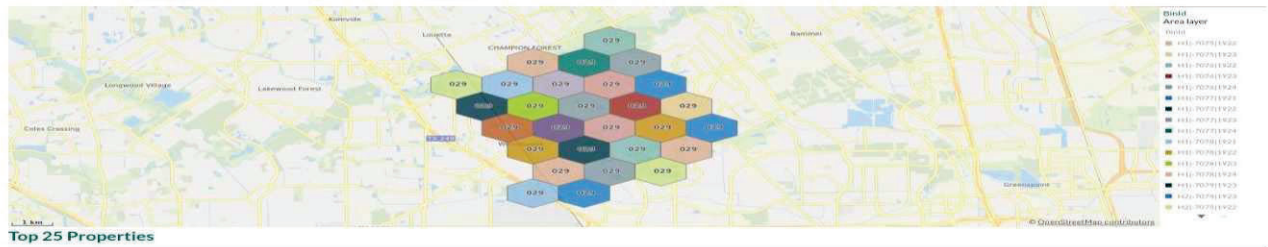
\$ Change from 2022 to 2023
\$ 739,862,374

Account Categories

Account Categories - Appraised Value



Exemption Categories



Top 25 Properties

Only Showing Accounts with Complete Data

Account	HdL State Class Grouping	Owner / Local Address	2023 Taxable Value	2022 Taxable Value	\$ Change from 2022 to 2023	% Change from 2022 to 2023
1199460000001	Multi-Family	COTTOWOOD RAVENEAUX APARTMENT LLC ETAL / 14300 CUTTEN RD	\$ 49,793,160	\$ 48,900,650	\$ 892,510	1.8%
1182410010001	Multi-Family	3959 CYPRESS LLC / 5959 FM 1960 RD W	\$ 47,799,210	\$ 44,503,122	\$ 3,296,088	7.4%
1316420010001	Multi-Family	SIR CABBINGTON CHAMPION LLC / 11333 CUTTEN RD	\$ 45,171,277	\$ 36,187,610	\$ 8,983,667	24.8%
1279520010001	Commercial	CHAMPION VILLAGE LLC ETAL / 5143 FM 1960 RD W	\$ 45,000,000	\$ 44,095,878	\$ 904,122	2.1%
1451520010001	Multi-Family	PROSE CHAMPIONS OWNER LLC / 4701 FM 1960 RD W	\$ 42,366,417	\$ 38,027,392	\$ 4,339,025	11.4%
1180950000001	Multi-Family	HENRY GREENWOOD FOREST LLC / 12820 GREENWOOD FOREST DR	\$ 41,923,530	\$ 37,649,425	\$ 4,274,105	11.4%
0756174	BPP Industrial	PV FLUID PRODUCTS LTD / 11901 CUTTEN RD	\$ 33,171,354	\$ 27,182,558	\$ 5,988,796	22.0%
1322370030016	Commercial	CUTTEN ROAD LP / 11833 CUTTEN (OFF) RD	\$ 30,559,884	\$ 27,373,376	\$ 3,186,508	11.6%
1024920000017	Multi-Family	12811 GREENWOOD FOREST DR HOUSTON LLC / 12811 GREENWOOD FOREST DR	\$ 29,171,040	\$ 21,309,643	\$ 7,861,395	36.9%
1137630000009	Multi-Family	CHAMPIONS PARK APARTMENTS LLC / 3050 CHAMPIONS PARK DR	\$ 28,174,257	\$ 27,163,500	\$ 1,010,757	3.7%
0440420000035	Multi-Family	CITY AT BRIDGFIELD LLC / 14230 WUNDERLICH DR	\$ 25,283,188	\$ 12,668,490	\$ 12,614,698	200%
0440420000036	Multi-Family	HANCO OAKS LP / 34150 WUNDERLICH DR	\$ 23,028,529	\$ 23,088,854	\$ (60,325)	-0.3%
1145520000002	Multi-Family	W6 APARTMENTS LTD PETHS LLC / 13949 Bammel North Houston Rd	\$ 24,388,886	\$ 22,200,000	\$ 2,188,886	9.9%
1137930000001	Multi-Family	CHAMPIONS CENTRE APARTMENTS LLC / 13222 CHAMPIONS CENTRE DR	\$ 23,928,949	\$ 21,016,123	\$ 2,912,826	13.9%
2291066	BPP Industrial	THE WELLSBROS COMPANY LLC / 12450 CUTTEN RD	\$ 22,578,814	\$ 19,642,138	\$ 2,936,676	14.9%
0862900000019	Commercial	JIM B SMITH & CO / 3516 FM 1960 RD	\$ 21,775,360	\$ 21,133,251	\$ 642,109	3.0%
1132820010002	Multi-Family	6830 CHAMPIONS PLAZA LLC / 6830 CHAMPIONS PLAZA DR	\$ 21,765,069	\$ 17,872,114	\$ 3,892,955	21.8%
1131600000010	Multi-Family	PROVIDENCE AT CHAMPIONS APARTMENTS LLC / 13105 FM 1960 RD W	\$ 21,132,314	\$ 20,208,843	\$ 923,471	4.6%
0440420001022	Multi-Family	GAIA COTTAGES OF CHAMPIONS FOREST LLC / 14222 WUNDERLICH DR	\$ 20,880,235	\$ 20,953,909	\$ (73,674)	-0.4%
1322370010010	Commercial	GS1 FLUID 21 SUBO LLC / 13103 CUTTEN RD	\$ 19,913,635	\$ 14,606,392	\$ 5,307,243	36.3%
1322370030007	Commercial	PV FLUID PRODUCTS INC / 11901 CUTTEN (OFF) RD	\$ 18,307,574	\$ 16,509,296	\$ 1,798,278	10.9%
3080630000002	Commercial	NORTH OAKS LLC / 4849 FM 1960 RD	\$ 17,697,645	\$ 20,221,148	\$ (2,523,503)	-12.5%
0440420001025	Multi-Family	CG APARTMENTS LLC / 14141 CHAMPIONS DR	\$ 17,334,866	\$ 18,640,419	\$ (1,305,553)	-7.0%
1323700010001	Commercial	CAROL VA INDUSTRIAL LP / 12202 CUTTEN RD	\$ 17,320,729	\$ 15,616,664	\$ 1,704,065	8.8%
1322370010014	Commercial	SEABRIDGE MARINA LOFTS LP / 12329 CUTTEN RD	\$ 17,147,866	\$ 13,471,354	\$ 3,676,512	27.3%

Pricing

Sales Tax Administration

Sales Tax Reports & Consultation Fee	\$7,200 Annually
Sales Tax Audit & Recovery Fee (No Cap)	25% Commission Fee

Alternative: Cooperative Contract Pricing Available

Economic Development Solutions

\$4,000 Annually

Market Analytics Reports with Consultation
Community Profile
CoStar Information

Property Tax Dashboard Services

\$12,500 Annually

Service availability is contingent on HdL requesting and receiving City's data from County Appraisal District.

Below are the annual costs for the discounted Packaged Services, as outlined above.

Packaged Services (All of the Above Selected Services)	\$20,575 Annually
• Savings to the City (\$3,125)	

Hotel Occupancy Tax Administration (Includes Audits)

TBD

Pricing determined based on number of hotels and City's support needs. HdL will need future discussion with City at appropriate time.

Thank you for your consideration, and please let us know if you have any questions.

HdL Companies

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-40

A RESOLUTION APPROVING A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE BOARD CHAIRPERSON AND HdL COMPANIES FOR SALES TAX ADMINISTRATION/COMPLIANCE CONSULTING; 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 November 19, 2025, a general discussion was held concerning a professional service agreement with HdL Companies for Sales Tax administration/compliance consulting.

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 a professional services agreement with HdL Companies for Sales Tax administration/compliance consulting in the amount of Eleven Thousand Two Hundred And 00/100 Dollars (\$11,200) annually, in addition to audit and recovery fees, conditional upon HdL's audit and recovery investigations.

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

PASSED AND ADOPTED this 19th day of November 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. h.

Meeting Date: 11/19/2025

Approve a contribution to Higher Up Texas in the amount of \$2,500.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a contribution to Higher Up Texas in the amount of \$2,500.

BACKGROUND

The Texas City Economic Development Corporation budget includes a Contributions/Donations line item. While the bulk of FY26 funds are earmarked, a small amount of discretionary funds are available for use. Staff is seeking approval to allocate \$2,500 for the purpose of supporting Higher Up Texas, a workforce development agency that equips local students with life skills, career exploration and ongoing mentorship. Currently, Higher Up Texas supports both Texas City ISD and Dickinson ISD, ensuring that students in both Texas City and La Marque have access to the program.

As detailed in the attached document, Higher Up is seeking support to sponsor a dedicated classroom at Texas City High School, which would allow space for hands-on, strengths-based instruction in areas such as financial literacy, professional development, communication, civic engagement, and more.

Funds are available in the FY26 EDC Budget (Fund 801).

ANALYSIS

Approve a contribution to Higher Up Texas in the amount of \$2,500 to support a dedicated classroom at Texas City High School.

ALTERNATIVES CONSIDERED

Attachments

HUT proposal

Resolution

Proposal to the Texas City Economic Development Corporation

Submitted by: Higher Up Texas

Overview

Higher Up Texas (HUT) is building the next generation of leaders by equipping young adults with essential life skills, career exploration, and ongoing mentorship. Our mission is to develop confident, capable, and community-minded individuals who are prepared for success beyond high school.

We currently serve students from Texas City, La Marque, and Texas City High Schools, with a growing presence and impact across the region.

Request for Sponsorship

We are seeking the support of the Texas City Economic Development Corporation to sponsor our dedicated classroom at Texas City High School. This classroom is a vital space where HUT members receive hands-on, strengths-based instruction in areas such as financial literacy, professional development, communication, civic engagement, and more.

Your **\$2,500 sponsorship** will directly support:

- Supplemental materials and supplies to enrich classroom learning
- Guest speakers and career panel events
- Interactive tools and curriculum enhancements
- A welcoming, professional environment for student development

Why This Matters

An investment in Higher Up Texas is an investment in the future workforce, leadership, and well-being of our local community. By supporting this classroom, the Texas City EDC will play a key role in shaping motivated, job-ready, and community-driven young adults.

We would be honored to partner with you in this mission and look forward to the opportunity to work together.

Thank you for your consideration.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-41

A RESOLUTION APPROVING FUNDING FOR THE CONTRIBUTION TO HIGHER UP TEXAS FOR A DEDICATED CLASSROOM AT TEXAS CITY HIGH SCHOOL; 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 November 19, 2025, a general discussion was held concerning the approval of funding for the contribution to Higher Up Texas for a dedicated classroom at Texas City High School; and

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 funding of monies in the amount not to exceed Two Thousand Five Hundred And No/100 Dollars (\$2,500.00) to Higher Up Texas for a dedicated classroom at Texas City High School.

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

PASSED AND ADOPTED this 19th day of November 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD/ALTERNATE SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. i.

Meeting Date: 11/19/2025

purchase of two adjacent properties located within the Industrial Business District.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of purchase of two adjacent properties located within the Industrial Business District.

BACKGROUND

The Texas City Economic Development Corporation has historically purchased property located in the Industrial Business District – which cannot be used for residential or general retail purposes - to support Light Industrial use and to provide a buffer between industrial development and residential development.

TCEDC staff were approached by Clara Holcomb, representing property owner Charles Holcomb, who owns two pieces of property within the IBD. There is one structure on the property. The addresses, GCAD IDs and sizes are as follows:

310 13th Street South – 182201 - .143 acres

Adjacent lot – 182199 - .143 acres

Given the \$2.55/square foot purchase price the EDC would typically consider in a purchase of IBD property, the total cost to acquire both pieces would be \$31,768.31.

Staff has communicated a conditional offer to purchase the properties for the cost above, contingent upon approval by the EDC. Clara Holcomb has indicated they are fully prepared to accept the offer. Funds are available in the FY26 EDC Budget (Fund 801).

ANALYSIS

Approve purchase of two properties located within the Industrial Business District owned by Charles Holcomb, for a total purchase price of \$31,768.31.

ALTERNATIVES CONSIDERED

Attachments

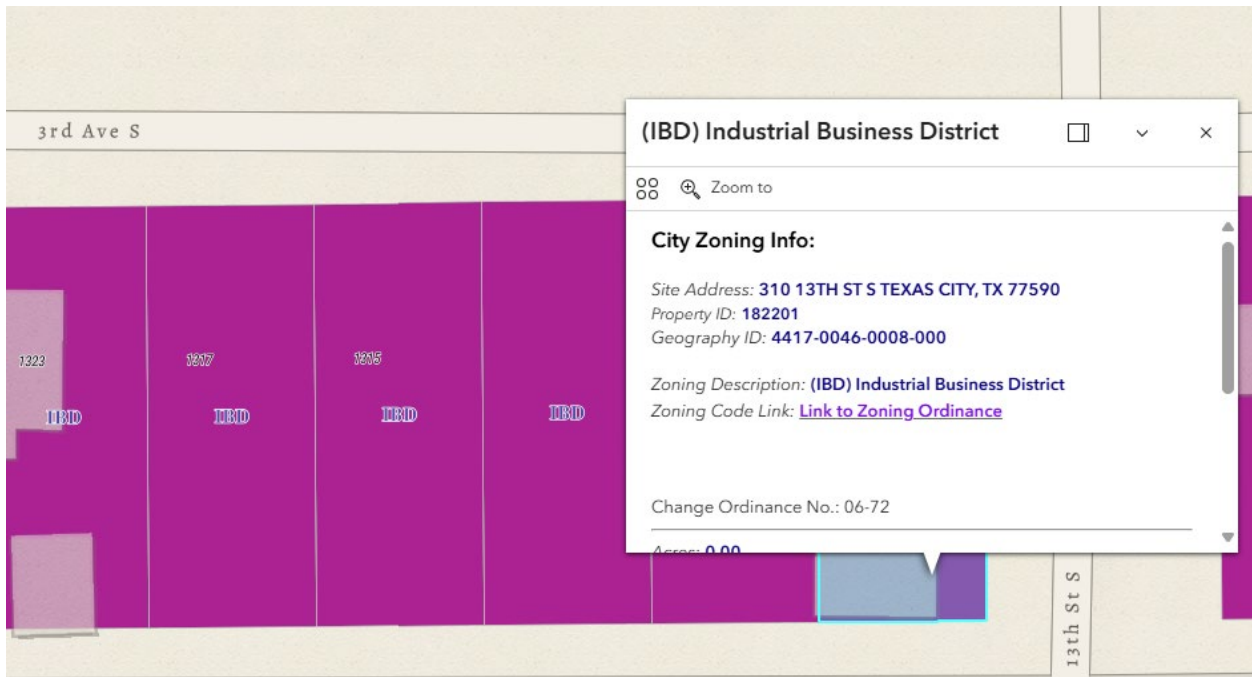
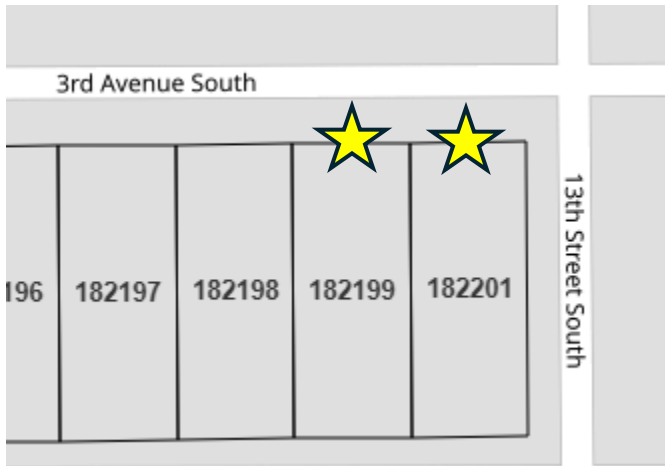
Property information

Resolution

PROPOSED PROPERTY PURCHASE

Property Address:	310 13 th Street South – Two Lots – 182201,182199
Zoning:	Industrial Business District
Owner per GCAD:	Charles Holcomb (both parcels)
Square footage:	.143 acres each - Combined total 12,458.16 SF
EDC purchase price (\$2.55/SF):	\$31,768.31

Conditional purchase offer approved by owner’s representative, Clara Holcomb.



TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-42

A RESOLUTION APPROVING THE PURCHASE OF TWO PROPERTIES LOCATED WITHIN THE INDUSTRIAL BUSINESS DISTRICT; 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 November 19, 2025, a general discussion was held concerning the purchase of the following four properties within the Industrial Business District (IBD):

310 13th Street South - GCAD 182201 - .143 acres or 6,229.08 SF
Adjacent lot – GCAD 182199 - .143 acres or 6,229.08 SF

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 four properties within the Industrial Business District (IBD).

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 19TH day of November 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD/ALTERNATE SECRETARY
Texas City Economic Development Corporation