

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

DECEMBER 17, 2025 - 3 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met December 17, 2025, at 3:00 P.M., in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:02 P.M. by Mark Ciavaglia with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

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

Absent: Cynthia Rushing, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, Board Secretary
Gwynetheia Pope, Purchasing Coordinator
George Fuller, Director of Municipal Services
Ariel Callis, Economic Project Manager
Jade Jones, Community Events and Tourism Manager
Renee Edgar, Alternate Board Secretary

Attendees: Jamie Louviere, TCISD

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) PUBLIC COMMENTS

There were none.

(5) Consider Approval of the November 19, 2025, Meeting Minutes.

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

Vote: 5 - 0 CARRIED

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2025-43, accepting bids for ITB 2026-002 and entering into a contract for the 6th Street Community Plaza Maintenance contract.

Kristin Edwards, Economic Development Director, and Jon Branson, Executive Director of Management Services, discussed the need for a maintenance contract with HILD Foundation for the 6th Street Community Plaza.

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

Vote: 5 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2025-44, allocation of funds to design and place a custom mural on the 100ftx15ft wall facing the 6th Street Community Plaza.

Kristin Edwards, Economic Development Director, announced that staff selected Gabriel Prusmack as the artist for the custom mural on the wall facing the 6th Street Community Plaza. Kristin also stated that the members of TCEDC would be instrumental in the design of the mural.

Mark Ciavaglia, Chairperson, asked for something in writing regarding TCEDC's ability to get out of the agreement if the artist cannot perform the work or the pre-approved price is not met.

Dedrick Johnson, Mayor and Director, shared his vision for the mural, which includes scenic themes such as children playing in a park, images of a concert, or anything that encourages people to take pictures in front of it.

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

Vote: 5 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2025-45, allocation of funds for the purpose of beautifying the 6th Street Community Plaza area in preparation for mural placement.

Kristin Edwards, Economic Development Director, explained the scope of preparing the wall for a mural.

Randy Dietel, Vice-Chairperson, expressed that he believed it would be a good idea to involve the artist and Generocity Services, Inc. — Choice Partners to ensure the specifications are satisfactory to the artist.

Dedrick D. Johnson, Mayor/Director, stated that, for beautification purposes, we may need to consider leveling and maintaining the green space next to the wall.

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

Vote: 5 - 0 CARRIED

- (d) Discussion and possible action on Resolution No. 2025-46, conveying one parcel of property to Habitat for Humanity, further described as Lot 410, GCAD ID 758485.

Kristin Edwards, the Economic Development Director, and Jon Branson, the Executive Director of Management Services, discussed the property at 410 6th Ave N and the surrounding lots. They mentioned a recent home dedication event, for which the TCEDC was pleased to participate.

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

Vote: 5 - 0 CARRIED

- (e) Discussion and possible action on Resolution No. 2025-47, approving the purchase of a .215-acre parcel located at 114 1st Avenue North, Property ID # 224018 , within the Industrial Business District.

Kristin Edwards, Economic Development Director, discussed the purchase of the property in the Industrial Business District.

Randy Dietel, Vice Chairperson, expressed the need for the corporation to set different prices per sq ft for the various types of property.

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

Vote: 5 - 0 CARRIED

(7) UPDATES AND REPORTS

- (a) TCLM Chamber Update
Small Business Development Update
TCISD Update
Industry Update

Jamie Louviere from TCISD provided an update on several students who are on track to earn both an associate's degree and a high school diploma. The Industrial Trades Center (ITC) at TCISD recently held a Christmas tree contest focused on their industrial trade. The school district was also recognized by the Houston Chronicle for the program's success, ranking #1 in academic progress. Additionally, she discussed the district's initiative to deter truancy.

- (b) City of Texas City Staff Update

Jon Branson, Executive Director of Management Services, commended Rhomari Leigh for her nomination and successful election as President of the Salt Grass Chapter of TMCA, Inc.

Kristin Edwards, the Economic Development Director, provided an update on the Galveston LNG Project and the Memorandum of Understanding (MOU), which will be presented to the City Commission on December 17, 2025. She also shared news about The Phoenix, which now has two additional prospective clients. Kristin credits the project's success to her project manager, Ariel Callis. Additionally, Jade Jones, the Community Events and Tourism Manager, reported a successful first holiday event at the 6th Street Community Plaza and is excited about planning future events.

Dedrick D. Johnson, Mayor/Chairperson, discussed the upcoming moving dates for all City Hall employees. He also stated the next TCEDC meeting will be at the Charles T. Doyle Convention Center.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciazaglia made a Motion to ADJOURN at 3:54 p.m.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____