

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 MEETING

AGENDA

APRIL 8, 2026 - 4:00 P.M.

Nessler Civic Center - Alamo Room
2010 5th Avenue North
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. Consider Approval of the March 25, 2026 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Discussion and possible action on Resolution No. 2026-11, approval of allocation for renewal of a U.S. Army Corps of Engineers (USACE) permit for Shoal Point development.
7. UPDATES AND REPORTS
 - a. Staff report regarding sales tax data from HDL Companies.
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 APRIL 1, 2026, PRIOR TO 4:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

4.

Meeting Date: 04/08/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the March 25, 2026 Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

TCEDC Agenda

6. a.

Meeting Date: 04/08/2026

Consider approval of allocation for renewal of a U.S. Army Corps of Engineers (USACE) permit for Shoal Point development.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of allocation for renewal of a U.S. Army Corps of Engineers (USACE) permit for Shoal Point development.

BACKGROUND

Since the early 2000s, the City of Texas City has held a permit with the USACE for development of a roadway connecting Loop 197 to Shoal Point – where the City owns approximately 325 acres of property. The permit also allows for the development of a major industrial project on the City-owned property.

As the current permit will expire in December 2026, staff has contracted with HDR Inc. to complete the renewal process for that permit. Texas City Economic Development Corporation (TCEDC) staff is also working with Colliers Engineering, Texas New Mexico Power (TNMP), and two potential projects on Shoal Point to ensure the permit provides all information necessary for the renewal.

One mandatory element of the permit renewal – developed by HDR on behalf of TNMP – is an Engineering 408 Permitting support and scheduling program to be conducted by HDR. This effort will create project-specific design criteria to connect an existing TNMP substation to a new substation on Shoal Point via a 138kV transmission line.

In detail, this work will result in three deliverables to be received by July 31, 2026, including:

1. Detailed project schedule for use in project management and tracking 408 permitting deliverable milestones for engineering.
2. 30% PLS-CADD model (industry-standard specifications for overhead power line design).
3. Design documentation detailing estimated foundation designs, estimated subsurface impacts, proposed structure framing types, structure locations, plan and profiles, and route mapping for USACE 408 permitting.

Following discussion with HDR and TNMP, the TCEDC will be responsible for payment for this effort, with a total cost of \$147,402.00.

To emphasize, this portion of work toward the complete renewal of the City of Texas City USACE permit is a necessary element. Since the permit has been renewed in the past, this and other new reporting must be done for the USACE to approve the permit.

Funds are available in the TCEDC FY2026 Budget, Fund 801.

ANALYSIS

Approve an allocation of \$147,402 necessary for the renewal of a USACE permit for Shoal Point development.

ALTERNATIVES CONSIDERED

Attachments

HDR Engineering - TNMP design for Shoal Point



March 31, 2026

Attn: Mr. Jon R. Branson
Executive Director of Management Services
City of Texas City
1801 9th Avenue North
Texas City, TX 77590

Re: Cherokee Substation to Shoal Point Substation 138kV Transmission Line 408 Permitting Engineering Support

Dear Mr. Branson:

HDR Engineering, Inc. (HDR) is pleased to submit our proposal to Texas City Economic Development Corporation on behalf of Texas New Mexico Power (TNMP) for engineering services to support the Cherokee Substation to Shoal Point Substation 138kV transmission line 408 permitting project.

Project Understanding

HDR understands TNMP is planning to construct one (1) 138kV single and double circuit transmission line proceeding from TNMP owned Cherokee Substation to new Customer owned Shoal Point Substation POI. Prior to construction, 408 permitting must be completed where the proposed transmission line alignment proceeds crossing the Dredge Material Placement Area (DMPA) and within 200ft of DMPA berms located on Shoal Point. Engineering services required to support 408 permitting will detail the new transmission line that will require thirteen (13) monopole steel structures at proposed locations within the DMPA and berms managed by the United States Army Corps of Engineers (USACE). The DMPA portion of the alignment includes approximately 1.1 miles of the total 4.35 mile single and double circuit 138kV rated transmission line.

The new construction located within the DMPA will utilize two (2) single circuit capable, vertical framed, ring vang, self-supporting monopole steel deadend structures located on engineered foundations. The DMPA will also include the placement of eleven (11) double circuit, vertical framed monopole steel structures on engineered foundations. HDR will analyze the use of steel pipe pile foundations, drilled concrete pier foundations, and driven square precast concrete piles. As part of this work, TNMP will be required to install thirteen (13) new foundations for the self-supporting steel structures located in the DMPA. The new steel structures being installed will require TNMP to design for new double circuit 2-bundled 795 kcmil "Drake" ACSS, and two (2) 72 fiber count OPGW, for the length of the route. Install will be single circuit 2-bundled 795 kcmil "Drake" ACSS and one (1) 72 fiber count OPGW, for the length of the route residing within the DMPA.

Engineering services will assist with 408 permitting requirements utilizing design data relating to estimated foundation designs and estimated subsurface impact as a result of selected foundation designs. Engineering information will include a 30% PLS-CADD model utilized for proposed structure framing types, estimated foundation design calculations, structure locations, plan and profile, and route mapping. Data presented will not include material assemblies, final steel calculations, final steel manufacturing drawings, or final design build package. In addition to the engineering services provided, HDR will provide a detailed project schedule for the use of 408 permitting engineering deliverable tracking. HDR will utilize publicly available LiDAR survey.

HDR fees will utilize previously collected geotechnical investigation data and geotechnical reports provided by TNMP. The reports will be utilized for the preliminary design and development of required estimated foundation designs used for the self-supporting angle and tangent structures and the details needed for 408 permitting documentation development. Foundation design methods to be analyzed for feasibility are drilled concrete piers, steel pipe piles, and driven square precast concrete piles.

Scope of Services

Work associated with this proposal consists of the tasks described below:

1. Develop project specific design criteria that will be required to satisfy 2-bundled double circuit 138kV standards approved by TNMP.
2. Develop detailed project schedule for the use of tracking 408 permitting engineering deliverable milestones.
3. Create 30% PLS-CADD model of the TNMP approved route for a 2-bundled new wire install single circuit 138kV transmission line. Design for 2-bundled double circuit 138kV transmission line.
4. Design to install 11 steel tangent structures and 2 self-supporting monopole deadend structures on engineered foundations within the DMPA.
5. Prepare two (2) different structure framing drawings to be utilized for 408 permitting package.
6. Utilize geotechnical report and parameters specified in Foundation Analysis and Design (FAD) and L-Pile software to analyze the feasibility of drilled concrete pier steel pipe pile, or driven square precast concrete pile foundations.
7. Review and analysis of foundations in a Dredge Material Placement Area.
8. Utilize geotechnical report and parameters specified in Foundation Analysis and Design (FAD) software, for the submittal of 13 estimated self-supporting foundation designs.
9. Final construction of the project will include new install of single circuit 2-Bundled 795 kcmil ACSS "Drake" and one (1) 72 fiber count InSky OPGW S 72U (optical fiber composite overhead ground wires). 3/8" EHS 7 Strand OHGW shielding will be installed at locations where vertical framing will be going to horizontal framing.
10. Provide engineering drawings and design documents to support 408 permitting needs.

Deliverables

1. Develop detailed project schedule for use in project management and tracking 408 permitting deliverable milestones for engineering.
2. 30% PLS-CADD model.
3. Provide design documentation detailing estimated foundation designs, estimated subsurface impacts, proposed structure framing types, structure locations, plan and profiles, and route mapping for USACE 408 permitting.

Schedule

SCHEDULE	
Deliverable	Date of Submitted Deliverable
1	6/26/2026
2	7/31/2026
3	7/31/2026

*Submittal dates will be estimated based on received ITA 2/27/2026

*Dates are contingent and driven by Texas City road development plans and execution. HDRs deliverables are being driven off of execution of those efforts.

Assumptions / Clarifications

The following assumptions and clarifications have been included in the preparation of this proposal:

1. Design criteria per TNMP 138kV standards.
2. No additional routes are to be considered.
3. Detailed project schedule will outline 408 permitting engineering deliverable milestones.
4. TNMP is to provide existing structure information for modeling in PLS-CADD at points of intersection at the start of the design process.
5. Six (6) new steel structures will be ordered to be utilized as new structures located inside the DMPA.
6. Seven (7) new steel structures will be ordered to be utilized as new structures located less than 200ft outside of DMPA berms.
7. HDR will perform an analysis of previously designed structures and TNMP's abilities to utilize repeat structures in the design.
8. TNMP easements will be verified and confirmed by TNMP at the start of the design process. Georeferenced .dxf file of the easements and route to be provided by TNMP.
9. TNMP will verify conductor and shield wire sizes to be installed prior to the start of design.
10. Where TNMP will require existing infrastructure be utilized as part of the design, TNMP will supply existing infrastructure framing drawings, performance drawings, plan and profiles, alignment maps, and easements to be utilized for the design and analysis at the start of the design process.
11. TNMP will supply new and existing substation bay deadend manufacturing and loading drawings at the start of the design process.

12. TNMP will supply substation georeferenced general arrangement cad file for use on transmission design at the start of the design process.
13. HDR will utilize previously collected geotechnical data (by others) for preliminary foundation designs.
14. 30% PLS-CADD model will be used for general location of structure spotting to help support foundation studies, and 408 permitting requirements. Model will not be final and subject to change as final design activities commence following approval of permitting.
15. TNMP will provide USACE documentation requirements pertaining to USACE 408 permitting.
16. Design data utilized for USACE permitting will include estimated foundation designs, estimated subsurface impact details, proposed structure framing types, structure locations, plan and profiles, and route mapping. Data presented will not include material assemblies, final steel calculations, final steel manufacturing drawings, or final design package.
17. There will be 13 estimated foundations. 7 foundations will be less than 200 ft of DMPA berms and 6 foundations will be inside DMPA. All 13 structures will require subsurface profile and calculation documentations per 408 permitting needs.
18. HDR assumes using drilled concrete piers, driven steel pipe piles, or driven square precast concrete piles for 13 structures. Budget will accommodate studies to analyze each structure to determine foundation choice.
19. Preliminary foundation designs will be estimates based on geotechnical data provided to HDR by others. Project specific geotechnical data was not conducted based on specifications scoped by HDR for the purpose of transmission structure foundations.
20. Structures located less than 200 ft of DMPA berms and within the DMPA are subject to experience large discrepancies in soil data. It is at the risk of TNMP to utilize previously collected geotechnical data to be used for each structure located within these parameters.
21. Foundations will be designed assuming DMPA final fill elevations will be an additional 10 ft of fill to existing grade. Assumed berms will not increase in elevations.
22. Final foundation designs will be completed under a different contract and will utilize HDR scoped geotechnical specifications that will be performed by a subcontractor of HDR specific to strategic boring locations for final transmission structure foundation designs.
23. Geotechnical data being utilized was not scoped originally for the purpose of the transmission line foundation designs.
24. Structures will be located in a Dredge Material Placement Area and less than 200 ft outside of berms.
25. 7 structures located less than 200 ft away from berm may be subject to global/slope stability analysis after further investigation. If global/slope stability analysis is required additional funding will be required.
26. HDR will utilize publicly available LiDAR survey data. Publicly available data has risk of not being accurate regarding existing grading elevations. This data is subject to change following the collection of actual LiDAR survey. The scope does not include actual LiDAR survey data collection for these services.
27. Subsurface Utility Engineering (SUE) data will not be available for 408 permitting engineering support. Structure locations may be subject to move following received data for final designs.
28. TNMP will include a georeferenced .dxf or shapefile layout of road right of way boundaries and underground obstacles along the existing alignment at the start of the design process.
29. TNMP is to communicate to HDR if any changes to alignment corridor occur and HDR will notify TNMP if geotechnical and survey data is no longer applicable.
30. Right-of-way work will be completed by TNMP.

Invoicing/Status Reports

HDR intends to provide Texas City Economic Development Corporation with monthly invoices.

Budget

As summarized on the estimate, our proposed time and material total fee is \$147,402.00, which includes engineering services, detailed project scheduling, and related expenses. HDR proposes to conduct these services under the existing Master Short Form Agreement for Professional Services No. 2026-01.28.2026.

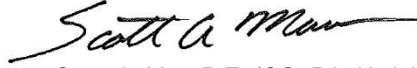
Engineering 408 Permitting Support and Scheduling+Expenses	\$147,402.00
Total	\$147,402.00

Thank you for the opportunity to present our proposal for engineering services for this project. We look forward to working with your staff. If there are questions or clarifications needed, please do not hesitate to contact me at 406.655.4029.

Sincerely,



Tyler Zupan, P.E. (MT, TX)
Project Manager



Scott A. Marr P.E. (CO, PA, IA, LA, TX)
Vice President

The HDR Engineering, Inc. presents Time and Material Not to Exceed fee of \$147,402.00 along with Terms and Conditions, which are stated in the Master Short Form Agreement for Professional Services No. 2026-01.28.2026.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written in the Master Short Form Agreement for Professional Services No. 2026-01.28.2026

Texas City Economic Development Corporation
"OWNER"

X

Jon R. Branson
Executive Director of Management Services

TCEDC Agenda

7. a.

Meeting Date: 04/08/2026

Receive staff report regarding sales tax data from HDL Companies.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Receive staff report regarding sales tax data from HDL Companies.

BACKGROUND

In December 2025, the Texas City Economic Development Corporation (TCEDC) entered into an agreement with HDL Companies, for the purpose of detailed sales tax analysis and recovery.

Specifically, HDL provides sales tax reporting illustrating monthly payment details, variance analysis, top employers, industry trends and more. The STAR Summary report – attached as part of the meeting packet – provides a Sales Tax Snapshot summarizing this information. In the report, data is provided from fiscal year 2021 to present day (March 31, 2026), offering sales tax net payments trends, monthly comparisons, year-over-year (YOY) percentage changes, and other datasets.

One highlight from the report shows YOY sales tax payment growth as high as 23 percent – meaning the amount of sales tax paid in February 2026 was 23 percent more than that received in February 2025.

On average, the YOY change reflects a 14.9 percent increase in sales tax collection.

The STAR Summary report, as well as other demographic data collected by HDL, will be made available on the TCEDC website in the coming weeks.

ANALYSIS

Receive staff report regarding sales tax data from HDL Companies.

ALTERNATIVES CONSIDERED
