



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

JUNE 3, 2026 - 2:30 P.M.

DOYLE CONVENTION CENTER
2010 5th 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 April 8, 2026, Meeting Minutes.
6. NEW BUSINESS
 - a. Discussion and possible action on Resolution No. 2026-11, authorizing a Business Improvement Grant (BIG Grant) for Smokin J Homemade Burgers in an amount not to exceed \$7,033.80.
 - b. Discussion and possible action on Resolution No. 2026-12, authorizing a Business Improvement Grant (BIG Grant) for Bevis Pest Control in an amount not to exceed \$15,000.

- c. Discussion and possible action on Resolution No. 2026-13, authorizing the execution of a Lease Agreement with MPLX Operations LLC.
 - d. Discussion and possible action on Resolution No. 2026-14, ratifying a right-of-entry easement of Texas City Economic Development Corporation-owned property to Quiddity Engineering LLC.
 - e. Discussion and possible action on Resolution No. 2026-15, authorization to execute a Letter of Intent from Elevated Development for the purchase of approximately 48 acres of TCEDC-owned property.
7. UPDATES AND REPORTS
- a. Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update
Industrial Update
 - b. City of Texas City Staff Update
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 INTERIM CITY HALL, 2000 TEXAS AVENUE, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MAY 28, 2026, PRIOR TO 2:30 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: 06/03/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the April 8, 2026, Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

April 8, 2026 Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

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

NESSLER CIVIC CENTER - ALAMO ROOM

The Texas City Economic Development Corporation Board of Directors met on Wednesday, April 8, 2026, at 4:00 P.M., in the Nessler Civic Center - Alamo Room, 210 5th Ave N, in Texas City, Texas. A quorum having been met, the meeting was called to order at 4:02 P.M. by Mark Ciavaglia, Chairperson, 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: Kristin Edwards, Economic Development Director
George Fuller, Director of Municipal Services
Renee Edgar, Alternate Board Secretary
Ariel Callis, Economic Project Manager
Brianna Galicia, Administrative Assistant

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the March 25, 2026 Meeting Minutes.

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

Vote: 5 - 0 CARRIED

(5) PUBLIC COMMENTS

This item was called before item numbered 4.

(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.

Kristin Edwards, Economic Development Director, recommends that the board approve the allocation for the renewal of a U.S. Army Corps of Engineers (USACE) permit for the Shoal Point development.

Motion by Director Phil Roberts, Seconded by Director Brandon Brooks

Vote: 5 - 0 CARRIED

(7) UPDATES AND REPORTS

- (a) Staff report regarding sales tax data from HDL Companies.

Kristin Edwards, Economic Development Director, presented a handout from HdL Companies to the board. Ms. Edwards plans to provide monthly updates on this report to the board.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia, Chairperson, made a Motion to ADJOURN at 4:21 P.M.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 06/03/2026

Consider Business Improvement Grant (BIG Grant) in an amount of \$7,033.80.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider Business Improvement Grant (BIG Grant) in an amount of \$7,033.80.

BACKGROUND

In October 2023, the Texas City Economic Development Corporation established the Business Improvement Grant (BIG Grant) to assist local businesses with a range of improvements.

Staff has received a completed application from Jordan Collins with Smokin J Homemade Burgers and BBQ for property located at 10000 Emmett F. Lowry. The applicant is requesting assistance for picnic tables (\$2,700), awnings (\$2,095.06), signage (\$5,272.54), and mural installation (\$4,000), per the attached estimates.

The total cost of the proposed exterior renovations is \$14,067.60. A 50% match for this project would be \$7,033.80.

One key note: Eligibility requirements for the BIG Grant include verification that all property taxes have been paid on the property, and the applicant is not able to provide this information. The property owner – Jerome Karam, JMK5 – did attach a letter of support for the improvements.

Funds are available in the City of Texas City's FY2025-26 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve Business Improvement Grant (BIG Grant) for exterior improvements to Smokin J Homemade Burgers in an amount of \$7,033.80 with the caveat that all property taxes for the site have been paid prior to award of the grant.

ALTERNATIVES CONSIDERED

Attachments

Awning estimate

BIG Grant - Smokin J

Mural estimate
Picnic tables 1
Picnic tables 2
Signage estimate
Owner support letter
Resolution

U.S. Canvas & Awning Corp.

8331 Northern St, Houston Texas 77071
Office: 713-270-6153
www.USCanvasAwning.com

PROJECT PROPOSAL

Proposal Date: 04/07/26
Proposal Valid Until: 05/20/26

Name: Justin Collins

Site Info: Same

Company: Smoking J

Address: 10000 Emmett F Lowry Expy
#1138, Texas City, TX 77591

Address: 10000 Emmett F Lowry Expy #1138,
Texas City, TX 77591

Tel: 713.474.0455

Email: smokinj@psgtx.net

Salesperson	Project Name	Payment Terms
Malcolm	Smoking J New Recover	50% Deposit / 50% on Completion

DESCRIPTION	LINE TOTAL
<p><i>**This proposal does not guarantee the intention or scope of work from the architect but rather our best assumptions using the provided architectural plans and may include an alternative option to the plans. The final scope of work and dimensions are the responsibility of the client.</i></p> <p>We propose to fabricate and install</p> <ul style="list-style-type: none">• One (1) new standard shaped awning over existing frame.• The approximate frame dimensions are:<ul style="list-style-type: none">○ 9'2" wide x 3' high x 5'10" of projection, inclusive of a 1' high straight drop.• Fabric will be 100% acrylic fabric Solid in an available solid color per the customer's selection.• Lace rope will be white.	\$2,095.06 Plus, Tax

Pricing, lead times, and availability of products are subject to change due to material supply, labor, or other factors.

***Unless specified above, this proposal does not include any preparation, repair or modification to existing wall, ground, or other areas at installation site. Any additional work/material needed or determined will require an approved change order before project can proceed. Proposal does not include any permits, engineered drawings, related service fees etc... We do not handle any electrical, lighting fixtures, woodwork, structural enhancements, blocking etc...*

By signing this document and/or providing a PO/Contract, you agree to the payment terms above and state that you have read and accept US Canvas Terms & Conditions.

Name: _____ **Date:** _____

Signature: _____ **Title:** _____

SUBTOTAL	\$
SALES TAX	\$
TOTAL	\$

Thank you for your business!

Follow us on social media [Facebook](#) – [Instagram](#) – [Linkedin](#) @ [uscanvasandawning](#)

U.S. Canvas & Awning Corp.

Terms and Conditions

PAYMENT: Deposit of 50% is required at signing of proposal/contract. Final Balance due upon completion/invoicing. A Final Balance grace period of 21 days will be provided from the date of completion. Payments will be accepted in Cash, Check, or Credit Card (3% CC fee will apply). Other payment arrangements may be available and must be made in advance of signing directly with U.S. Canvas & Awning office. * Deposits made to U.S Canvas are non-refundable. No representative of U.S. Canvas & Awning is authorized to verbally amend or bind any agreements. All amendments for modifications to any U.S. Canvas & Awning agreement must be made in writing and approved.

The seller retains a Purchase Money Security Interest in all materials provided and installed as part of the project described on the proposal until payment in FULL is received by seller. Buyer shall execute any document Seller deems necessary to retain and or perfect Seller's Purchase Money Security Interest. Until such FULL payment is received, SELLER maintains ownership and BUYER agrees to grant access to all materials installed or otherwise present at Installation site. Awning or signage shall not by reason of connection to any realty be deemed a fixture or appurtenance to realty and shall be severable there-from. Upon default of this contract for any reason, Seller may in addition remove awning or signage with or without court order or any process of law, from premises where the same may be located or installed. Buyer agrees to surrender possession of awning or signage and to reimburse Seller for its removal charges. Buyer agrees in case it shall be necessary for Seller to employ an attorney or agency in the collection of any monies due Seller under this contract that Buyer will pay all attorney fees, court costs and other related expenses incurred by Seller.

Misc. Charges: All costs for additional services provided or procured on behalf of the client will be added to the project and will be due upon completion/invoicing unless otherwise stated or agreed in writing.

*All Final Balances will become past due at the expiration of the grace period and will be subject to a late penalty of %10 of the Final Balance and accrued interest at 24% APR compounded daily retro from the date of completion.

** Any payment rejected, returned, or not honored by a financial institution for any reason will be charged a penalty fee of 10% of the rejected value, and accrued interest at 24% APR compounded daily from date payment was due/date of completion.

PERMITS: Permits, if applicable, are not included in the price of our proposal. All required permits will be priced separately and may include but not limited to, application fees, municipal charges, and U.S. Canvas service charges.

SIGNAGE: If applicable, U.S. Canvas & Awning may provide graphics and signage work. The customer is solely responsible for proofing such layout and approving via signature or email confirmation as requested.

WARRANTY: All Projects are guaranteed against defects in material or workmanship for a period of 365 days from the date of substantial completion. U.S. Canvas & Awning Corp. will at its discretion, offer repair or replacement of any defective material or work. Any damage's not attributable to defects in material or workmanship, e.g., acts of nature (hurricanes, storms, wind, rain etc.) abuse of systems, vandalism, or normal wear and tear, are not covered by this warranty. Any manipulation, modification, alteration, or handling performed at the installation site by any party other than U.S. Canvas & Awning Corp. or its assigned agent(s) that directly or indirectly impacts the integrity of the material or work performed by U.S. Canvas & Awning will void this and any implied or agreed warranty.

Client/Job Name: _____

Date: _____

Name: _____

Signature X _____

Thank you for your business!

Follow us on social media [Facebook](#) – [Instagram](#) – [Linkedin](#) @ [uscanvasandawning](#)

Texas City Economic Development Corporation
Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance for exterior improvements. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name and Submittal Date:

Pinnacle service group, LLC D.B.A Smokin J homemade burgers & bbq

Business Address: 10000 Emmett F Lowry Expressway Ste 1138
Texas City, TX 75686 713-474-0455

Business Contact: _____

Number of full-time or part-time employees: 8

Annual operating budget: \$105k

Eligibility requirements:

Is your property located within the City limits of Texas City? Yes No

Is your property in a non-residential zone? Yes No

Have all owed property taxes been paid for this property? Yes No

Is the property subject to any liens held by the City? Yes No

Can you provide sufficient proof of ownership of the property? Yes No

Is the property in violation of any provisions of the Texas City Code of Ordinances?

Yes No

Have you received a grant for this property within the last 12 months? Yes No

If awarded, can you provide a current W-9 for the business? Yes No

Application continues on Page 2.

Program parameters: Applicants shall identify exterior improvements needed at their facility, and provide vendor estimates for the work/materials. Please note: as the City of Texas City is a tax-exempt entity, reimbursements will not include any tax already paid to vendors.

The following is not an exhaustive list, but examples improvement options for the BIG Grant:

Landscaping	Code Compliance (City/IBC/Energy)
Tree Removal	Fire Suppression Systems
Fencing	Exterior/Façade Materials
Parking/Driveway reconstruction/resurfacing	Exterior Lighting
Demolition	Pavers/sidewalk improvements

Please provide a brief description of your business, services provided, etc.:

Smokin J will be a full service restaurant that welcomes

~~we will offer~~ great homemade food at an affordable price for all to enjoy.

Please describe the project/effort or expansion to be supported by this grant:

The grant will help us shape our indenity in the community with new signage, paint on the outside, outdoor seating, & lighting.

Please provide a summary of the costs/expenses associated with this event:

We estimate the face lift & upgrades to be between \$8 to

~~TOK~~ Painting of the suite, Building Signage, Patio furniture, outside & window imaging on the entry doors.

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. The TCEDC may choose to issue full grants or matching grants. Application for grant assistance does not guarantee that funds will be issued.

**Recipient businesses cannot be publicly affiliated with any political party.



GAPSMACK87 LLC

Gabriel Prusmack

Business Number 4099398050

4913 Avenue P 1/2, Galveston TX 77551

www.gabrielprusmack.com

macksmacks@hotmail.com

BILL TO
Smokin J

INVOICE	DATE	DUE	BALANCE DUE
QUOTE216	03/27/2026	On Receipt	USD \$4,000.00

DESCRIPTION	RATE	QTY	AMOUNT
Paint white black and gold colors	\$3,500.00	1	\$3,500.00
material cost	\$500.00	1	\$500.00

TOTAL \$4,000.00

Payment Info

BALANCE DUE **USD \$4,000.00**

PAYPAL

macksmacks@hotmail.com

PAYMENT INSTRUCTIONS

Zelle (optional)

BY CHECK

GAPSMACK87 LLC

10:32

LTE 49



2 of 11

Custom picnic tables

\$150

ψ 100

23 miles away



Message seller

Hi Angel, is this still available?

Send

Description

I make to order outdoor picnic tables and lawn furniture... takes me 2 hours to build a table 2.5 hours to sand.... a full day if you want it painted or stained which I also offer \$20 per table \$30 oil based paints If you order any more than ~~two~~ I require a deposit



\$150

23 miles away



Message seller

Hi Angel, is this still available?

Send

Description

I make to order outdoor picnic tables and lawn furniture... takes me 2 hours to build a table 2.5 hours to sand.... a full day if you want it painted or stained which I also offer \$20 per table \$30 oil based paints If you order any more than two I require a deposit

6x5ft treated wood \$150

7x5ft treated wood \$175

8x5ft treated wood \$200

10x5ft treated wood \$250

12x5ft treated wood \$315

A deposit is required to start the first table in the picture is a 12 ft table. the second one is an eight ft table that was stained espresso...

If you have dimensions and a picture of something that you want made just let me know or have any questions concerning woodworking projects jlmk thx. I also install doors commercial residential interior and exterior

See less

Seller >

[See reviews](#)



Angel Cortez Jr.

★ ★ ★ ★ ☆ 4.3 (89)

Joined Facebook in 2024

Follow





RCL Signs LLC
 1716 N Gordon
 Bldg. A
 Alvin, TX 77511
 281-259-6366

Estimate

Date	Estimate #
4/28/2026	600

Name / Address
Pinnacle Service Group, LLC. DBA Smokin J Homemade Burgers and BBQ

Description	Qty	Rate	Project / Sales Person	
			Project	Sales Person
Replace 4x8 face in existing cabinet	1	825.00		
Replace 24' of trim on cabinet	1	1,630.00		
Complete LED retro fit on cabinet	1	1,250.00		
Cost of sign permit (will be decided once city receives permit application)		0.00		
Pull permit with city of Texas City.	1	450.00		
Labor	1	750.00		
Sales Tax		8.25%		
Deposits are non-refundable once materials are purchased.				
Total				\$5,272.54

JMK5 HOLDINGS LLC
K A R A M D E V E L O P M E N T S

April 21, 2026

To Whom It May Concern:

I am writing to express my enthusiastic support for Jordan Collins regarding the Business Incentive Grant Program.

I have known Jordan Collins for at least 5 years in my capacity as full owner of JMK5 Holdings LLC, DBA Mainland City Centre, and I have been consistently impressed by his commitment to our community.

I strongly recommend Jordan Collins because of his work in the Food Service Business and his volunteer work that has been witnessed by so many on the Mainland. This, along with his professionalism and love for his customers that he serves, makes him an ideal candidate for this opportunity for growth for his business and store front.

I am confident that Jordan Collins will make a positive impact and highly recommend him for this Grant.

Sincerely,



Jerome Karam

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-11

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO SMOKIN J HOMEMADE BURGERS AND BBQ; 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 June 3, 2026, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Smokin J Homemade Burgers and BBQ for an amount not to exceed \$7,033.80; and

WHEREAS, staff received a completed application for the BIG Grant from Smokin J Homemade Burgers and BBQ, located at 10000 Emmett F. Lowry, Texas City, TX 77591. The applicant is requesting assistance for picnic tables, awnings, signage, and mural installation; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$7,033.80. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2025-26 annual budget.

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 a Business Improvement Grant (BIG Grant) to Smokin J Homemade Burgers and BBQ, located at 10000 Emmett F. Lowry, Texas City, TX 77591, for a maximum allocation not to exceed \$7,033.80.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said grant 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 3rd day of June 2026.

CHAIRMAN/VICE-CHAIRMAN
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY/ALTERNATE
Texas City Economic Development Corporation

TCEDC Agenda

6. b.

Meeting Date: 06/03/2026

Consider Business Improvement Grant (BIG Grant) in an amount of \$15,000.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider Business Improvement Grant (BIG Grant) in an amount of \$15,000.

BACKGROUND

In October 2023, the Texas City Economic Development Corporation established the Business Improvement Grant (BIG Grant) to assist local businesses with a range of improvements.

Staff has received a completed application from Bryan Springer, business owner of Bevis Pest Control, for property located at 826 9th Avenue North. The applicant is requesting assistance for exterior renovations to include paint (\$6,500), window installation (\$8,500), lighting (\$3,000) and the installation of garage doors (\$16,000).

The total cost of the proposed exterior renovations is \$34,000; therefore, a grant for the full available amount of \$15,000 is requested.

One key note: Bevis Pest Control has operated in Texas City since 1947. A prominent building along Palmer Highway, the facility is not usable to the owner without the proposed renovations. With the improvements, Mr. Springer would look to re-activate this facility as part of his regional business operations.

Issuance of the BIG Grant funds would be contingent upon receipt of all applicable permits through the Planning and Engineering Department.

Funds are available in the City of Texas City's FY2025-26 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve Business Improvement Grant (BIG Grant) for exterior improvements Bevis Pest Control in an amount of \$15,000.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - Bevis
Resolution

Texas City Economic Development Corporation

Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance for exterior improvements. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name and Submittal Date:

Bevis Pest Control

Business Address: 826 9th Ave N.

Business Contact: BRYAN SPRINGER

Number of full-time or part-time employees: 2

Annual operating budget: 2 M

Eligibility requirements:

Is your property located within the City limits of Texas City? Yes [] No

Is your property in a non-residential zone? Yes [] No

Have all owed property taxes been paid for this property? Yes [] No

Is the property subject to any liens held by the City? [] Yes No

Can you provide sufficient proof of ownership of the property? Yes [] No

Is the property in violation of any provisions of the Texas City Code of Ordinances?
 Yes [] No

Have you received a grant for this property within the last 12 months? [] Yes No

If awarded, can you provide a current W-9 for the business? Yes [] No

Application continues on Page 2.

Program parameters: Applicants shall identify exterior improvements needed at their facility, and provide vendor estimates for the work/materials. Please note: as the City of Texas City is a tax-exempt entity, reimbursements will not include any tax already paid to vendors.

The following is not an exhaustive list, but examples improvement options for the BIG Grant:

Landscaping	Code Compliance (City/IBC/Energy)
Tree Removal	Fire Suppression Systems
Fencing	Exterior/Façade Materials
Parking/Driveway reconstruction/resurfacing	Exterior Lighting
Demolition	Pavers/sidewalk improvements

Please provide a brief description of your business, services provided, etc.:

Pest Control in Texas City since 1947

Please describe the project/effort or expansion to be supported by this grant:

make warehouse property usable by installing exterior doors, fence

Please provide a summary of the costs/expenses associated with this event:

SEE ATTACHED

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. The TCEDC may choose to issue full grants or matching grants. Application for grant assistance does not guarantee that funds will be issued.

**Recipient businesses cannot be publicly affiliated with any political party.

Remodel @ 826	
Description	Cost
Cut and frame two 10' x 14' commercial garage doors according to engineered plans	11,000
Add commercial garage doors	16,000
Add 3 split A/C units-2 ton in office and 1 ton in storage room	6,000
Install pipe barriers by doors	
Electrical upgrade to rear shop area- 8 LED lights, wiring and switch and front office area	3,500
Electrical upgrade to front office area, rear office area, and storage area -can lights,plugs and switches- clean up of current electricl to bring to code	12,000
Double sheetrock (commercial code) right side of office -tape float and texture (50'x 115')	11,000
Sheetrock , tape, float, texture rear office , Insulate ceilng	9,000
Sheetrock, tape, float texture, framing front office and storage office (walls and ceiling) insulate ceiling	9,500
Split AC in back office	5,000
Sheetrock , tape, float, texture bathroom	4,000
Paint Rear area	2,000
Paint front office and storage room	2,500
Add 5 new interior doors and trim throughout	2,500
Insert 8-30/60 fixed windows in the front of the building	7,000
Paint and caulk around new windows and all Hardy plank in front of building	1,500
Paint exterior of building	6,500
Total-	112,000

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-12

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO BEVIS PEST CONTROL; 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 June 3, 2026, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Bevis Pest Control for an amount not to exceed \$15,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from Bevis Pest Control, located at 826 9th Avenue North, Texas City, TX 77590. The applicant is requesting assistance for exterior renovations, including paint, window installation, lighting, and the installation of garage doors; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$15,000.00. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2025-26 annual budget.

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 a Business Improvement Grant (BIG Grant) to Bevis Pest Control, located at 826 9th Avenue North, Texas City, TX 77590, for a maximum allocation not to exceed \$15,000.00.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said grant 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 3rd day of June 2026.

CHAIRMAN/VICE-CHAIRMAN
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY/ALTERNATE
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 06/03/2026

Approve Resolution 26-13, authorizing the execution of a Lease Agreement with MPLX Operations LLC.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve Resolution 26-13, authorizing the execution of a Lease Agreement with MPLX Operations LLC.

BACKGROUND

MPLX Operations LLC, a limited partnership formed by Marathon Petroleum Corporation, is currently constructing a multi-billion dollar fractionation plant on property adjacent to Loop 197 in Texas City. As construction continues, the company will need a space for material lay down and fabrication.

The Texas City Economic Development Corporation owns approximately 25 acres of property off of Bay Street, near the industrial complex. Specifically, MPLX is requesting to lease 11.1 acres for a short-term lease ending May 31, 2027.

The property was previously leased to Air Products for use as a lay down yard. They have concluded their lease and returned the property to its original condition.

MPLX would agree to meet all requirements set forth by the Planning and Engineering Department for operation and use of the property during the lease, and would commit to returning the property to its original condition at the conclusion of the lease.

Rent would be \$10,000 per month for the duration of the lease.

ANALYSIS

Authorize the execution of a Lease Agreement with MPLX Operations LLC.

ALTERNATIVES CONSIDERED

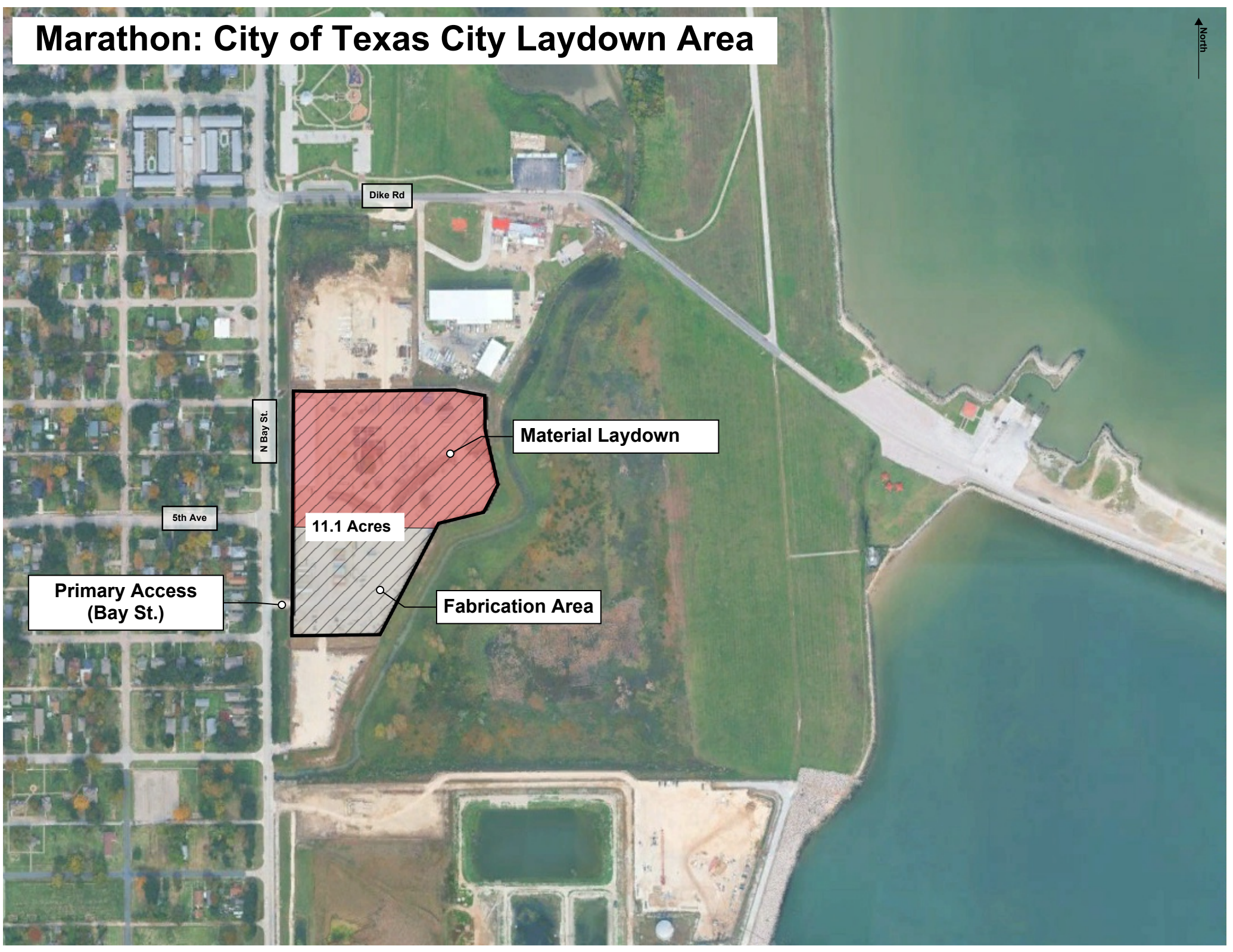
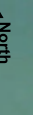
Attachments

MPLX laydown illustration

Draft Lease

Resolution

Marathon: City of Texas City Laydown Area



Dike Rd

N Bay St.

5th Ave

Material Laydown

11.1 Acres

Primary Access
(Bay St.)

Fabrication Area

LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made by and between the Texas City Economic Development Corporation, (hereinafter referred to as “Lessor”), and MPLX Operations, Inc., its contractors, successors and assigns, (hereinafter referred to as “Lessee”).

WHEREAS Lessor is the owner of certain real property as hereafter defined and has executed this Lease;

WHEREAS Lessor has agreed to lease to Lessee a certain section of the real property (herein “Laydown Area”) in order that Lessee may use the Laydown Area for the purposes of the storage, laydown and assemblage of construction materials, supplies, containers, construction trailers and construction equipment, parking of tractor trailers and cars, all upon the terms and conditions, and subject to the provisions herein contained; and

NOW THEREFORE in consideration of the rents to be paid and the covenants herein contained on the part of Lessee, Lessor hereby grants this lease to Lessee on the terms hereof, and in consideration of this demise and the covenants herein contained on the part of Lessor, Lessee hereby makes the covenants hereinafter contained.

1.0 DEFINITIONS

- (a) "Activities" means the storage, laydown and assemblage of construction materials, supplies, containers, construction trailers and construction equipment, parking of tractor trailers and cars and any other related activities, including the right to fence and stone, as well as fabrication activities including welding and cutting and any other related activities;
- (b) “Effective Date” means July 1, 2026;
- (c) “Lease Term" means a period of time not less than twelve (12) months commencing on the Effective Date;
- (d) “Improvements” means limited clearing and grubbing with a geotextile membrane placed on surface with 4 to 6 inches of rock or stone placed on top. All Improvements shall remain on the Laydown Area at the end of the Lease Term, unless instructed otherwise by Lessor.
- (e) "Laydown Area" means real property owned by the Lessor of approximately 11 acres as shown on Exhibit A subject to any existing easements, encroachments, pipelines or utilities crossing under, through, on or over the real property which same does not unreasonably interfere with Lessee’s use, legally described as part of ABST J WELLS SUR TR 13-1 ACRES 23.5332;
- (f) “Rent" means the rent provided for in paragraph 3 herein;

2.0 INTERPRETATION

- 2.1 Lessor grants to Lessee use of approximately 11 acres of land as described in Exhibit A, attached hereto and made a part hereof for all purposes.
- 2.2 Subject to the terms and conditions set forth in this Agreement, Lessor hereby grants permission to Lessee, its agents, employees, contractors and sub-contractors to enter the Laydown Area for conducting activities in association with the Activities.
- 2.3 Lessee access to the Laydown Area shall be through Bay Street as noted on Exhibit A.
- 2.4 Lessee will only utilize the Laydown Area for the Activities and will keep the Laydown Area neat and clean and maintain the general appearance and standards throughout the whole of the Lease Term, including dust control.
- 2.5 Lessee shall make certain Improvements to the Laydown Area and has permission to clear, stone and fence the Laydown Area. Lessee also has permission to add lighting to the Laydown Area, as needed.
- 2.6 Lessee will install protective measures (silt fences, etc.) as required to assure the integrity of the drainage system.
- 2.7 Lessor shall be entitled to inspect the Laydown Area at any time during usual business hours for the purpose of ascertaining the condition or state of repair thereof, or verifying that the provisions of this Lease are being complied with. Lessee shall, upon at least 24 hours notice permit access for this purpose. In the case of emergency, Lessor will be granted access forthwith.
- 2.8 Lessee agrees to adhere to all codes and ordinances of the City, including hours of operation.

3. RENT

- (a) For the twelve (12) month Lease Term of the Agreement, Lessee will pay Lessor, as Rent \$10,000.00 Dollars (USD\$) on the first day of each month
The Rent shall be adjusted accordingly if the acreage of the Laydown Area changes.

Rent for the Agreement beyond the twelve (12) month Lease Term, shall be paid on a monthly basis or via other pre-agreed arrangements between Lessor and Lessee. All payments of Rent shall be made to Lessor at 2000 Texas Avenue, Texas City, Texas 77590 or as Lessor may otherwise direct by notice.
- (b) If Lessee shall continue to occupy the Laydown Area after the expiration of the Lease Term, Lessee will notify Lessor by giving at least ninety (90) days written notice of its intent to extend the Lease Term on a month-to-month basis. The extension shall be

at a monthly rent equal to the monthly Rent payable during the initial Lease Term. Each monthly extension is subject to approval by Lessor.

4. INDEMNIFICATION

Lessee agrees to protect, indemnify, defend and hold the Lessor harmless from and against any and all claims of damage to persons or property occurring or in any way arising out of this Agreement and Lessee's use of the Laydown Area.

5. INSURANCE

Lessee shall, and shall require its contractors and subcontractors to, during the entire Lease Term hereof at its own expense, take out and keep in full force and effect the following minimum insurance coverages:

- (a) Workers Compensation to satisfy the statutory limits of the State of Texas, with Employers Liability limits in the amount of \$1,000,000 Each Person for Accident, \$1,000,000 Each Person for Disease, and \$1,000,000 policy aggregate for Disease. The policy shall be endorsed to add USL&H benefits for Texas, Maritime Benefits in an amount of \$1,000,000 and include an Alternate Employer Endorsement. It shall also include a waiver of subrogation endorsement in favor of the Texas City Economic Development Corporation.
- (b) Commercial General Liability Insurance, minimally covering Bodily Injury (including disease and death), Property Damage Liability, Personal and Advertising Injury, Products/Completed Operations Coverage, and Contractual Liability for the terms of this Agreement. This policy shall be endorsed to add Texas City Economic Development Corporation as an additional insured, and shall include a waiver of subrogation. Minimum Limits of Insurance shall be \$1,000,000 Bodily Injury and Property Damage each Occurrence/Aggregate, and \$1,000,000 Products and Completed Operations Aggregate, \$1,000,000 Personal and Advertising Injury Limit, and \$500,000 Fire Damage Legal Liability.
- (c) Commercial Business Auto Insurance, covering all owned, hired and non-owned autos for liability. Coverage shall be a minimal amount of \$1,000,000 each occurrence, and contain an additional insured and waiver of subrogation endorsement in favor of the Texas City Economic Development Corporation, as noted below.
- (d) Commercial Umbrella policy providing a \$5,000,000 limit each occurrence/aggregate in excess of each of the policies above.
- (e) Certain conditions and provisions apply in general to all policies as follows:
 - 1. Insurance Companies must have a minimum AM Best Rate of A-6.
 - 2. All policies will contain a 30 days' notice of cancellation to Texas City Economic Development Corporation, including for nonpayment of premium.

3. Certificates and other Coverage Evidences shall specifically list all of the coverage's above so it can be shown they have been provided.
4. Contractors and all subcontractors are to provide evidence of the same coverage required under this Agreement, including furnishings of certificates and other evidence of coverage.

6. GOVERNING LAW

This Lease shall be governed by the laws of the State of Texas.

7. NOTICES

All notices to be given by one party to the other shall be in writing. All such written communications may be given by email, by hand or overnight courier services. All communications shall be addressed, in the case of:

Lessor Texas City Economic Development Corporation
1801 9th Ave. North
Texas City, Texas 77590

Attention: TCEDC Executive Director
Kyle Dickson, City Attorney

Lessee MPLX Operations, LLC
2401 5th Avenue., MPO-100
Texas City, TX 77590

Attention: Craig Miller
e-mail: craigmiller@marathonpetroleum.com

It is mutually understood and agreed that this Agreement as written covers all of the agreements and situations between the parties hereto and that no representations or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

LESSOR:

TEXAS CITY ECONOMIC
DEVELOPMENT CORPORATION

MPLX OPERATIONS, LLC.

Mark Ciavaglia, TCEDC Board Chair

Jim Hendrick, Facilities Services & Real Estate Director

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-13

A RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO ENTER INTO A LEASE AGREEMENT WITH MPLX OPERATIONS LLC; 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 June 3, 2026, a general discussion was held concerning authorizing the Chairperson or Vice-Chairperson to enter into a Lease Agreement with MPLX Operations for property located adjacent to Loop 197 in Texas City (11.1 acres); and

WHEREAS, pending approval by the TCEDC, staff recommends a one-year lease agreement between the TCEDC and MPLX Operations, Inc, with a monthly rent of \$1,000. Rent for this agreement beyond the twelve (12) month Lease Term shall be paid on a monthly basis or via other pre-agreed arrangements between Lessor and Lessee.

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 signing of an agreement with MPLX Operations, Inc.

SECTION 2: The Chairperson or Vice-Chairperson is hereby authorized to execute any documents necessary for the agreement with MPLX Operations, Inc.

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

PASSED AND ADOPTED this 3rd day of June 2026.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY

Texas City Economic Development Corporation

TCEDC Agenda

6. d.

Meeting Date: 06/03/2026

Ratify a right-of-entry easement of Texas City Economic Development Corporation-owned property to Quiddity Engineering LLC.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Ratify a right-of-entry easement of Texas City Economic Development Corporation-owned property to Quiddity Engineering LLC.

BACKGROUND

Construction is underway for the Lago Mar East 16" Force Main Phase 2B project along FM 2004, adjacent to property owned by the Texas City Economic Development Corporation.

The contractor — Blazey Construction Services, LLC — when determining the route for the force main, discovered that poles were within the easement, which had necessitated the need for an additional 10-foot of easement space to route the force main.

Quiddity Engineering LLC requested the easement on May 6, and due to the time-sensitive nature of the request, staff conferred with the TCEDC Chair and granted the easement with the understanding it would be ratified at the next board meeting.

The location of the easement is delineated in the attached map.

ANALYSIS

Ratify an easement of Texas City Economic Development Corporation-owned property to Quiddity Engineering LLC.

ALTERNATIVES CONSIDERED

Attachments

Draft agreement - ROE easement
Resolution

Texas City EDC Tract
Parcel No.: 4 (21261)
Parcel No.: 5 (21388)
Date: May 26,2026

RIGHT-OF-ENTRY

The undersigned hereby gives QUIDDITY ENGINEERING LLC, hereinafter referred to as "GRANTEE" through its employees, agents, and contractors, permission and license to enter his/her/its property as identified above (See Attached Exhibit A) for the purpose of performing clearing and grubbing subject to any conditions noted below and to the condition that GRANTEE will pay for any and all damages to property and/or land resulting from said services.

FURTHER, GRANTEE shall protect, defend, indemnify and hold the undersigned, its directors, officers, employees, affiliates, agents, contractors, lessees, and assigns, harmless from and against each and every suit, demand or cause of action and any and all liabilities, expenses, liens, losses claims, damages, costs (including court costs and attorneys' fees) for or based upon personal injury, death or property damage resulting from said services unless such damage, injury or loss is caused by the gross negligence or willful misconduct of the undersigned.

GRANTEE shall have the right to assign, transfer, and/or convey to others the permission and license hereby granted.

Please check this box if you do not give QUIDDITY ENGINEERING, LLC permission to access your property.

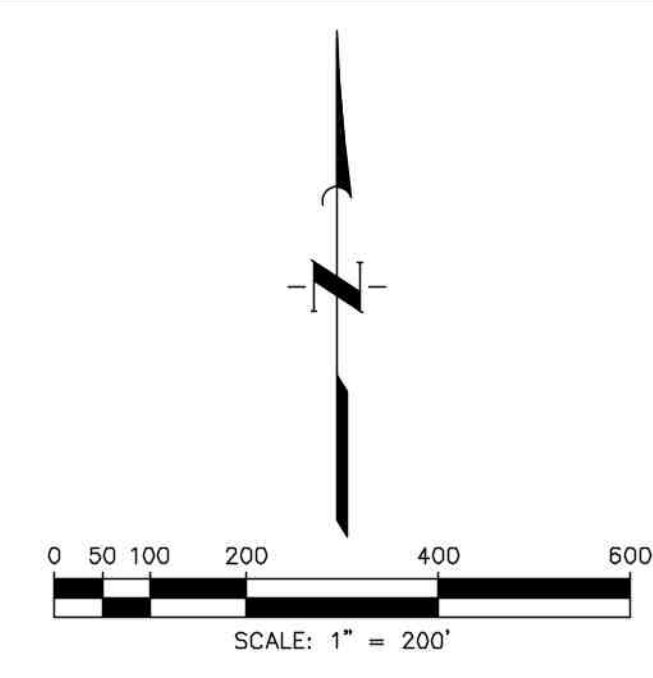
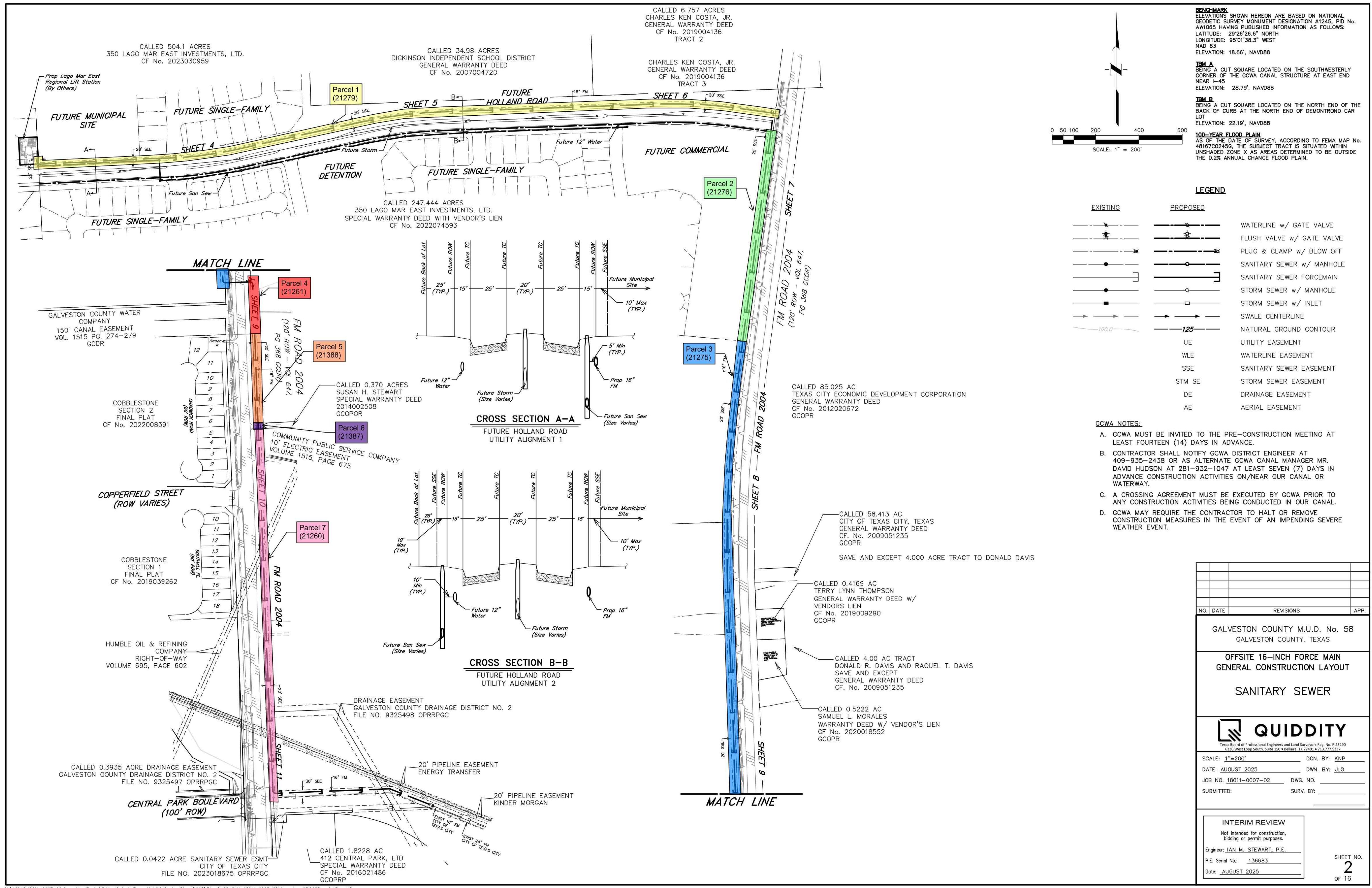
Sincerely,

Sherri H. McElwee, PE
Licensed Professional Engineer
No. 90223

OWNER: _____

Texas City Economic Development
Full Name of Record Owner(s)
Address: 1801 Palmer Highway
Texas City, Texas 77590
Phone: _____

The following conditions shall apply to the permission granted above: _____



BENCHMARK
 ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION AT245, PID No. A10065 HAVING PUBLISHED INFORMATION AS FOLLOWS:
 LATITUDE: 29°26'26.6" NORTH
 LONGITUDE: 95°01'38.3" WEST
 NAD 83
 ELEVATION: 18.66', NAVD88

TBM A
 BEING A CUT SQUARE LOCATED ON THE SOUTHWESTERLY CORNER OF THE GCWA CANAL STRUCTURE AT EAST END NEAR I-45
 ELEVATION: 28.79', NAVD88

TBM B
 BEING A CUT SQUARE LOCATED ON THE NORTH END OF THE BACK OF CURB AT THE NORTH END OF DEMONTROND CAR LOT
 ELEVATION: 22.19', NAVD88

100-YEAR FLOOD PLAN
 AS OF THE DATE OF SURVEY, ACCORDING TO FEMA MAP No. 48167C02450, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOLE
		SANITARY SEWER FORCEMAIN
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		UTILITY EASEMENT
		WLE
		SSE
		STM SE
		DE
		AE

GCWA NOTES:

- GCWA MUST BE INVITED TO THE PRE-CONSTRUCTION MEETING AT LEAST FOURTEEN (14) DAYS IN ADVANCE.
- CONTRACTOR SHALL NOTIFY GCWA DISTRICT ENGINEER AT 409-935-2438 OR AS ALTERNATE GCWA CANAL MANAGER MR. DAVID HUDSON AT 281-932-1047 AT LEAST SEVEN (7) DAYS IN ADVANCE CONSTRUCTION ACTIVITIES ON/NEAR OUR CANAL OR WATERWAY.
- A CROSSING AGREEMENT MUST BE EXECUTED BY GCWA PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING CONDUCTED IN OUR CANAL.
- GCWA MAY REQUIRE THE CONTRACTOR TO HALT OR REMOVE CONSTRUCTION MEASURES IN THE EVENT OF AN IMPENDING SEVERE WEATHER EVENT.

NO.	DATE	REVISIONS	APP.
GALVESTON COUNTY M.U.D. No. 58 GALVESTON COUNTY, TEXAS			
OFFSITE 16-INCH FORCE MAIN GENERAL CONSTRUCTION LAYOUT SANITARY SEWER			
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337			
SCALE: 1"=200'	DGN. BY: KNP		
DATE: AUGUST 2025	DWN. BY: JLG		
JOB NO. 18011-0007-02	DWG. NO.		
SUBMITTED:	SURV. BY:		
INTERIM REVIEW Not intended for construction, bidding or permit purposes.			
Engineer: IAN M. STEWART, P.E.			
P.E. Serial No.: 136683			
Date: AUGUST 2025			
SHEET NO.			2
OF 16			

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-14

A RESOLUTION RATIFYING A RIGHT-OF-WAY EASEMENT OF TCEDC PROPERTY FOR CONSTRUCTION OF THE LAGO MAR EAST 16” FORCE MAIN PHASE 2B PROJECT; 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 June 3, 2026, a general discussion was held concerning ratifying a right-of-way easement of TCEDC-owned property for the construction of the Lago Mar East 16” Force Main Phase 2B Project; and

WHEREAS, Quiddity Engineering LLC requested the easement on May 6, and due to the time-sensitive nature of the request, staff conferred with the TCEDC Chair and granted the easement with the understanding it would be ratified at the next board meeting; 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 ratifies a right-of-way easement of TCEDC-owned property for the construction of the Lago Mar East 16” Force Main Phase 2B Project.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for this project.

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

PASSED AND ADOPTED this 3rd day of June 2026.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. e.

Meeting Date: 06/03/2026

Execute a letter of intent from Elevated Development for the purchase of approximately 48 acres of TCEDC-owned property.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Execute a letter of intent from Elevated Development for the purchase of approximately 48 acres of TCEDC-owned property.

BACKGROUND

TCEDC staff have been approached by Elevated Development with a letter of intent to purchase approximately 48 acres of TCEDC-owned property above Mall of the Mainland.

The property, a southern portion of GCAD ID 228658 (southern portion), is located immediately above Mall of the Mainland property and immediately below an existing residential development. The property is zoned Single Family Residential, and the intent of the agreement is to develop residential property.

With the approval of the letter of intent, Elevated Development will begin to draft the purchase contract for consideration. Given approval of the contract, the proposed purchase price is \$2,112,000.

ANALYSIS

Execute a letter of intent from Elevated Development for the purchase of approximately 48 acres of TCEDC-owned property.

ALTERNATIVES CONSIDERED

Attachments

Resolution

LOI text - EDC 48 acres

LOI - EDC 48 acres

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-15

A RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF INTENT FROM ELEVATED DEVELOPMENT FOR THE PURCHASE OF APPROXIMATELY +/- 48 ACRES ACRE OF PROPERTY OWNED BY TCEDC; 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 June 3, 2026, a general discussion was held authorizing the sale of approximately +/- 48 acres of a 245-acre property for residential development to Elevated Development; and

WHEREAS, Elevated Development has approached staff regarding their desire to purchase approximately 48 acres of property from the Texas City Economic Development Corporation for the purpose of residential development as described in **Exhibit "A"** attached.

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 sale of the aforementioned properties.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the sale of said properties from 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 3rd day of June 2026.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation



COMMERCIAL LETTER OF INTENT TO PURCHASE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

This letter of intent summarizes the general terms of a proposed purchase and sale agreement between Seller and Buyer. The terms of this letter of intent are not binding upon either Seller or Buyer.

SELLER: Texas City Economic Development

Address: 1801 9th Ave N, Texas City

Phone: _____

E-mail: _____

Mobile: _____

Fax or Other: _____

BUYER: Elevated Development and/or assigns

Address: 1431 Graham Dr, Suite 250, Tomball

Phone: _____

E-mail: jason@elevateddevelopment.co

Mobile: _____

Fax or Other: _____

PROPERTY: Being the southern 48.00 acres (more or less) out of 245.1562-acre tract described as Abstract 208, W.K. Wilson Survey, being (6-1) out of the East 1/2 of Waterman Subdivision, lying north of FM 1764, in/near the Mainland City Centre area, Galveston County, Texas

SALES PRICE: \$ 2,112,000.00, being:

- cash in the amount of \$ 2,112,000
- Third Party Financing totaling \$ _____
- Assumption of existing loan with a balance of .. \$ _____
- Seller Financing in the amount of \$ _____

EARNEST MONEY: \$ 10,560

TITLE COMPANY: Riverway Title

FEASIBILITY PERIOD: 180 days after the effective date.

FINANCING CONTINGENCY N/A days after the effective date.

CLOSING DATE:

- 30 days after the expiration of the feasibility period.
- _____ (specific date).
- _____

TITLE POLICY: Cost paid by Seller Buyer. Seller Buyer will pay the additional cost for the modification of the standard printed survey exception.

SURVEY:

- Buyer will obtain new survey at Buyer's expense. Seller will reimburse up to \$ 5000 of cost.
- Seller will obtain new survey at Seller's expense. Buyer will reimburse up to \$ _____ of cost.
- Seller will provide Seller's existing survey.

(TXR-1803) 07-08-22 Initialed for Identification by Seller: and Buyer:

DEED TYPE: general special warranty deed.

BROKERS:

Representing Seller:

Representing Buyer: Katarzyna Myhan License 719484

Seller will pay fees: as specified by separate written commission agreement, or as follows

Seller's Broker a total cash fee of:

- _____ % of the sales price.
- _____.

Buyer's Broker a total cash fee of:

- _____ % of the sales price.
- _____.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

PROPERTY CONDITION: Buyer will accept the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: make adjustments 44,000\$/AC for any shortage in the area per survey, Issue new Parcel ID for property being sold

ASSIGNMENT: Buyer may may not assign the contract.

SPECIAL PROVISIONS: Extensions: Buyer shall have two extension options: Extension #1 for an additional 90 days upon depositing an additional 0.5% earnest money, and Extension #2 for an additional 60 days upon depositing an additional 0.5% earnest money.

Contingency: This Contract is contingent upon approval of the property annexation into the MUD and approval by the MUD of the proposed lot sizes.

Closing Cost: At closing Buyer shall pay all closing cost and Buyer Broker Comission equal to 3% of gross sales price.

NON-BINDING: THIS LETTER OF INTENT IS NOT INTENDED TO BE A LEGALLY-BINDING AGREEMENT OF PURCHASE AND SALE. NEITHER PARTY SHALL BE BOUND OR HAVE THE OBLIGATION TO PURSUE NEGOTIATIONS OR ANY OTHER OBLIGATIONS OF ANY KIND, UNLESS AND UNTIL A DEFINITIVE CONTRACT IS HEREAFTER SIGNED AND DELIVERED BY THE PARTIES. NO DEFINITIVE CONTRACT SHALL BE ENTERED INTO UNLESS IT IS SATISFACTORY TO BOTH BUYER AND SELLER, IN THEIR SOLE DISCRETION.

If this proposal is acceptable, please indicate by signing below and returning a fully executed copy of this letter to my attention.

Seller Buyer will prepare a draft of a purchase and sale agreement utilizing the current Texas REALTORS® form 1801 (Improved), 1802 (Unimproved), or such other form as the parties agree.

EXPIRATION: If the party receiving this letter of intent desires to pursue negotiations along the terms detailed in this letter of intent, the party delivering this letter of intent requests that the receiving party sign a copy of this letter of intent, and deliver the signed copy to the delivering party by 5:00 p.m. on 04/30/2026.

(TXR-1803) 07-08-22 Initialed for Identification by Seller: and Buyer:

Seller: _____

Buyer: Elevated Development

By: _____

By (signature):

Printed Name: _____

Title: _____ Date: _____

By: _____

By (signature):

Printed Name: Jason Hassenstab

Title: President Date: _____

By: _____

By (signature):

Printed Name: _____

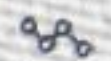
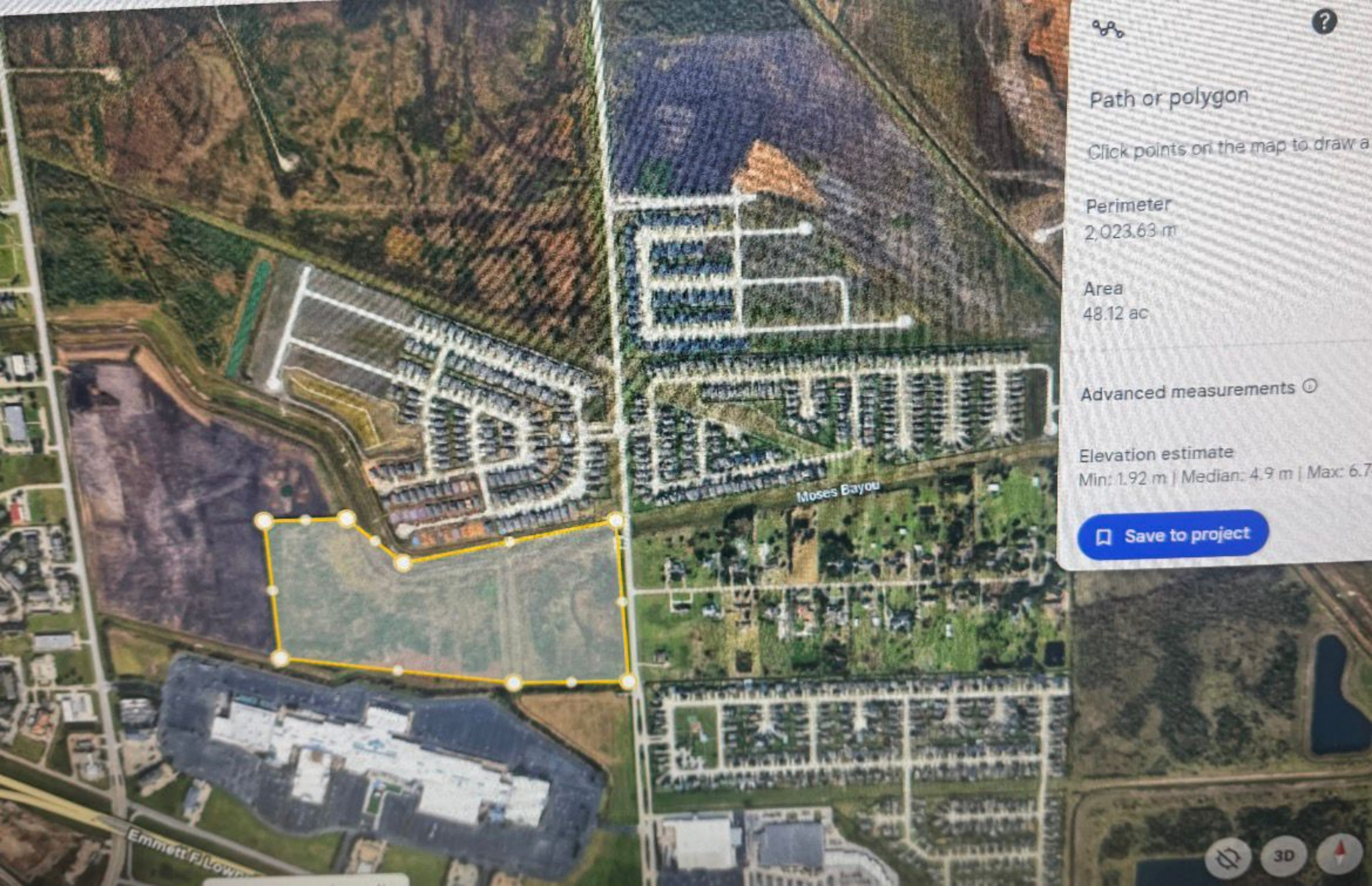
Title: _____ Date: _____

By: _____

By (signature):

Printed Name: _____

Title: _____ Date: _____



Path or polygon


Click points on the map to draw a

Perimeter
2,023.63 m

Area
48.12 ac

Advanced measurements ⓘ

Elevation estimate
Min: 1.92 m | Median: 4.9 m | Max: 6.7

 Save to project

