

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 3, 2024- 3:30 P.M.

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

PLEASE NOTE: Public comments and matters from the floor 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 6, 2024 EDC Meeting Minutes.
5. PUBLIC COMMENTS
6. EXECUTIVE SESSION
  - a. Convene for Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:  
  
§551.072 Deliberation Regarding Real Property
  - b. Reconvene from Executive Session
7. NEW BUSINESS

- a. Discussion and possible action on Resolution No. 2024-09, authorizing the sale of 1,499 Sq. Ft. of property for a drainage easement to Binnacle Texas City 51 LLC.
  - b. Discussion and possible action on Resolution No. 2024-10, approving the updated Business Improvement Grant (BIG Grant) Program form.
  - c. Discussion and possible action on Resolution No. 2024-11, approving staff recommendations for FY2024 Mural Program.
8. UPDATES AND REPORTS
- a. Small Business Development Center Update  
Texas City-La Marque Chamber of Commerce  
Texas City ISD Update  
Dickinson ISD Update
9. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS
10. 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 MARCH 28, 2024, PRIOR TO 3:30 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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Texas City Economic Development Corporation

**TCEDC Agenda**

**4.**

**Meeting Date:** 04/03/2024

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider Approval of the March 6, 2024 EDC Meeting Minutes.

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Attachments**

Minutes

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TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

MARCH 6, 2024 - 3:30 P.M.

CITY HALL COUNCIL ROOM

The Texas City Economic Development Corporation Board of Directors met on March 6, 2024, at 3:30 p.m., in the City Hall Council Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:30 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  
Teresa Poston, Director  
Phil Roberts, Director

Absent: Ryan McClellan, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services  
Kristin Edwards, Economic Development Director  
Rhomari Leigh, Board Secretary  
Ariel Callis, City Staff  
George Fuller, City Staff  
Renee Edgar, City Staff  
Jeff Miller, Texas City  
Titilayo Smith, Texas City  
Kim Golden, City Staff

Attendees: Amy Reid, Advisor  
Henry Gomez, Resident

**(3) CONFLICT OF INTEREST DECLARATION**

There were none.

**(4) Consider Approval of the February 14, 2024, Meeting Minutes.**

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

**Vote:** 4 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

Teresa Poston entered the meeting at 3:33 p.m.

(6) NEW BUSINESS

- (a) Discussion and possible action on Resolution No. 2024-03, awarding Bid No. 2024-449 to B&D Contractors Inc. for the Texas City Community Plaza Project.

Jon Branson stated that staff recommends awarding the bid to B&D Contractors Inc. and authorizing Chairman Ciavaglia to enter into a contract for the construction of the Community Plaza Project. It is further recommended that Chairman Ciavaglia be authorized to approve all necessary Change Orders to facilitate the project.

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

**Vote:** 5 - 0 CARRIED

- (b) Discussion and possible action on Resolution No. 2024-04, authorizing a budget amendment for the Texas City Community Plaza Project.

Jon Branson stated that \$6,600,000 is budgeted in the Texas City Economic Development Corporations Budget 801-050-55010 for the project. Approximately \$50,000 out of the line item has already been expended and/or is in the process of being spent to make the site ready before construction of the project for the relocation of overhead utilities (electric, cable, phone) and underground utilities (electrical & phone) required to be relocated before project commencement. Thus, leaving a balance of \$6,550,000 for the project. Based on the amount available, staff recommends a budget amendment of \$500,000 to the project budget from the Texas City Economic Development Corporations Fund Balance to cover the cost of the project and any necessary change orders that might occur.

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

**Vote:** 5 - 0 CARRIED

- (c) Discussion and possible action on Resolution No. 2024-05, authorizing a budget amendment for funding for Engineer Services for the Holland Road Extension Project.

Kim Golden, City Engineer, stated the TxDOT I-45 Gulf Freeway project does not include the construction of an east approach for Holland Rd. Several neighborhoods are in various stages of planning and development east of I-45. The developments include Beacon Point at Lago Mar, which has an approved main plan to develop 756 lots on 272.9 acres, and Lago Mar East, which is seeking approval of a master plan to develop 1,976 residential lots and approximately 65 acres of commercial reserves on 1,167.0 acres. Based upon these developments, TxDOT has agreed to contract and construct an east approach for Holland Road in TxDOT's right of way through a Change Order into the Gulf Freeway project, subject to Texas City providing the necessary design services and construction drawings.

Jon Branson stated that to fund this project, it is recommended that a budget amendment from the Fund Balance from the Texas City Economic Development Corporation to Planning and Engineering be made in the amount of \$185,000.00.

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

**Vote:** 5 - 0 CARRIED

- (d) Discussion and possible action on Resolution No. 2024-06, authorizing the purchase and installation of access control equipment, network cabling, and video surveillance equipment for the Phoenix Business Accelerator.

Kristin Edwards stated that Information Technology will assume a portion of the cost associated with the purchase and installation of access control equipment, network cabling, and video surveillance equipment for the Phoenix Business Accelerator.

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

**Vote:** 5 - 0 CARRIED

- (e) Discussion and possible action on Resolution No. 2024-07, authorizing a Business Improvement Grant (BIG Grant) to The Beauty and Barber Hubb.

Kristen Edwards stated staff recommends approval of the Business Improvement Grant (BIG Grant) for The Beauty and Barber Hubb for an amount not to exceed \$2,500.

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

**Vote:** 5 - 0 CARRIED

- (f) Discussion and possible action on Resolution No. 2024-08, authorizing a TCLM Chamber Membership Grant to The Beauty and Barber Hubb.

Kristin Edwards stated that staff recommends approval of the TCLM Chamber Membership Grant for The Beauty and Barber Hubb in an amount not to exceed \$500.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Teresa Poston

**Vote:** 5 - 0 CARRIED

**(7) UPDATES AND REPORTS**

- (a) Small Business Development Center Update  
Texas City-La Marque Chamber of Commerce Update  
Texas City ISD  
Dickinson ISD

- (b) City of Texas City Staff Update

**(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS**

**(9) ADJOURNMENT**

Having no further business, Mark Ciavaglia ADJOURNED at 4:20 P.M.

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Board Secretary  
Texas City Economic Development Corporation

Date Approved: \_\_\_\_\_

## **TCEDC Agenda**

**7. a.**

**Meeting Date:** 04/03/2024

Resolution Authorizing Sale of 1,499 Sq. Ft. of property for a Drainage Easement to Binnacle Texas City 51 LLC

**Submitted For:** Jon Branson, Management Services

**Submitted By:** Jon Branson, Management Services

**Department:** Management Services

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### **ACTION REQUEST (Brief Summary)**

Consider approval of Resolution No. 2024-09, authorizing the sale of 1,499 Sq. Ft. of property for a drainage easement to Binnacle Texas City 51 LLC.

### **BACKGROUND**

Binnacle Texas City 51 LLC., has approached staff regarding their desire to purchase 1,499 Sq. Ft., of property from the Texas City Economic Development Corporation for the purpose of a drainage easement to further the development of the Brookwater Subdivision as described in Exhibit "A" attached.

### **ANALYSIS**

Staff recommends consideration of the request from Binnacle Development LLC., to sell approximately 1,499 Sq. Ft., of Texas City Economic Development Corporation property to Binnacle Texas City 51 LLC., for the purpose of a drainage easement for the Brookwater Subdivision.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Exhibit "A" Drainage Easement

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MALL OF THE MAINLAND PARKWAY  
(120' R.O.W. - AKA F.M. 2004 - Vol. 647, Pg. 368 GCDR)

LOT 9  
WATERMAN'S  
SUBDIVISION

LOT 10  
WATERMAN'S  
SUBDIVISION

W.K. WILSON SURVEY  
ABSTRACT No. 208

Dickinson Independent School District  
14.49 Acre Tract  
(2020059789 GCDR)

Galveston County Drainage District No. 2  
Corrected Drainage Easement  
11.3087 Acre Tract  
(005-08-0651 GCDR)

Texas City Economic  
Development Corporation  
Pt. 337.5 Acre Tract  
(2008059944 GCDR)

1,499 SF  
ESMT.

P.O.B.

Northwest Corner  
24.42 Ac. Tract "B"

Binnacle Texas City 51, LLC.  
24.42 Acre Tract "B"  
(2021084315 GCDR)

LONG BROOK LANE  
(60' R.O.W.)

PROPOSED  
BROOKWATER  
SECTION 1



SCALE: 1" = 100'

## EXHIBIT A

20' DRAINAGE EASEMENT  
0.034 ACRE (1,499 SQ. FT.)

W.K. WILSON SURVEY,  
ABSTRACT No. 208, TEXAS  
CITY, GALVESTON  
COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 02°18'31" W	11.06'
L2	N 32°47'41" E	63.25'
L3	N 86°56'24" E	24.68'
L4	S 32°47'41" W	71.38'
L5	S 02°19'16" E	4.24'
L6	S 86°16'45" W	20.01'

REVISED: OCTOBER 6, 2023  
SURVEY DATE: JUNE 14, 2023  
FILE No.: 7385-0000-0010-001  
DRAFTING: JTK  
JOB No.: 23-0249



LEAGUE CITY OFFICE  
Registration Number: 10193855  
(281) 554-7739 www.hightidelandsurveying.com  
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



*Stephen C. Blaskey*  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

**EXHIBIT B**  
**20' DRAINAGE EASEMENT**  
**0.034 ACRE (1,499 SQ. FT.)**  
**W.K. WILSON SURVEY, ABSTRACT No. 208, TEXAS**  
**CITY, GALVESTON COUNTY, TEXAS**

Description of a proposed 20 foot in width drainage easement being a 0.034 acre tract of land out of Lot 9, of the WATERMAN'S SUBDIVISION of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being out of that certain 337.5 acre tract of land conveyed to Texas City Economic Development Corporation (TCEDC) in deed recorded under Instrument No. 2008059944 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of that certain 24.42 acre Tract "B" conveyed to Binnacle Texas City 51, LLC. in deed recorded under Instrument No. 2021084315 in the Office of the County Clerk of Galveston County, Texas, said point also being the most Westerly Southwest corner of said 337.5 acre TCEDC tract, said point also lying in the Easterly line of Mall of The Mainland Parkway (a.k.a. F.M. 2004 – called 120 feet in width);

THENCE North 02°18'31" West along the most Westerly line of said 337.5 TCEDC tract, same being the Easterly line of said Mall of the Mainland Parkway, a distance of 11.06 feet to a point for corner;

THENCE North 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 63.25 feet to a point for corner, said point lying in the Southerly line of a drainage easement granted to Galveston County Drainage District No. 2 (GCDD #2) according to deed recorded under Film Code No. 005-08-0651 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 86°56'24" East over and across said 337.5 acre TCEDC tract and along the Southerly line of said GCDD #2 easement, a distance of 24.68 feet to a point for corner;

THENCE South 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 71.38 feet to a point for corner;

THENCE South 02°19'16" East over and across said 337.5 acre TCEDC tract, a distance of 4.24 feet to a point for corner, said point lying in the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B";

THENCE South 86°16'45" West along the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B", a distance of 20.01 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.034 acre (1,499 square feet) of land, more or less.

  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

REVISED:	OCTOBER 6, 2023
SURVEY DATE:	JUNE 14, 2023
FILE No.:	7385-0000-0010-001
DRAFTING:	JTK
JOB No.:	23-0249



**LEAGUE CITY OFFICE**  
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Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

## TCEDC Agenda

7. b.

**Meeting Date:** 04/03/2024

Review and approve updated Business Improvement Grant (BIG Grant) Program form.

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

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### ACTION REQUEST (Brief Summary)

Review and approve the updated Business Improvement Grant (BIG Grant) Program Form.

### BACKGROUND

The Texas City Economic Development Corporation allocates funds each fiscal year to support business incentives. During the regular meeting held on October 4, 2023, the EDC approved the establishment of the Business Incentive Grant (BIG Grant) Program, to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance.

Specifically, grants will be available at two levels:

Tier 1 (with a maximum of \$5,000 in assistance) and Tier 2 (with a maximum of \$15,000 in assistance). At the discretion of the EDC, either matching grants or full grants can be issued based on funding availability. Staff is proposing that BIG Grants be issued in an amount not to exceed \$50,000 per fiscal year.

The following is not an exhaustive list, but provides examples of Tier 1 and Tier 2 Improvements.

Tier 1 Improvement examples	Tier 2 Improvement examples
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

**Eligibility:** To be eligible for a BIG allocation, businesses must provide proof of operation for at least one (1) year, demonstrate the need for assistance, and meet other requirements as detailed on the BIG Program application form.

Eligible businesses must be located within the City limits of Texas City, must be located in a non-residential zone, and must be current on all taxes.

Applicants must provide sufficient proof of ownership of the property or written permission from the property owner to complete the desired improvements.

Further, businesses may not be subject to any liens held by the City, may not be in violation of any provisions of the Texas City Code of Ordinances, and may not have received a grant from the City of Texas City within the previous 12 months.

Per direction from the March 6, 2024, EDC meeting, staff has updated the program form to include space for narrative about the business itself, as well as a date of submission.

## **ANALYSIS**

Staff recommends approval of the updated Business Improvement Grant (BIG Grant) Program Form.

## **ALTERNATIVES CONSIDERED**

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### **Attachments**

BIG Grant Application - Updated

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## 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. 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: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Contact: \_\_\_\_\_

Number of full-time or part-time employees: \_\_\_\_\_

Annual operating budget: \_\_\_\_\_

### 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

Date of submittal: \_\_\_\_\_

Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

<b>Tier 1 Improvement examples</b>	<b>Tier 2 Improvement examples</b>
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

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

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

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

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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 affiliated with any political party.



## TCEDC Agenda

7. c.

**Meeting Date:** 04/03/2024

Receive and approve staff recommendations for FY2024 Mural Program.

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

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### ACTION REQUEST (Brief Summary)

Receive and approve staff recommendations for FY2024 Mural Program.

### BACKGROUND

As part of the Fiscal Year 2024 budget, the Texas City Economic Development Corporation approved \$60,000 to support a mural program. The program was intended to include murals on building exteriors and interiors, as well as traffic signal control cabinets.

Staff published a Request for Proposals (RFP 2024-450 – Texas City Economic Development Corporation “Mural Project”) beginning February 13, 2024, with proposals due on March 7, 2024. A total of six (6) proposals were received and are attached for review.

After reviewing all the proposals, staff would recommend the following artists, locations and prices for the program:

Mark DeLeon – Exterior mural on 902 9<sup>th</sup> Avenue (EDC-owned facility) - \$14,400

Doug Hiser – Exterior mural on 607 6<sup>th</sup> Street (EDC-owned business accelerator) - \$10,000

Gabriel Prusmack – Exterior mural on 413 6<sup>th</sup> Street (EDC-owned facility) - \$16,500

Justin Lopez – Interior mural at 607 6<sup>th</sup> Street (EDC-owned business accelerator) - \$5,760

Alan Davis – Three (3) traffic signal control cabinets (locations below) - \$2,500 each for total \$7,500

Cabinet 1: 9<sup>th</sup> Avenue and 10<sup>th</sup> Street

Cabinet 2: 9<sup>th</sup> Avenue and 14<sup>th</sup> Street

Cabinet 3: 9<sup>th</sup> Avenue and 25<sup>th</sup> Street

Grand total for all murals: \$54,160

Contingency available: \$5,840

With EDC approval, staff will begin the process of coordinating with each artist for the next step of the project, which is to issue a Notice to Proceed and allow the artists to begin to develop designs “in accordance with the City’s character, history and values.” All designs will be brought before the EDC Board for final approval prior to installation.

### ANALYSIS

Approve staff recommendations for the FY2024 Mural Program.

### ALTERNATIVES CONSIDERED

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## **Attachments**

RFP 2024-450 Mural Program

RFP response - Alan Davis

RFP response - Doug Hiser

RFP response - Gabriel Prusmack

RFP response - Mark DeLeon

RFP response - Justin Lopez

RFP response - Maria DeFelice

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## **Texas City Economic Development Corporation**

**RFP 2024 – 450**

**Texas City Economic Development Corporation  
“Mural Project”**

### **OVERVIEW**

The Texas City Economic Development Corporation (TCEDC) is seeking Request for Proposals from experienced artists to create murals in the City of Texas City, and hereby requests written proposals to design and install murals of various sizes on a range of surfaces.

The goals for the mural program include the installation of murals on exterior walls of at least one EDC-owned facility, interior walls of at least one EDC-owned facility and at least two traffic signal control cabinets within the City of Texas City.

The TCEDC does not intend to exclude any artist from participating in the RFP process; however, the TCEDC reserves the right to accept the proposal that is most advantageous to the Corporation.

### **PROJECT DESCRIPTION AND OBJECTIVES**

The Texas City Economic Development Corporation has authorized a mural program to be conducted during fiscal year 2024. The program will ideally include the installation of murals on EDC-owned facilities both in the downtown 6<sup>th</sup> Street area and throughout Texas City. The selected artist(s) will be responsible for working with the TCEDC and City staff to develop mural designs which reflect the character, history, and values of Texas City and to subsequently install the murals in designated locations.

The artist(s) shall retain intellectual property rights to the artwork commissioned. The TCEDC shall have the unconditional right to retain the design materials (drawings, illustrations, etc.) for educational purposes. Full credit will be given to the artist(s) if the design is disseminated by print or digital means.

It is anticipated that all murals will be completed on or before July 1, 2024.



## Texas City Economic Development Corporation

### DELIVERY REQUIREMENTS AND DEADLINE

SEALED responses to this RFP shall be submitted as addressed below and clearly identify the ARTIST making the submission. The package must be marked as **RFP # 2024 – 450 TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION “MURAL PROJECT”**. One original and four copies of the proposal must be submitted by each firm along with a digital electronic format.

The Artist is liable for any of the costs incurred in preparing and submitting a proposal. Questions regarding this RFP should be submitted by 2:00 p.m. on Thursday, February 29, 2024, by 3:00 PM to Kristin Edwards, Director of Economic Development at [kedwards@texascitytx.gov](mailto:kedwards@texascitytx.gov)

Any questions received that affect the RFP process will be addressed on the Texas City Economic Development Corporations website at <https://www.texascityedc.com/>

Any questions related to this RFP shall be addressed to the individual identified above. Contact with any other City employee or official is prohibited without prior written consent of the Director of Economic Development. All SEALED proposals must be received by the City of Texas City Purchasing Department by 4:00 p.m. on Thursday, March 7, 2024. Responses received after this date/time will not be considered. The postmarked date will not constitute timely delivery. Mail or deliver proposals to: The City of Texas City Purchasing Department, 1801 9<sup>th</sup> Avenue North, Texas City, Texas 77590.

Mail or deliver proposals to:  
City of Texas City Purchasing Department  
Attention: Kelly Bender  
1801 9<sup>th</sup> Avenue North  
Texas City, Texas 77590



## **Texas City Economic Development Corporation**

### **SCOPE OF WORK**

The work associated with the mural program will include but not be limited to the following:

1. Meet with City Staff to review available spaces for public art.
2. Develop designs in accordance with the City's character, history, and values.
3. Submitting proposed designs and revisions as directed by TCEDC Staff.
4. The painting/installation of mural(s) on designated surfaces within a time period not to exceed three (3) months from notice to proceed.

### **PROJECT EXPECTATIONS**

1. The selected artist(s) will be required to meet with City staff, review potential locations for mural installation, and present proposed designs.
2. Proposed artwork must be original.
3. The selected artist(s) will work with staff to make any necessary revisions to ensure that finalized designs positively represent the City of Texas City. The artist(s) must be able to receive and process additional requests and correspondence via email.
4. Upon design approval by the TCEDC, the selected artist(s) will have a period of three (3) months to complete installation. Before beginning work, the artist(s) **MUST** coordinate with City staff to plan any required street, building, closures, etc.
5. Artist(s) must provide key project dates including start date(s), milestone goals and end date(s). Staff will notify other departments of the City (Police, Planning, etc.) of dates and times of work.
6. The TCEDC reserves the right to withhold payment on all unauthorized, unapproved, or incomplete work.
7. The selected artist(s) is prohibited from self-initiating any additional services for the TCEDC absent authorization from the Director of Economic Development.

### **JOB REQUIREMENTS**

1. Must be qualified artists and be prepared to complete assigned mural(s) design in a timely manner, i.e., the assigned design period.
2. Be available for staff review meetings and a possible presentation to the Economic Development Corporation.
3. Have sufficient equipment, personnel and skills needed for professional application/installation of mural(s).
4. Be capable of transporting own tools/equipment to mural location(s).
5. Create a safe installation area with caution tape/barricades, notices etc.





## **Texas City Economic Development Corporation**

6. Be accountable and available to City staff/TCEDC throughout installation process.

### **CONTRACT INFORMATION AND SPECIAL CONDITIONS**

Right to Cancel or Change Process - The TCEDC reserves the right to cancel or change the process and waive any formalities regarding award of the RFP so that the best interest of all involved parties is served. If the process is changed or modified, the TCEDC shall issue a notice indicating the changes and new instructions. The selected artist(s) will be encouraged to communicate with the Director of Economic Development on ways to improve the process.

#### **A. Termination:**

The TCEDC may, by written notice, and at any time, terminate the contract if, in the sole judgment of the TCEDC, the contractor has continuously failed to comply with the terms of the contract. In the event of such termination, the contractor shall be entitled to payment for work performed through the date notice is delivered to Contractor. No sums shall be owed to the contractor for work performed after such notice is delivered.

The artist(s) acknowledges that a contract is contingent upon sufficient budget allotments, and is subject, by written notice to Contractor, to restriction or cancellation if budget adjustments are deemed necessary by the TCEDC. In the event the contract is terminated due to such budget restructuring, The selected artists(s) shall be entitled to payment for work performed through the date notice is delivered.

#### **B. Non-exclusive:**

This work is non-exclusive. The TCEDC reserves the right to use other artists and/or its own employees as necessary to perform work similar to that being performed under the terms of the agreement. Performance of work by TCEDC employees or other artists(s) shall be construed as being consistent with the terms of the mural program and shall not be cause for the artist(s) to cease performance of work as directed.

#### **C. Transfer or Assignment of Contract:**

It is understood and agreed that the selected artists(s) shall not assign, sublet, sell, or transfer any of the rights and duties under the terms of the agreement without written consent from the TCEDC.



## **Texas City Economic Development Corporation**

### **D. Term of Contract:**

The term of the contract shall run for three months (90 calendar days).

### **E. Fee:**

A fee for service will be negotiated between TCEDC and selected artist(s). If a change in fee is desired upon initiation of the project, the request for an increase must be submitted no later than thirty days prior to the end of the contract period. Any change in fee must be justified i.e., labor, fuel cost, etc.

### **F. Bidder Qualifications and Proposals:**

Artists interested in submitting proposals must have completed at least two (2) murals and/or similar paintings previously and include pictures of said work in the proposal.

It is desired that interested artists submitting proposals have previous experience in working with an Economic Development Corporation, a municipality, or a county government.

All prospective proposers/artists, by submitting a proposal guarantees they are qualified to complete the Scope of Work contemplated and will provide proof of their ability to successfully complete the mural project on time and within agreed upon budget.

**All prices are to be based on creating large (exterior wall 20' x 40' minimum), medium (interior wall 8' x 16" minimum) and small (traffic signal control cabinet 54" high, 44" wide x 27" deep) murals, including all required materials, set-up, and clean-up.**



## **Texas City Economic Development Corporation**

### **All proposals should be submitted with documents in the following order:**

A cover letter introducing the artist and his or her desire to draw, paint or stencil a mural for the TCEDC Mural Program.

All submissions must include the company or individual name submitting the proposal including company name and address, as well as the name and contact information of the individual authorized to represent the artist on matters relating to the RFP. The letter must be signed by an individual authorized to bind the consultant to all terms, conditions, and commitments made in the proposal.

A table of contents defining sections with page numbering. General information about the firm or artist. Include the size of the organization, location of the offices, and years in business, name of owners/principal parties, and information regarding any relevant associations of which the artist and staff are members.

Names and qualifications of staff proposed for the assignment, their position in the firm, and types and length of experience.

A narrative of previous murals completed. Preference should be given to working with economic development corporations, municipal governments, and county governments.

Copies of pictures of actual murals completed and any proposed drawings.

A description of the standard method of compensation, including charges for reimbursable expenses and personnel hourly billing rates. Include a firm fixed price to fully respond to the requirements and deliverables outlined in this RFP as outlined below:

Total cost: \_\_\_\_\_; Exterior Wall 20' x 40' minimum

Total Cost: \_\_\_\_\_: Interior Wall 8' x 16' minimum

Total Cost: \_\_\_\_\_: Traffic Sign control Cabinet



## **Texas City Economic Development Corporation**

At least three references, including contact names and telephone numbers of clients for which prior similar services have been provided. Emphasis should be placed on Texas clients, economic development clients, municipal or county clients.

Details as to what the consultant expects and requires of the TCEDC to effectively perform the services and complete the mural project as proposed.

### **G. INSURANCE**

During the term of the Agreement, the Artist/Contractor shall procure and maintain the following insurance coverage:

- a. Adequate Workers' Compensation insurance covering Contractor employees as required by the State of Texas.
- b. General liability insurance coverage with a minimum amount of one hundred thousand dollars (\$100,000) per occurrence. TCEDC and City of Texas City must be named as additional insured.
- c. Comprehensive Vehicle Liability Insurance.

### **H. EVALUATION CRITERIA**

Interviews will be scheduled with the top 2 to 5 artists based on responsive submittals. The evaluation committee will recommend preferred artists to the TCEDC Board of Directors who will approve the selection prior to executing any agreement or contract for service.

The evaluation criteria shall be weighted as follows:

#### **METHODOLOGY & APPROACH (30%)**

The artist's methodology in meeting the scope of work requirements including overall approach. Demonstrated understanding of the mural project and proposed artwork submitted by the artist.

#### **FIRM EXPERIENCE (30%)**

The artist's experience in the same manner or similar areas of expertise, thoroughness, and its adaptability to provide the required services. The artist's past performance on similar projects of scope and size, especially work with EDC's, municipal or county governments.





## **Texas City Economic Development Corporation**

### **QUALIFICATIONS (30%)**

Demonstration of qualifications of the artist project manager, key project staff, and sub-consultants expected to provide services on behalf of the firm. Performance of past projects and city work should be noted.

### **PRICE (10%)**

Value and depth of service provided is commensurate with price.

### **I. IMPORTANT PLANNING DATES AND TIMES**

All services shall be performed in accordance with all applicable State and City regulations and ordinances. The recommended timeline for completion of the Mural Project is approximately three (3) months (April 1, 2024 – July 1, 2024). The scope of services includes the milestones shown below. These dates are for reference purposes and may change slightly to accommodate public meeting schedules:

RFP published and distributed – February 13, 2024

Pre-Proposal Meeting – February 29, 2024, 3:00 PM, Central Standard Time

Proposals Due – March 7, 2024, 3:00 PM, Central Standard Time

TCEDC Board of Directors' consideration – March 20, 2024

Notice to Proceed – April 1, 2024

Bi-Weekly Progress Meetings – To Be Determined

Substantial Completion – July 1, 2024





**Certification Regarding  
Debarment, Suspension, and Other Responsibility Matters  
Primary Covered Transactions**

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988 *Federal Register* (pages 19160-19211). Copies of the regulations are available from local offices of the U.S. Small Business Administration.

**(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)**

- (1) The prospective primary participant certifies to the best of its knowledge and belief that it and its principals:
  - (a) Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective primary participant shall attach an explanation to this proposal.

Business Name \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_  
Name and Title of Authorized Representative

\_\_\_\_\_  
Signature of Authorized Representative

## INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is submitted for assistance in obtaining a copy of those regulations (13 CFR Part 145).

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the ineligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

# CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

## OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

\_\_\_\_\_  
Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

\_\_\_\_\_  
Signature of vendor doing business with the governmental entity

\_\_\_\_\_  
Date



## **CONFLICT OF INTEREST QUESTIONNAIRE**

### **For vendor doing business with local governmental entity**

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

**Local Government Code § 176.001(1-a):** "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

**Local Government Code § 176.003(a)(2)(A) and (B):**

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

\*\*\*

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;  
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

**Local Government Code § 176.006(a) and (a-1)**

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

## House Bill 89 Verification Form

### Prohibition on Contracts with Companies Boycotting Israel

The 85<sup>th</sup> Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

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I, (authorized official) \_\_\_\_\_, do hereby depose and verify the truthfulness and accuracy of the contents of the statements submitted on this certification under the provisions of Subtitle F, Title 10, Government Code Chapter 2270 and that the company named below:

- 1) does not boycott Israel currently; and
- 2) will not boycott Israel during the term of the contract; and
- 3) is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

---

Company Name

---

Signature of Authorized Official

---

Title of Authorized Official

---

Date



**CERTIFICATE OF INTERESTED PARTIES****FORM 1295**

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY**

**1** Name of business entity filing form, and the city, state and country of the business entity's place of business.

**2** Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

**3** Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

**5** Check only if there is NO Interested Party. ☐

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

**ADD ADDITIONAL PAGES AS NECESSARY**

**MARCH 2024**

*Davis Artistry*

# Project Proposal

**For City of Texas City**

**PRESENTED TO:**

Texas City Economic  
Development

**PRESENTED BY:**

Alan Davis - Owner

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## PROJECT PROPOSAL

Hello!

My name is Alan Davis, and I am the owner of Davis Artistry located in Pasadena, TX. When I was approached about a project, I was instantly intrigued and excited about the opportunity. I spoke with Kristin Edwards about creating a Phoenix mural that represents rebirth and the narrative of what Texas City has been through. This symbol speaks deeply to me in my personal journey in life as I am a stage 4b cancer survivor. I was told back in 2007 that I only had three months to a year to live, but here we are, 17 years later, and I am cancer-free!

I believe that the Phoenix is a vibrant and strong symbol that would really shine in Texas City as a symbol of strength and hope. As an artist, I am passionate about inspiring, encouraging, and uplifting people with my art, and I take my duty as a mural artist very seriously. I put everything I have into each mural I create, and my ultimate goal is to add life and value to any space I have an opportunity to make my art.

A handwritten signature in black ink, reading "Alan Davis". The signature is written in a cursive, flowing style with a large, stylized "A" and "D".

## PROJECT PROPOSAL

# About Davis Artistry

Alan Davis is a local artist from Deer Park with 20 years of experience in the art business. He started as a faux finisher and worked his way up, owning his own art gallery in Downtown Houston and becoming well-known for refinishing kitchen cabinets. In recent years, he has desired to create more public murals that bring life to the community where he was born and raised. Alan has already painted several large murals around Deer Park for the city, school districts, and local businesses, with more to come. His passion for his work is evident in the various art styles he has created over the years. Recently he just acquired a new studio space of almost 2,000 sq ft in Pasadena, TX which will be the main hub for Davis Artistry. He and his wife, Ariana run the business together as a unit, loving the opportunity to serve wherever they have the opportunity to do so.

## ORGANIZATION AND MANAGEMENT

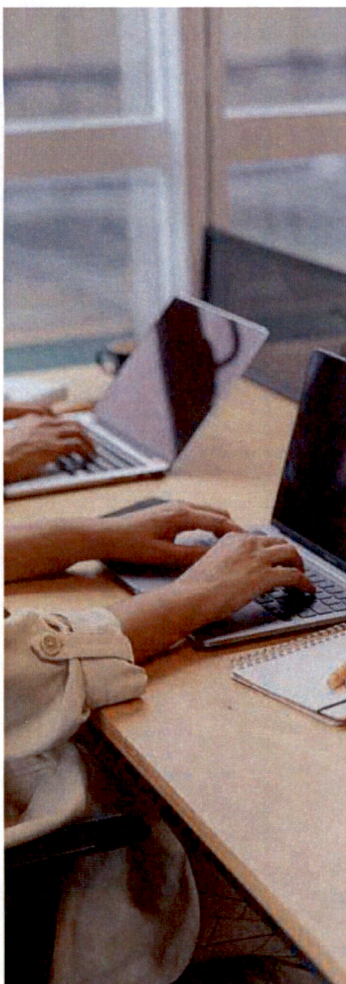


Alan Davis  
Owner & Artist



Ariana Davis  
Executive  
Administrator

PROJECT PROPOSAL



# References

References for Clients who have used Davis Artistry

## City of Deer Park

Kaitlyn Bluejacket - Public  
Relations & Marketing  
Administrator  
832-835-7209  
kbluejacket@deerparktx.org

## L&D Storage

Ryan Sweezy - Owner  
281-380-3669

## Deepwater Jr High

Rosa Ramos - Principal  
832-668-7600  
rramos@dpisd.org.

PROJECT PROPOSAL

# Proposed budget

## FOR FISCAL 2031 PROJECTS

Project and Initiative	Value	
Exterior Wall 20x40	\$16,000.00	\$20 sq ft
Interior Wall 8x16	\$2,600.00	\$20 sq ft
Traffic Control Cabinet	\$2,500.00	
Original Corner Building "Rise Above" Mural	\$20,000.00	\$25 sq ft

These cost totals include all materials, supplies, and equipment needed for the job, including paint, brushes, lift rental, personal mural rate, and gear.

We require a 30% deposit to commence the job, which covers the cost of materials needed for the job to begin. The remaining 70% will be due upon completion of the job.

# Design Proposal

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*Davis Artistry*

This is originally the wall space that I was contacted about. Which is where I would love to do the Phoenix Mural for you guys. Below is the graphic that has been designed for this space.



The building before the Mural.



This is what the design would look like wrapped around the building.

## Design Concept



Here is the graphic itself.



# Current Mural 32x17

---

*Davis Artistry*

This is the current mural that I am working on in Deer Park. This is around 80% completed, but gives you an idea of the process.



# Murals Completed

---



This was a Mural completed for MAS Restaurant Group, the largest Taco Bell Franchise in the state of TX.





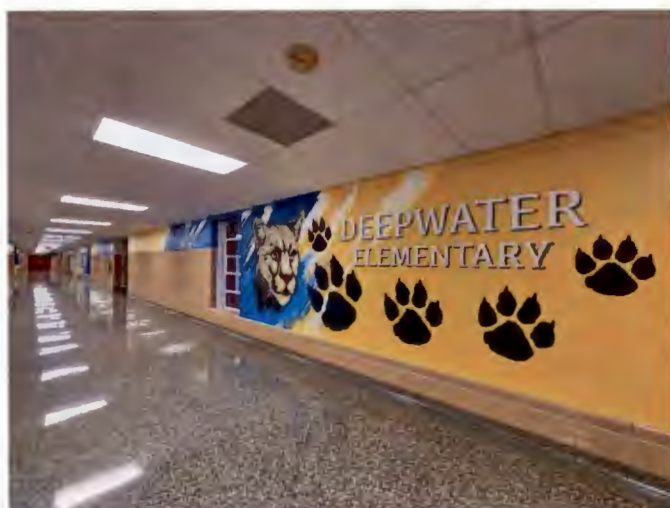
# Murals Completed

---

*Davis Artistry*



This was a huge project for Deepwater Elementary. They wanted their Mascot painted on the wall, which we were happy to create for them!





# Electrical Box Completed

*Davis Artistry*

The City of Deer Park hired us to do some electrical boxes around town. Here is our Astros-inspired box located at HEB in Deer Park.



# Electrical Box Completed

*Davis Artistry*

The City of Deer Park hired us to do some electrical boxes around town. Here is our Texas-inspired box.





PROJECT PROPOSAL

**For inquiries,  
contact us.**



 Facebook & Instagram - Davis Artistry

 [alandavisartistry@gmail.com](mailto:alandavisartistry@gmail.com)

 832-272-4979



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/26/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Christopher Bradford Insurance Agency 4126 Center St Deer Park, TX 77536	<b>CONTACT NAME:</b> Sallyca Guzman <b>PHONE (A/C, No, Ext):</b> (713) 270-0265 <b>E-MAIL ADDRESS:</b> sallyca.cbradford@farmersagency.com <b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: United States Liability Insurance INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	<b>FAX (A/C, No):</b> <b>NAIC #</b>
---	--	--

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			GL 1156252A	06/28/2023	06/28/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE  DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A <input type="checkbox"/>						WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sally Guzman

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## **TCEDC Agenda**

**6. e.**

**Meeting Date:** 03/06/2024

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$2,500.

**Submitted For:** Kristin Edwards, Economic Development

**Submitted By:** Kristin Edwards, Economic Development

**Department:** Economic Development

---

### **ACTION REQUEST (Brief Summary)**

Approve Business Improvement Grant (BIG Grant) for an amount not to exceed \$2,500.

### **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.

The staff have received a completed application for the BIG Grant from The Beauty and Barber Hubb, located at 3020 Palmer Highway. The applicant is requesting assistance with interior and exterior lighting improvements as well as signage, both of which are classified as Tier 1 Improvements.

Total costs are estimated at \$2,350 for both lighting and signage. To allow for final pricing, staff is proposing a maximum allocation of \$2,500. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

### **ANALYSIS**

Approve Business Improvement Grant (BIG Grant) for The Beauty and Barber Hubb for an amount not to exceed \$2,500.

### **ALTERNATIVES CONSIDERED**

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### **Attachments**

attachment  
Resolution

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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. 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: The Beauty and Barber Hubb

Business Address: 3020 Palmer Hwy Texas City, TX  
77590

Business Contact: LATISHA MOBLEY 619 847 3213

Number of full-time or part-time employees: 1

Annual operating budget: \$37,200

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

Application continues on Page 2.

Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

Tier 1 Improvement examples	Tier 2 Improvement examples
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

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

OUT FRONT SIGNAGE  
 INTERIOR LED LIGHTING  
 EXTERIOR LED LIGHTING TO BRIGHTEN UP  
 THE FRONT OUTSIDE AREA FOR SAFETY

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

INTERIOR LED LIGHTS. \$1,200  
 SIGNAGE \$750.00  
 OUT DOOR LIGHTS. \$400.00  
 \$1,175 each

Amount approved per TCEDC: \_\_\_\_\_

\*The TCEDC reserves the right to limit grant assistance depending on need and available funds. Application for grant assistance does not guarantee that funds will be issued.

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





CITY OF TEXAS CITY  
PO BOX 3837  
TEXAS CITY, TX 77592-3837  
(409) 643-5923

# UTILITY BILL

## REMIT PORTION

Please write your Account Number on your check  
and enclose this portion of bill with your payment.

Service Address	Bill Number	Account # - Customer #	Current Billing Due Date	Amount Due
3020 PALMER HWY	2037596		02/05/2024	\$5.39
			Disconnect Date	Amount Due
			02/09/2024	\$30.73

D0359894 T-0017 P-0424

THE BEAUTY & BARBER HUBB



00186042024802037596000000005397

✂ Detach and return the portion above with your payment ✂



CITY OF TEXAS CITY  
PO BOX 3837  
TEXAS CITY, TX 77592-3837  
(409) 643-5923

# UTILITY BILL

## Customer Copy

Keep this portion for your records

**NOTE: Please read the back of your bill for important information concerning your water bill.**

Customer Name				Service Address					
THE BEAUTY & BARBER HUBB MOBLEY, LATISHA				3020 PALMER HWY					
Bill Number	Bill Date	Account Number - Customer Number					Current Billing Due Date		
2037596	01/08/2024						02/05/2024		
Description	Meter	Previous Read Date	Current Read Date	Previous Meter Reading	Current Meter Reading	Read Code	Usage (1000 gal.)	Charge	
WATER	211361626	11/26/2023	12/26/2023	7	7	A	0	\$9.43	
GARBAGE		11/26/2023	12/26/2023					\$24.00	
GARBAGE-EXTRA CART		11/26/2023	12/26/2023					\$5.00	
SALES TAX		11/26/2023	12/26/2023					\$1.98	
SEWER								\$7.00	



# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2024-07

**A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO THE BEAUTY AND BARBER HUBB; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on March 6, 2024, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant); and

**WHEREAS**, staff received a completed application for the BIG Grant from The Beauty and Barber Hubb, located at 3020 Palmer Highway. The applicant is requesting assistance with interior and exterior lighting improvements as well as signage, both of which are classified as Tier 1 Improvements; and

**WHEREAS**, total costs are estimated at \$2,350.00 for both lighting and signage. To allow for final pricing, the staff is proposing a maximum allocation of \$2,500.00. Funds are available in the City of Texas City's FY2023-24 annual budget from the Texas City Economic Development Corporation, Fund 801.

**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 The Beauty and Barber Hubb, located at 3020 Palmer Highway, for a maximum allocation of \$2,500.00.

**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 6th day of March 2024.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation