

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

FEBRUARY 5, 2025 - 2:30 P.M.

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

PLEASE NOTE: Public comments are limited to posted agenda items only 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 November 20, 2024 Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
 - a. Discussion and possible action on Resolution No. 2025-01, authorizing a TCLM Chamber Membership Grant for DC Planning, in an amount not to exceed \$500.
 - b. Discussion and possible action on Resolution No. 2025-02, approving the purchase of property located within the Industrial Business District at 502 2nd Avenue N. (GCAD ID# 224446).
 - c. Discussion and possible action on Resolution No. 2025-03, authorizing a Business Improvement Grant (BIG Grant) for Brushmore Family & Cosmetic Dentistry in an amount not to exceed \$15,000.

- d. Discussion and possible action on Resolution No. 2025-04, authorizing a Business Improvement Grant (BIG Grant) for One Stop Testing and Wellness in an amount not to exceed \$15,000.
 - e. Discussion and possible action on Resolution No. 2025-05, authorizing a Business Improvement Grant (BIG Grant) for Whiskey Bay for an amount not to exceed \$3,000.
 - f. Discussion and possible action on Resolution No. 2025-06, authorizing a Business Improvement Grant (BIG Grant) for Lercy's Diner for an amount not to exceed \$15,000.
7. UPDATES AND REPORTS
- a. Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update
Dickinson ISD 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 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 JANUARY 31, 2025, PRIOR TO 2:30 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

6. a.

Meeting Date: 02/05/2025

Chamber membership grant - DC Planning

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve TCLM Chamber Membership Grant in an amount not to exceed \$500.

BACKGROUND

In August 2023, the Texas City Economic Development Corporation established a Chamber Membership grant to assist local businesses with the cost of joining the Texas City-La Marque Chamber for one (1) year. Applicants must either represent a new, for-profit business or an existing for-profit business within the city limits of Texas City that has not previously joined the Chamber.

Staff has received a completed application for the Chamber Membership Grant from DC Planning, an Urban Planning/Economic Development research firm.

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 TCLM Chamber Membership Grant for DC Planning in an amount not to exceed \$500.

ALTERNATIVES CONSIDERED

Attachments

Chamber grant application - DC Planning

Resolution

Texas City Economic Development Corporation

Application for Chamber Membership Grant

1801 9th Avenue North, Texas City, Texas 77590 - 409-739-7538

Purpose:

The purpose of the Chamber Membership Grant program is to promote small businesses in Texas City by providing funding assistance to join the Texas City - La Marque Chamber of Commerce for one (1) year. This one-time grant shall not exceed \$500.

It is the belief of the Texas City Economic Development Corporation (TCEDC) that membership and active participation in the Texas City-La Marque Chamber of Commerce can lead to stronger community connections, higher public awareness and additional jobs in the City of Texas City.

Eligibility:

1. Applicants must represent a new (less than 1 year) for-profit business operating within the city limits of Texas City, Texas.
2. Existing for-profit businesses may qualify if they have not previously joined the Texas City - La Marque Chamber of Commerce and have ten (10) employees or less.

Requests for the Chamber Membership Grant for joining the Texas City - La Marque Chamber of Commerce must be approved by the EDC Board. This application will become the agreement between the applicant and the Texas City Economic Development Corporation. Any false representations will be grounds for voiding the application/agreement. This original application must be submitted to Director of Economic Development Kristin Edwards either in-person/via mail to City Hall (1801 9th Avenue North) or via email at kedwards@texascitytx.gov.

Date of Application: 07/22/2024

Date Business Opened in Texas City:

Number of Employees: 1 FULL TIME & 3 PART TIME

Business Name: DC PLANNING CONSULTANTS & ASSOCIATES

Owner Name: DONALD CARROLL
Business Address: P.O. Box 2433 TEXAS CITY TEXAS
7305 MALLARD DRIVE
Telephone Number(s): 409.229.5466-281-484.4000
409.771.1741
Email
Address: INFO@dcplanningassoc.org
Business Website: dcplanningassoc.org

Requirements:

Please return your completed application with the following item:

1. A copy of your City of Texas City certificate of occupancy and/or most current City of Texas City commercial water bill.

Process:

Approved businesses will qualify for a payment up to \$500 that will be made directly to the Texas City – La Marque Chamber of Commerce on behalf of the business. After Board approval, a purchase order will be established, and the payment will be sent. The payment will be sent approximately thirty (30) days after approval.

Signatures

Business Owner:

Donald Carroll, President

Texas City Economic Development Corporation:



Donald Carroll, President

D C Planning Consultants & Associates, Inc.

P.O. Box 2433

7305 Mallard Drive

Texas City, Texas 77592

Tel. No. 409.771.1741; 409.299.5466; 281.484.4000

Website: dcplanningassoc.org

Email: info@dcplanningassoc.org

July 22, 2024

Ms. Kristen Edwards, Executive Director, City of Texas City

The Texas City Economic Development Corporation

Telephone No. 409-739-7538

1801 9th Avenue North,

Texas City, Texas 77590

RE: Texas City Economic Development Corporation Application for Chamber Membership Grant

Dear Intake Officer:

Greetings and best regards. Please accept our application (for the grant membership for the Texas City- La Marques Chamber of Commerce).

After attending several Small Business Workshop Meetings and subsequent discussions with Ms. Amy Reid, SBDC Director, Mr. Tim Culp, President of the TC/ LM Chamber, his staff, and our internal review of the grant application (regarding the eligibility, and the grant purpose) we believe that our firm aligns well with the vision, mission, goals, and objectives of the TC-LM Chamber. We are a good fit, and we are confident in affirming that if approved and allowed to become a member (we will be able to effectively contribute to the Chamber's Economic Development goals and objectives as a member, specifically through our Capstone Public-Private Partnership Program.

As President of DC Planning Consultants & Associates, Inc., I am confident that both the TC-LM Chamber and our firm will be well-positioned and pleased with the outcome of this pending strategic alliance moving forward. Additionally, we (both organizations) will effectively yield meaningful win-win business outcomes.

(About us DCPCA). We are intentional and committed to advancing economic development synergy, resilient and thriving communities in Galveston County and Southeast Texas. We are registered with Sams.gov, the State Secretary's Office, and we are certified and approved by the Small Business Administration as a Veteran and Minority Owned Business. We are enclosing a PDF file of our Corporate Capability Statement and company profile with our grant application for your file records. Thank you for the opportunity to be considered for this grant application.

Sincerely,

A handwritten signature in cursive script that reads "Donald Carroll".

Donald Carroll, President

Encls. (4)

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-01

A RESOLUTION AUTHORIZING A TCLM CHAMBER MEMBERSHIP GRANT TO DC PLANNING; 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 February 5, 2025, a general discussion was held concerning the application of a TCLM Chamber Membership Grant; and

WHEREAS, staff received a completed application for the TCLM Chamber Membership Grant from DC Planning Consultants & Associates, Inc., located in Texas City, Texas; and

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 TCLM Chamber Membership Grant to DC Planning Consultants & Associates, Inc., located in Texas City, Texas, for a maximum allocation of \$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 5th day of February 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. b.

Meeting Date: 02/05/2025

IBD property purchase - 502 2nd Avenue N

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of purchase of property located within the Industrial Business District at 502 2nd Avenue N. (GCAD ID# 224446).

BACKGROUND

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

TCEDC staff were approached by Yesenia Vela, a realtor representing Mr. Regis Bellow, who owns the piece of property within the IBD located at the southwest intersection of 2nd Avenue North and 5th Street. The property is listed by the Galveston County Appraisal District as ID# 224446, and it is approximately 0.29 acres in size.

While the property is appraised at \$43,760, the seller is asking for \$30,000 to purchase the property. This amount is lower than the \$2.55/square foot the EDC would typically consider in a purchase of property within the IBD

Staff has communicated a conditional offer to purchase the property for \$30,000, contingent upon approval by the EDC.

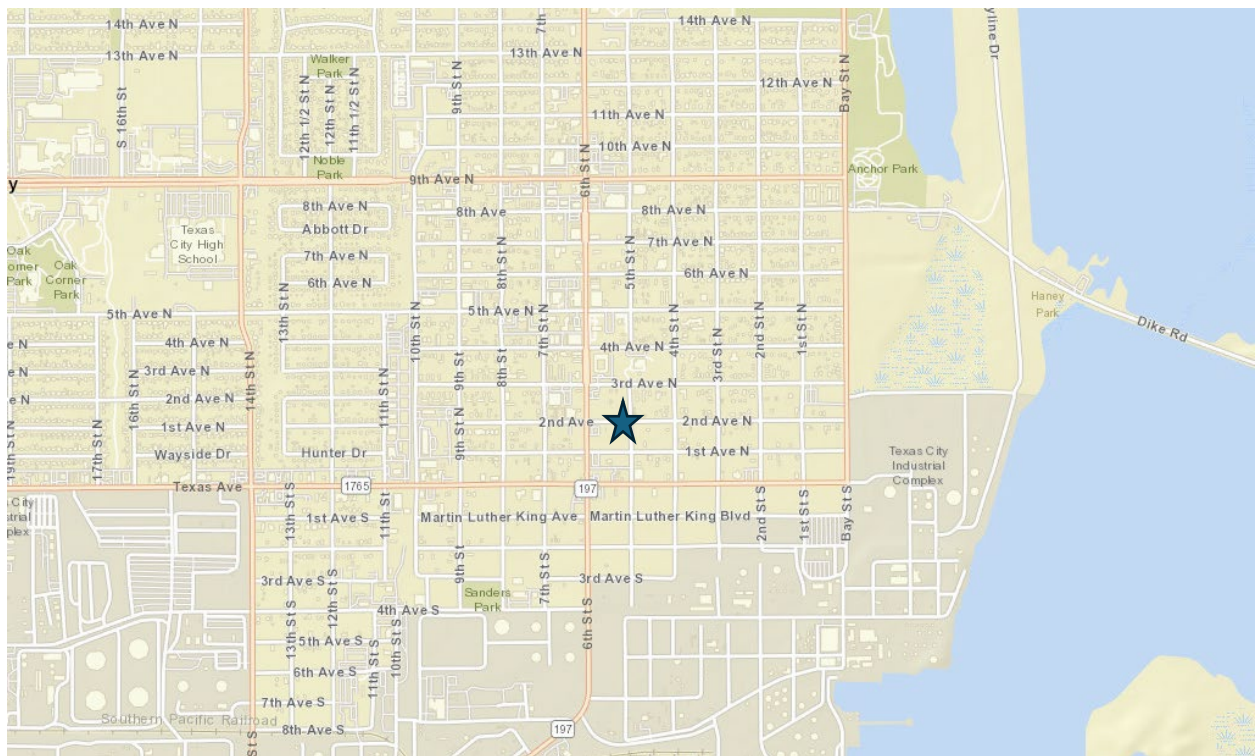
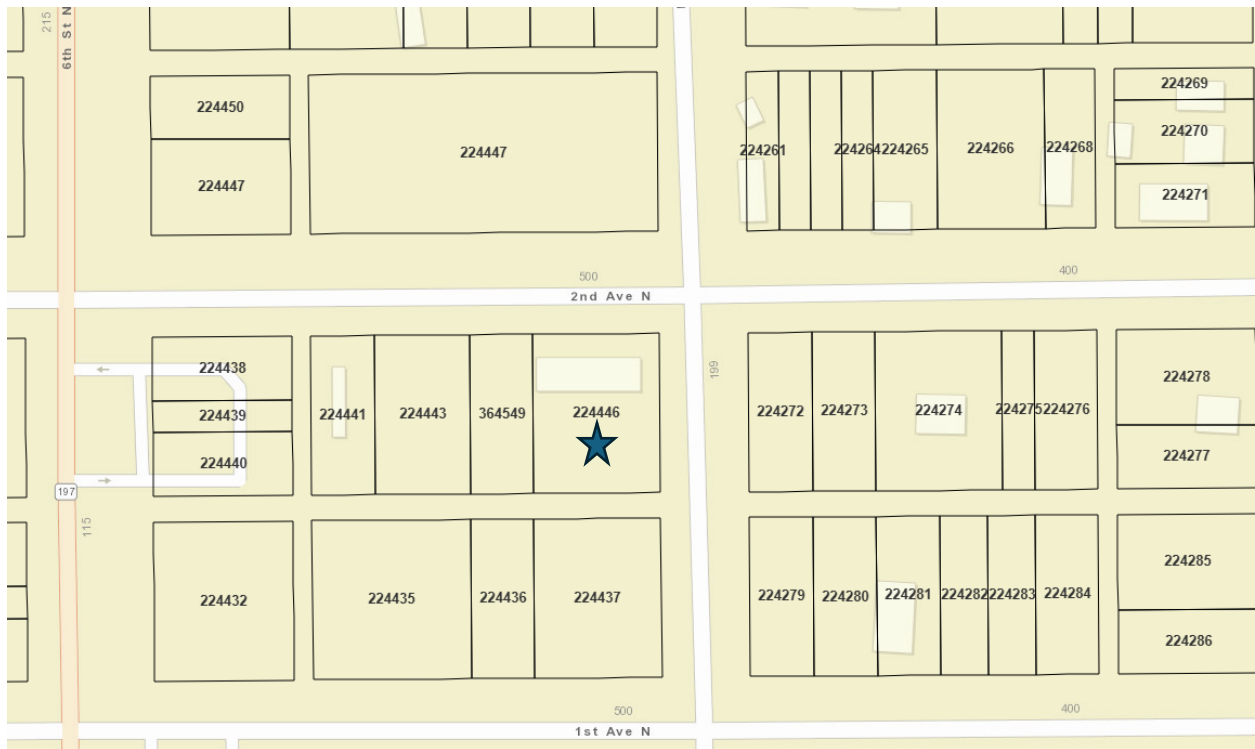
ANALYSIS

Approve the purchase of property located within the Industrial Business District at 502 2nd Avenue N., further identified by GCAD ID# 224446, in the amount of \$30,000.

ALTERNATIVES CONSIDERED

Attachments

Graphics of 502 2nd Ave
Resolution





TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-02

A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED WITHIN THE INDUSTRIAL BUSINESS DISTRICT AT 502 2ND AVENUE NORTH AND IDENTIFIED AS GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 224446; 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 February 5, 2025, a general discussion was held concerning the purchase of property within the Industrial Business District at 502 2nd Avenue N. and identified as Galveston County Appraisal District as ID No. 224446.

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

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves the purchase of the purchase of property within the Industrial Business District at 502 2nd Avenue N. and identified as Galveston County Appraisal District as ID No. 224446.

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

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

PASSED AND ADOPTED this 5th day of February 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 02/05/2025

BIG Grant application - Brushmore Dentistry

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) in an amount not to exceed \$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 for the BIG Grant from Anthony Michail, owner of Brushmore Family & Cosmetic Dentistry, which is located at 1501 N Amburn Road, Suite 5. The applicant is requesting assistance with tree removal, installation of a concrete walkway, fence repairs, fire suppression and tools, and HVAC work.

Total costs paired with sufficient documentation include:

Breeze – Air Duct Cleaning - \$6,000 (interior/exterior)

Tree Cutting - \$450

Fence materials - \$33.70

Door repair - \$150

Roof repair labor - \$150

Exterior concrete - \$4,500

Tree cutting - \$450

Electrical parts – Fire suppression - \$974 (interior/exterior)

Construction waste removal - \$300

GRAND TOTAL: \$13,007.70

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve Business Improvement Grant (BIG Grant) for Brushmore Family & Cosmetic Dentistry in an amount not to exceed \$15,000.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - Brushmore

Documentation pt. 1

Documentation pt. 2

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. 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: ARM-DMD PLLC / Brushmore Family + Cosmetic Dentistry

Business Address: 1501 N. Amburn Rd. Suite 5, Texas City TX. 77591

Business Contact: Anthony Michael DMD 409-419-2212

Number of full-time or part-time employees: 3

Annual operating budget: projected \$180,000

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: 10/11/2024

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

*I am a dental provider of 13 years experience clinically.
I am opening my first office here in Texas City, TX.
My business loan working capital is quickly depleting and
I have yet to open for business.*

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

*My father purchased the building from COM and renovated it
with a business loan I took out. I have equipt the office,
purchased materials hired a team, learning about the administrative
side and need some economic relief as my funds are running
fast.*

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

*Building renovation : \$160,000
Equipment/Materials : \$120,000
Subscriptions : \$600/month*

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.

Hello Kristin Edwards,

The following is some additional information that I would like to attach to my application for the Business incentive grant.

Regarding Tier 2 improvements:

Though I pay quarterly an HOA for Appomattox of \$1685.25 we did some additional landscaping at my expense. We had very large trees that hung over Amburn Rd and blocked the visibility of the side of the building. We had 3 large trees removed at a cost of \$900.

As you know this is going to be a family dental office and the building had an old fence around the back. I will be having medical gas and other services deliver through the back door, so we added a concrete walkway with an expense of \$3500 and fixed the fence in several areas with an additional expense of \$1200.

The building itself was abandoned for many years and had mold damage and termite damage. We remediated the mold and exterminated the termites then repaired effected areas. The mold remediation alone was \$5000.

The AC unit in the building was stripped of it's copper and was a very poor design to begin with. We installed a brand new HVAC system with proper return vents that were not in place before. The outside unit replacement alone was \$12000.

To become compliant with fire department we changed all the exit signs and placed new extinguishers at needed locations throughout the building. We also purchased a knox box which was suggested by the fire marshal for easier access if a need for entry is required. These expenses totaled about \$7000.

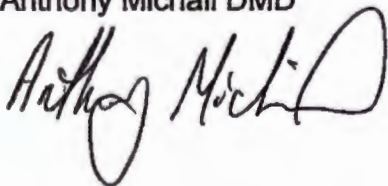
Please consider my application for the business incentive grant.

I would love for you to see the office and hopefully have the chance to serve you and the community of Texas City and La Marque and surrounding communities very soon!

I am interested also in joining the Chamber of Commerce and network with local businesses to increase awareness and access to service.

Best Regards,

Anthony Michail DMD

A handwritten signature in black ink, appearing to read "Anthony Michail", with a stylized flourish at the end.

To whom it may concern,

My name is Sammy Michail, I am the father of Anthony and am the property owner of 1501 N. Amburn Rd suite 4,5,6 in Texas City, TX. 77591. I am looking to support my son and his dreams of opening his dental business and providing excellent care to the community he serves. You can contact me at astlabs@msn.com for any inquiries.

Kind Regards,

Sammy T. Michail

A handwritten signature in black ink, appearing to read "S.T. Michail", with a stylized flourish at the end.

661-317-1503

1501 N AMBURN LLC
26854 CLAYSTONE DR.
MORENO VALLEY, CA 92555

80-7162/3222

353

DATE

7/18/2024

PAY TO THE
ORDER OF

Breeze

\$ 6000.00

Six Thousand & 00/100

DOLLARS



CHASE



JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Air duct cleaning

J. T. Micheli

⑆322271627⑆

965962753⑈0353

SAMMY T MICHAIL OR FAGIA MICHAIL DBA
ADVANCED SYSTEMS TECHNOLOGY LABS ASTLABS

26854 CLAYSTONE DR.
MORENO VALLEY, CA 925553528

90-7162/3222

204

DATE

7/20/2024

PAY TO THE
ORDER OF

Octavio del Rio

\$ 450.⁰⁰

four Hundred & Fifty & 00/100

DOLLARS



Security Features
Feature
Details on Back

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

tree cutting

S.T. Michail

MP

⑆322271627⑆

955649975⑈0204

1501 N AMBURN LLC
26854 CLAYSTONE DR.
MORENO VALLEY, CA 92555

90-7162/3222

311

DATE 10/12/23

PAY TO THE
ORDER OF

Robert Arroyo

\$ 33,70

Thirty three & 70/100

DOLLARS



CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Fence Material receipt

S.T. Mich

⑆3222716271⑆

965962753⑈0311

1501 N AMBURN LLC
26854 CLAYSTONE DR.
MORENO VALLEY, CA 92555

90-7162/3222

324

DATE

1/13/2024

PAY TO THE
ORDER OF

Thony Ramirez

\$ 150.⁰⁰

One Hundred Fifty & 00/100

DOLLARS



Security Features
Included.
Details on Back.

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

door repair (\$1500.00)
(\$950)

J. I. Mich

MP

⑆322271627⑆

965962753⑈0324

1501 N AMBURN LLC
26854 CLAYSTONE DR.
MORENO VALLEY, CA 92555

90-7162/3222

327

DATE

✓ 25/2024

PAY TO THE
ORDER OF

Noé Hernandez

\$ 150.⁰⁰

One hundred fifty & 00/100

DOLLARS



Security Features
included.
Details on back.

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Roof Repair Labor

St. Michel

MP

⑆322271627⑆

965962753⑈0327

ADVANCED SYSTEMS TECHNOLOGY LABS ASTLABS

26854 CLAYSTONE DR

MORENO VALLEY, CA 92555-3528

6189

90/7162

DATE

2/28/2024

PAY TO THE
ORDER OF

Marcos Ramon

\$ 4500.⁰⁰

forty five Hundred & 00⁰⁰

DOLLARS



Security Features
Detailed on Back

CHASE 

JPMorgan Chase Bank, N.A.

www.Chase.com

MEMO

balance outside concrete
\$2200 + \$2300

ST. Michel

⑆322271627⑆

955649975⑈6189

SAMMY T MICHAIL OR RAGIA MICHAIL DBA
ADVANCED SYSTEMS TECHNOLOGY LABS ASTLABS

26854 CLAYSTONE DR.
MORENO VALLEY, CA 925553528

90-7162/3222

209

DATE

8/25/24

PAY TO THE
ORDER OF

Octavio del Rio

\$ 450.00

Four Hundred & Fifty 00/100

DOLLARS



Security Features
Included
Details on Back

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Tree Cutting

S. T. Michail

⑆322271627⑆

955649975⑈0209

SAMMY T MICHAIL OR RAGIA MICHAIL DBA
ADVANCED SYSTEMS TECHNOLOGY LABS ASTLABS

26854 CLAYSTONE DR.
MORENO VALLEY, CA 925553528

90-7162/3222

119

DATE

4/25/2024

PAY TO THE
ORDER OF

Keith Carter

\$ 974.⁰⁰

Nine Hundred Seventy four & 00/100

DOLLARS



Security Features
Details on Back

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

electric parts

S.T. Michail

MP

⑆322271627⑆

955649975⑈0119

1501 N AMBURN LLC
26854 CLAYSTONE DR.
MORENO VALLEY, CA 92555

80-7162/3222

322

DATE

1/4/2023

PAY TO THE
ORDER OF

Miseal Sandoz

\$ 300.00

Three Hundred & 00/100

DOLLARS



Security Features
Included
Details on Back

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Con Halpern
Waste Removal

S.T. Mich

MP

⑆322271627⑆

965962753⑈0322

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-03

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO BRUSHMORE FAMILY & COSMETIC DENTISTRY; 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 February 5, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Brushmore Family & Cosmetic Dentistry for an amount not to exceed \$15,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from Brushmore Family & Cosmetic Dentistry, located at 1501 N Amburn Road, Suite 5, Texas City, TX 77590. The applicant is requesting assistance with tree removal, installation of a concrete walkway, fence repairs, fire suppression and tools, and HVAC work, which are classified as Tier 2 Improvements; 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 FY2024-25 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 Brushmore Family & Cosmetic Dentistry, located at 1501 N Amburn Road, Suite 5, 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 5th day of February 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. d.

Meeting Date: 02/05/2025

BIG Grant application - One Stop Wellness

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a Business Improvement Grant (BIG Grant) for an amount not to exceed \$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 One Stop Testing and Wellness, located at 2314 Palmer Highway. The applicant is requesting assistance for a new exterior sign, sized 60" by 120".

Per the attached estimate, the total cost of this item is estimated to be \$1,290.75.

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve Business Improvement Grant (BIG Grant) for One Stop Testing and Wellness for an amount not to exceed \$15,000.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - One Stop Wellness

One Stop - sign quote

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. 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: ONE STOP TESTING and Wellness Center

Business Address: 2314 PALMER HWY SUITE A
TEXAS CITY, TX, 77590

Business Contact: AIDA NECHAVARRIA

Number of full-time or part-time employees: 5

Annual operating budget: NEW BUSINESS STARTED 200K/yr

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:

this is a new business starting on December 2024
end of month. We will be serving the underserved
community in Texas city by offering very affordable health
care services including lifting and address cleanup

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

Exterior Lighting, Business Exterior Signs
Clearing/Paint parking lot pavement, Landscaping
Exterior grass

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.

November 22, 2024

CAMINOS PALMER HWY CENTER LLC
Facundo Caminos
127 Dolphin Avenue
Galveston, Texas 77550

**RE: Landlord letter approving Tenant application for building improvement at
2312-A Palmer Highway, Texas City, Texas 77590**

To Whom It May Concern,

This letter constitutes approval for the tenant at 2312-A Palmer Highway, Texas City, Texas 77590 to apply for small business grant for a sign on the façade of the building. Please note that tenant under tenant business name shall apply for the small business grant.

If you have any questions, you may contact me directly at 713-897-9010. Thank you.

Best regards,

Facundo Caminos

Facundo Caminos
Managing Member
Caminos Palmer Hwy Center LLC

NB Graphics, LLC dba TnT Signs

2212 Palmer Hwy
Texas City, TX 77590 US
sales@tntsigns.net
www.tntsigns.net



Estimate

ADDRESS

ONE STOP TESTING AND WELLNESS
2314 Palmer Hwy
Ste A
Texas City, Texas 77590

ESTIMATE
DATE

3166
01/22/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	60" x 120" single sided ACM panel with logo graphic	1	750.00	750.00T
	installation of sign	1	350.00	350.00T
	Permitting, if no engineering required	1	100.00	100.00
	Engineering cost, if required is usually around \$300, but it is up to the engineer.			

SUBTOTAL	1,200.00
TAX	90.75
TOTAL	\$1,290.75

Accepted By

Accepted Date

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-04

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO ONE STOP TESTING AND WELLNESS; 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 February 5, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to One Stop Testing and Wellness for an amount not to exceed \$15,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from One Stop Testing and Wellness, located at 2314 Palmer Highway, Texas City, TX 77590. The applicant is requesting assistance for a new exterior sign, sized 60” by 120,” which is classified as Tier 2 Improvements; 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 FY2024-25 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 One Stop Testing and Wellness, located at 2314 Palmer Highway, 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 5th day of February 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. e.

Meeting Date: 02/05/2025

BIG Grant application - Whiskey

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a Business Improvement Grant (BIG Grant) for an amount not to exceed \$3,000.

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 Whiskey Bay, located at 522 6th Street. Whiskey Bay is currently sub-leasing the building from Vincent Pandanell, who is leasing the building from the Economic Development Corporation.

Per the attached receipts, the total amount requested by Whiskey Bay is approximately \$2,800.

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801 from the Big Grant fund. In this instance, the EDC would have the option of providing funds from the Business Incentive line item or the standard Building Maintenance line item which would free-up possible funding for other future Big Grants.

ANALYSIS

Consider approval of a Business Improvement Grant (BIG Grant) for Whiskey Bay for an amount not to exceed \$3,000.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - Whiskey Bay

Whiskey Bay - service invoices

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. 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: Whiskey Bay LLC

Business Address: 522 6th Street North

Business Contact: Natalia SPARKS - 409-370-6575

Number of full-time or part-time employees: 5 - myself + my husband is included in the 5

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 *EDC - owned*

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 12-27-24

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

Bar & Grill Family Friendly Sports BAR with 19 TVs

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

Getting both a/c's fixed and back to full operation

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

one A/c unit quote is 4500-5700K. i have to fix two of them.

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.

×

Invoice_1363_from_Best_In_Texas_A...
PDF - 432 KB

↑

INVOICE

Best In Texas Air Conditioning & Refrigeration Inc
5114 Casa Grande St
Dickinson, TX 77539-7507

bestintexasacr@gmail.com
+1 (281) 777-4043
We are regulated by the Texas Department of licensing and Registration PO Box 12157, Austin, Tx, 78711 1-800-803-9202 (512) 463-6599 TACLA116471C



Bill to
Whiskey Bay
522 6th St Texas City 77590

Ship to
Whiskey Bay
522 6th St Texas City 77590

Invoice details
Invoice no.: 1363
Invoice date: 12/18/2024
Due date: 01/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		trip charge		1	\$100.00	\$100.00
2.		Hourly labor	<p>service call diagnostic for Walkin cooler. Found hard start relay not working and putting off voltage permanently. Furnished and installed new hard start kit with relay and system started right up- noticed it was dropping temp very slowly so we hooked up gauges after a while and decided to charge it with a little bit of 404a.</p> <p>Asked to look at all three ac units . Found front ac running with the furnace, so it was pushing out more heat than cool. Diagnosed thermostat wiring to be a little crushed and putting voltage to heat at same time. Moved wiring and unit is not putting out heat now.</p> <p>Found switch turned off for air handler kitchen. Started up upstairs unit and it immediately tripped the breaker. Disassembled and found compressor to be bad reading to ground for kitchen system. Installed new thermostat for kitchen unit because touch pad was not working, so now there is atleast airflow in there. For right side ac we found bad condenser fan motor (locked rotor) compressor was going out on overload 600+ psi super hot. Needs new fan motor and capacitor.</p>	4.5	\$125.00	\$562.50

3.	Parts	Thermostat Honeywell t4 programmable	1	\$235.00	\$235.00
		Compressor hard start with relay			

4.	404a	\$45 a lb	1	\$45.00	\$45.00
----	------	-----------	---	---------	---------

Subtotal	\$942.50
Sales tax	\$77.76

Total \$1,020.26

Ways to pay



Open Microsoft 365 (Office).



INVOICE

Best In Texas Air Conditioning & Refrigeration Inc
5114 Casa Grande St
Dickinson, TX 77539

bestintexasacr@gmail.com
+1 (281) 777-4043
We are regulated by the Texas Department of licensing and Registration PO Box 12157, Austin, Tx, 78711 1-800-803-9202 (512) 463-6599 TACLA116471C



Bill to
Whiskey Bay
522 6th St Texas City 77590

Ship to
Whiskey Bay
522 6th St Texas City 77590

Invoice details

Invoice no.: 1265

Terms: Net 30

Invoice date: 10/01/2024

Due date: 10/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		trip charge		1	\$100.00	\$100.00
2.		Hourly labor	service call diagnostic for 3 door prep table. Found gfci tripped, reset outlet, turned switch on for machine. Found completely tattered temperature sensor wire- replaced it with oem sensor wire. Washed condenser coil, put the condensate line back in pan, reassembled panels. System is now dropping temperature	1	\$125.00	\$125.00
3.		Consumables + miscellaneous	Oem sensor wire	1	\$12.00	\$12.00

Subtotal	\$237.00
Sales tax	\$19.55
Total	\$256.55

Ways to pay



View and pay

Open Microsoft 365 (Office).



Mail



Calendar



Feed



Apps

INVOICE

Best In Texas Air Conditioning & Refrigeration Inc
5114 Casa Grande St
Dickinson, TX 77539-7507

bestintexasacr@gmail.com
+1 (281) 777-4043
We are regulated by the Texas Department of licensing and Registration PO Box 12157, Austin, Tx, 78711 1-800-803-9202 (512) 463-6599 TACLA116471C



Bill to
Whiskey Bay
522 6th St Texas City 77590

Ship to
Whiskey Bay
522 6th St Texas City 77590

Invoice details
Invoice no.: 1345
Invoice date: 12/06/2024
Due date: 01/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		trip charge		1	\$100.00	\$100.00
2.		Hourly labor	service call diagnostic for Walkin freezer- found drain line kinked and clogged. shortened drain line and made sure it was clean. Poured water in pan and made sure it all drained out quickly. System is no longer leaking in box. Found reachin cooler to be smashed up against the wall causing it to make plug fall out- put a 2x4 up against wall so units can breathe- switched tables put prep table next to door and fixed the bent plug.	1	\$125.00	\$125.00
3.		Late fee	2.5% - Applied on Jan 20, 2025			\$6.09

Subtotal	\$231.09
Sales tax	\$18.56
Total	\$249.65
Overdue	01/05/2025

Ways to pay



View and pay

Open Microsoft 365 (Office).



Mail



Calendar



Feed



Apps



Receipt

Strictly Plumbing
200 Pecan Dr. STE 803
League City, TX 77573
(361-554-3551)

CONTRACTORS INVOICE

TO:

Whiskey Bar
522 Gth St N
Texas City TX

WORK PERFORMED AT:

RPM #36810

BRETT JOHNSON

DATE:

11-8-24

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Installed customer provided $\frac{3}{4}$ "
watts backflow preventer device
for soda fountain machine.

Hooked up drains to ice box.
One drain is broken at weld.

Removed hand sink and triple compartment
sink behind bar area. Capped off $1\frac{1}{2}$
pvc drain

Zach
JMS



TEXAS STATE BOARD OF
PLUMBING EXAMINERS
PO BOX 4200, AUSTIN, TX 78765
e-mail: complaints@tsbpe.texas.gov
(512) 936-5249
(800) 845-6584 ext. 65249
(512) 302-5090 fax

Parts & labor

\$ 450⁰⁰



Download



Crop



1 of 1

INVOICE

Jason Jackson

Invoice No#: Invoice #210744
Invoice Date: Dec 26, 2024



\$303.62
AMOUNT DUE

BILL TO
n.*****@mce-grp.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	HVAC Troubleshoot and repair Invoice #210745 see emailed invoice for full description	1	\$297.00	\$297.00
2	Card fee Card fee 2.1%	1	\$6.62	\$6.62
Subtotal				\$303.62
TOTAL				\$303.62 USD

Strictly Plumbing

200 Pecan Dr. STE 803

League City, TX 77573

(361-554-3551)

CONTRACTORS INVOICE

TO: Whiskey Bar		WORK PERFORMED AT:
522 6th St. N		RPM #36810
Texas City, Tx 77590		BRETT JOHNSON


DATE: 11/17/2024	YOUR WORK ORDER NO.	OUR BID NO.
------------------	---------------------	-------------

DESCRIPTION OF WORK PERFORMED

Called out for floor drains in bar area and at triple compartment sink backing up. Pulled lids at grease trap to locate stoppage.

Ran hydro-jet cable at clean-out in hall area by restroom. Pushed debris to pit.

Pulled back wash rag on cable



TEXAS STATE BOARD OF PLUMBING EXAMINERS

PO BOX 4200, AUSTIN, TX 78765

e-mail: complaints@tsbpe.texas.gov

(512) 936-5249

(800) 845-6584 ext. 65249

(512) 302-5090 fax

Hydro-jet minimum (2hrs)

\$ 475.00



TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-05

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO WHISKEY BAY; 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 February 5, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Whiskey Bay for an amount not to exceed \$3,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from Whiskey Bay, located at 522 6th Street, Texas City, TX 77590. The applicant is requesting assistance for diagnostic and repair reimbursements; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$3,000.00. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2024-25 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 Whiskey Bay, located at 522 6th Street, Texas City, TX 77590, for a maximum allocation not to exceed \$3,000.00.

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 5th day of February 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. f.

Meeting Date: 02/05/2025

BIG Grant application - Lercy's Diner

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve a Business Improvement Grant (BIG Grant) for an amount not to exceed \$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 received a completed application for the BIG Grant from Mark Cooper, who is renting property on 6th Street to open a third Lercy's Diner location. The applicant is requesting as much assistance as possible for the cost of roof repairs, a walk-in freezer and a new vent hood for the restaurant, as well as a new exterior sign.

Per the attachments, the total cost of these three items is estimated to be \$175,000.

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve Business Improvement Grant (BIG Grant) for Lercy's Diner for an amount not to exceed \$15,000.

ALTERNATIVES CONSIDERED

Attachments

BIG Grant - Lercy's

Quotes for Lercy improvement

Lercy - Business plan

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. 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: Lercys Pinner

Business Address: 513 6th Street North Texas City

Business Contact: Mark Cooper

Number of full-time or part-time employees: 12

Annual operating budget: 1.5 million

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: 1-8-25

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

Homedyle Restaurant

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

*New Venthood Installed to Support New
Restaurant in downtown district
New Roof on existing Building*

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

*60 K For New Roof on Building
25 K For New Venthood on Building*

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.

146 Sign Company, LLC

Estimate

24095 Interstate 10
Wallisville,TX 77597

Date	Estimate #
1/24/2025	5

Name / Address
Lercys Mark Cooper

Project

Description	Qty	Rate	Total
Wall Mounted Stand Off Cigar Shape 6"x18' Double Sided LED Lit & Installed - Tied Into Existing Electricity ***Please Note This Quote Does Not Include Survey & Permits if Needed***	2	3,500.00	7,000.00T
Permit Cost with Engineering is Normally Around \$600-\$800	1	800.00	800.00T
Sales Tax		8.25%	643.50
		Total	\$8,443.50



corona roofing CO.

8526 cayton st houston tx 77061
7132984475
omarcorona7oc@gmail.com

ESTIMATE

EST0100

DATE

08/12/2024

TOTAL

USD \$58,050.00

TO

Nedel Visekruna

513 6th St N, Texas City, TX 77590
☎ +1 713-478-7722
seamencenter.tc@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
For install new white GTA torch down and we install all the metal edge and metal cap of stainless steel material This price include labor and material for area Captain's Table building \$35,000.00 deposit for material \$23,050.00 when is done and complete	\$645.00	90	\$58,050.00
SUBTOTAL			\$58,050.00
TAX (0%)			\$0.00
TOTAL			USD \$58,050.00

DATE SIGNED
12/10/2024

Please Make a cheke
To:Omar Corona



Thanks for your business!



Thanks for your business!



Quote

01/23/2025

:
Mark Cooper (Hood Quote)

:
Wholesale Restaurant Supply
Terri Villarreal
6955 West 43rd Street
Houston, TX 77092
713-465-8455
(713)465-8455 (Contact)

Item	Qty	Description	Sell	Sell Total
1	1 ea	HOOD Accurex Model No. HOOD KH-1 1 Exhaust Only Wall Canopy Hood w/ ASP XBEW-144.00-S KH-1 FIRE 1 Fire Suppression System FSSK - 14 - 2 KH-1 FIRE, Gas Valve 1 Gas Valve GAS VALVE KH-1 FIRE, Field Hook-up 1 Fire Field Hook-up FIELD HOOK-UP KH-1 EF 1 Exhaust Fan XCUE-160-VG KH-1 EF, Roof Curb 1 Roof Curb GPFV-26-G24 KH-1 MUA 1 Fan XKID-15-M2-VG KH-1 MUA, Roof Curb 1 Roof Curb GPF-22-G16 KH-1 CONTROLS 1 Accurex Kitchen Controls - Constant Volume XKC-CV-S-11-1-1-0 Mark: KH-1 Model: XBEW-144.00-S Item: Exhaust Only Wall Canopy Hood Quantity: 1 Performance: Section 1: Exhaust (CFM): MUA (CFM): 2,523 2,018 Dimensions: Hood: Supply Plenum (Front): Supply Plenum (Front): Collar(s): Exhaust: MUA (Front): MUA (Front): 144" L x 54" W x 24" H 78" L x 14" W x 4" H 78" L x 14" W x 4" H (1) 10" W x 24" L (2) 12" W x 26" L (2) 12" W x 26" L Configuration: Performance Enhancing Lip (P.E.L.) for up to 31% Lower Exhaust Rates Sloped Grease Trough with Enclosed Grease Cups per NFPA 96 Requirements Material - 430 SS Where Exposed UL 710 Listed w/ out Exhaust Fire Damper Filter - Baffle - Stainless Steel Lights - Globe Light Fixtures (bulbs not included) (6) Factory Mounted Exhaust Collar(s) Factory Mounted Supply Collar(s) Factory Mounted 3" Back Airspace Utility / Fire Cabinet Mounted on Right Accessories: Air Curtain Supply (ASP) Front with Dampers Mark: KH-1 FIRE Model: FSSK - 14 - 2	\$21,461.77	\$21,461.77

Item	Qty	Description	Sell	Sell Total
		<p>Item: Fire Suppression System Quantity: 1</p> <p>Scope:</p> <p>Pre-Pipe With Parts and Factory Coordinated Installation</p> <p>Hood Fire Suppression System</p> <p>Detection Type Mechanical</p> <p>Coverage Appliance Specific</p> <p>Hood Mark(s) Connected KH-1</p> <p>Mounting Location Utility cabinet on hood (see hood submittal for more visual detail)</p> <p>System Size 7.5 Gallon</p> <p>Flow Points Maximum of 22 and 14 are utilized.</p> <p>Options and Accessories for Hood Fire System Provided from Factory</p> <p>Mechanical Release Module QTY of 1</p> <p>3.75 Gallon Agent Cylinder</p> <p>Assembly</p> <p>QTY of 2</p> <p>Gas Valve 2", mechanical</p> <p>Manual Pull Stations QTY of 1</p> <p>Hood Microswitch QTY of 1</p> <p>Alarm Initiating Switch QTY of 0</p> <p>Metal Blow Off Caps Included</p> <p>Important Notes</p> <ul style="list-style-type: none"> • The manner in which the parts included in the scope of this fire system are supplied may vary. They could be shipped from the fire suppression manufacturer, shipped loose with the hood, connected directly to the hood, or supplied directly to the installing distributor. • Systems are pre-piped for a specific appliance line-up. If appliance types and sizes differ from what is shown on the hood submittal, this may result in a field re-pipe which is outside the scope defined here. • If the collars on the hood are shipped loose, the detection line will not be installed on the hood and the parts will ship loose <p>Mark: KH-1 FIRE, Gas Valve Model: GAS VALVE</p> <p>Item: Gas Valve Quantity: 1 Mark: KH-1 FIRE, Field Hook-up Model: FIELD HOOK-UP</p> <p>Item: Field Hook-up Quantity: 1</p> <p>Labor Information:</p> <p>Hook-up of detection line and supply line is included.</p> <p>Surface mounting of the manual pull station in a pre-determined location is included.</p> <p>Charging and arming of the system is included.</p> <p>Permit included</p> <p>Hood Puff Test Fee Included</p> <p>Items which may be supplied by the factory, but are not installed or hooked-up by the factory OR the installing distributor:</p> <p>Gas valve (not applicable for PCU)</p> <p>Microswitch(es)</p> <p>Remote mounted cabinets, enclosures, or tank brackets</p> <p>Not included unless explicitly stated elsewhere in the quote as included:</p> <p>Special, signed, or sealed drawings required to satisfy a state or local code</p> <p>Parts or labor required to correct piping due to cooking equipment changes or deviation from approved drawings</p> <p>More than two trips to the jobsite, special transportation, or overnight lodging requirement in remote areas.</p> <p>Typical travel distance is defined as the first</p> <p>50 miles from the distributor's office.</p> <p>A shut-off device (e.g. shunt-trip breaker) for electric cooking equipment</p> <p>All electrical connections required to shut down fan(s), electric cooking equipment, activate an alarm system, etc. aside from what is explicitly stated as</p> <p>"factory-wired" in the Accurex control's scope (if provided)</p> <p>Installation of the gas shut-off valve</p> <p>Pre-test</p> <p>Full dump test or any other system test requirement outside of a standard puff test</p> <p>Special classes or additional labor for access to security sensitive areas</p> <p>Union labor, government labor, or prevailing wages required for field hook-up</p> <p>Any dismantling or reassembly required where access to the fire suppression piping has been blocked</p> <p>Plan examination fees</p> <p>Rough-in conduit for remote pull station (for flush mounted pull station) or gas valve</p> <p>Additional remote pull stations beyond the quantity specified in the submittals</p> <p>Mark: KH-1 EF Model: XCUE-160-VG</p> <p>Item: Exhaust Fan Quantity: 1</p> <p>Performance:</p> <p>Volume (CFM):</p>		

Item	Qty	Description	Sell	Sell Total
		SP (in. wg):		
		FRPM (RPM):		
		Motor Power (hp):		
		Operating Power (hp):		
		Voltage:		
		Phase:		
		Hertz:		
		2,523		
		0.8		
		1195		
		3/4		
		0.63		
		115		
		1		
		60 Cycle		
		Configuration:		
		Direct Drive Fan		
		Motor - High Efficiency Brushless DC - 3/4 hp , ODP, 115/60/1, 1200 rpm - Factory Mounted		
		Motor VFD Rated without Shaft Grounding Protection		
		Motor - Vari-Green EC motor		
		Control – 0-10VDC Input, (no control provided, signal supplied by others)		
		UL/cUL 705 Listed - Supplement SC - "Power Ventilators for Restaurant Exh. Appliances" (Formerly UL 762)		
		Switch, NEMA-3R, Toggle,		
		Junction Box Mounted & Wired		
		High Wind Rated (+/-150 PSF Rating)		
		Florida Product Approval #FL13225.1 & Miami-Dade NOA #24-0919.01		
		Hinge, Factory Installed		
		Grease Trap (PN 475538)		
		Unit Warranty: 1 Yr (Standard)		
		Accessories:		
		High Temp Curb Seal Rated for Continuous Duty at 1500 F (Factory Attached)		
		Mark: KH-1 MUA Model: XKID-15-M2-VG		
		Item: Exhaust Fan Quantity: 1		
		Performance:		
		Volume (CFM):		
		SP (in. wg):		
		FRPM (RPM):		
		Motor Power (hp):		
		Operating Power (hp):		
		Voltage:		
		Phase:		
		Hertz:		
		2,018		
		0.4		
		1156		
		1		
		0.34		
		115		
		1		
		60 Cycle		
		Configuration:		
		Direct Drive Fan		
		Motor - High Efficiency Brushless DC - 1 hp , TENV, 115/60/1, 1550 rpm - Factory Mounted		
		Motor - Vari-Green EC motor		
		Control – 0-10VDC Input, (no control provided, signal supplied by others)		
		UL/cUL 705 Listed - "Power Ventilators"		
		Switch, NEMA-3R, Toggle, Shipped Separate		
		High Wind Rated		
		Florida Product Approval # Upon Request		
		Aluminum Mixed Flow Wheel		
		Unit Warranty: 1 Yr (Standard)		
		Mark: KH-1 MUA, Roof Curb Model: GPF-22-G16		
		Item: Roof Curb Quantity: 1		
		Dimension:		
		Tag Quantity Width Length Height		
		KH-1 MUA, Roof Curb 1 22 24.25 16		
		Configuration:		
		Flat Roofs, Welded with Insulation		

Item	Qty	Description	Sell	Sell Total
		Material - Galvanized Nominal Curb Size Mark: KH-1 CONTROLS Model: XKC-CV-S-11-1-1-0 Item: Accurex Kitchen Controls - Constant Volume Quantity: 1 Performance: Exhaust Fan(s): 1 Supply Fan(s): 1 Dimension: Mounting Location: Mark: Touchscreen Mounting: Mark: Utility Cabinet on Hood - Right KH-1 Utility Cabinet - Right End of Hood KH-1 Configuration: UL/ULC Listed Material - 300 SS Enclosure Capture tank mounted temperature sensors with up to 5 times faster response Full Color Touchscreen Control Interface Exhaust Max During Fire Power For Shunt Trip Temperature Interlock - Automatically starts fans when cooking occurs in compliance with IMC Temperature Sensors Installed (1) Lights Off During Fire Hood Light Control VFD for Balancing - Allows fan balancing from the control package Accessories: Touchscreen Cable (7 ft) Accessories: Damper Shipped Loose, WD-410-PB-17.25X19.5, Gravity Operated, Not Coated		
			ITEM TOTAL:	\$21,461.77
2	1 ea	LABOR Wholesale Restaurant Supply Model No. LABOR Labor to hang hood only, Permit is an additional charge Roof Jacks by others, Electrical by others	\$1,750.00	\$1,750.00
			ITEM TOTAL:	\$1,750.00
3	1 ea	INSTALLATION Wholesale Restaurant Supply Model No. INSTALLATION Installation Estimate , can only give estimate without seeing job site	\$17,000.00	\$17,000.00
			ITEM TOTAL:	\$17,000.00
			Subtotal	\$40,211.77
			Total	\$40,211.77

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$40,211.77



Quote

01/10/2025

:
Mark Cooper (Walk - In)

:
Wholesale Restaurant Supply
Terri Villarreal
6955 West 43rd Street
Houston, TX 77092
713-465-8455
(713)465-8455 (Contact)

Item	Qty	Description	Sell	Sell Total
1	1 ea	WALK-IN COMBO COOLER/FREEZER Kolpak Model No. WALK-IN Outdoor Stand-Alone Combo (NSF) Overall Dimensions: 20'-0" (Hold-To) x 10'-0" (Hold-To) x 8'-6 1/4" Outdoor Stand-Alone Combo Compartments: Freezer (Outdoor) Interior Dimensions: 9'-6" x 9'-4" x 7'-10 5/8" Walls: 4" Class 1 - Foamed in place Urethane Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Ceiling: 4" Class 1 - Foamed in place Urethane Type: Standard Attachment: Lock Down Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Floor Application: 4" Class 1 - Foamed in place Urethane Type: Standard 1000# ERA Finish: Aluminum - Smooth Aluminum .100 Compartment Accessories: Qty UoM Description 1 ea Light - LED 48IN 120/230V 50/60HZ 1 ea KPC249LZOP-2E PC249LZOP-2E, 208-230/60/1, 2-1/2HP, R404A, Pre-Charged, AirCooled, Scroll Low Temp Standard Compressor Unit, Amps: 19.1, Ambient Temperature: 110 Includes Fan Cycle Controls, Amps: 19.1, Ambient Temperature: 110 1 ea KEL26-090-2EC-PR-4 EL26-090-2EC-PR-4, 208-230/60/1, R404A, Low Temp, Electric Defrost, Standard Unit Cooler, Amps: 9.8 One year parts and labor included Doors/Openings: Door: 36" x 78" Left Swing Out Recessed 0" with 0" Leveling Sand and 0" Tile & Grout. Frame: Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Plug: Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Door/Opening Accessories: Qty UoM Description 1 ea Door Closer - Kason 1094 (STD) 1 ea Handle - Kason 28 with Locking Assembly (STD) 1 ea Heater Wire, 5 Watt / FT 2 ea Hinge - Kason 1346 Brushed Chrome Adjustable / Spring Assisted (STD) 1 ea Light Fixture - Kason 1803 LED w/Bulb, Globe & Nightlight 120V 50/60Hz (STD) 1 ea Switch - Weatherproof Press 120/230V 50/60Hz	\$59,150.19	\$59,150.19

Item	Qty	Description	Sell	Sell Total
		1 ea Thermometer - 2 inch Dial Weatherproof 3 lf Threshold, FRP 1 ea Vent - Pressure Relief, Heated 120V 50/60Hz 4/5/6" Thick (STD) Cooler (Outdoor) Interior Dimensions: 9'-6" x 9'-4" x 8'-2 1/4" Walls: 4" Class 1 - Foamed in place Urethane Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Ceiling: 4" Class 1 - Foamed in place Urethane Type: Standard Attachment: Lock Down Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Floor Application: Screed, Metal 4" High Compartment Accessories: Qty UoM Description 25 lf Cove Base, Galvalume Embossed 26 ga 1.25 x 4.25 1 ea Light - LED 48IN 120/230V 50/60HZ 60 ft Locks 11.5" Spacing 21 EA Racking Clip 1 EA Roof Cap - HIGH WIND Sloped Membrane Free Standing (slope 1/4" per foot) 120 ea Tapcon Fasteners 12 ea Tie Down Angle - 1-1/2" x 1-1/2" x 96" (Int Wall to CL incl Partitions) 8 ea Tie Down Angle - 1-3/4" x 6" x 96" (W-In FL to Foundation) with Hilti Bolts 1 ea KPC69MZOP-2E PC69MZOP-2E, 208-230/60/1, 3/4HP, R404A, Pre-Charged, Air-Cooled, Scroll Medium Temp Standard Compressor Unit, Amps: 7, Ambient Temperature: 110 Includes Fan Cycle Controls, Amps: 7, Ambient Temperature: 110 1 ea KAM26-094-1EC-PR-4 AM26-094-1EC-PR-4, 115/60/1, R404A, Medium Temp, Air Defrost, Standard Unit Cooler, Amps: 1.6 One year parts and labor included Door: 36" x 78" Left Swing Out Recessed 0" with 0" Leveling Sand and 0" Tile & Grout. Frame: Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Plug: Exterior: Galvalume - Embossed 26 Ga Interior: Galvalume - Embossed 26 Ga Door/Opening Accessories: Qty UoM Description 1 ea Door Closer - Kason 1094 (STD) 1 ea Handle - Kason 28 with Locking Assembly (STD) 2 ea Hinge - Kason 1346 Brushed Chrome Adjustable / Spring Assisted (STD) 1 ea Light Fixture - Kason 1803 LED w/Bulb, Globe & Nightlight 120V 50/60Hz (STD) 1 ea Rainhood 1 ea Switch - Weatherproof Press 120/230V 50/60Hz 1 ea Thermometer - 2 inch Dial Weatherproof		
			ITEM TOTAL:	\$59,150.19
2	1 ea	DELIVERY Wholesale Restaurant Supply Model No. DELIVERY Delivery and Erection (Electrical by others) Trim not included	\$2,400.00	\$2,400.00
			ITEM TOTAL:	\$2,400.00
3	1 ea	HVAC Wholesale Restaurant Supply Model No. HVAC HVAC Permit Additional, Estimate only, Roof Penetrations by others	\$4,800.00	\$4,800.00
			ITEM TOTAL:	\$4,800.00
			Merchandise	\$66,350.19
			Subtotal	\$66,350.19
			Tax 8.25%	\$5,473.89
			Total	\$71,824.08

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$71,824.08

Lercy's Diner Texas City

Lercy's Diner was established in Winnie, Texas in 2007. Our original location seats 52 people. In 2014, we expanded to Mont Belvieu. Our location in Mont Belvieu can seat 100 people. Our goal is to provide a delicious, homestyle meal at an affordable price in a fast and efficient manner.

Lercy's Diner has approximately 1.5 million in annual revenue for both locations. Our Winnie location employs 7 and the Mont Belvieu location has 10 employees. The Texas City location is projected to have 15 employees. We expect the Texas City location to generate a revenue equal to what the Mont Belvieu location is currently generating.

We feel we provide a special niche in the restaurant market. Our operation is a steam table setting where the food is prepared fresh and homemade each day. As a customer walks in, they approach a fresh steam table with smiling hosts where they can see and choose their meat and sides as we prepare their plate.

Our customer base includes the plants and contractors in the area. We will also provide catering services and delivery personnel to expedite these orders. Our facility in Texas City will accommodate approximately 150 guests for inside dining.

The Texas City location will be at 513 6th Street North in the Downtown District. This location is within a 10 mile radius of the local refineries. We are projecting an annual revenue of 1.3 million in our first 12 months of operation in Texas City.

Our steamtable restaurant where the food is cooked and ready when each guest arrives will allow us to easily serve 200-300 patrons each day. We are looking to have contracts with each refinery facility in the area to cater lunches at any time as we do at our Mont Belvieu location. We also have a catering trailer for onsite cooking and serving, this provides well during times of emergencies including hurricanes and winter storms. We provided 1200 meals for Exxon Mobil, Enterprise Products and Targa Resources just last week during the freeze.

We look forward to bringing more people to the Downtown District in Texas City. We feel we will provide a unique dining experience for the local residents with our homestyle, comfort food operation.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-06

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO LERCY'S DINER; 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 February 5, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Lercy's Diner for an amount not to exceed \$15,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from Lercy's Diner, located at 513 6th Street, Texas City, TX 77590. The applicant is requesting assistance with the cost of roof repairs, a walk-in freezer, and a new vent hood for the restaurant, as well as a new exterior sign; 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 FY2024-25 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 Lercy's Diner, located at 513 6th Street, 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 5th day of February 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation