

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 16, 2025 - 4:00 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 are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

1. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. PUBLIC COMMENTS
5. Consider Approval of the February 5, 2025 TCEDC Meeting Minutes.
6. NEW BUSINESS
  - a. Discussion and possible action on Resolution No. 2025-07, approve and adopt park rules and food truck vendor application for the 6th Street Community Plaza.
  - b. Discussion and possible action on Resolution No. 2025-08, authorizing a TCLM Chamber Membership Grant for Front Porch Coffee in an amount not to exceed \$500.
  - c. Discussion and possible action on Resolution No. 2025-09, approving a sponsorship not to exceed \$5,000 supporting the Dr. Warren Nichols "Gone Fishing" retirement scholarship gala.

- d. Discussion and possible action on Resolution No. 2025-10, approving a 6th Street Signage Incentive Agreement for Doodle Me Up Grooming Salon, located at 413 6th Street.
  - e. Discussion and possible action on Resolution No. 2025-11, approving a 6th Street Signage Incentive Agreement for Lercy's Diner, located at 513 6th Street.
  - f. Discussion and possible action on Resolution No. 2025-12, authorizing a Business Improvement Grant (BIG Grant) for Species Gym – Texas City for an amount not to exceed \$15,000.
  - g. Discussion and possible action on Resolution No. 2025-13, renewal of a services agreement between the City of Texas City Economic Development Corporation and the Bay Area Houston Economic Partnership (BAHEP).
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 APRIL 11, 2025 PRIOR TO 4:00 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**

**5.**

**Meeting Date:** 04/16/2025

Consider Approval of the February 5, 2025 TCEDC Meeting Minutes.

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

**Department:** City Secretary

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**ACTION REQUEST (Brief Summary)**

Consider Approval of the February 5, 2025 TCEDC 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

FEBRUARY 5, 2025 - 2:30 PM

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met February 5, 2025, at 2:30 p.m., in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 2:30 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  
Phil Roberts, Director  
Cynthia Rushing, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services  
Kristin Edwards, Economic Development Director  
Rhomari Leigh, Board Secretary  
Ariel Callis, Economic Project Manager  
Patricia Mata, Community Development & Grants Administration Program Coordinator  
Jade Jones, Community Events and Tourism Manager  
Renee Edgar, Records Manager

Attendees: Jamie Louviere, TCISD  
Alexis Kopp, TCISD

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the November 20, 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.

(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.

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

**Vote:** 4 - 0 CARRIED

- (b) Discussion and possible action on Resolution No. 2025-02, approving the purchase of property located within the Industrial Business District at 502 2<sup>nd</sup> Avenue N. (GCAD ID# 224446).

Need to confirm the address of the property to insure it is in the Industrial Business District.

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

**Vote:** 4 - 0 CARRIED

- (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.

Motion by Vice-Chairperson Randy Dietel, to table item for further discussion. Motion withdrawn due to lack of a second.

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

**Vote:** 3 - 1 CARRIED

- (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.

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

**Vote:** 4 - 0 CARRIED

- (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.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Vice-Chairperson Randy Dietel to reject grant and to pay as budget. Property is owned by the TCEDC.

**Vote:** 4 - 0 CARRIED

- (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.

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

**Vote:** 4 - 0 CARRIED

(7) UPDATES AND REPORTS

- (a) Texas City ISD Update

Jamie Louviere and Alexis Kopp gave updates on up-coming events.

- (b) City of Texas City Staff Update

Jon Branson, Executive Director of Management Services, gave an update on the possible sale of property.

Kristin Edwards, Economic Development Director, gave an update on a billion dollar project that will also have an opportunity of bringing 600 jobs to the City of Texas. As well as an update on the progress of the road at Shoal Point and SH 197 and an update on a meeting about The Phoenix on February 19, 2025. Introduced the new Community Events and Tourism Manager, Jade Jones.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia adjourned the meeting at 3:19 p.m.

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Board Secretary  
Texas City Economic Development Corporation

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

## TCEDC Agenda

6. a.

**Meeting Date:** 04/16/2025

Approve park rules and food truck vendor application for the 6th Street Community Plaza.

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

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

**Department:** Economic Development

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

Approve park rules and food truck vendor application for the 6<sup>th</sup> Street Community Plaza.

### **BACKGROUND**

The 6<sup>th</sup> Street Community Plaza is nearing completion, and staff have been working on developing operating procedures for the facility. Attached are the proposed park rules and food truck vendor applications for review. These documents were developed in partnership with Mayor Johnson, as well as the Recreation and Tourism Department, Planning and Engineering, Management Services and the Texas City Police Department.

Upon approval of the park rules, two signs will be produced and placed on either end of the park once construction has been completed (ideally in late June). Furthermore, upon approval of the food truck vendor application, staff will move forward with a “Call for Food Trucks” awareness campaign, to include information about a special workshop with Galveston County Health District on May 1.

### **ANALYSIS**

Staff recommends approval of the 6th Street Community Plaza rules and food truck vendor application packet for the 6<sup>th</sup> Street Community Plaza.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Food truck vendor application

Park rules

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## Food Truck Vendor Application/Guidelines

Thank you for your interest in becoming a food truck vendor at the 6<sup>th</sup> Street Community Plaza! Please complete the application below and ensure all required documents are submitted. Applicants will be chosen based on successful completion of a background check. Incomplete applications will not be considered.

### REQUIREMENTS & DOCUMENTS NEEDED

All food trucks must meet the following minimum requirements to be eligible for a vendor position at the Community Plaza:

- Must have a valid health permit issued from Galveston County Health District.
- Must be a self-contained unit, fully enclosed on all sides, and self-leveling.
- Must have permanent signage and menu with prices displayed clearly on the truck.
- All menus, signage, and truck art must be family-friendly.
- Must submit current photos of the food truck (front, side, interior, and service window).
- Must carry additional insurance coverage that includes the City of Texas City and the Texas City Economic Development Corporation as additional insured parties.
- Must properly dispose of grey water off-site.

### FOOD TRUCK DIMENSIONS – REGULATIONS

- Maximum Length – 25 Feet (from end to end)
- Maximum Height – 14 Feet (from pavement to highest point on vehicle)
- Maximum Weight – 20,000 pounds
- Maximum Width – 8 ft., 5”



## RENTAL OPTIONS (Please select one)

- 12-Month Contract - \$300/month (Best Value)
- 6-Month Contract - \$350/month
- Month to Month - \$400/month
- Daily Rental - \$85/day (Minimum of 2 days & Subject to availability)
- Off-season rates (November to February) available

## APPLICANT INFORMATION

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

Owner's Name: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Website/Social Media: \_\_\_\_\_

## FOOD TRUCK DETAILS

Truck Name: \_\_\_\_\_

Truck Dimensions: \_\_\_\_\_

Galveston County Health Permit Number: \_\_\_\_\_ Permit pending: ☐

State License Plate Number: \_\_\_\_\_

Type of Cuisine: \_\_\_\_\_

Check which option best fits your cuisine:

Burgers		BBQ		Breakfast	
Seafood		Soul Food		Dessert	
Mexican		Specialty		Beverage	

## ADDITIONAL INFORMATION

1. Briefly describe your food concept and why it would be a great fit for the Community Plaza:

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2. Do you have any special requirements or accommodations to be considered:

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3. Preferred start date: \_\_\_\_\_

## DOCUMENTS TO ATTACH

- Copy of Business License
- Copy of Health Permit
- Copy of Insurance Policy (with City of Texas City as additional insured)
- Photos of Food Truck
- Menu with Prices

## LIMITATIONS

- Food trucks may not emit announcements/audio at any time.
- Non-franchise trucks are/will be a priority
- No wastewater connection or disposal on site

The City reserves the right to break contract at any time with 96 days' notice;

## AGREEMENT & SIGNATURE

I, (Print Name) \_\_\_\_\_, confirm that all information provided is accurate, and I agree to comply with the requirements and rental terms outlined above.

Signature: \_\_\_\_\_

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



## **Park Rules**

The City of Texas City and the Texas City Economic Development Corporation and Staff have the authority to change the rules as needed for the safe operation and maintenance of the park. City of Texas City and Texas City Economic Development staff's decisions are final. Users of the park agree to abide by the following rules.

### **PARK HOURS**

The 6th Street Community Plaza Park will be open from 7:00 AM to 10:00 PM daily. Exceptions to this rule are for events and/or activities that have been permitted by the Director. Park will be monitored by the Texas City Police Department.

### **THE FOLLOWING ITEMS ARE PROHIBITED**

Hunting/Weapons

Smoking of any kind

Barbeque Pits and/or Open Flames

Tents/Tarps, Stakes and/or Spikes (no items may be driven into the ground within the park)

Glass Containers

Unauthorized Vehicles

Scooters/Skateboards

Bouncy Houses/Inflatable Attractions/Water Slides

Littering

Damage to Property and/or Equipment

No Tape, Staples, Nails allowed on Equipment and/or Buildings

Bathing in Splash Pads or Stone Pond

## **TCEDC Agenda**

**6. b.**

**Meeting Date:** 04/16/2025

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

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

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

**Department:** Economic Development

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

Approve TCLM Chamber Membership Grant for 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 have received a completed application for the Chamber Membership Grant from Front Porch Coffee, located at 2401 N. Logan, Ste. B. 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 TCLM Chamber Membership Grant to Front Porch Coffee in an amount not to exceed \$500.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Front Porch chamber dues  
Resolution

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# Texas City Economic Development Corporation

## Application for Chamber Membership Grant

1801 9<sup>th</sup> 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 9<sup>th</sup> Avenue North) or via email at [kedwards@texascitytx.gov](mailto:kedwards@texascitytx.gov).

Date of Application: 02/24/2025

Date Business Opened in Texas City:

12/14/2024

Number of Employees: 5

Business Name: Front Porch coffee.

Owner Name: Kendrix and Mona Jackson

Business Address: 2401 N Logan St Suite B Texas  
City Tx 77590.

Telephone Number(s): (409) 229-7377

Email  
Address: frontporchcoffee24@gmail.com

Business Website: www.FPCoffeeTx.com

**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:**



**Texas City Economic Development Corporation:**

\_\_\_\_\_

## COMMERCIAL CERTIFICATE OF OCCUPANCY

FROM: Casey Bennett, Chief Building Official  
DATE: December 11, 2024  
SUBJECT: Certificate of Occupancy – 2401 N. LOGAN #B, TEXAS CITY, TX, 77590

This certificate is issued pursuant to the requirements of 2024 International Building code, 2024 International Fire Code and the 2023 National Electrical Code certifying that at the time of issuance this structure conforms to all provisions of the City of Texas City building code and ordinance as amended. A new certificate is required for each change in use, each change of owner/lease or after alterations of the property described, and a new certificate voids any certificate of prior dates.

**PERMIT ID# #24-013553**

**TENANT/BUSINESS**

**PROPERTY OWNER**

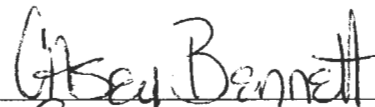
**FRONT PORCH COFFEE**

**PONTIKAS PARTNERSHIP, LLC**

<b>BUSINESS NAME</b>	<b>FRONT PORCH COFFEE</b>
<b>BUSINESS OWNER</b>	<b>MONA JACKSON</b>
<b>BUSINESS PHONE</b>	<b>409-229-7377</b>
<b>BUSINESS TYPE</b>	<b>COFFEE SHOP</b>
<b>CONSTRUCTION TYPE</b>	<b>2B / NON-Sprinklered</b>
<b>EMERGENCY CONTACT NO.</b>	<b>832-599-1708/ MONA JACKSON</b>
<b>OCCUPANCY TYPE</b>	<b>A2</b>
<b>OCCUPANT LOAD</b>	<b>25</b>

**APPROVED BY**

**BUILDING OFFICIAL:**



**DATE:**

12/11/2024

**FIRE MARSHAL:**



**DATE:**

12/19/2024

"the place where **COMMUNITY MATTERS**"

# **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

## **RESOLUTION NO. 2025-08**

**A RESOLUTION AUTHORIZING A TCLM CHAMBER MEMBERSHIP GRANT TO FRONT PORCH COFFEE; 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 April 16, 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 Front Porch Coffee, 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 Front Porch Coffee, 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 16th day of April 2025.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation



## TCEDC Agenda

6. c.

**Meeting Date:** 04/16/2025

Discussion and possible sponsorship for the Dr. Warren Nichols “Gone Fishing” retirement scholarship gala.

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

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

**Department:** Economic Development

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

Discussion and possible sponsorship for the Dr. Warren Nichols “Gone Fishing” retirement scholarship gala.

### **BACKGROUND**

Dr. Warren Nichols has served as President of College of the Mainland (COM) since February 2017. During his tenure, COM has grown significantly with respect to both curriculum offered and updated or new facilities. Sadly, Dr. Nichols is retiring, and COM will be hosting the “Gone Fishing” retirement scholarship gala in his honor on April 26, 2025, from 6PM to 9PM. Per the attached flyer, event sponsorship opportunities as well as table sponsorships are still available for the event. Staff would recommend a table sponsorship in an amount not to exceed \$5,000.

Dr. Nichols and the TCEDC Board were instrumental in creating the COM Promise Keepers program that provides free education at COM for any graduating senior within COM's service area. This program helps to create jobs and employ local residents, all this being in line with the TCEDC's mission.

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

### **ANALYSIS**

Approve sponsorship not to exceed \$5,000 supporting the Dr. Warren Nichols “Gone Fishing” retirement scholarship gala.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Nichols Gala sponsorships

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# THE DR. WARREN NICHOLS GONE FISHING RETIREMENT SCHOLARSHIP GALA

## EVENT SPONSORSHIP OPPORTUNITIES



### Event Sponsor - \$20,000

- Recognized as the primary event sponsor
- Verbal recognition & opening speech thank-you
- Branded giveaways or marketing materials
- Premier seating: Two tables

### Catering Sponsor - \$7,000

- Covers cost of catering or a meal portion
- Recognition on menus and table cards
- Premier seating: One table

### Entertainment Sponsor - \$6,000

- Funds entertainment (e.g., band, DJ)
- Stage branding or performance shout-outs
- Recognition in the program and speeches
- Premier seating: One table

### Decor Sponsor - \$5,000

- Funds required for decorations and props
- Recognition in program and props (e.g., branded name cards/signage)
- One table

### Beverage Sponsor - \$4,000

- Funds required for signature cocktail
- Bar area branding
- One table

### Photo Booth Sponsor - \$5,000

- Covers cost of photo booth and photographer costs
- Includes branded backdrop or digital watermark
- One table

### Marketing Sponsor

#### Print - \$2,500

- Covers cost of printed invitations, program, and signage
- Logo placement on printed materials
- One table

#### Marketing Sponsor

#### Digital - \$2,500

- Logo placement in digital posts before and during the event
- One table

## TABLE SPONSORSHIP OPPORTUNITIES



### Red Snapper

\$200 Individual Ticket



### Mahi-Mahi

\$1,500 One Table

- Logo on program & digital display
- Website recognition



### Barracuda

\$3,000 One Table

- 1/4 page ad on program & digital display
- Website recognition

### Yellowfin Tuna

\$5,000 One Table

- 1/2 page ad in program & digital display
- Website recognition



### Blue Marlin

\$10,000 Two Tables

- Full page ad on program & digital display
- Premier signage at the event
- Website recognition
- Logo included on all ads and printed materials (e.g., save the dates, invitations)

## TCEDC Agenda

6. d.

**Meeting Date:** 04/16/2025

Approve signage incentive for Doodle Me Up Grooming Salon, located at 413 6th Street.

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

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

**Department:** Economic Development

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

Approve signage incentive for Doodle Me Up Grooming Salon, located at 413 6th Street.

### **BACKGROUND**

The TCEDC has historically provided incentives to businesses located on 6th Street to actively promote the redevelopment of 6th Street and encourage visitation to the area. The 6th Street Signage incentive program allows for the EDC to pay for 100% of new signage for a qualifying business. Doodle Me Up has worked with TNT Signs to develop a creative design for their storefront signage, with a cost estimate of \$750.

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 signage incentive for Doodle Me Up Grooming Salon, located at 413 6th Street.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Sign estimate doodle

Doodle proof

Resolution

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NB Graphics, LLC dba TnT Signs

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



Estimate

ADDRESS	SHIP TO	ESTIMATE	3316
City of Texas City	City of Texas City	DATE	02/27/2025
1801 9th Avenue North	1801 9th Avenue North		
Texas City, Texas 77590	Texas City, Texas 77590		
United States	United States		

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	6th Street project			
	J95097/P61524- 2'x15' Flat Signabond panel installed at 413 6th Street - Doodle Me Up Dog Grooming Salon	1	750.00	750.00
-----				
SUBTOTAL				750.00
TAX				0.00
-----				
TOTAL				<b>\$750.00</b>

Accepted By

Accepted Date





# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2025-10

**A RESOLUTION APPROVING A SIGN AGREEMENT BETWEEN THE BOARD CHAIRPERSON AND DOODLE ME UP GROOMING FOR PROPERTY LOCATED AT 413 6TH STREET NORTH; 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 April 16, 2025, a general discussion was held concerning a business sign agreement with Doodle Me Up Grooming for property located at 413 6th Street North; and

**WHEREAS**, TCEDC has approved the funding program for 6<sup>th</sup> Street businesses within the 6th Street Reinvestment area for signage, awnings, paint, and other exterior facial improvements; and

**WHEREAS**, it is recommended by the Director of Economic Development that the TCEDC pay the entire estimate for new signage in the amount of \$750.00.

**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 the Board Chairperson to enter into a Business Owner Agreement with Doodle Me Up Grooming for signage for property located at 413 6th Street North.

**SECTION 2:** The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said agreement 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 16th day of April 2025.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation

## **TCEDC Agenda**

**6. e.**

**Meeting Date:** 04/16/2025

Approve signage incentive for Lercy's Diner, located at 513 6th Street.

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

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

**Department:** Economic Development

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

Approve signage incentive grant for Lercy's Diner, located at 513 6<sup>th</sup> Street.

### **BACKGROUND**

The EDC has historically provided incentives to businesses located on 6<sup>th</sup> Street to actively promote the redevelopment of 6<sup>th</sup> Street and encourage visitation to the area. The 6<sup>th</sup> Street Signage incentive program allows for the EDC to pay for 100% of new signage for a qualifying business. Lercy's Diner – a new restaurant opening on 6<sup>th</sup> Street - has worked with TNT Signs to develop designs for their storefront signage, three vertical signs, and door lettering, with the total cost estimated at \$1,260.

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 signage assistance in the amount of \$1,260 in EDC funds to Lercy's Diner.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Lercys estimate

Lercy sign

Resolution

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## NB Graphics, LLC dba TnT Signs

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



## Estimate

ADDRESS	SHIP TO	ESTIMATE	3414
City of Texas City	City of Texas City	DATE	03/31/2025
1801 9th Avenue North	1801 9th Avenue North		
Texas City, Texas 77590	Texas City, Texas 77590		
United States	United States		

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Lercy's Dinner			
	J95504/P61851- 2'x16' S/F Brushed Silver Signabond w/ printed and laminated vinyl, installed at 513 6th St. North- install on marble fascia w/ tape and silicone only	1	900.00	900.00
	J95504/P61852- 12"36" S/F Signabond w/ printed and laminated vinyl, installed at each end of metal canopy w/ 90 degree angle clips	2	120.00	240.00
	J95504/P61853- Door vinyl, installed -logo, Howdy w/ hours	1	75.00	75.00
	J95504/P61854- .040 clear lexan with back flatbed print w/ white backer printed graphics for coke machine:11.125"tall x 19.625" wide. VO 10x18.5	1	45.00	45.00

SUBTOTAL	1,260.00
TAX	0.00
TOTAL	<b>\$1,260.00</b>

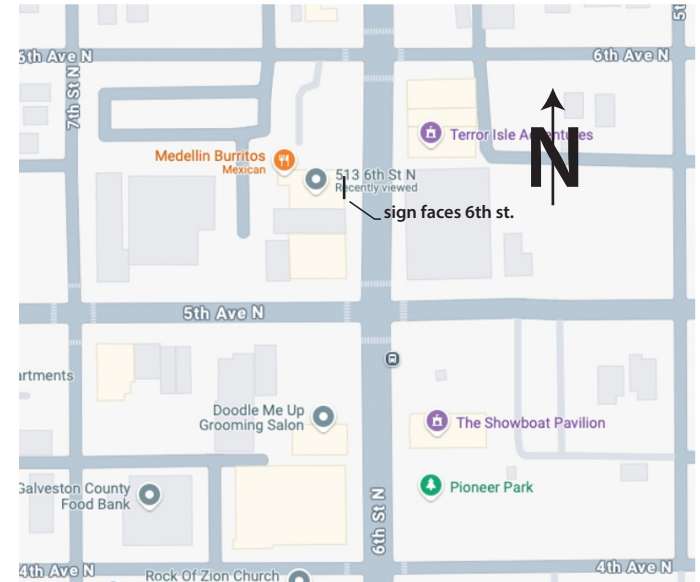
Accepted By

Accepted Date





2'x 16' non lit sign panel



Sign Panels will be brush silver finished ACM panel (metallic look for the exposed silver areas), the graphics will be black and white.

Installation will be done with VHB tape mount with silicone to avoid drilling holes in marble. 3M's VHB tapes are a strong alternative to screw/rivets with excellent hold strength spread along the entire length of the tape vs. just at the screw. This installation is ideal for the tape since both surfaces are clean, dust free, smooth and flat.

#### What is ACM Panel?

ACM panels, or Aluminum Composite Material panels, are a three-layer sandwich panel consisting of two thin, pre-painted aluminum sheets bonded to a polyethylene (PE) core, known for their lightweight, durable, and corrosion-resistant properties.

#### What is VHB Tape?

VHB tapes are a type of double-sided adhesive tape that uses a closed-cell acrylic foam core for a strong and flexible bond. The tapes are very resistant to temperature extremes and have excellent hold strength.

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2025-11

**A RESOLUTION APPROVING A SIGN AGREEMENT BETWEEN THE BOARD CHAIRPERSON AND LERCY'S DINER FOR PROPERTY LOCATED AT 513 6TH STREET; 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 April 16, 2025, a general discussion was held concerning a business sign agreement with Lercy's Diner for property located at 513 6th Street; and

**WHEREAS**, TCEDC has approved the funding program for 6<sup>th</sup> Street businesses within the 6th Street Reinvestment area for signage, awnings, paint, and other exterior facial improvements; and

**WHEREAS**, it is recommended by the Director of Economic Development that the TCEDC pay the entire estimate for new signage in the amount of \$1,260.00.

**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 the Board Chairperson to enter into a Business Owner Agreement with Lercy's Diner for signage for property located at 513 6th Street.

**SECTION 2:** The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said agreement 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 16th day of April 2025.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation

## TCEDC Agenda

6. f.

**Meeting Date:** 04/16/2025

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$15,000.

**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 from Species Gym – Texas City, located at 702 9<sup>th</sup> Avenue N. The applicant is requesting assistance to replace reception area windows and tint as the windows have multiple cracks.

Per the attached estimate, the total cost of these repairs is estimated to be \$9,850.75.

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 Species Gym – Texas City in an amount not to exceed \$9,850.75.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

BIG Grant - Species

Species cost estimate

Letter from owner approving

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: Species Gym Texas City

Business Address: 702 9th Ave N, Texas City, TX 77590

Business Contact: Erin Hughes (210) 485-9528

Number of full-time or part-time employees: 0

Annual operating budget: \$363,000

### 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: 03-10-2025

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.:

24-hr bodybuilding/fitness gym

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

Replacement of reception area windows and tint. The windows have multiple cracks

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

\$9,850.75 Admiral Glass Company

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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.

**ADMIRAL GLASS COMPANY**  
**118 SOUTH IOWA**  
**LEAGUE CITY TX 77573**  
**(281)332-0588 Fax:(281)332-4491**  
**Tax# 76-0119525**

**Quote: 14584**

**Date:03/05/2025**

Customer

SPECIES GYM  
702 9TH AVE N.  
TEXAS CITY TX 77590

Cell:(210)485-9528

Csr:GB

Tech:

Terms:C.O.D

<u>Qty</u>	<u>Part / Description</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
4.00	1/4" CLEAR TEMPERED - Approx. 65" x 86"	0.00	0.00	0.00
3.00	1/4" CLEAR TEMPERED - Approx. 45" x 88"	0.00	0.00	0.00
2.00	1/4" CLEAR TEMPERED - Approx. 26" x 76"	0.00	0.00	0.00
1.00	WINDOW FILM - High reflective similar to existing for all 9 pcs	0.00	0.00	0.00
1.00	TOTAL - R&R 9 pcs of glass and install new tint	6,700.00	2,400.00	9,100.00

Notes:Contact Erin @ 210.485.9528

Thank you for choosing ADMIRAL GLASS and MIRROR!

We appreciate your business and hope you will choose ADMIRAL GLASS for all of your future glass needs.

Signature \_\_\_\_\_

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
6,700.00	2,400.00	750.75	9,850.75	0.00	9,850.75

Customer Copy

vers:9.2.10 Page: 1

MSA Properties, LP  
1 Purdue Drive  
Richboro, PA 18954

March 4, 2025

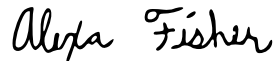
Grant Application Approval Letter

RE: Species Gym Texas City  
702 9th Avenue N  
Texas City, Texas 77590

To whom it may concern,

As the property owner of 702 9th Avenue N Texas City, Texas 77590, MSA Properties, LP approves of Species Gym Texas City's grant application with the City of Texas City to replace the reception area windows.

Thank you,

A handwritten signature in black ink that reads "Alexa Fisher". The signature is written in a cursive, flowing style.

Alexa Fisher  
Partner  
MSA Properties, LP



# **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

## **RESOLUTION NO. 2025-12**

**A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO SPECIES GYM-TEXAS CITY; 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 April 16, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Species Gym – Texas City for an amount not to exceed \$15,000.00; and

**WHEREAS**, staff received a completed application for the BIG Grant from Species Gym – Texas City, located at 702 9th Ave. N., Texas City, TX 77590. The applicant is requesting assistance with the cost of window replacement and tint; 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 Species Gym – Texas City, located at 702 9th Ave. N., 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 16th day of April 2025.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation

## TCEDC Agenda

6. g.

**Meeting Date:** 04/16/2025

Renew services agreement between the City of Texas City and the Bay Area Houston Economic Partnership (BAHEP).

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

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

**Department:** Economic Development

---

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

Renew services agreement between the City of Texas City Economic Development Corporation and the Bay Area Houston Economic Partnership (BAHEP).

### **BACKGROUND**

Texas City EDC has been a member of the Bay Area Houston Economic Partnership (BAHEP) for two years, and the renewal contract is attached for consideration. The annual membership cost for Texas City is \$20,000.

BAHEP provides a range of economic development-related services, including developing business connections based on the organization's target industries; advocating for local, state and federal programs that benefit the City; and facilitating meetings with County and State elected officials as-needed. The organization also assists the City with the development of its lead and prospect responses, marketing initiatives and more.

Within the last few months, BAHEP has taken over hosting the Galveston County Economic Developers group and has also created a Tourism Committee that will lead to highly effective regional advertising.

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

### **ANALYSIS**

Staff recommends renewal of the services agreement between the Texas City Economic Development Corporation and the Bay Area Houston Economic Partnership (BAHEP).

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

BAHEP contract  
Resolution

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TEXAS CITY	§	
ECONOMIC DEVELOPMENT	§	
CORPORATION (EDC)	§	
	§	KNOW ALL PERSONS BY THESE
	§	PRESENTS:
BAY AREA HOUSTON ECONOMIC	§	
PARTNERSHIP (BAHEP)	§	

THIS CONTRACT is made and entered into by and between the CITY OF TEXAS CITY, TEXAS, ECONOMIC DEVELOPMENT CORPORATION ("EDC"), and the BAY AREA HOUSTON ECONOMIC PARTNERSHIP ("BAHEP").

**WITNESSETH:**

WHEREAS, EDC desires to promote the development of business and commerce within the City of Texas City ("City"), including the location and development of new business and the retention and expansion of existing business; and

WHEREAS, EDC finds and determines that the development of business within the region promotes the economic welfare and well-being of City and its residents by, among other things, expanding the tax and employment bases of City and, therefore, enhancing the health, safety, welfare and quality of life of the residents; and

WHEREAS, BAHEP was formed for the purpose of, among others, promoting and encouraging, or causing to be promoted and encouraged, the formation of new businesses and the retention and expansion of existing businesses that create or retain primary jobs, the relocation of existing businesses, and the general diversification of the economy of and in all or a portion of Galveston and Harris counties and the surrounding area, which area includes the City and EDC; and

WHEREAS, the EDC desires to contract with the BAHEP to provide, or cause to be provided, economic development services as herein described for and on behalf of EDC; and

WHEREAS, BAHEP is willing to provide, or cause to be provided, in exchange for the consideration herein expressed, the economic development services desired by EDC; and

WHEREAS, EDC and BAHEP agree that, in order to foster and promote competition, to assure the integrity of the competitive process, and to protect proprietary or innovative business strategies and concepts, information and data developed, generated, or received by BAHEP should remain privileged and confidential, except as herein provided or where inconsistent with the provisions of the Texas Public Information Act that are applicable to information held by EDC; now, therefore,

For and in consideration of the premises and mutual covenants herein contained, it is hereby agreed as follows:

## **ARTICLE I**

### **QUALIFICATIONS OF BAHEP**

#### **SECTION 1.01. Representations and Warranties of BAHEP.**

BAHEP hereby represents and warrants as follows:

A. BAHEP will engage in an on-going effort to attract new business to the City and to encourage the retention and expansion of existing businesses that create or retain primary jobs within the region.

B. BAHEP will coordinate its activities with other area economic development organizations within Galveston County and seek to enhance cooperation throughout the area in furtherance of efforts on City's and EDC's behalves hereunder.

C. BAHEP is a nonprofit economic development organization having as its principal purpose the promotion of economic development in Galveston and Harris counties, including the City.

## **ARTICLE II**

### **SCOPE OF SERVICES**

#### **Section 2.01. Services to be Provided.**

BAHEP will provide the economic development services in Exhibit A:

## **ARTICLE III**

### **TIME OF PERFORMANCE**

#### **Section 3.01. Time of Performance.**

A. This Agreement shall be in effect for the period beginning April 1, 2025, and ending March 31, 2026.

## **ARTICLE IV**

### **PAYMENT FOR SERVICES**

#### **Section 4.01. Fees.**

A. For and in consideration of the services to be performed by BAHEP, and subject to compliance with the terms of this Contract; EDC shall pay to BAHEP a base amount not to exceed TWENTY THOUSAND AND NO/100ths DOLLARS (\$20,000.00) for the performance of services provided herein, subject to budget as noted above.

B. BAHEP shall submit billing statements to EDC and EDC shall promptly process such statements, and upon certification and review, make payment to BAHEP within thirty (30) days of EDC's receipt of such statements.

C. BAHEP shall provide economic development information to the city through its quarterly newsletter, *BAHEP Business Briefs*, its *Annual Report*, and other documents as needed.

## ARTICLE V

### TERMINATION

#### Section 5.01.

Either party may terminate this Agreement upon thirty (30) days written notice for any reason or upon default by the other party. "Default" by a party occurs if the party fails to perform or observe any of the terms and conditions of this Agreement required to be performed or observed by that party. Should a default occur, the party against whom the default has occurred shall have the right to terminate all or any part of its duties under this Agreement, as of the 30<sup>th</sup> day following the receipt by the defaulting party of a notice describing such default and intended termination, provided, however, (i) such termination is ineffective if, within the 30-day period, the defaulting party cures the default, or (ii) the termination may be stayed, at the sole option of the party against whom the default has occurred, pending cure of the default.

#### Section 5.02.

The parties hereto specifically acknowledge that the funds allocated for payment to BAHEP by EDC are derived from tax revenues collected pursuant to the authority of Texas Local Government Code Chapters 501, 502, and 505, and that this Agreement is based on the estimated tax revenues to be collected during the term of this Agreement for Fiscal Year 2024-2025. BAHEP further understands, acknowledges, and agrees that if the tax revenues estimated or actually collected are less than the annual payment described in Section 4.01.A., EDC shall be under no obligation to reimburse BAHEP for the full amount set forth in such section and the Parties may terminate or renegotiate this Agreement.

#### Section 5.03.

Any party desiring to terminate this Contract may do so, with or without cause, upon thirty (30) days' notice thereof, as provided in Section 6.05 hereof.

## ARTICLE VI

### MISCELLANEOUS PROVISIONS



#### **Section 6.01 Independent Contractor.**

The relationship of BAHEP to EDC hereunder shall be that of an independent contractor. EDC shall have no authority to direct the day-to-day activities of any of BAHEP's employees, shall have no authority over BAHEP's decisions, and shall have no rights to ownership of internal working papers or other information or data of BAHEP, except as otherwise specifically authorized or required herein.

Without in any way limiting the generality of the foregoing, it is specifically acknowledged and agreed that BAHEP has bargained for the confidentiality of all internal information and data that it generates other than that required to be submitted to EDC pursuant to Article II and Section 6.06 hereof. The parties agree that such confidentiality is necessary to foster and to promote competition, to assure the integrity of the competitive process, and to protect proprietary or innovative business strategies and concepts. Subject to the provisions of the Texas Public Information Act, Texas Government Code Chapter 552 that may be applicable to such documents, EDC agrees that it shall endeavor to protect and hold confidential all information submitted to EDC, to the extent that such information satisfies any exception to the Texas Public Information Act.

#### **Section 6.02. Parties in Interest.**

This Contract shall be binding on and inure to the benefit EDC and BAHEP and shall not bestow any rights upon any third parties.

#### **Section 6.03. Nonwaiver.**

Failure of either party hereto to insist on the strict performance of any of the provisions hereof, or to exercise any rights or remedies accruing hereunder upon default or failure of performance, shall not be considered a waiver of the right to insist on and enforce, by an appropriate remedy, strict compliance with any other obligation hereunder, or to exercise any right or remedy occurring as a result of any future default or failure of performance.

#### **Section 6.04. Applicable Laws.**

This Contract shall be subject to and construed in accordance with the laws of the State of Texas, the laws of the federal government of the United States of America, and all rules and regulations of any regulatory body or officer having jurisdiction hereover. This Contract is performable and venue is exclusive in Galveston County, Texas.

#### **Section 6.05. Notices.**

All notices required or permitted hereunder shall be given in writing and shall be deemed delivered when actually received or on the third day following deposit into a United States Postal Service post office or receptacle with proper postage affixed thereto, sent Certified Mail, Return Receipt Requested, addressed to the respective other party at the address set forth below, or at such other address the receiving party may have theretofore prescribed by written notice to the sending party:

EDC

Kristin Edwards, MPA, TDM  
Economic Development Director  
Texas City Economic Development Corporation  
1801 9th Avenue North  
Texas City, Texas 77590

BAHEP

Brian Freedman  
President  
Bay Area Houston Economic Partnership  
P.O. Box 58724  
Houston, Texas 77258

**Section 6.06. Entire Agreement.**

This Contract contains the entire agreement of the parties relating to the subject matter hereof and is the full and final expression of the agreement between the parties. Any changes or amendments to the rights or obligations of the parties hereunder must be made in writing and signed by both parties.

**Section 6.07. Ambiguities.**

In the event of any ambiguity in any of the terms of this contract, it shall not be construed for or against any party hereto on the basis that such party did or did not author the same.

**Section 6.08. Effective Date.**

This Agreement shall become effective April 1, 2025, and conclude on March 31, 2026.

**EXECUTED IN DUPLICATE ORIGINALS**, in Texas City, Galveston County, Texas;

**(SIGNATURE PAGE FOLLOWS)**



APPROVED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION on  
the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

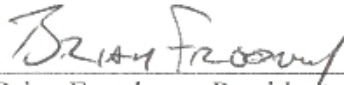
**TEXAS CITY ECONOMIC DEVELOPMENT  
CORPORATION**

By: \_\_\_\_\_  
Mark Ciavaglia, Chairman  
Economic Development Corporation

ATTEST:

\_\_\_\_\_  
EDC Secretary

**BAY AREA HOUSTON ECONOMIC  
PARTNERSHIP**

  
\_\_\_\_\_  
Brian Freedman, President

ATTEST:

  
\_\_\_\_\_  
Bob Payne, Director of Contracts

# **EXHIBIT A**

## **Economic Development Services for Texas City Economic Development Corporation**

### **Bay Area Houston Economic Partnership**

#### **Background**

Bay Area Houston Economic Partnership is a 501 (c)(6) not for profit organization focusing on the growth of the region through retention, expansion, and recruitment of high-performance jobs and business. The BAHEP service area includes the Bayport Industrial Complex on the east, Ellington Airport and City of Houston on the north, the City of Friendswood on the west and City of Hitchcock, City of Santa Fe, and Galveston County on the south. The region encompasses 16 cities and parts of Galveston and Harris counties. The 2024 estimated population of people who live and work in the Bay Area Houston region is approximately 1,200,000.

BAHEP currently has more than 300 member companies and organizations who reside in Harris and Galveston counties, including the economic partner cities of Clear Lake Shores, Deer Park, Dickinson, El Lago, Friendswood, Hitchcock, Houston, Kemah, La Marque, La Porte, League City, Morgan's Point, Nassau Bay, Pasadena, Santa Fe, Seabrook, Texas City, Taylor Lake Village, and Webster. Private and public partners include those in the healthcare, maritime and logistics, specialty chemical, tourism and recreation, and aerospace and aviation industries, as well as real estate brokers and developers, banks, and educational institutions.

#### **PURPOSE**

As the Texas City Economic Development Corporation (EDC) focuses on diversifying and expanding the economy, the Bay Area Houston Economic Partnership looks forward to working with the EDC to assist in the execution of its economic development strategy.

#### **ECONOMIC DEVELOPMENT SERVICES**

##### ***Economic Development Goals and Direction***

Bay Area Houston Economic Partnership will provide the following services:

- a. Assist the EDC as needed in determining, reviewing, and evaluating its economic development goals and objectives.
- b. Recommend policies, processes, and procedures that enable EDC to successfully compete for new business within identified target industries.

- c. Facilitate meetings with County and State elected officials as needed to assist EDC in matters that would involve County and State participation.
- d. Alert EDC of potential loss or addition of business due to changes in policy, State or federal law, or other impacts.
- e. Develop business linkages for EDC, given the EDC's economic development goals.
- f. Provide opportunities for EDC officials to participate on BAHEP committees and councils.
- g. Consult with EDC officials or their designees on issues related to economic development.
- h. Create, expand, and/or nurture partnerships with other municipalities/agencies to promote and enhance the EDC's economic development strategy.
- i. Include the EDC in any and all discussions hosted by BAHEP with its allies that are related to regional economic development issues.
- j. BAHEP shall advocate for local, state, and federal programs, public policy and initiatives that directly benefit the EDC.
- k. Invite the mayor of the City of Texas City to participate in BAHEP's Mayoral Council and to attend its regularly scheduled meetings.

#### ***Economic Development Marketing and Sales***

BAHEP will provide the following services:

- a. BAHEP will work with the EDC, regional allies, the Governor's Office of Economic Development, and within its own network of site selectors, real estate brokers, and developers to identify and develop leads and prospective companies that have a potential interest in expanding or locating in the City of Texas City. These prospective companies will include, but not be limited to: a) healthcare, b) maritime and logistics, c) specialty chemical (back offices), d) tourism and recreation, and those which will result in a broader, more diversified tax base.

BAHEP will maintain a prospect log of all such new business opportunities which will contain information such as: overall project description, number of jobs created, investment levels, real estate requirements, source of lead, and contact information. The prospect log will be reviewed with EDC representatives during BAHEP's quarterly Prospect Review meeting and as requested by EDC representatives.

BAHEP and the EDC understand that, in many cases, identified prospects may request complete confidentiality with respect to their company name, names of individuals, and their specific plans and further agree that where such confidentiality is requested, it will be maintained by all parties, subject to the requirements of applicable law.

- b. BAHEP will assist and coordinate with the EDC in developing its lead and prospect responses by providing relevant background information about the City of Texas City and its business climate and business activities, about the region, and about the State of Texas, to all appropriate audiences – including to site selectors, real estate brokers, and developers.



- c. Invite EDC representatives to meetings with executives and site selectors who are interested in business location, relocation, and expansion.
- d. Draw upon the resources of the Space Alliance Technology Outreach Program (SATOP) to create and retain jobs in the City of Texas City. Visit [www.SATOP.Space](http://www.SATOP.Space) to learn more about this program.

#### ***Business Assistance Programs***

BAHEP will provide the following services:

- a. Include EDC officials and business persons in initiatives, workshops, seminars, programs, and other educational or training programs designed to assist the city in promoting new business development, start-up business, entrepreneurship, business expansion, and other business assistance ventures.
- b. Include the EDC representatives in business development activities.
- c. Make the Space Alliance Technology Outreach Program (SATOP) programs available to the City of Texas City businesses to encourage job growth and creation.

#### ***Additional Special Services***

BAHEP will provide the following additional special services to the city:

- a. Continue its advocacy for a coastal storm surge protection system (Coastal Barrier) by working with local and state elected officials, the General Land Office, the Gulf Coast Protection District, and the Bay Area Coastal Protection Alliance.
- b. Maintain its collaboration with the Coalition for Sustainable Flood Insurance to monitor the National Flood Insurance Program and its reauthorization by the U.S. Congress.
- c. Lead advocacy initiatives that preserve NASA Johnson Space Center's budget and workforce, such as the annual Citizen's for Space Exploration trip to Washington, D.C., to meet with congressional members on the importance of NASA to the nation's economy and national security. BAHEP will invite the EDC (the director/board member and/or designated representative) to attend the Citizens for Space Exploration trip to Washington, D.C., to educate federal officials on the importance of NASA to the City of Texas City and Houston-area economies.
- d. Collaborate with the economic development director and other regional organizations to protect and grow the Ellington Airport assets, including the Houston Spaceport, and expand the military presence at Ellington Field. BAHEP will work with the Houston Airport System to market Ellington Airport and perform economic development activities to protect and grow assets related to aerospace. BAHEP, through the Ellington Field Task Force, will work with local businesses and elected officials in a strategic manner focusing on areas which most substantially benefit the military presence at Ellington Field (such as Alert Fighter aircraft replacement, unmanned aerial vehicles, quality of life for Joint Armed Forces Reserve Base, and Regional Homeland Security Defense Operations Center).

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2025-13**

**A RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO RENEW A PROFESSIONAL SERVICE AGREEMENT WITH BAY AREA HOUSTON ECONOMIC PARTNERSHIP (BAHEP); 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 (TCEDC), duly held on April 16, 2025, a general discussion was held concerning authorizing the Chairperson or Vice-Chairperson to renew a professional services agreement with Bay Area Houston Economic Partnership (BAHEP); and

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

**SECTION 1:** The Board of Directors of the Texas City Economic Development Corporation hereby approves the renewal of a services agreement between the City of Texas City Economic Development Corporation and the Bay Area Houston Economic Partnership (BAHEP).

**SECTION 2:** The Chairperson or Vice-Chairperson is hereby authorized to execute any documents necessary for the agreement with Marsh Darcy Partners.

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

**PASSED AND ADOPTED this 16th day of April 2025.**

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CHAIRPERSON/VICE CHAIRPERSON  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY  
Texas City Economic Development Corporation