

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

JULY 23, 2025 - 3:00 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. Consider Approval of the June 4, 2025, TCEDC Meeting Minutes.
5. PUBLIC COMMENTS
6. NEW BUSINESS
  - a. Discussion and possible action on Resolution No. 2025-16, approving the purchase of property located within the Industrial Business District owned by Albert Pepin - 2622 1st Avenue South. (GCAD ID# 187923).
  - b. Discussion and possible action on Resolution No. 2025-17, approving the purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc.
  - c. Discussion and possible action on Resolution No. 2025-18, authorizing a TCLM Chamber Membership Grant for Strand Hair & Beauty Bar in an amount not to exceed \$500.

- d. Discussion and possible action on Resolution No. 2025-19, approve a Business Improvement Grant (BIG Grant) to Georgia Meyer Barzilay for her property located at 811 6th Street North 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 JULY 18, 2025 AT 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**

**4.**

**Meeting Date:** 07/23/2025

**Submitted By:** Renee Edgar, City Secretary

**Department:** City Secretary

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

Consider Approval of the April 16, 2025, TCEDC Meeting Minutes.

### **BACKGROUND**

### **ANALYSIS**

### **ALTERNATIVES CONSIDERED**

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### **Attachments**

June 4, 2025 Minutes

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TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING

MINUTES

JUNE 4, 2025 - 3:00 PM

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met June 4, 2025, at 3:00 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 3:00 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/Chairperson  
Brandon Brooks, Chairperson  
Phil Roberts, Chairperson

Absent: Cynthia Rushing, Ex-Officio Member/Treasurer

Staff Present: Jon Branson, Executive Director of Management Services  
Kristin Edwards, Economic Development Director  
Renee Edgar, Alternate Board Secretary  
Curt Kelly, Engineering & Planning Administrator  
George Fuller, Director of Municipal Services  
Ariel Callis, Economic Project Manager  
Jade Jones, Community Events and Tourism Manager

Attendees: Jamie Louviere, TCISD  
Guillermo Benavidas, Department Manager of Colliers Engineering & Design

**(3) CONFLICT OF INTEREST DECLARATION**

There were none.

**(4) PUBLIC COMMENTS**

There were none.

**(5) Consider Approval of the April 16, 2025 Meeting Minutes.**

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

**Vote: 5 - 0 CARRIED**

**(6) NEW BUSINESS**

- (a)** Discussion and possible action on Resolution No. 2025-14, approve proposal for professional services for the development of a Preliminary Engineering Report (PER) for a Shoal Point entry road.

Kristin Edwards, Economic Development Director, recommends that the TCEDC Board approve the full proposal, with a total cost of \$467,409. This will enable staff to proceed to the first phase of the project, which will involve gathering extensive stakeholder insights and providing the necessary information to complete phase 2.

Guillermo Benavidas, Department Manager at Colliers Engineering & Design, answered the board members' questions about the project's phases.

Motion by Vice-Chairperson Randy Dietel, Seconded by Chairperson Phil Roberts

**Vote: 5 - 0 CARRIED**

- (b)** Discussion and possible action on Resolution No. 2025-15, approve a budget adjustment to support the agreement for Preliminary Engineering Report (PER) for Shoal Point entry road.

Kristin Edwards, Economic Development Director, stated the funds are available in the Texas City's Economic Development Corporation's City's FY2024-25 annual budget within the demolitions and maintenance line items within Fund 801 to cover the cost of the project. This request is for approval to transfer funds from both accounts into the professional services line item for the project.

Motion by Mayor/Chairperson Dedrick D. Johnson, Seconded by Chairperson Brandon Brooks

**Vote: 5 - 0 CARRIED**

- (c)** Discussion and possible action on Resolution No. 2025-12, approve Business Improvement Grant (BIG Grant) for Species Gym- Texas City for an amount not to exceed \$15,000.

Kristin Edwards, Economic Development Director, requested that this Business Improvement Grant cover half of the total cost of repairs.

Jon Branson, Executive Director of Management Services, provided additional background on the company's previous Business Improvement Grant, which they received in 2021.

Motion by Chairperson Brandon Brooks, Seconded by Chairperson Phil Roberts

**Vote: 2 - 3 FAILED**

- (d) Discussion on the proposed Texas City Economic Development Corporation budget for FY2026.

Kristin Edwards, Economic Development Director, gave a summary of the Texas City Economic Development Corporation budget for FY2026 and answered the board's questions on individual line items.

**(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

Jamie Louviere, of Texas City ISD, highlighted the success of Signing Day, where 62 students signed job contracts, an increase from 45 the previous year. The number of participating companies also grew, rising from 14 to 22. She expressed a desire to involve students from La Marque ISD in future events.

- (b) City of Texas City Staff Update

Kristin Edwards, the Economic Development Director, informed the board about a plan to create a publication in collaboration with TCISD, COM, and the Chamber of Commerce. This publication will provide information about TCISD's Career and Technical Education (CTE) programs. She also provided an update on the LNG project and discussed the grand opening of the Community Plaza. Kristin also introduced her department's intern, Kaitlyn Allen, who is pursuing a degree in Marketing.

Jon Branson, the Executive Director of Management Services, informed the board that Whiskey Bay, located on 6th Street, has defaulted on its lease agreement and will be sending a 30-day notice to remedy the issues. He also mentioned that another company is interested in leasing the property if Whiskey Bay is unable to fulfill its obligations.

Dedrick D. Johnson, the Chairperson and Mayor, discussed the Summer Hire Internship Program (SHIP), which is now in its fourth year.

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

There were none.

**(9) ADJOURNMENT**

Having no further business, Mark Ciazaglia made a Motion to ADJOURN at 3:47 p.m.

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Board Secretary  
Texas City Economic Development Corporation

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

## TCEDC Agenda

6. a.

**Meeting Date:** 07/23/2025

Consider approval of purchase of property located within the Industrial Business District owned by Albert Pepin – 2622 1st Avenue South, GCAD 187923.

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

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

**Department:** Economic Development

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

Consider approval of purchase of property located within the Industrial Business District owned by Albert Pepin – 2622 1<sup>st</sup> Avenue South, GCAD 187923.

### **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 Albert Pepin, who would like to sell his property located at 2622 1<sup>st</sup> Avenue South. The property does have structures on it – his residence as well as a two-story garage behind the home.

Given the \$2.55/square foot purchase price the EDC would typically consider in a purchase of IBD property, the total cost to acquire the property would be \$17,772.48.

Staff has communicated a conditional offer to purchase the property for the cost above, contingent upon approval by the EDC. Mr. Pepin has provided a letter which states that he is willing to accept this offer.

### **ANALYSIS**

Consider approval of purchase of property located within the Industrial Business District owned by Albert Pepin – 2622 1<sup>st</sup> Avenue South, GCAD 187923, for a total purchase price of \$17,772.48.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Albert Pepin letter

Property images - 2622 1st Ave S

Resolution

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June 5, 2025

To Whom It May Concern,

I am writing to formally accept the conditional offer of \$17,772.48 for my property located at 2622 1st Avenue South, Texas City.

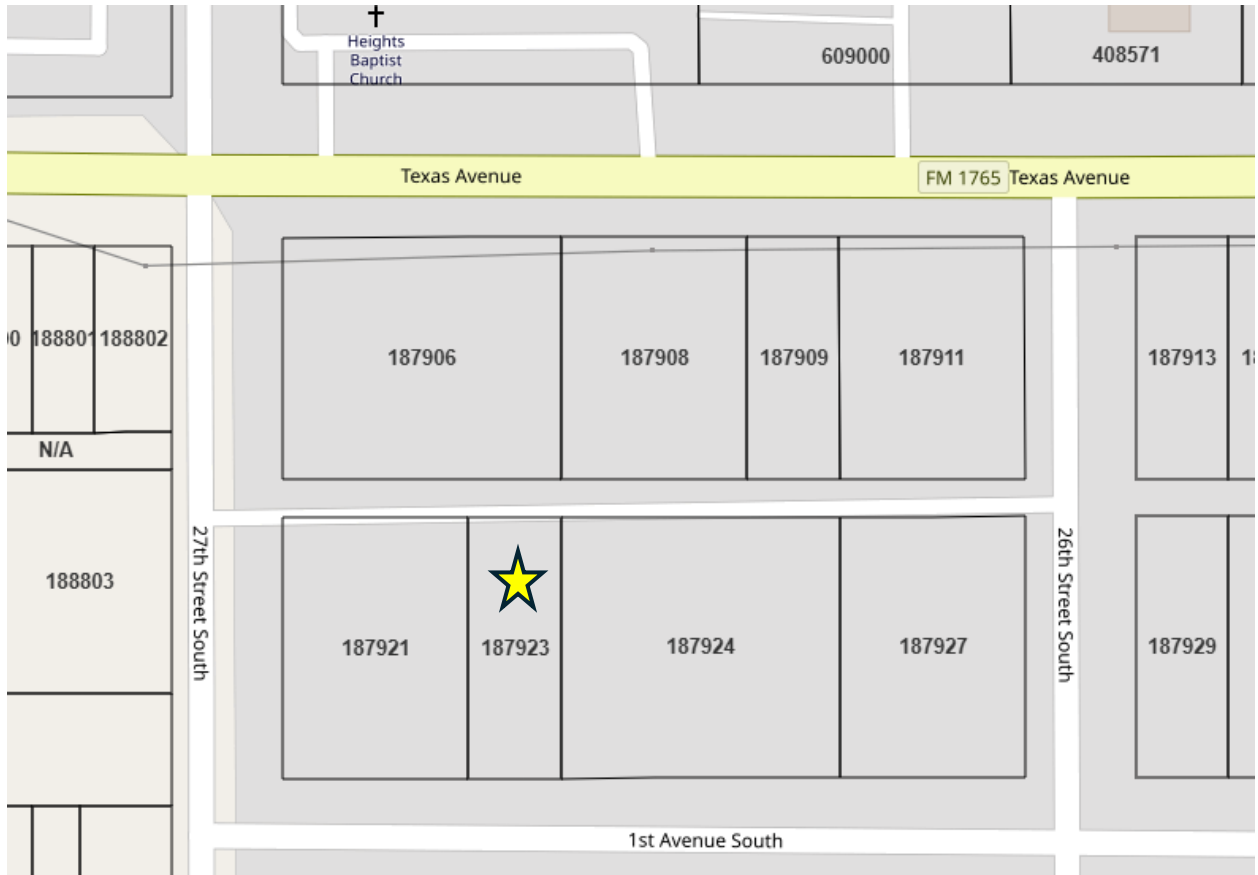
Thank you,

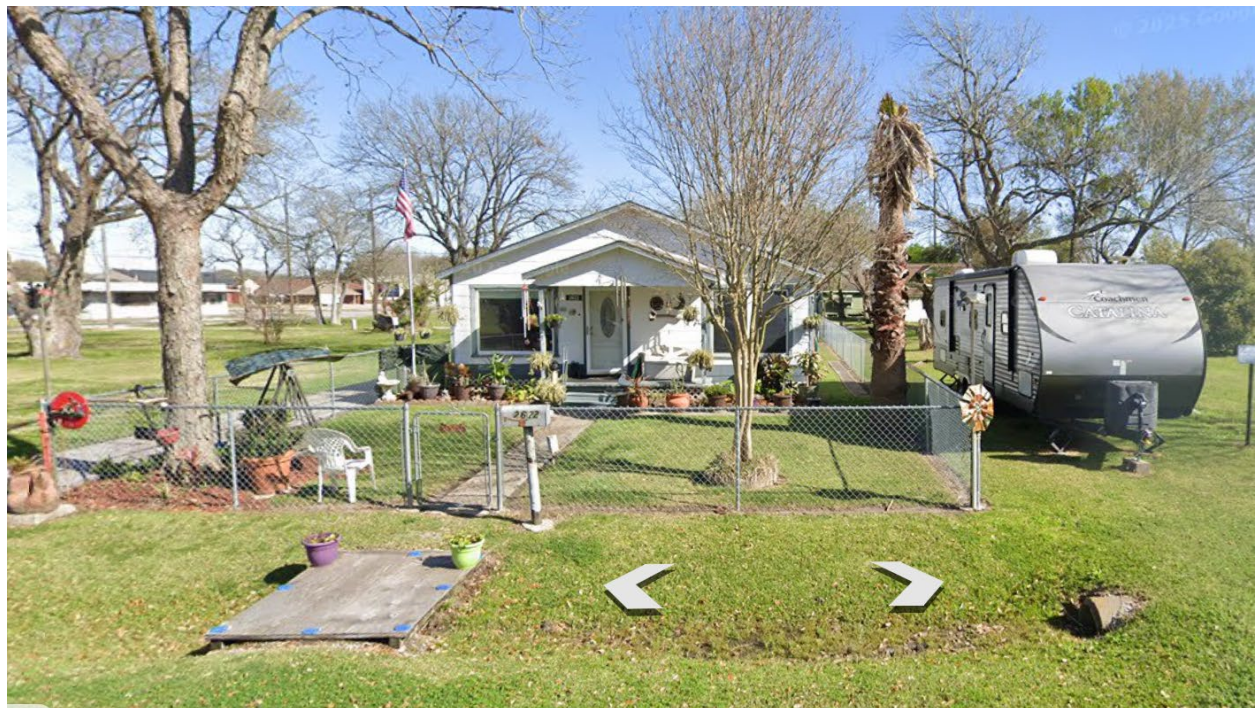
*Albert Pepin*

Albert Pepin



2622 1<sup>st</sup> Avenue South – GCAD 187923 – Location, aerial, zoning, property photo





# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2025-16

**A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED WITHIN THE INDUSTRIAL BUSINESS DISTRICT AT 2622 1<sup>ST</sup> AVENUE SOUTH AND IDENTIFIED AS GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 187923; 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 July 23, 2025, a general discussion was held concerning the purchase of property within the Industrial Business District (IBD) at 2622 1<sup>st</sup> Avenue South. and identified as Galveston County Appraisal District as ID No. 187923.

**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 property within the Industrial Business District (IBD) at 2622 1<sup>st</sup> Avenue South and identified as Galveston County Appraisal District as ID No. 187923.

**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 23rd day of July 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

## TCEDC Agenda

6. b.

**Meeting Date:** 07/23/2025

purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc.

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

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

**Department:** Economic Development

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### ACTION REQUEST (Brief Summary)

Consider approval of the purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc.

### 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 Hacienda Services, Inc., who own four pieces of property within the IBD. The addresses, GCAD IDs and sizes are as follows:

3412 2nd Ave S - 175900 GCAD - .14 acres or 6,450 SF

1230 1st Ave S - GCAD 182242 - .14 acres or 6,250 SF

3302 1st Ave S - GCAD 175827 - .15 acres or 6,450 SF

3405 1st Ave S - GCAD 380924 - .15 acres or 6,429 SF

Given the \$2.55/square foot purchase price the EDC would typically consider in a purchase of IBD property, the total cost to acquire all four pieces would be \$65,226.45.

Staff have communicated a conditional offer to purchase the properties for the cost above, contingent upon approval by the EDC. Hacienda Services has indicated they are fully prepared to accept the offer. Funds are available in the EDC's budget for this purchase.

### ANALYSIS

Consider approval of the purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc., for a total purchase price of \$65,226.45.

### ALTERNATIVES CONSIDERED

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#### Attachments

Hacienda property images

Resolution

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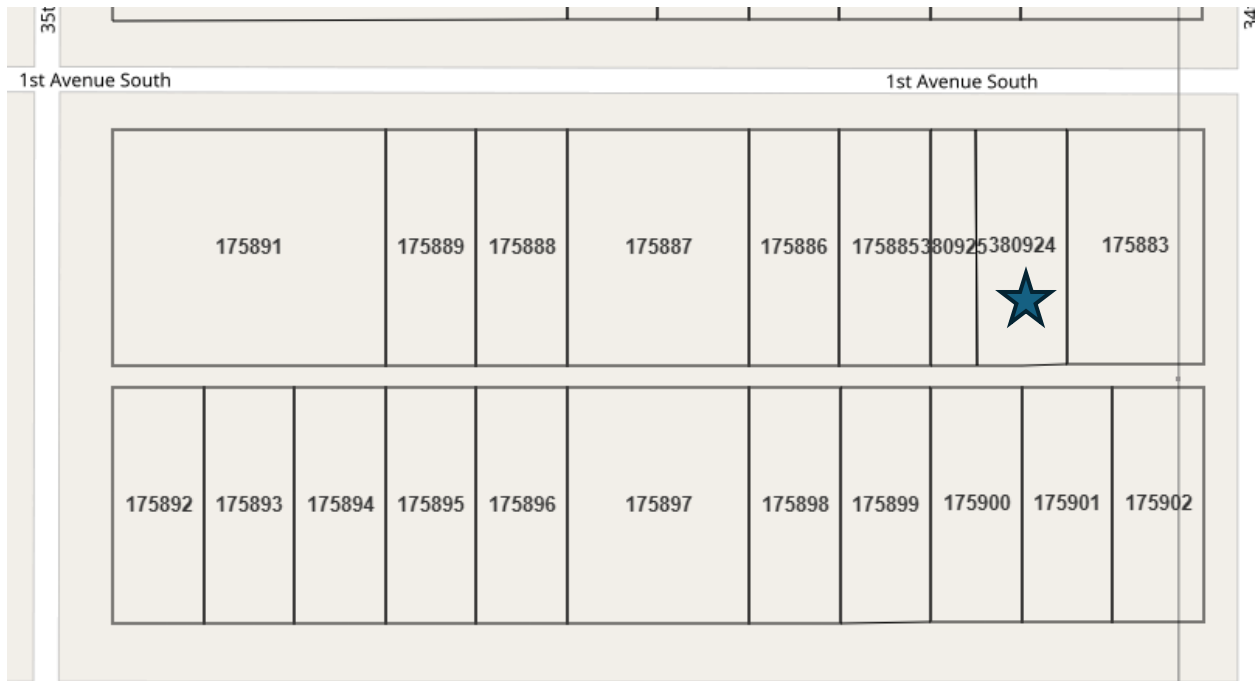


3302 1st Avenue South – GCAD 175827 – Location, aerial, zoning





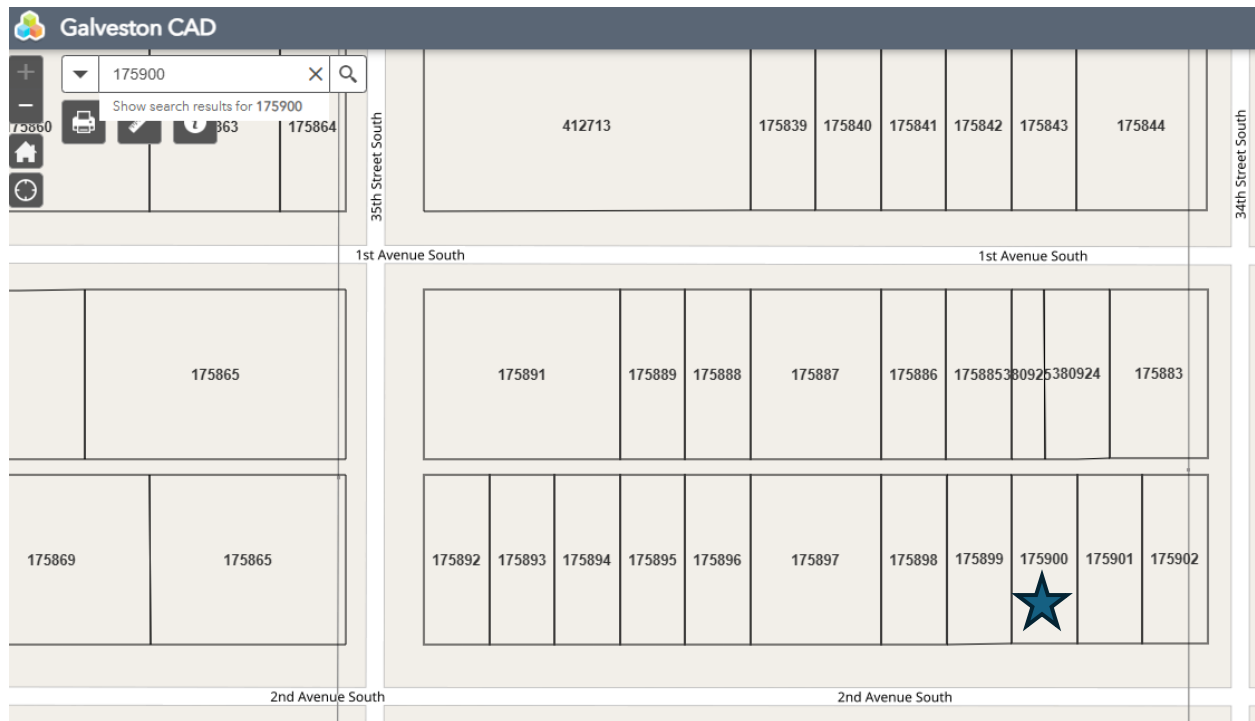
3405 1st Avenue South – GCAD 380924 – Location, aerial, zoning

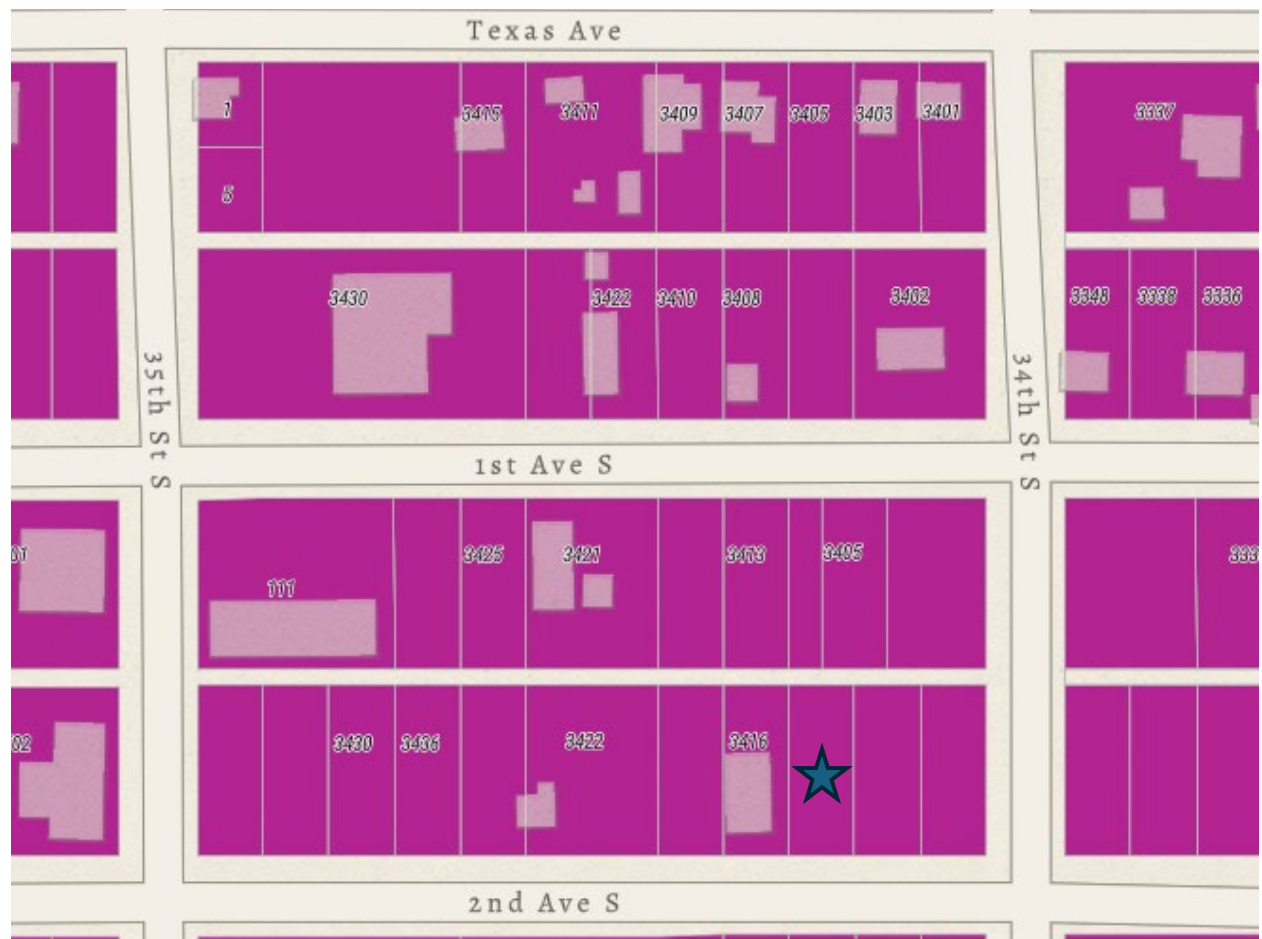




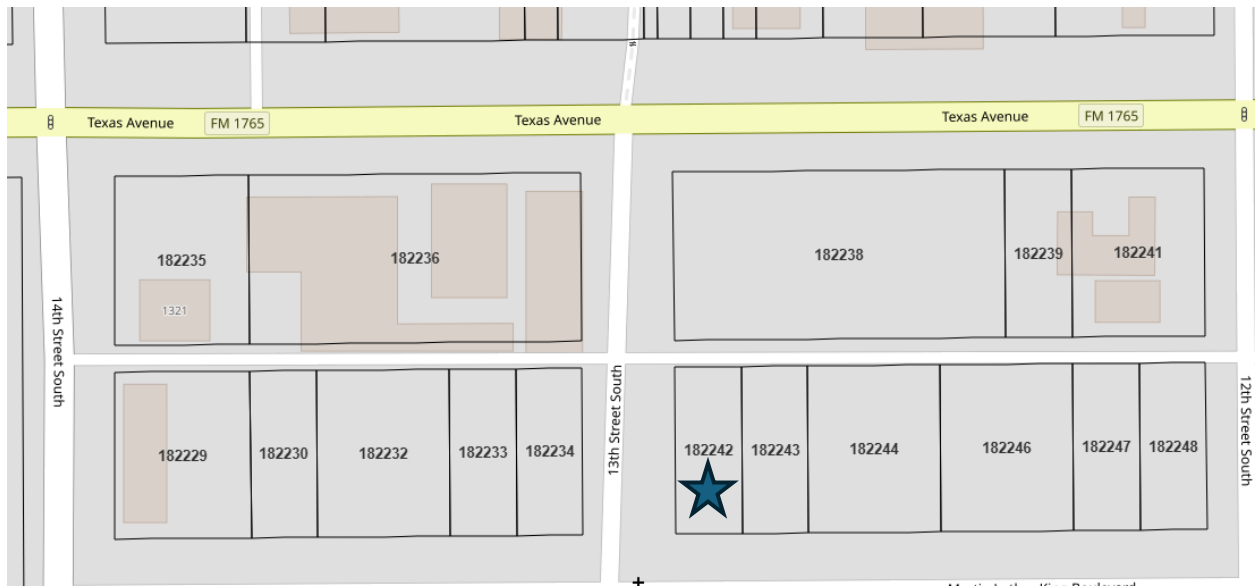


## 3412 2<sup>nd</sup> Avenue South – GCAD 175900 – Location, aerial, zoning





1230 1st Avenue South – GCAD 182242 – Location, aerial, zoning







# **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**

## **RESOLUTION NO. 2025-17**

**A RESOLUTION APPROVING THE PURCHASE OF FOUR PROPERTIES LOCATED WITHIN THE INDUSTRIAL BUSINESS DISTRICT; 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 July 23, 2025, a general discussion was held concerning the purchase of the following four properties within the Industrial Business District (IBD):

3412 2nd Ave S - GCAD 175900 - .14 acres or 6,450 SF  
1230 1st Ave S - GCAD 182242 - .14 acres or 6,250 SF  
3302 1st Ave S - GCAD 175827 - .15 acres or 6,450 SF  
3405 1st Ave S - GCAD 380924 - .15 acres or 6,429 SF

**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 four properties within the Industrial Business District (IBD).

**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 23rd day of July 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

## **TCEDC Agenda**

**6. c.**

**Meeting Date:** 07/23/2025

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 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 have received a completed application for the Strand Hair & Beauty Bar, located at 3521 Palmer Highway. 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 for Strand Hair & Beauty Bar in an amount not to exceed \$500.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

Chamber grant - Strand

COO - The Strand

Utility bill - Strand

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: 07/07/25

Date Business Opened in Texas City:

01/01/25

Number of Employees: 8

Business Name: The Strand Hair & Beauty Bar / My Favorite Bundles LLC  
DBA



Owner Name: Keyara Germany  
Business Address: 3521 Palmer Hwy Texas City TX  
77591

Telephone Number(s): 409.229.7062

Email Address: thestrandedbeautybar@gmail.com

Business Website: https://www.instagram.com/thestrandedbeautybar

**Requirements:**

Please return your completed application with the following item:

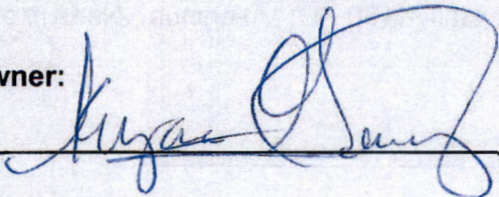
1. A copy of your City of Texas City certificate of occupancy and/or most current City of Texas City commercial water bill.

**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 3, 2024  
SUBJECT: Certificate of Occupancy – 3521 PALMER HWY, 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# #24-012626

**TENANT/BUSINESS**

THE STRAND HAIR AND BEAUTY BAR

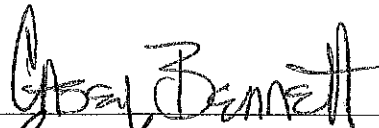
**PROPERTY OWNER**

CENTRO NP HOLDING 12 SPE LLC

BUSINESS NAME	THE STRAND HAIR AND BEAUTY BAR
BUSINESS OWNER	KEYARA GERMANY
BUSINESS PHONE	409-599-7252
BUSINESS TYPE	HAIR SALON
CONSTRUCTION TYPE	2A / NON-Sprinklered
EMERGENCY CONTACT NO.	409-599-7252 KEYARA GERMANY
OCCUPANCY TYPE	BUSINESS - B
OCCUPANT LOAD	13

APPROVED BY

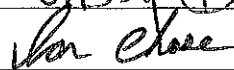
BUILDING OFFICIAL:



DATE:


12/3/2024

FIRE MARSHAL:



DATE:

12/9/2024

  
Date: 12/13/24

"the place where COMMUNITY MATTERS"





Reliant account: 76 891 556 - 3  
Referral ID: LTA8ULD

Billing Date:  
Jul 15, 2025

Account Information

Account #: 76 891 556 - 3  
Invoice #: 198001561008  
Customer Name: MY FAVORITE BUNDLES LLC.  
Service Address:  
3521 PALMER HWY  
TEXAS CITY TX 77590-6513  
ESI ID: 10400511904900001

Date Due	Amount Due	After Due Date
07/31/2025	\$ 590.06	\$ 618.22

Account Summary

Reliant Business Power Plus 36 plan	
Previous Amount Due	\$1,068.53
Payment 06/14/2025	-508.42
Payment 07/10/2025	-560.11
Balance Forward	0.00
Late Payment Penalty	26.78
Disconnect Notice Fee	20.00
Current Charges	543.28
Amount Due	\$590.06

Questions or Comments

Customer Service  
reliant.com  
Email us at: business@reliant.com  
1-866-660-4900 Mon-Fri 7am-7pm  
TDD device for hearing impaired  
PUCT Certificate 10007  
TDD device for hearing impaired  
1-888-467-3542  
Online chat at [reliant.com/contact](https://reliant.com/contact)  
713-207-7777 or toll free at  
1-866-222-7100

Payment Address  
RELIANT  
PO BOX 650475  
DALLAS TX 75265-0475

Electricity Usage Summary

For more usage and temperature information  
login to [reliant.com/myaccount](https://reliant.com/myaccount)

Billing Period	06/13/2025 07/14/2025	05/14/2025 06/13/2025
Billing Days	31	30
Electricity Used (kWh)	3068	2423
Demand (KW)	15	16
Avg. High Temperature*	92 °F	90 °F
Avg. Daily Usage (kWh)	99	81

\*Temperature Source: National Weather Service Region: Coastal Texas

Please mail this portion with your payment. Make check payable to: RELIANT



To make an automated pay-  
ment or report a receipt call:  
1-877-REI-PAID (734-7243)

C.A.R.E.  
Donation\*  
\$1, \$5, \$10

\$

Amount  
Enclosed

\$

Account: 76 891 556 - 3

Date Due	07/31/2025
Amount Due	\$ 590.06

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2025-18

**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.**

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**WHEREAS**, at a meeting of the Board of Directors of the Texas City Economic Development Corporation duly held on July 23, 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 Strand Hair & Beauty Bar, 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 Strand Hair & Beauty Bar, 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 23rd day of July 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. d.**

**Meeting Date:** 07/23/2025

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

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### **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 Georgia Meyer Barzilay for her property located at 811 6<sup>th</sup> Street North. The applicant is requesting assistance to repaint the building and resurface the roof.

Per the attached estimates, the total cost of these repairs is estimated to be \$19,748.40. If the EDC chooses to reimburse at 50%, the total amount of the grant would be \$9,874.20. 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 repairs to 811 6<sup>th</sup> Street in an amount not to exceed \$9,874.20.

### **ALTERNATIVES CONSIDERED**

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#### **Attachments**

BIG Grant and documentation - GMB  
Resolution

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## **Letter to Texas City Economic Development Corporation**

To: Texas City Economic Development Corporation

From: Georgia and Ami Barzilay

Subject: Request for Assistance - Business Incentive Grant Program

Dear Members of the Texas City Economic Development Corporation,

We are writing to respectfully request your consideration for assistance through the Business Incentive Grant Program for our building located on Sixth Street in downtown Texas City.

This building is not only a cornerstone of the downtown area, but it also plays a pivotal role in shaping the first impression of Sixth Street for visitors and residents alike. Positioned prominently at the heart of downtown, it is one of the first structures visible when entering the area and serves as a visual anchor for the surrounding district.

As committed members of this community, we believe strongly in the revitalization and continued development of downtown. We are dedicated to restoring and maintaining our building to the highest standard, with the goal of enhancing the appeal of the street and encouraging further investment and foot traffic. A vibrant, well-maintained property like ours can serve as a catalyst for drawing in new businesses and creating a welcoming atmosphere for both commerce and community engagement.

As part of our improvement plan, we are proposing to repaint the building and resurface the roof. Enclosed you will find copies of our bid requests and material cost estimates for this project. We



## Letter to Texas City Economic Development Corporation

believe these enhancements will not only improve the aesthetic appeal of the property but also contribute positively to the overall appearance and vitality of Sixth Street.

We would be grateful for the opportunity to partner with the EDC through the incentive grant program to make this vision a reality. With your support, we are confident that this project will contribute significantly to the economic and visual growth of downtown Texas City.

Thank you for your consideration. We welcome the opportunity to discuss our project further at your convenience.

Warm regards,

Georgia and Ami Barzilay

*Georgia + Ami Barzilay*  
*(409) 766-0498*  
*(713) 504-1958*

Texas City Economic Development Corporation

Business Incentive Grant Program

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

Business Name and Submittal Date:

Georgia or Ami Barzilai  
June 13, 2025

Business Address: 811-6th. St. N. Texas City, TX. 77590

Business Contact: Georgia or Ami Barzilai (409) 766-0498

Number of full-time or part-time employees: 9 ~~the~~ people working at bldg.

Annual operating budget: \$80,000. to 120,000. per 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

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

Application continues on Page 2.



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

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

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

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

The building houses a Jewelry Store, Loan Company, & Salons, A gift shop, and 2 upstairs offices leased - Insurance Co & Licensed Therapist.

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

see attached letter

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

see attached estimates

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

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

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

INVOICE NO.

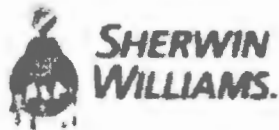
# Invoice

Premier	Four side Bldn	> 7,000
Paint	Four side Bldn	

**Q. Adams' SC08740**

Figure 1

Material For Roof



ACCOUNT # 2784-7118-0  
811 6th St North Texas City  
QUOTE # 7873818

VALID FROM: JUN 10, 2025 - JUN 30, 2025

**PROJECT: 811 6th St North Texas City**

Purchase Type: Annual Purchase

Description	Class #	Sales #	Rex #	Size	Gallons/ Units	Price Per Gallon/ Unit	Extended Price
LOXON EXT MASONRY PRIMER	1124040	651032732	LX02W0050	5 GAL	80	\$29.99	\$2,399.20
LOXON SELF CLEANING ACR FL	1126200	651028292	LX13W0051	5 GAL	80	\$38.49	\$3,079.20

**Total: \$5,478.40**

***All prices are per gallon/unit***

NOTICE: This quotation is not a contract. It is an estimate and excludes taxes and fees, which may vary. The pricing and recommendations represent confidential information and we request that it not to be copied or shared with others outside your company. Please refer to product data pages for surface prep, mixing and application instructions. Any orders placed pursuant to this quotation will be subject to The Sherwin-Williams Company Terms and Conditions of Sale, which are incorporated in full by this reference and are available at <https://www.sherwin-williams.com/terms-and-conditions>.



INVOICE NO. 212065

# Invoice

[illegible]

# TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

## RESOLUTION NO. 2025-19

### **A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO GEORGIA MEYER BARZILAY; 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 July 23, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to Georgia Meyer Barzilay for an amount not to exceed \$15,000.00; and

**WHEREAS**, staff received a completed application for the BIG Grant from Georgia Meyer Barzilay, located at 811 6<sup>th</sup> Street N, Texas City, TX 77590. The applicant is requesting assistance with the cost of painting and priming the building and resurfacing the roof; 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 Georgia Meyer Barzilay, located at 811 6th Street 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 23rd day of July 2025.**

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CHAIRMAN/PRESIDENT  
Texas City Economic Development Corporation

ATTEST:

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BOARD SECRETARY/ALTERNATE  
Texas City Economic Development Corporation