



**Texas City Independent School District  
Special Board Meeting  
Board of Trustees  
Simpson Education Support Center Board Room  
Monday, December 19, 2022  
Meeting Time: 8:00 AM  
1700 9th Avenue North  
Texas City, TX 77590**

Page

**1. Call to Order**

**2. First Order of Business**

- 2.1. Announcement by the President whether a quorum is present, that the meeting has been duly called and a notice of the meeting has been posted for the time and manner required by law

**3. Public Hearings**





- 3.1. Public Hearing on the Air Products Reinvestment Zone No. 1 and the Double C Reinvestment Zone No. 1
- 3.2. Public Hearing on the Application of Air Products LLC (2006); Blue Bayou Ammonia, L.L.C. (2007); Blue Bayou Ammonia, L.L.C. (2039); Blue Bayou Ammonia, L.L.C. (2066) and Blue Bayou Ammonia, L.L.C. (2067) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Property Tax Code.

**4. Public Forum**

## 5. Information Items

- 5.1. Acknowledgment of Conflict of Interest Policy in Connection with the Application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Air Products LLC, Comptroller Application #2006.
- 5.2. Acknowledgment of Conflict of Interest Policy in Connection with the Application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Blue Bayou Ammonia LLC, Comptroller Application #2007, 2039, 2066, and 2067.

## 6. Action Items

- 6.1. Approve resolution creating the Air Products Reinvestment Zone No. 1 and the Double C Reinvestment Zone No. 1  
[Texas City ISD Reinvestment Zone Air Products Reinvestment Zone No. 1.pdf](#)  6 - 11
- 6.2. Consider and adopt Findings under the Texas Economic Development Act on the Applications of Air Products LLC (2006); Blue Bayou Ammonia, L.L.C. (2007); Blue Bayou Ammonia, L.L.C. (2039); Blue Bayou Ammonia, L.L.C. (2066) and Blue Bayou Ammonia, L.L.C. (2067), for an Appraised Value Limitation on Qualified Property for School District Maintenance and Operations Taxes  
[Air Products Financial Impact.pdf](#)   
[Blue Bayou Financial Impact - 4 Projects.pdf](#)  12 - 16
- 6.3. Discussion and possible Board action to consider the waiver of job creation requirement requested by Air Products LLC (2006)  
[2006-Job Waiver Letter.pdf](#)  17
- 6.4. Consider and approve Agreements with Air Products LLC (2006); Blue Bayou Ammonia, L.L.C. (2007); Blue Bayou Ammonia, L.L.C. (2039); Blue Bayou Ammonia, L.L.C. (2066) and Blue Bayou Ammonia, L.L.C. (2067)

## 7. Closed Meeting

Closed meeting will be held for the purposes authorized by the Texas Open Meetings Act, Texas Government Code Section 551.071-551.084 et seq. concerning any and all purposes permitted by the Act, including but not limited to the following sections and purposes: Texas Government Code Sections:

- 7.1. **551.071** For the purpose of a private consultation with the board's attorney on all subjects or matter authorized by law
  1. When the governmental body seeks the advice of its attorney about:
    - a. Pending or contemplated litigation or
    - b. A settlement offer; or
  2. On a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter
  3. Consider legal advice regarding the purchase and sale agreement for the purchase of land-related action items.
  4. Consider legal advice regarding personnel issues.
  5. Consider legal advice regarding any item listed on the agenda
  6. Update and consultation with attorneys (Texas City ISD v. Texas Windstorm Insurance Association).
- 7.2. **551.072** For the purpose of discussing the purchase, exchange, lease, or value of real property
  1. Review purchase and sale agreement for the purchase of land
- 7.3. **551.073** For the purpose of discussing negotiated contracts for prospective gifts or donations
- 7.4. **551.074** For the purpose of considering the appointment, employment, resignation, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee
  1. Consider hiring professional, and non-professional personnel
  2. Consider renewals, non-renewals, and terminations of contracts for professional and nonprofessional personnel
- 7.5. **551.076** For the purpose of considering the deployment, specific occasions for, or implementation of, security personnel or devices
- 7.6. **551.082** For the purpose of considering discipline of a public school child, or complaint or

charge against personnel

- 7.7. **551.0821** For the purpose of considering a matter regarding a public school student where personally identifiable information about the student will necessarily be revealed by the deliberation
- 7.8. **551.083** For the purpose of considering the students, guidelines, terms, or conditions the board will follow or will instruct its representatives to follow in consultation with a representative of employee groups
- 7.9. **551.084** Excluding witness for a hearing

**8. Reconvene from Closed Meeting**

**9. Consider Action on Items Discussed in Closed Session**

- 9.1. Consider Board Approval of Professional Personnel Recommendation and Related Actions
- 9.2. Consider Board Approval of Renewal, Non-Renewal and Terminations of Contracts for Professional Personnel and Related Actions
- 9.3. Discussion and Possible Action on Settlement Offers From Texas Windstorm Insurance Association

**10. Adjournment**

10.1. Adjourn Meeting

During the course of the meeting, the Board may consider agenda items in any order and meet at any time in executive session for the purposes allowed under the Texas Open Meetings Act. On this Friday, December 16, 2022, this notice was posted at a place convenient to the public in the central administrative office of the Texas City Independent School District, located at 1700 9th Avenue North, Texas City, Texas, and readily accessible to the general public at all times.  
Texas City Independent School District

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Dr. Melissa Duarte, Superintendent