



Special Meeting (No Closed Session) - May 26, 2022, Minutes

Thursday, May 26, 2022, at 3:30 p.m.

Simpson Education Support Center Board Room

1. Call to Order

Nakisha Paul

Melba Anderson

Hal Biery

Dickey Campbell

Mable Pratt

Absent:

Bryan Thompson

Mike Matranga

Also Present:

Dr. Melissa Duarte, TCISD Superintendent

Dr. Terri Burchfield, Deputy Superintendent of Support Services

Blue Bayou Representative

Dan Casey, Moak Casey

Sam Grayson, Cummings Westlake, LLC

Margaret Lee, Asst. Superintendent of Business

Adriana Lyle, Board Secretary

Greg Maxim, Cummings Westlake, LLC

Ken Welch, Air Products

Kristen White, SERS

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 Forum

There was no Public Forum at this time.

4. Information Items

- 4.1. Acknowledgment of conflict of interest policy BBFA (LEGAL) and (LOCAL) in connection with the Application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Double C Holdco, L.L.C, doing business as Blue Bayou Ammonia. Trustees signed the Conflict of Interest Policy for Double C Holdco, LLC.

[Double C Holdco, LLC - Conflict of Interest.pdf](#) 

- 4.2. Acknowledgment of conflict of interest policy BBFA (LEGAL) and (LOCAL) in connection with the Application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Air Products, L.L.C. Trustees signed the Conflict of Interest Policy for Air Products, LLC.

[Air Products LLC - Conflict of Interest.pdf](#) 

5. Action Items

- 5.1. Discussion and possible action to accept first Application from Double C Holdco, L.L.C. (Phase 1) for an Appraised Value Limitation on Qualified Property and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

A motion was made to accept the Application of Double C. Holdco, LLC doing business as Blue Bayou Ammonia Phase 1

for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit it to the Comptroller and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Moved by: Dickey Campbell

Seconded by: Hal Biery

The motion carried 5/0.

- 5.2. Discussion and possible action to accept second Application from Double C Holdco, L.L.C. (Phase 2) for an Appraised Value Limitation on Qualified Property and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

A motion was made to accept the Application of Double C. Holdco, LLC doing business as Blue Bayou Ammonia Phase 2 for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit it to the Comptroller and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Moved by: Melba Anderson

Seconded by: Mable Pratt

The motion carried 5/0.

- 5.3. Discussion and possible action to accept second Application from Double C Holdco, L.L.C. (Phase 3) for an Appraised Value Limitation on Qualified Property and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

A motion was made to accept the Application of Double C. Holdco, LLC doing business as Blue Bayou Ammonia Phase 3 for an Appraised Value Limitation on Qualified Property;

authorize the Superintendent to review the Application for completeness and submit it to the Comptroller and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Moved by: Hal Biery

Seconded by: Melba Anderson

The motion carried 5/0.

- 5.4. Discussion and possible action to accept second Application from Double C Holdco, L.L.C. (Phase 4) for an Appraised Value Limitation on Qualified Property and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

A motion was made to accept the Application of Double C. Holdco, LLC doing business as Blue Bayou Ammonia Phase 4 for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit it to the Comptroller and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Moved by: Mable Pratt

Seconded by: Dickey Campbell

The motion carried 5/0.

- 5.5. Discussion and possible action to retain consultant Moak, Casey & Associates to assist the District in processing of four Applications for Appraised Value Limitation on Qualified Property from Double C Holdco, L.L.C.

A motion was made to retain consultant Moak, Casey & Associates to assist the District in processing the Application for Appraised Value Limitation on Qualified Property from Blue Bayou Ammonia under Phases 1-4.

Moved by: Dickey Campbell
Seconded by: Melba Anderson

The motion carried 5/0.

- 5.6. Discussion and possible action to accept second Application from Air Products LLC for an Appraised Value Limitation on Qualified Property and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Ken Welch, Air Products, briefly explained that Air Products is relatively new to Texas City. They wanted to create projects and opportunities with Texas City to grow the area.

A motion was made to accept the Application of Air Products, LLC. for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit it to the Comptroller and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.

Moved by: Dickey Campbell
Seconded by: Mable Pratt

The motion carried 5/0.

- 5.7. Discussion and possible action to retain consultant Moak, Casey & Associates to assist the District in processing of Application for Appraised Value Limitation on Qualified Property from Air Products LLC

A motion was made to retain consultant Moak, Casey & Associates to assist the District in processing the Application for Appraised Value Limitation on Qualified Property from Air Products LLC.

Moved by: Hal Biery
Seconded by: Melba Anderson

The motion carried 5/0.

6. Adjournment

A motion was made to adjourn the meeting at 3:55 p.m.

Moved by: Mable Pratt

Seconded by: Melba Anderson

The motion carried 5/0.

Adriana Lyle

Melba Anderson