



Bringing Back *6th* ~~Main~~ Street!

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Economic Development Director
City of Texas City**

A Little Bit about Texas City!

- 30 minutes north of Galveston
- Strong industrial culture
- 1947 Disaster
- Year-round special events, holiday parades
- Home to the Texas City Dike, Tanger Outlets, Lago Mar...
- Birthplace of the U.S. Air Force



Brief Outline — 6th Street Now and Soon

- Historical 6th Street on “life support”
- Establishing the 6th Street Revitalization District
- 6th Street Incentive Program
- New efforts in the works
- New businesses on 6th Street
- Possible future additions



Our Stakeholders and Partners

- Economic Development staff reports to the **Economic Development Corporation**, which includes our Chair, Mark Ciavaglia, Mayor Dedrick Johnson, and three other members who represent the economic and public interests of the City of Texas City.
 - Meets monthly on an as-needed basis
- Our staff works closely with a **6th Street Businesses Committee**, which includes participation from approximately 15 businesses within the 6th Street Revitalization District.
 - Meets every two months and/or in preparation for special events



The Value of Maintaining 6th Street

- 6th Street holds a cherished place in Texas City, home to the Showboat Pavilion, the Texas City Museum and many historic businesses and locations
- Following the COVID pandemic, some businesses made the difficult decision to close their doors, creating an absence of shopping, dining and even bars along 6th Street.
- In the development of their five-year Strategic Plan, the Economic Development Corporation acknowledged that 6th Street was on “life support” and created goals to drive additional business and traffic to the area.

6th Street Revitalization District

- The City established a 6th Street Revitalization District to actively promote the redevelopment of a portion of 6th Street into an entertainment/retail district.
- The principal uses of the district include:
 - Bakeries
 - Bar/Grill, Restaurant
 - Wine Bar, Brewery
 - Antique/retail shops
 - Art Galleries
 - Texas City Dike recreation-related activities
 - Tourist Destination Activities
 - Cottage Industries



6th Street Business Incentives

6th Street Signage

The TCEDC will pay for 100% of new signage/door lettering.

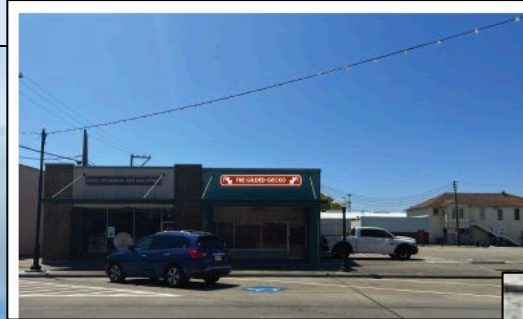
6th Street Awnings

The TCEDC offers assistance with the purchasing of awnings and will pay for 40% of the total cost of an agreed-upon design.

6th Street Paint Assistance

The TCEDC will pay for 100% of the cost of exterior paint. Businesses choose from a pre-determined six-color pallet.

Incentive Examples – Signage/Door



THE GILDED GECKO | 2FT
15 FT



Incentive Examples – Awnings



6th Street Awnings

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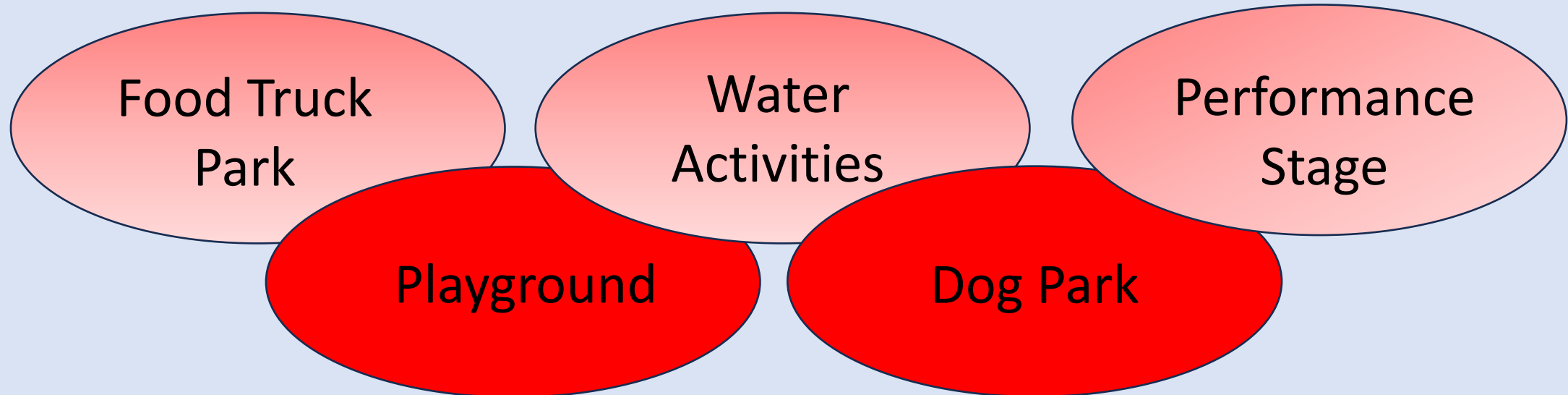
New Businesses on 6th Street!

- In the last six months, the EDC has welcomed three new businesses to 6th Street!
- These businesses are leasing EDC-owned properties located at:
 - 411 6th Street – Texas City Martial Arts & Fitness
 - 413 6th Street – The Gilded Gecko
 - 522 6th Street – Big Easy Saloon (sub-lease)



Community Plaza – Coming 2024!

- The EDC is dedicating \$6.7 Million to the construction of a new Community Plaza to be located on 6th Street.
- Construction will begin in January 2024 and is expected to conclude by October 2024.



park plan |

FOOD TRUCK PARK

This option takes a formal approach to provide structure and hierarchy to the high-use areas of the park. The use of multi-functional spaces yields the capacity for a large amount of program within a small footprint. This version also provides a minimal amount of on-site parking along 7th Avenue.

LEGEND

- 1 PARKING LOT
- 2 ALLEY
- 3 ENHANCED MEDIAN
- 4 ON-STREET PARKING
- 5 PAVILION
- 6 PLAYGROUND
- 7 AMPHITHEATER
- 8 WATER FEATURE
- 9 ACTIVITY LAWN
- 10 ACTIVITY MOUND
- 11 EXISTING TREES
- 12 SHADE TREES TYP
- 13 ORNAMENTAL TREES TYP
- 14 SHRUBS + GROUNDCOVER TYP
- 15 EXISTING ON-STREET PARKING
- 16 SHADE STRUCTURE
- 17 DOG PARK
- 18 PROPOSED FENCE
- 19 ARTIFICIAL TURF
- 20 DOG SPLASH PAD
- 21 POTENTIAL ROAD CLOSURE



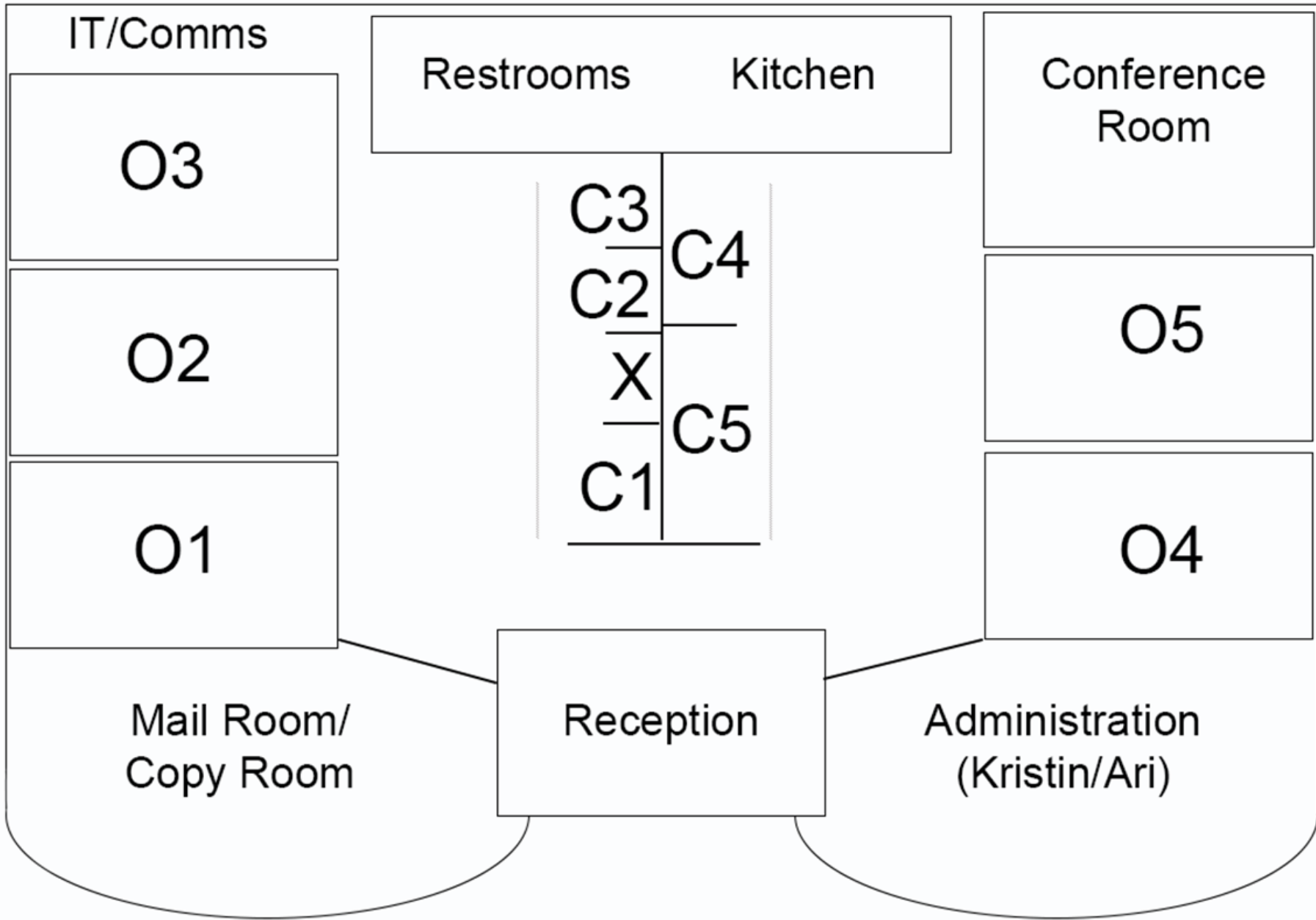
PLAN ENLARGEMENT P. 13

Business Incubator – Coming 2024!

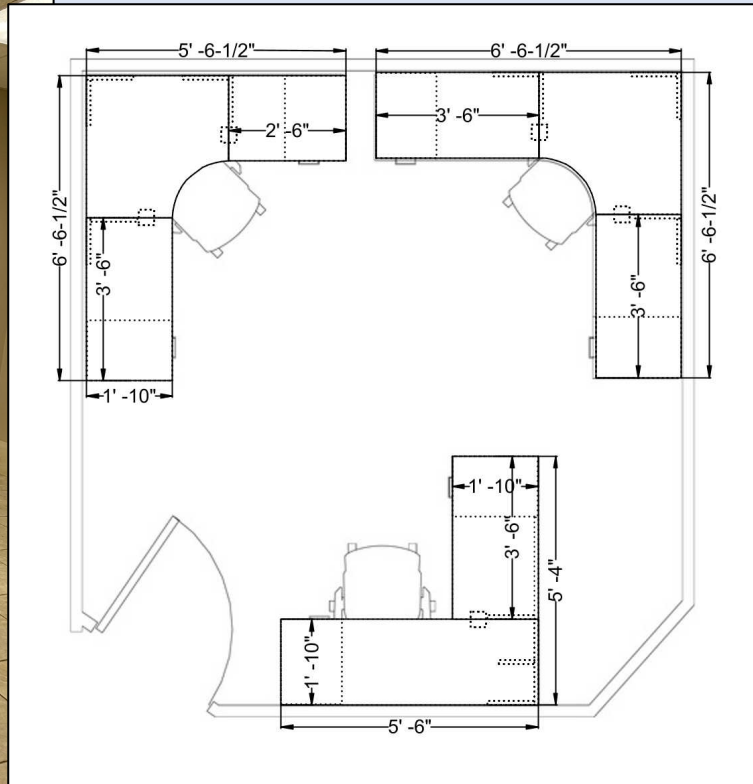
- In their five-year Strategic Plan, the EDC identified the creation of a business incubator to be located on 6th Street as one of their primary goals.
- In 2023, staff identified an available piece of property that had previously been a dentist's office. The building was purchased for approximately \$325,000, a fraction of the cost of renovating another 6th Street facility.
- Staff is using the working title of “The Phoenix – Business Accelerator” to describe the facility, which will aim to assist new and developing businesses during their first three years of operation.

The Phoenix – Business Accelerator

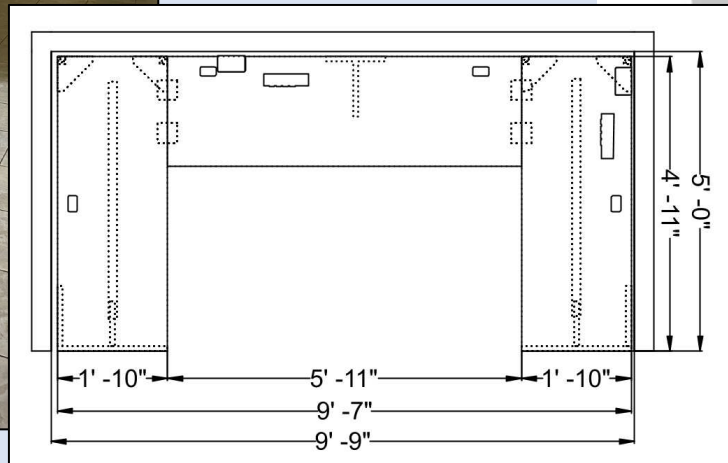




Office Design



“Cubby” Design



Potential Developments for the future...

- Hollywood Museum
- White-linen Restaurant



Thank you for your attention!

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