



NOTICE OF MEETING
INDUSTRIAL DEVELOPMENT CORPORATION
FEBRUARY 4, 2025 - 9:00 A.M.
CITY HALL - ROOM 204
823 ROSENBERG
GALVESTON, TEXAS
409.797.3510

AGENDA

- I. Declaration Of A Quorum
- II. Roll Call
- III. Conflict Of Interest Declaration
- IV. Consider Approval Of Meeting Minutes – Sept 10, 2024

Documents:

[DRAFT IDC MINUTES_09102024.PDF](#)

- V. Public Comment On Agenda Items
- VI. Parks Silo
 - A. Update on Financial Forecast - Parks Silo, 7-Year Funding Plan (B. Cook)
 - B. Project Updates
 1. Discuss and Receive Update on Parks Projects (B. Sanderson)
 - C. Project Introduction
 1. Discuss Authorizing Better Parks for Galveston to Submit an IDC Funding Request for Project Rosenberg

Documents:

[FY25-29_FORECASTING - IDC PARKS SILO_AS OF 10.31.2024_MH_1.31.25.PDF](#)
[PROJECT ROSENBERG IDC FUNDING REQUEST \(002\).PDF](#)
[COG-RES-24-052 - 11_18_2024 2_34 PM - RESOLUTION OF SUPPORT - ROSENBERG PROJECT \(003\).PDF](#)

- VII. GEDP Update
 - A. Introduction of GEDP Executive Director, Joshua Owen
 - B. Receive an Update of GEDP activities (J. Owen)

VIII. Administrative Matters

- A. Discuss And Receive Update From Treasurer On Expenses, Available Funds, Forecasts And Investments. (B. Cook)
- B. Discuss and Receive Update on Current or Completed IDC Projects (M. Hay)
- C. Discuss and Receive Update FY25 Calendar. (M. Hay)

Documents:

GALVESTON IDC 12-31-24 QRTRLY R.PDF
FY25 OP BUDGET-SPENDING PLAN__APPROVED 08.6.2024.PDF
IDC FORECASTING - BEACH-ED-INFRA SILOS_PKT AS OF 6.30.2024 FOR
9.10.2024_MH.PDF
IDC FUNDS AVAILABLE_FY25 SPREADSHEET AS OF 10.31.2024_MH
1.30.25.PDF
IDC OPEN PROJECTS_FY25 SPREADSHEET AS OF 10.31.2024_MH
1.30.25.PDF
IDC CALENDAR FY 2025_REV 08.6.2024.PDF

IX. Request Agenda Items For Future Meetings

X. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on January 31, 2025 at 1:10 P.M.

Janelle Williams

Janelle Williams, City Secretary

One or more members of the Industrial Development Corporation may attend the meeting by videoconference. A quorum of the members of the Corporation will be physically present at the meeting location.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

DRAFT
INDUSTRIAL DEVELOPMENT CORPORATION
SEPTEMBER 10, 2024

9/10/2024 - Minutes

I. Declaration Of A Quorum

Mayor Brown declared a quorum and called the meeting to order at 9:00 a.m.

II. Roll Call

Present: Board Member Craig Brown (Mayor); Board Member Marie Robb (Mayor Pro Tem); Board Member Alex Porretto (City Council); Board Member Jason Hardcastle (Park Board of Trustees); Board Member Keith Bassett (Galveston Chamber of Commerce); and Board Member Bill Coltzer (Galveston Economic Development Partnership).

Absent: Board Member Sharon Lewis (City Council).

III. Conflict Of Interest Declaration

None.

IV. Consider Approval Of Meeting Minutes – Aug 6, 2024

Board Member Robb made a motion to approve the August 6, 2024 meeting minutes, with Board Member Porretto seconding the motion. Unanimously approved by those present.

V. Public Comment On Agenda Items

None.

VI. Public Hearing

A. Public Hearing and Potential Changes to the Economic Development Agreement between the City of Galveston and the Industrial Development Corporation for the acquisition of property located at 5909 Broadway for the English Bayou Pump Station in the amount of \$1,100,000, plus costs.

The public hearing was opened and closed with no speakers.

VII. **GEDP Update**

A. Receive an Update of GEDP activities - **GEDP Executive Director Keith Gray discussed with the board an update on GEDP activities.**

1. **Discuss and Consider the Annual Sponsorship for the Galveston Economic Development Partnership's 2024 Economic Development Summit.**
2. **Discuss and Consider the Membership Renewal with the Galveston Economic Development Partnership.**

Board Member Robb made a motion to approve Items 1 and 2 as presented, with Board

Member Hardcastle seconding the motion. Unanimously approved by those present.

VIII. Executive Session

Pursuant to Texas Government Code Section 551.072 Deliberation Regarding Real Property the Corporation may convene into Executive Session to discuss the purchase, exchange, lease, or value of real property.

The board convened into Executive Session at 9:26 a.m. and reconvened into Open Session at 10:20 a.m. No action was taken during Executive Session.

- IX. Consider Any Action As May Be Required As Resulting From The Executive Session Concerning The Funding Of The Purchase Of Real Property On Pelican Island Conducted From IDC.

Board Member Brown made a motion to approve staff to continue negotiations for the purchase of property on Pelican Island and bring back to the IDC a final amount for the board to consider for approval, with Board Member Robb seconding the motion. Unanimously approved by those present.

X. Administrative Matters

A. Discuss and Consider a Contract Renewal for Legal Services - **no action.**

B. Discuss And Receive Update From Treasurer On Expenses, Available Funds, Forecasts And Investments. (B. Cook) - **Assistant City Manager Brandon Cook discussed with the board an update on the Investment Report for quarter ending June 30th.**

C. Discuss and Receive Update on Current or Completed IDC Projects (M. Hay) - **Economic Development Coordinator Michele Hay discussed with the board an update on the Sandhill Crane Soccer Complex.**

D. Discuss and Receive Update on FY24 and FY25 Calendar. (M. Hay) - **the next regular meeting is scheduled for February 2025.**

XI. Request Agenda Items For Future Meetings

XII. Adjournment

The meeting was adjourned at 10:26 a.m.

CITY OF GALVESTON
IDC PARKS SIL
FORECAST
ending 10/31/2024



Type B Sales Tax

	FY 2025	FY 2026	FY2027	FY2028	FY 2029
EST. AVAILABLE TO APPROP as of 9/30	5,782,099	982,989	131,920	137,332	180,451
PROJECTED REVENUE (1)	1,910,583	1,948,795	1,987,771	2,027,526	2,068,076
PROJECTED INTEREST EARNED	35,000	30,000	25,000	20,000	15,000
TOTAL PROJECTED REVENUE	7,727,682	2,961,784	2,144,691	2,184,858	2,263,527
Prior Projects Approved (6) See table A	2,012,261				
Operating Budget (3) (10)	1,147,389	1,147,389	1,147,389	1,147,389	1,147,389
Current Encumbrances	2,667,489				
Actual Project Expenses-YTD	57,908				
Debt Service for Sandhill Crane (4)	859,646	857,475	859,970	857,018	858,732
Parks Maintenance Packages (5) (11)		825,000			
TOTAL PROJECTED COST	6,744,693	2,829,864	2,007,359	2,004,407	2,006,121
TOTAL AVAILABLE	982,989	131,920	137,332	180,451	257,406

(1) Projected Sales Tax Revenue increase is in accordance with forecasts in the City's "Proposed Budget-Rev 2 - FY 2024"

(3) Plus 3% inflationary measure year over year

(4) Bond amount: \$5.5M, 6-7 year loan at 2.23% with \$50k of bank fees to begin in FY23 and end in FY29

(5) PMP 4 (FY 22) for \$600,000, dedicated to improvements and maintenance of Hooper Field

(6) The prior projects carrying over - see Table A

(10) FY25, Op Exp for Parks Crew to increase \$150,000 for annual maintenance of SHC Soccer Complex

(11) Proposed PMP 5 (FY24) for \$2,051,075

Table A: Projects approved, not encumbered	
Parks Package 4 (Hooper field)	79,393
Sandhill Crane Playground	400,000
Sandhill Crane Soccer Complex- project contingency	271,000
Parks Package 5	1,261,868
TOTAL Projects approved, not encumbered	2,012,261



January 12, 2025

City of Galveston Industrial Development Corporation Board
ATTN: Michele Hay, Economic Development Coordinator
3015 Market Street
Galveston, Texas 77550

RE: Project Rosenberg IDC Funding Request Narrative

Dear City of Galveston Industrial Development Corporation Board,

Galveston Independent School District closed Rosenberg Elementary School and declared the property on which it sits as surplus. GISD put the property up for public bid. Project Rosenberg seeks to keep the site of the former Rosenberg Elementary public land, as it has been since the inception of The Republic of Texas, and specifically seek to restore the land to be a public park as it was for decades before the school was built in the early 1960s.

Pursuant to City of Galveston Resolution No. 24-052, Better Parks for Galveston is the designated repository for funds for Project Rosenberg, a pledge-driven initiative with the East End Historical District Association, Inc. that seeks to donate funds to GISD in an amount sufficient so that GISD donates the site of the former Rosenberg Elementary campus to the City of Galveston.

Public green space is well-established in economic studies as increasing home values of the homes in the vicinity of the park. The positive environmental impact of a green space park at the site of the former Rosenberg Elementary is obvious: green space allows for flood mitigation, for trees and plants to thrive and for public recreation. The City's comprehensive plan favors additional green space in the urban neighborhoods. There is a paucity of public green space on the Island's East End. Adding an additional city block of green space is consistent with and furthers the City's comprehensive plan.

Respectfully Submitted,

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

President, Better Parks for Galveston

cc: Joe Jaworski, Project Rosenberg
Bob Brown, Council Member District 3
Brandon Cook, Assistant City Manager/Development & Municipal Services

Better Parks for Galveston is a public, not-for-profit organization dedicated to improving the quality of parks and recreation centers in the City of Galveston.

The organization maintains a 501(c)(3) status. BPPG tax identification number is 46-5679660. Contributions are tax deductible to the fullest extent of the law.

527 21ST STREET #76 | GALVESTON, TEXAS 77550

Galveston Industrial Development Corporation

Application for Funding

Introduction

Certain types of investments, which result in the creation of primary jobs, retention of existing jobs, new income, expanded tax base and other positive economic growth and economic stabilization efforts are beneficial to the City of Galveston as a whole. This application form has been created to assist the Galveston Industrial Development Corporation (IDC) in evaluating potential projects for possible funding from the IDC.

Economic Development Corporations Overview

The Development Corporation Act of 1979 gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs). Chapters 501, 504, and 505 of the Local Government Code outline the characteristics of Type A and Type B EDCs, authorize cities to adopt a sales tax to fund the corporations and define projects EDCs are allowed to undertake.

Primary Jobs Requirement - The main requirement is that the businesses bring new money into the community. In 2003, the Legislature voted to require that certain projects create or retain primary jobs. A primary job is one at a company that exports a majority of its products or services to markets outside the local region, infusing new dollars into the local economy. Primary jobs are further limited to specific industry sectors such as agriculture, mining, manufacturing and scientific research and development. Those industry limitations can be found in Local Government Code, Chapter 501.

Performance Agreements - EDCs cannot simply gift sales tax proceeds to businesses and/or projects. An EDC must enter into a written performance agreement with any business or project enterprise that it funds directly or makes expenditures to that benefit an eligible project. At a minimum, the performance agreement must contain:

- a schedule of additional payroll or jobs to be created or retained;
- the capital investment to be made by the business or project enterprise; and
- the terms for repayment of the EDC's investment if the business or project fails to meet the performance requirements specified in the agreement.

Public Information

The City and IDC are subject to the Texas Public Information Act (Act). The Act provides that all information in their (City/IDC) possession is open to public inspection unless it falls within certain narrowly-defined exceptions. Information which is provided as a part of this application process will be subject to public disclosure unless an exception is found to apply to the information and the applicability of the exception is determined in accordance with the Act.

Approval Process for IDC Funding

Preliminary approval by the IDC is mandated to comply with State regulations on the usage of Type B (4B) Sales Tax for Economic Development corporations requiring a 60-day public notice period prior to any final approvals being granted.

After approval by the IDC and compliance of the 60-day public notice period, the IDC will conduct a public hearing at the next regularly scheduled meeting of the IDC for final consideration of the project. Following IDC approval the project is then required to be approved by the Galveston City Council during the next scheduled meeting of the City Council following IDC approval. Final authority rests in the execution of a Performance Agreement between the prospective applicant and the IDC.

No Officer, Director, Official, Agent or Employee of the City or the IDC has authority to make any binding commitment for a particular project other than through compliance with the approval process described above.

Applicant Information:

Company Name: Better Parks for Galveston
Address: 527 21st Street #76; Galveston, Texas 77550
Phone: 409-789-9160 Fax: N/A
Name of Contact: Mary Ross
Contact Address (if different from above) same as above
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____
Email Address: rossmary711@gmail.com

=====
Amount of Request from IDC: \$ 125,000.00
=====

Brief Project Description:
City of Galveston Resolution No. 24-052 appoints Better Parks for Galveston to be the repository of funds designated for Project Rosenberg, a pledge-driven initiative with the East End Historical District Association, Inc. that seeks to donate funds to GISD in an amount sufficient so that GISD donates the former Rosenberg Elementary campus to the City of Galveston.

Proposed Funding from the Following IDC Category:

Beaches Infrastructure Economic Development Parks

Economic Impact:

Please provide a brief summary of the benefits to be created as a result of the proposed project:

The sum requested from IDC will combine with pledges from individuals and foundations in an amount sufficient to donate to GISD so that GISD will convey the site of the former Rosenberg Elementary campus to the City of Galveston for use as a public green space park.

<u>Project Budget</u>	<u>Applicant</u>	<u>I D C</u>	<u>TOTAL</u>
Land	\$ 400,000.00* (Project Rosenberg)	\$ 125,000.00	\$ _____
Building <i>(Describe new, modernization, etc)</i>	\$ _____	\$ _____	\$ _____
Furniture/Fixtures/Equipment	\$ _____	\$ _____	\$ _____
Other <i>(Describe)</i>	\$ _____	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____	\$ _____

Please describe any other sources of revenue that will be used for this project. Include terms of use or types of funding:

*Project Rosenberg is a volunteer-driven community effort that has raised \$400,000.00 in pledges from 105 individual donors in 2 months time. The fundraising will continue apace, seeking additional pledges from individuals and foundations.

OTHER ASSISTANCE:

Has this applicant ever filed for bankruptcy protection under Chapters 7 or 11 of the Federal Bankruptcy Statutes?: (Yes / No)

If yes, please describe: _____

Has your company/organization applied for any State or Federal assistance on this specific project? (Yes / No)

If yes, please describe: _____

Has your company/organization ever applied for and either received or been denied financial assistance from any other municipality in the State of Texas? (Yes / No)

If yes, explain: _____

Is your company currently engaged in evaluating other communities for this project?
 (Yes / No)

If yes, explain: _____

PROJECT INFORMATION: (please address the following factors in a narrative to be attached to this application)

Project Narrative

- Brief overview of the nature of this project;
- Brief history on the company and its' future plans
- Narrative on why Galveston is a good location for this project/market demand

Employment Impact

- Total number of full time equivalent jobs brought to Galveston;
- Types of jobs created
- Total annual payroll

Fiscal Impact

- Total real and personal property value to be added to the tax rolls
- Anticipated direct sales tax generated at one percent (1%) of taxable sales
- Other revenues generated for the city: franchise payments, occupancy taxes, utility revenues, etc
- City infrastructure construction required
- Projected total annual operating budget of the facility

Community Impact

- The expected effect the project have on the local housing market
- The expected environmental impact, if any, created by the project
- The compatibility of the project with the City's comprehensive plan

Competitive Impact

- The effect the project would have on existing businesses in Galveston
- A list of the types of products or services to be sold by the applicant which are currently sold by existing Galveston merchants
- A list of specific businesses seen as direct competitors to the applicant

To the best of my knowledge, the aforementioned information is an accurate description of the proposed project details.

Signature: Mary Ross
Name: Mary Ross
Title: President, Better Parks for Galveston
Date: January 12, 2025

RESOLUTION NO. 24 - 052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS, EXPRESSING ITS SUPPORT FOR THE EFFORTS OF LOCAL COMMUNITY GROUPS IN THE INITIATIVE THEY HAVE IDENTIFIED AS “PROJECT ROSENBERG”, TO WORK WITH THE GALVESTON INDEPENDENT SCHOOL DISTRICT (GISD) TO CONVEY TO THE CITY OF GALVESTON THE GROUNDS OF THE FORMER ROSENBERG ELEMENTARY SCHOOL AS A GREEN SPACE PARK; EXPRESSING THE COUNCIL’S WILLINGNESS TO ACCEPT THE GROUNDS OF THE FORMER ROSENBERG ELEMENTARY SCHOOL AS A GREEN SPACE PARK AT A TIME AND UNDER CONDITIONS TO BE AGREED UPON BY THE CITY AND GISD; FURTHER EXPRESSING THE COUNCIL’S SUPPORT FOR THE NOT-FOR-PROFIT ORGANIZATION, ‘BETTER PARKS FOR GALVESTON’, TO BE THE REPOSITORY OF DONATIONS NEEDED TO PREPARE THE PROPERTY FOR CONVEYANCE TO THE CITY; DIRECTING STAFF TO PREPARE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY, GISD, AND BETTER PARKS FOR GALVESTON, REFLECTING THE PROVISIONS OF THIS RESOLUTION AS SOON AS PRACTICABLE; PROVIDING FOR FINDINGS OF FACT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, following the end of the 2023-2024 school year, the Galveston Independent School District (GISD) closed Rosenberg Elementary School; and

WHEREAS, on August 28, 2024, the GISD Board of Trustees declared the land and improvements at the site of the former Rosenberg Elementary School, common address and located at 1001 Winnie St. Galveston, TX 77550, and legally located as (GCAD Property ID 102540) (Geographic ID 3505-0310-0000-000) (ABST 628 M B Menard Sur 310-0-0 BLK 310 Galveston & PT of ADJ 11th Street), in the City and County of Galveston, to be surplus property to be disposed; and

WHEREAS, on August 28, 2024, after receiving testimony during their public comment portion of the agenda that evening expressing concern about the future use of the land, the GISD Board of Trustees offered concerned East End neighbors until December 1, 2024, to propose a funded plan to use the land for the Board’s consideration; and

WHEREAS, on September 4, 2024, concerned East End neighbors met and formed “Project Rosenberg”, a neighborhood-driven volunteer effort to explore possible uses of the land at the former Rosenberg Elementary School. Project Rosenberg volunteers and members of Vision Galveston conducted a poll which found that 69% of all respondents in the neighborhood surrounding the site supported the notion the site should be used as a green space park; and

WHEREAS, on October 24, 2024, at its monthly meeting Galveston City Council unanimously approved the Galveston Planning Commission’s change of zoning of the former Rosenberg Elementary School site, as requested by GISD from “UN” to “R-3”, the same zoning as the surrounding neighborhood, out of concern that future development be compatible with the surrounding neighborhood; and

WHEREAS, the East End Historical District Association Board of Directors supports Project Rosenberg's plan to develop a green space park at the site of the former Rosenberg Elementary School; and

WHEREAS, Project Rosenberg requests that the City of Galveston partner with it by the City's agreement to receive, by conveyance or long term lease, the land at the site of the former Rosenberg Elementary School to use as a public green space park, a community use which is commonly recognized as a public purpose; and

WHEREAS, Project Rosenberg plans to raise funds to offer to the School District in support of this initiative and will neither seek nor rely on municipal funds in order to effectuate a conveyance from the School District of this property to the City of Galveston for use of a green space park; and

WHEREAS, Project Rosenberg wishes to designate Better Parks for Galveston as the organization to receive all donations for this initiative and requests the City make efforts to facilitate such an arrangement; and

WHEREAS, the City Council of the City of Galveston, Texas, deems it in the best interest of the City and its residents to support this Resolution as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this Resolution are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.


SECTION 2. The City Council of the City of Galveston, Texas, hereby expresses its support for the work of Project Rosenberg and further expresses the City's willingness to be the recipient of a conveyance of the grounds of the former Rosenberg Elementary School, after the demolition of the present buildings on the city site and subject to further investigation by City staff, for use as a City green space park.

SECTION 3. The City Council expresses its support for Better Parks for Galveston to be the repository of funds designated for this initiative.

SECTION 4. The City Council further directs staff to negotiate an agreement with GISD and Better Parks for Galveston to specify the particulars of this conveyance to the City and bring an agreement back to Council for adoption as soon as practicable.

SECTION 5. This Resolution shall be and become effective from and after its adoption.

APPROVED AS TO FORM:

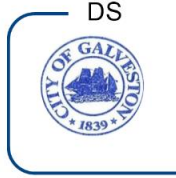

6A59EBFC33E64A0...

DONALD S. GLYWASKY
CITY ATTORNEY

Resolution of Support
Project Rosenberg

I, Janelle Williams, Secretary of the City Council of the City of Galveston, do hereby certify that the foregoing is a true and correct copy of a Resolution unanimously adopted by the City Council of the City of Galveston at its Regular meeting held on November 14, 2024, as the same appears in records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Galveston this 15th day of November 14, 2024.



Signed by:
Janelle Williams
F12776E17F29488...

Secretary for the City Council
of the City of Galveston

Certificate Of Completion

Envelope Id: 1F6412AF656942A2BACA094EC20C2D12	Status: Completed
Subject: COG-RES-52	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Stamps: 1
Envelope Stamping: Enabled	Envelope Originator:
Time Zone: (UTC-06:00) Central Time (US & Canada)	Janelle Williams
	823 Rosenberg
	Galveston, TX 77550
	CitySec@galvestontx.gov
	IP Address: 50.205.209.26

Record Tracking

Status: Original 11-18-2024 14:34	Holder: Janelle Williams CitySec@galvestontx.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: City of Galveston	Location: DocuSign

Signer Events

Donna Fairweather for
Legal@galvestontx.gov
City Attorney
Security Level: Email, Account Authentication (None)

Signature

Signed by:
Donna Fairweather for
6A59EBFC33E64A0...
Signature Adoption: Pre-selected Style
Using IP Address: 50.205.209.26

Timestamp

Sent: 11-18-2024 | 14:34
Resent: 11-19-2024 | 14:15
Viewed: 11-19-2024 | 14:16
Signed: 11-19-2024 | 14:16
Freeform Signing

Electronic Record and Signature Disclosure:
Accepted: 11-19-2024 | 14:16
ID: e0c0dfcd-9a75-4a44-a4c7-4139c9cb5cb9

Janelle Williams
CitySec@galvestontx.gov
City Secretary
City of Galveston
Security Level: Email, Account Authentication (None)

Signed by:
Janelle Williams
F12776E17F29488...

Signature Adoption: Pre-selected Style
Using IP Address: 50.205.209.26

Sent: 11-19-2024 | 14:16
Viewed: 11-19-2024 | 15:01
Signed: 11-19-2024 | 15:01
Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11-18-2024 14:34
Certified Delivered	Security Checked	11-19-2024 15:01
Signing Complete	Security Checked	11-19-2024 15:01
Completed	Security Checked	11-19-2024 15:01

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Galveston - City Secretary Office (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Galveston - City Secretary Office:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: CitySec@galvestontx.gov

To advise City of Galveston - City Secretary Office of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at citysec@galvestontx.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Galveston - City Secretary Office

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jwilliams@galvestontx.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Galveston - City Secretary Office

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to CitySec@galvestontx.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Galveston - City Secretary Office as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Galveston - City Secretary Office during the course of your relationship with City of Galveston - City Secretary Office.

INVESTMENT REPORT

Galveston Industrial Development Corp

.....

October 1 to December 31, 2024



Contents

Market Recap 3
Investment Officers' Certification 4
Portfolio Overview 5
Portfolio Overview 6
Asset Allocation 7
Credit Rating Summary 8
Benchmark Comparison. 9
Fund Overview 10
Detail of Security Holdings 11
Earned Income 12
Disclosures & Disclaimers 13

Investment Management Team

Scott McIntyre

Senior Portfolio Manager

512.481.2009

Scott.McIntyre@HilltopSecurities.com

Greg Warner

Senior Portfolio Manager

512.481.2012

Greg.Warner@HilltopSecurities.com

Jodi Jones

Investment Reporting Manager

512.481.2076

Jodi.Jones@HilltopSecurities.com

Market Recap

Bond yields generally edged higher in December despite another cut to the overnight funds target by the Fed. The underlying reason for rising yields (on longer maturities) was *persistent inflationary pressure*. Back in September, Fed officials believed inflation was under control, shifting their primary concern to a weakening labor market which they hoped a jumbo-sized 50 basis point rate cut would revive. Since then, the inflation rate has moved sideways, while employment has perked up.

The November employment report proved *better than expected* as U.S. businesses added +227k jobs to company payrolls. Upward revisions to the previous two months added another +56k, boosting the three-month average payroll gain from a tepid +123k to a solid +173k. In the separate household survey, a large decline in the civilian labor force pushed the unemployment rate up from 4.1% to 4.2%. *Still, historically low.*

The November CPI report was a bit warm once again. Headline CPI rose +0.3%, while the annual pace of consumer inflation rose from +2.6% to +2.7%. It was the second consecutive increase after reaching a low of +2.4% in September. Core CPI increased by +0.3% in November and held steady at a +3.3% annual pace for the third straight month. Shelter costs were a bright spot, up +0.3% for the month and +4.7% year-over-year, *the smallest annual increase in nearly four years.*

Fed officials ignored the solid November employment report and the frustratingly warm CPI and announced a 25 basis point rate cut on December 18th, bringing combined easing to 100 bps over the past three months. The new overnight funds target is 4.25% to 4.50%, still considered somewhat restrictive given the spread above core CPI. The committee's updated "dot plot," or median interest rate projection, showed a 2025 yearend forecast of 3.875%, up half a point from 3.375% in September and now calling for two more cuts in 2025 instead of four. For the end of 2026, the median forecast is now 3.375%, implying another half point reduction in 2026.

The committee was more upbeat on its unemployment rate forecast, lowering expectations from 4.4% to 4.3% by the end of next year. Given that it was perceived deterioration in the

labor market that prompted the FOMC to ease by 50 bps back in September, that concern seems to have been extinguished, allowing the Fed to refocus on inflation.

Other central banks around the world continue to normalize their rate policies as economic growth stalls and inflation cools. In December, the Bank of Canada, and the Swiss National Bank both cut another 50 basis points, while the ECB cut another 25 bps. All else being equal, lower global rates should (eventually) exert downward pressure on U.S. bond yields.

Days after Fed officials cut the overnight rate, the personal consumption expenditures (PCE) index rose by just +0.1% in November, following three straight months of +0.2% gains. On a year-over-year basis, headline PCE came in slightly below forecast at +2.4%. More importantly, core PCE rose just +0.1% in November, the coolest since May, and +2.8% year-over-year, slightly below forecast. *A single month doesn't make a trend, but this was an encouraging report.*

The first FOMC meeting of 2025 is at the end of January. Obviously, that's still a month away and a lot can happen, but the committee is expected to hold rates steady until Fed officials get a better idea of the fiscal and trade policies that are likely to be implemented by the Trump administration.

Investment Officers' Certification

This report is prepared for the Galveston Industrial Development Corp (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

Investment Officers

Portfolio Overview

Portfolio Summary

	Prior 30 Sep-24	Current 31 Dec-24
Par Value	31,054,145.83	49,812,425.79
Original Cost	31,054,145.83	49,812,425.79
Book Value	31,054,145.83	49,812,425.79
Market Value	31,054,145.83	49,812,425.79
Accrued Interest	0.00	0.00
Book Value Plus Accrued	31,054,145.83	49,812,425.79
Market Value Plus Accrued	31,054,145.83	49,812,425.79
Net Unrealized Gain/(Loss)	0.00	0.00

Income Summary

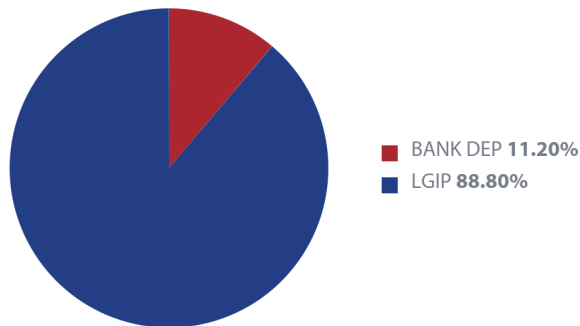
Current Period	1 Oct-24 to 31 Dec-24
Interest Income	474,820.09
Net Amortization/Accretion	
Realized Gain/(Loss)	0.00
Net Income	474,820.09

Portfolio Characteristics

	Prior 30 Sep-24	Current 31 Dec-24
Yield to Maturity	4.011%	4.164%
Yield to Worst	4.011%	4.164%
Days to Final Maturity	1	1
Days to Effective Maturity	1	1
Duration	--	--

Fiscal Year-to-Date	1 Oct-24 to 31 Dec-24
Net Income	474,820.09

Asset Allocation

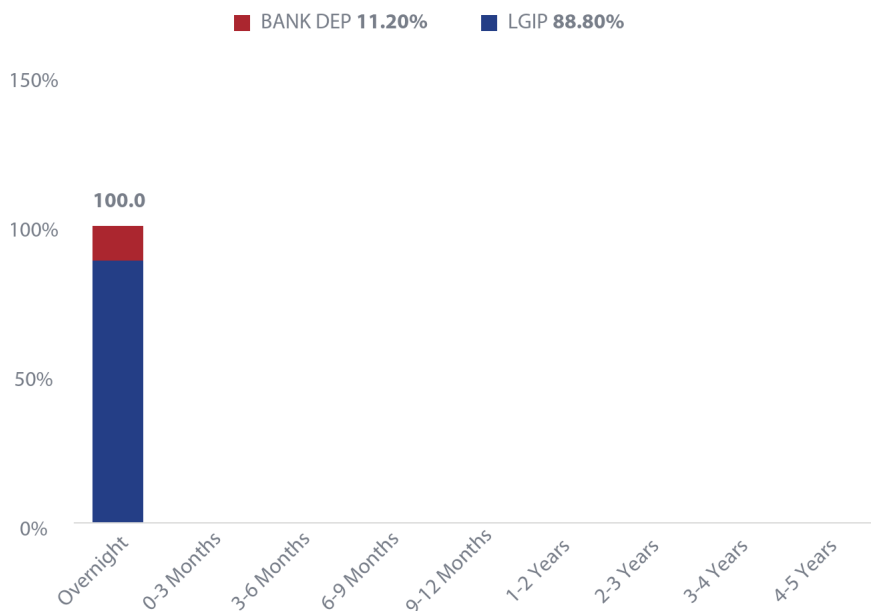


Transaction Summary

Transaction Type	Quantity	Principal	Interest	Total Amount	Realized Gain/Loss
------------------	----------	-----------	----------	--------------	--------------------

Portfolio Overview

Maturity Distribution by Security Type



Top Ten Holdings

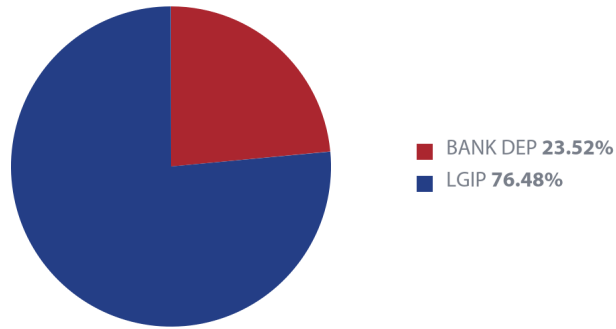
Issuer	Allocation
TXCLASS	40.54%
TEX PRIME	25.86%
TEXPOOL	22.40%
FROST	11.20%

Maturity Distribution by Security Type

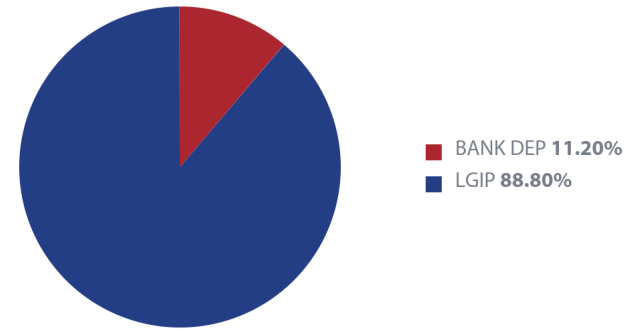
Security Type	Overnight	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	Portfolio Total
BANK DEP	5,578,503.50	--	--	--	--	--	--	--	--	5,578,503.50
LGIP	44,233,922.29	--	--	--	--	--	--	--	--	44,233,922.29
Total	49,812,425.79	--	--	--	--	--	--	--	--	49,812,425.79

Asset Allocation

Asset Allocation by Security Type as of 30-Sep-2024



Asset Allocation by Security Type as of 31-Dec-2024



Book Value Basis Security Distribution

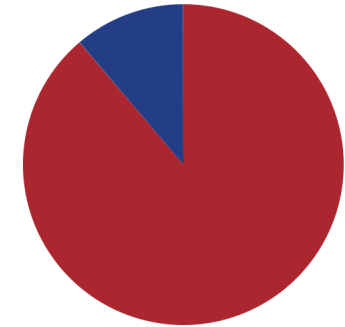
Security Type	Prior Balance 30-Sep-24	Prior Allocation 30-Sep-24	Change in Allocation	Current Balance 31-Dec-24	Current Allocation 31-Dec-24	Yield to Maturity
BANK DEP	7,303,070.63	23.52%	(12.32%)	5,578,503.50	11.20%	0.040%
LGIP	23,751,075.20	76.48%	12.32%	44,233,922.29	88.80%	4.685%
Portfolio Total	31,054,145.83	100.00%		49,812,425.79	100.00%	4.164%

Credit Rating Summary

Rating Distribution

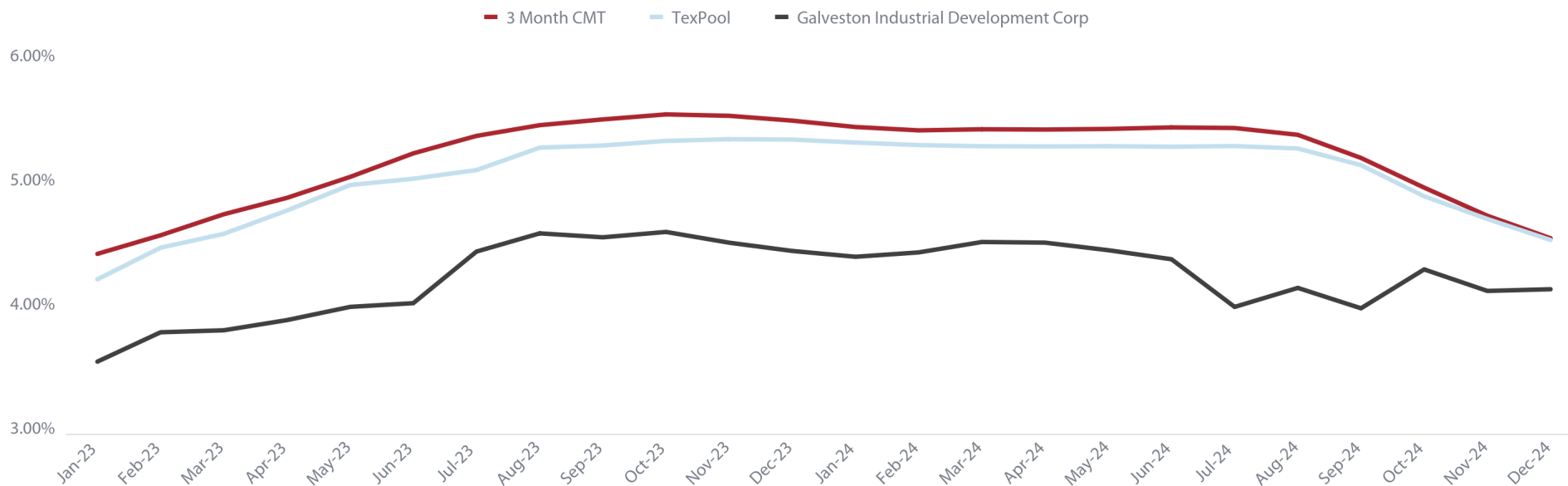
	Book Value	Portfolio Allocation
Secured Deposits (Insured or Collateralized)		
Demand Deposits	5,578,503.50	11.20%
Total Secured Deposits	5,578,503.50	11.20%
Local Government Investment Pools & Money Market Funds		
AAA	44,233,922.29	88.80%
Total Local Government Investment Pools & Money Market Funds	44,233,922.29	88.80%
Portfolio Total	49,812,425.79	100.00%

Allocation by Rating



■ AAA 88.80% ■ SD 11.20%

Benchmark Comparison



Yield Overview

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Galveston Industrial Development Corp	3.58	3.82	3.83	3.92	4.02	4.05	4.47	4.61	4.58	4.63	4.54	4.47	4.43	4.46	4.55	4.54	4.48	4.41	4.02	4.18	4.01	4.32	4.15	4.16
3 Month CMT	4.45	4.60	4.77	4.90	5.07	5.26	5.40	5.49	5.53	5.57	5.56	5.52	5.47	5.44	5.45	5.45	5.46	5.47	5.46	5.41	5.22	4.98	4.76	4.58
TexPool	4.24	4.50	4.61	4.80	5.00	5.05	5.12	5.30	5.32	5.36	5.37	5.37	5.35	5.33	5.32	5.31	5.32	5.31	5.32	5.30	5.16	4.91	4.73	4.56

Fund Overview

Fund Name	Prior Book Value	Prior Market Value	Changes to Market Value	Current Book Value	Current Market Value	Net Income	Days to Final Mty	YTM	YTW
2024 CO Bonds	0.00	0.00	20,194,891.94	20,194,891.94	20,194,891.94	186,040.53	1	4.746%	4.746%
Galveston Indstrl Dvlpmnt Corp	31,054,145.83	31,054,145.83	(1,436,611.98)	29,617,533.85	29,617,533.85	288,779.56	1	3.768%	3.768%
Total	31,054,145.83	31,054,145.83	18,758,279.96	49,812,425.79	49,812,425.79	474,820.09	1	4.164%	4.164%

Detail of Security Holdings

CUSIP	Settle Date	Security Type	Security Description	CPN	Maturity Date	Next Call Date	Call Type	Par Value	Purch Price	Original Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW	Rating	
2024 CO Bonds																			
TXCLASS		LGIP	Texas CLASS		12/31/24			20,194,891.94	100.000	20,194,891.94	20,194,891.94	100.000	20,194,891.94	1		4.746	4.746	AAA	
Total 2024 CO Bonds								20,194,891.94		20,194,891.94	20,194,891.94		20,194,891.94	1		4.746	4.746		
Galveston Indstrl Dvlpmnt Corp																			
FROSTGIDC		BANK DEP	Frost Bk		12/31/24			5,578,503.50	100.000	5,578,503.50	5,578,503.50	100.000	5,578,503.50	1		0.040	0.040	SD	
TEXPOOL		LGIP	TexPool		12/31/24			11,158,946.72	100.000	11,158,946.72	11,158,946.72	100.000	11,158,946.72	1		4.561	4.561	AAA	
TEXPRIME		LGIP	TexPool Prime		12/31/24			12,880,083.63	100.000	12,880,083.63	12,880,083.63	100.000	12,880,083.63	1		4.695	4.695	AAA	
Total Galveston Indstrl Dvlpmnt Corp								29,617,533.85		29,617,533.85	29,617,533.85		29,617,533.85	1		3.768	3.768		
Grand Total								49,812,425.79		49,812,425.79	49,812,425.79		49,812,425.79	1		4.164	4.164		

Earned Income

CUSIP	Security Type	Security Description	Beginning Accrued	Interest Earned	Interest Rec'd/ Sold/Matured	Interest Purchased	Ending Accrued	Disc Accr/Prem Amort	Net Realized Gain/Loss	Net Income
2024 CO Bonds										
TXCLASS	LGIP	Texas CLASS	0.00	186,040.53	186,040.53	0.00	0.00	0.00	0.00	186,040.53
Total 2024 CO Bonds			0.00	186,040.53	186,040.53	0.00	0.00	0.00	0.00	186,040.53
Galveston Indstl Dvlpmnt Corp										
FROSTGIDC	BANK DEP	Frost Bk	0.00	824.41	824.41	0.00	0.00	0.00	0.00	824.41
TEXPOOL	LGIP	TexPool	0.00	132,121.35	132,121.35	0.00	0.00	0.00	0.00	132,121.35
TEXPRIME	LGIP	TexPool Prime	0.00	155,833.80	155,833.80	0.00	0.00	0.00	0.00	155,833.80
Total Galveston Indstl Dvlpmnt Corp			0.00	288,779.56	288,779.56	0.00	0.00	0.00	0.00	288,779.56
Grand Total			0.00	474,820.09	474,820.09	0.00	0.00	0.00	0.00	474,820.09

Disclosures & Disclaimers

As a courtesy to investors this information: (1) is provided for informational purposes only; (2) should not be construed as an offer to sell or a solicitation of an offer to buy any security; and (3) does not replace customer statements.

This report is designed to provide general information and is not intended to provide specific legal, investment, accounting, tax or other professional advice.

It is important to review and save all source documents provided by a product sponsor or brokerage firm which may contain notices, disclosures and other information important to you and may also serve as a reference. If conflicts between this report and sponsor reports or confirmations exist, the information provided by the product sponsors shall prevail. Fees and sales charges paid may not be reflected in the information.

The information and data contained herein is obtained from sources believed to be reliable but its accuracy or completeness is not guaranteed. Additionally, the information may contain assets held away from HTS, therefore investors should contact customer service or other representatives from the respective distributors or issuers to determine SIPC coverage for heldaway assets. HTS and HSAM do not guarantee the information contained herein or its accuracy or completeness regarding contributions, withdrawals, protected values. All information is subject to further review with client to validate final values.

It is not possible to directly invest in an index. Financial forecasts, rates of return, risk, inflation, and other assumptions may be used as the basis for illustrations. They should not be considered a guarantee of future performance or a guarantee of achieving overall financial objectives. Past performance is not a guarantee or a predictor of future results of either the indices or any particular investment. S&P rates the creditworthiness of individual bonds from: AAA highest to D lowest.

Investing in fixed income securities involves interest rate risk, credit risk, and inflation risk. Interest rate risk is the possibility that bond prices will decrease because of an interest rate increase. When interest rates rise, bond prices and the values of fixed income securities fall. When interest rates fall, bond prices and the values of fixed income securities rise. Credit risk is the risk that a company will not be able to pay its debts, including the interest on its bonds. Inflation risk is the possibility that the interest paid on an investment in bonds will be lower than the inflation rate, decreasing purchasing power.

Cash alternatives typically include money market securities and U.S. treasury bills. Investing in such cash alternatives involves inflation risk. In addition, investments in money market securities may involve credit risk and a risk of principal loss. Because money market securities are neither insured nor guaranteed by the Federal Deposit Insurance Corporation or any other government agency, there is no guarantee the value of your investment will be maintained at \$1.00 per share, and your shares, when sold, may be worth more or less than what you originally paid for them. U.S. Treasury bills are subject to market risk if sold prior to maturity. Market risk is the possibility that the value, when sold, might be less than the purchase price.

Investing in stock securities involves volatility risk, market risk, business risk, and industry risk. The prices of most stocks fluctuate. Volatility risk is the chance that the value of a stock will fall. Market risk is the chance that the prices of all stocks will fall due to conditions in the economic environment. Business risk is the chance that a specific company's stock will fall because of issues affecting it. Industry risk is the chance that a set of factors particular to an industry group will adversely affect stock prices within the industry.

Securities offered by HTS: (1) are not FDIC (Federal Deposit Insurance Corporation) insured; (2) are not bank deposits; (3) are not guaranteed by any bank or by any other federal government agency. None of the named entities are affiliates of HTS or HSAM. Hilltop Securities Asset Management (HSAM) is an SEC-registered investment advisor. Hilltop Securities Inc. (HTS) is a registered broker-dealer, registered investment adviser and municipal advisor firm that does not provide tax or legal advice. Member of FINRA & SIPC. HTS and HSAM are wholly owned subsidiaries of Hilltop Holdings, Inc. (NYSE: HTH) located at 717 N. Harwood St., Suite 3400, Dallas, Texas 75201, (214) 859-1800, 833-4HILLTOP.

Copyright 2022, S&P Global Market Intelligence. Reproduction of any information, data or material, including ratings ("Content") in any form is prohibited except with the prior written permission of the relevant party. Such party, its affiliates and suppliers ("Content Providers") do not guarantee the accuracy, adequacy, completeness, timeliness or availability of any Content and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such Content. In no event shall Content Providers be liable for any damages, costs, expenses, legal fees, or losses (including lost income or lost profit and opportunity costs) in connection with any use of the Content.

A reference to a particular investment or security, a rating or any observation concerning an investment that is part of the content is not a recommendation to buy, sell or hold such investment or security, does not address the suitability of an investment or security and should not be relied on as investment advice. Credit ratings are statements of opinions and are not statements of fact.



IDC Operations and Spending Plan FY 2025

approved 8/6/2024

	Total FY 25	Beach FY25	ED FY25	Parks FY25	Infra FY25
Operating Costs:					
Administration					
Support Staff	50,000	12,500	12,500	12,500	12,500
Management	100,000	25,000	25,000	25,000	25,000
Legal	50,000	12,500	12,500	12,500	12,500
Director of Policy & Gov. Affairs	92,264	23,066	23,066	23,066	23,066
Economic Dev. Coordinator	80,000	-	80,000	-	-
Eco Dev/Coastal Support Staff*	-	-	-	-	-
Coastal Resource Manager	78,729	78,729	-	-	-
Coastal Resource Specialist	61,799	61,799	-	-	-
GIS Analyst/Specialist	76,292	19,073	19,073	19,073	19,073
Coastal Resource Internship Strat Partnership	35,360	35,360	-	-	-
Total Admin Expenses	624,444	268,027	172,139	92,139	92,139
Operations					
Lasker Pool	500,000	-	-	500,000	-
Concrete Work Crew (Phases I & II)	435,000	-	-	-	435,000
Parks Work Crew (Phase III)	710,000	-	-	550,000	160,000
Total Operations Expenses	1,645,000	-	-	1,050,000	595,000
TOTAL OPERATING COSTS	2,269,444	268,027	172,139	1,142,139	687,139
Contractual Services:					
Consultant Services (531004)					
Windstorm Consultant *	25,000	-	25,000	-	-
Coastal Grants Consultant*	45,000	45,000	-	-	-
Other Contracts (531125)					
Beach Profiles/Survey Contract	176,541	176,541	-	-	-
Park Board Reimb for Surveys	(77,461)	(77,461)	-	-	-
Post-Storm Survey	177,019	177,019	-	-	-
GEDP *	50,000	-	50,000	-	-
Attorney's Fees (531006)	15,000	3,750	3,750	3,750	3,750
Total Contractual Services:	411,099	324,849	78,750	3,750	3,750
Promotional Expenses: (Capped at 10% of Total 4B Revenue approx. \$750,000)					
Marketing (530014)					
GEDP Developer Conference *	10,000	-	10,000	-	-
Target Marketing Initiatives *	25,000	-	25,000	-	-
Marketing Materials	20,000	-	20,000	-	-
Advertising (Legal Notices)	2,000	500	500	500	500
Total Promotional Expenses:	57,000	500	55,500	500	500
Economic Dev. Op Ex.					
Memberships (531025)	4,000	-	4,000	-	-
Training/Education (347420)	2,500	-	2,500	-	-
Travel/Training (533085)	2,000	-	2,000	-	-
Technology Subscription	6,000	-	6,000	-	-
Total Economic Dev. Op Ex.	14,500	-	14,500	-	-

* Requires Board approval before expenditure



IDC Operations and Spending Plan FY 2025, cont.

approved 8/6/2024

	Total FY 25	Beach FY25	ED FY25	Parks FY25	Infra FY25
Coastal Resource Op Ex					
Training/Education (347420)	-		-	-	-
Travel/Training (533085)	11,000	11,000	-	-	-
Total Coastal Resource Op Ex	11,000	11,000	-	-	-
Misc. Expenses:					
<i>Meeting Expenditures (544032)</i>	6,000	1,000	3,000	1,000	1,000
Election Expenses (592008)	-	-	-	-	-
Equipment/supplies (521067)	4,000	2,000	2,000	-	-
Total Misc. Expenses:	10,000	3,000	5,000	1,000	1,000
Debt Service					
Debt Service-Sandhill Crane Soccer Complex	859,646	-	-	859,646	-
Total Debt Service	859,646	-	-	859,646	-
Total Fiscal Year IDC Budget	3,632,689	607,376	325,889	2,007,035	692,389

* Requires Board approval before expenditure

BEACH SILO

5 YEAR FORECAST

AS OF **6/30/2024**



OPTION B - w/100% Post Storm funding

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
1 Est. AVAILABLE TO APPROP as of 9/30	5,158,565	4,250,368	6,898,029	5,683,023	1,575,298
2 PROJECTED REVENUE (7)	1,915,750	1,934,908	1,954,257	1,973,799	1,993,537
3 PROJECTED INTEREST EARNED	100,000	100,130	100,260	100,391	100,521
4 ANTICIPATED REFUND - BUDM PROJECT FUNDS (18)		1,770,000	1,800,000		
TOTAL PROJECTED REVENUE for FY	7,174,315	8,055,405	10,752,546	7,757,212	3,669,356
	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
5 <i>Prior Projects approved</i>	623,195				
6 <i>Beach Silo Operating Expenses (A)</i>	627,376	607,376	619,524	631,914	644,552
7 <i>Current Encumbrances</i>	23,376				
9 Future CEPRA projects (15)				2,500,000	
11 <i>Post-Storm Beach Remediation Project (10)</i>	550,000	550,000	550,000	550,000	550,000
12 <i>Sediment Mgmt Strategy-Planning Asst Grant (14)</i>					
13 <i>Future beach remediation projects (17)</i>			1,900,000	2,500,000	2,250,000
14 <i>Beach Remediation - Karankawa/Gulf Palms drainage design (19)</i>	1,100,000		2,000,000		
TOTAL PROJECTED COST	2,923,947	1,157,376	5,069,524	6,181,914	3,444,552
TOTAL AVAILABLE	4,250,368	6,898,029	5,683,023	1,575,298	224,804

Footnotes:

(10) the IDC Board approved allocation to accumulate annually just in case, (the \$550k will be taken 100% from Beach silos instead of prior 50/50 split) 7/22/2024

(14) IDC funds as match for USACE Planning Assistance grant to update Sediment Mgmt Strategies - tool to dictate future beach projects

(15) Coastal Erosion Response Planning Act (CEPRA) for Large Renourishment projects

(17) Related to implementation of Sand Mgmt Strategy & SWMP

(18) Anticipated refunds from unused BUDM projects; FY21 (\$1.7 million) and FY23 (\$1.8 million)

(19) Proposed Beach remediation project - FY24 Eng & Design/ FY26 will cover Grant Local Match

(A) Amend FY24 Beach Silo Op Budget by -\$15,000 due to allocation error (should have been allocated to ED Silo)..7/2024

Table A: Projects approved, not encumbered

Post Storm Beach Remediation (prev FY)	473,195
PAS-Reg Sediment Mgt Update	150,000
Total prior projects, not encumb	623,195



AS OF 6/30/2024

OPTION C-2 :

- w/Cert Obligation Debt (60/40) ED / INFRA silo
 + Pel Isl land

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
Resources:							
1	AVAILABLE TO APPROP as of 9/30	7,789,036	3,383,605	277,063	915,208	1,580,491	2,273,575
2	PROJECTED REVENUE (1)	1,915,750	1,934,908	1,954,257	1,973,799	1,993,537	2,013,473
3	PROJECTED INTEREST EARNED	171,359	74,439	6,095	20,135	34,771	50,019
4	TOTAL PROJECTED REVENUE	9,876,144	5,392,952	2,237,415	2,909,142	3,608,799	4,337,066
Projected Expenditures:							
		FY 2024	FY 2025	FY 2026	FY2027	FY2028	FY2029
5	ED Silo operating expenses (2) (A)	354,389	315,889	322,207	328,651	335,224	341,928
6	Project budgets approved, but not encumbered (see table A)	5,038,150					
7	Current project encumbrances						
8	Business Incentive Grants (BIG) program (3)		-	100,000	100,000	100,000	100,000
9	Pelican Island Bridge (5)	900,000	900,000	-	-	-	-
10	Infill Redevelopment Program ("Landbank") (4)						
11	Drainage System Improvements (6) <i>draft</i>	-	900,000	900,000	900,000	900,000	900,000
12	Airport Taxiway, Apron & Drainage Project; Local Match (7)						
13	Airport Parking Lot Improvements, Hangars 70,71 & 73 (8)	200,000					
14	Pelican Island Service Project - <i>to be considered</i>		3,000,000				
15	TOTAL PROJECTED COST	6,492,539	5,115,889	1,322,207	1,328,651	1,335,224	1,341,928
16	TOTAL AVAILABLE	3,383,605	277,063	915,208	1,580,491	2,273,575	2,995,138

Footnotes:

- (1) Projected Sales Tax Revenue is in accordance with the City's "Long Range Financial Forecast - FY 2023-27."
- (2) As approved in the FY24 operating budget
- (3) Must be tied to Primary Job creation, retention or meet another statutory requirement
- (4) Authorized up to \$250,000 annually. May be adjusted downward or eliminated if no longer interest from board
- (5) Pelican Island Bridge -orig \$4.5m total from ED Silo (\$900k per year for 5 yrs FY20-24). Addl \$900,000 from ED Silo for portion of \$1M contingency approved by Council 7/28/22
- (6) Debt Service for CO's for drainage project(s) in Industrial/Commercial corridor (60/40 split with ED and Infra silos)
- (7) Airport Taxiway, Apron & Drainage Project: FY23 (\$580,000) FY24
- (8) Airport Parking Lot Improvement for Hangars 71,71 & 73; proposed for FY24 for \$200,000
- (A) Amend FY24 ED Silo Op Budget by +\$15,000 due to allocation error (should NOT have been allocated to Beach Silo)..7/2024

Table A: Projects approved, not encumbered	
Pelican Island Bridge (ED silo, allocation to date)	4,500,000
Airport Taxiway, Apron & Drainage Project	538,150
	5,038,150

Blue text: Included in budget carryover (line 6),
 projects approved but not encumbered

CITY OF GALVESTON
IDC INFRASTRUCTURE SILO
5 YR FORECAST
6/30/2024



OPTION C: w/o Post Storm Funding;
+ Drainage COs debt svc (60/40) ED / INFRA silos
+ English Bayou PS prop exp

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
1						
2	AVAILABLE TO APPROP as of 9/30	5,217,743	2,086,104	313,932	316,769	595,114
3	PROJECTED REVENUE (1)	1,915,750	1,954,065	1,993,146	2,033,009	2,073,669
4	Concrete Crew - Customer Payments	40,000	40,000	40,000	40,000	40,000
5	PROJECTED INTEREST EARNED	130,000	40,000	40,052	40,104	40,156
6	TOTAL PROJECTED REVENUE	7,303,493	4,120,169	2,387,131	2,429,882	2,748,939
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
7	<i>Prior Projects Approved, not expended</i>	875,000				
8	<i>Infra Silo Operating Expenses</i>	692,389	706,237	720,362	734,769	749,464
9	Downtown Ped. Streetscape Improvements (5)		2,500,000			
10	Drainage Improvement Pilot Project (DIP) (6)	2,500,000		750,000	500,000	750,000
11	English Bayou Pump Station Project (7)	1,150,000				
12	South Shore/14th St Pump Station Debt Service (4)		600,000	600,000	600,000	600,000
13	Post Storm Infrastructure Remediation					
14	Pelican Island Bridge (2)(3)					
15	TOTAL PROJECTED COST	5,217,389	3,806,237	2,070,362	1,834,769	2,099,464
16	TOTAL AVAILABLE	2,086,104	313,932	316,769	595,114	649,475

Footnotes:

- (1) Based on City's Long Range Forecast
- (2) Pelican Island Bridge share - \$100,000 per year for 5 years, totalling \$500,000
- (3) Additional Pelican Island Bridge funding of \$100,000 in FY23 to be used only if needed for contingency
- (4) South Shore/14th St PS, CO Debt Svc FY25 for 20 yrs, related to Stormwater MP implementation
- (5) Downtown Pedestrian Streetscape Match, FTA funding anticipated at \$9.6 M
- (6) FY24 proposed project. Public Hearing 7/9/24
- (7) English Bayou Pump Station - property acquisition expenditures

Table A: Projects approved, not encumbered	
Pelican Island Bridge	600,000
Post Storm Infrastructure Remediation (50% share)	275,000
Total Projects approved, not encumbered	875,000

IDC - Meeting
Schedule of Type B Funds Available to Appropriate (for Budget)
as of October 31, 2024



RESOURCES AND USES	BEACH RENOURISHMENT	ECONOMIC DEVELOPMENT	PARKS	INFRA-STRUCTURE	TOTAL
2019 Ending, Available Balance as of 9/30/2019	3,763,029	2,705,790	1,360,611	4,055,555	11,884,984
2020 Ending, Available Balance as of 9/30/2020	4,874,288	3,026,220	1,608,377	3,756,019	13,264,905
2021 Ending, Available Balance as of 9/30/2021	4,335,323	4,186,028	2,093,165	4,363,896	14,978,411
2022 Ending, Available Balance as of 9/30/2022	5,367,917	5,759,414	8,441,362	5,494,891	25,063,584
2023 Ending, Available Balance as of 9/30/2023	4,565,086	7,466,776	8,444,638	5,185,733	25,662,232
2024 Ending, Available Balance as of 9/30/2024	4,268,763	9,123,472	5,782,099	6,309,316	25,483,651
TOTAL CASH (3)	4,268,763	9,123,472	5,782,099	6,309,316	25,483,651
RESOURCES					
2025 4B Sales Tax Revenue YTD (1) (2)	-	-	-	-	-
2025 Bond Proceeds	-	11,076,000	-	7,384,000	18,460,000
2025 Interest Earned YTD	27,655	47,519	19,658	30,132	124,965
2025 Total 4B Sales Tax + Interest YTD	27,655	11,123,519	19,658	7,414,132	18,584,965
2025 Anticipated 4B Sales Tax Revenue (remainder of year)	1,910,583	1,910,583	1,910,583	1,910,583	7,642,333
TOTAL ANTICIPATED REVENUES (3)	1,938,239	13,034,102	1,930,241	9,324,715	26,227,298
USES					
Budgeted - Project Approved but not expended - previous yrs	(4,083,505)	(6,750,000)	(2,027,433)	(3,203,951)	(16,064,889)
2025 Current Encumbrances	-	(538,150)	(2,667,489)	(32,563)	(3,238,201)
2025 Budgeted - Operating Expenditures (4)	(607,376)	(325,889)	(2,007,035)	(692,389)	(3,632,689)
2025 Actual - YTD Project Expenditures	-	-	(57,908)	-	(57,908)
2025 Budgeted - Projects Approved - current year	-	-	-	-	-
TOTAL USES	(4,690,881)	(7,614,039)	(6,759,865)	(3,928,903)	(22,993,687)
Total - Funds Available to Appropriate	\$ 1,516,121	\$ 14,543,535	\$ 952,476	\$ 11,705,129	\$ 28,717,262

Notes:

- (1) The City receives the cash for 4B Sales Tax 60 days in arrears. For example, cash collected in the month of Oct 2019 is for the time period of Aug 2019.
- (2) Current year projected 4B Sales Tax Revenue is \$7.64M. Projection per silo = \$1,910,583
- (3) Current year activity including anticipated sales tax revenue.

The economic development sales tax, equal to 1/2 percent of sales and originally authorized by the voters in 1994, was reauthorized for 20 years on November 2008 by the voters. This reauthorization included a legally binding requirement that tax proceeds be spent in equal portions on beach remediation (including beach renourishment), parks and park facilities, drainage, street and sewer improvements, and economic development. The reauthorized tax with the required apportionments into the four "silos" took effect on April 1, 2009 at the cash register, and the City of Galveston began receiving these receipts in June 2014. Voters reauthorized the Type B sales tax in 2023 without a termination date.

Galveston Industrial Development Corp.
FY24 - Dec Board Meeting
as of October 31, 2024



Project	Approved Amount	YTD FY24	YTD FY 25	Amount Expended Inception To Date	Encumbrances as of Dec 31, 2023	Project Budget / Not Under Contract (yet)	IDC Approval	Council Approval	Status
Beaches									
Babe's Beach Renourishment (BUDM) (7)	3,970,000	-	-	2,196,469	-	1,773,531	7/7/2020	7/23/2020	FY23 project cancelled per GLO; Should be receiving refund
Post-Hurricane Beach Remediation	1,155,750	39,753	-	170,776	-	984,974	10/6/2020	11/12/2020	Procurement/Planning phase
PAS-Sediment Management Update	150,000	-	-	-	-	150,000	5/3/2022	6/23/2022	Project picked back up FY24
Gulf Palms/Karankawa Beach drainage project	1,100,000					1,100,000	7/16/2024	8/22/2024	Planning phase
Economic Development (3)									
Pelican Island Bridge	4,500,000	-	-	-	-	4,500,000	3/3/2020	6/25/2020	Planning Phase
Pelican Island Bridge- Contingency	900,000	-	-	-	-	900,000	5/3/2022	7/28/2022	Revision to IDC on 7-8-22
Infill Redevelopment Project (GEDP)	250,000	-	-	-	-	250,000	7/7/2015	8/13/2015	Planning Phase
Airport Project - Taxiway, Apron & Drainage	580,000	41,850	-	41,850	538,150	-	5/2/2023	6/22/2023	Awaiting IDC public hearing 6/6/2023
Airport Project - Parking Lot Improvements	200,000					200,000	4/9/2024	5/23/2024	Project Approved
SouthShore/14th St Pumpstation Debt Service (\$900,000/yr/20yrs) 60/40 ED/INF	900,000					900,000	7/16/2024	8/22/2024	Planning Phase
Parks									
IDC Parks Crew	400,000	399,888	-	399,888	-	112	3/6/2018	3/22/2018	Program Underway
Park Package #3	1,100,000	89,231	-	1,084,813	-	15,187	3/5/2019	4/15/2019	Substantially Complete; amendment for Adoue Park for 200,000 in 4/2023
Sandhill Crane Soccer Improvements (4)	5,500,000	2,720,629	-	2,722,787	2,077,273	699,940	1/27/2022	3/24/2022	Contract awarded 8/24/23
Parks Maint Package #4 (5)	600,000	75,869	-	516,147	4,460	79,393	3/1/2022	4/28/2022	Project nearly complete
Parks Maint Package #5	2,051,075	193,818				2,051,075	3/5/2024	4/25/2024	Project approved; Planning phase
Infrastructure									
Pelican Island Bridge	500,000	-	-	-	-	500,000	3/3/2020	6/25/2020	Planning Phase - awaiting AFA
Pelican Island Bridge- Contingency (6)	100,000					100,000	5/3/2022	7/28/2022	Planning Phase - only use if needed
Infrastructure Proj - Parks Crew Maint	160,000	141,190	-	141,190	-	18,810	3/6/2018	3/22/2018	Program underway (3.31b)
Sidewalk and Curb Crew	435,000	145,980	-	145,980	-	289,020	7/7/2015	8/13/2015	324 jobs completed.
Drainage Impr Pilot (DIP) Project	2,500,000	771,655	-	771,655	32,563	1,695,782	5/7/2024	7/25/2024	Project Underway
English Bayou PS Property Acquisition	1,108,165		1,107,826	1,107,826	-	339	8/6/2024	9/19/2024	Property Transaction Complete
SouthShore/14th St Pumpstation Debt Service (\$600,000/yr/20yrs) 60/40 ED/INF	600,000					600,000	7/16/2024	8/22/2024	Planning Phase

Notes:

- (4) Sandhill Crane Soccer Complex Impr: Project Total = \$7.1m; IDC allocation of \$4.73m (of \$5.5m CO bonds issued for FY22, repayment FY23-FY29); HOT allocation of \$2.37m
- (5) Park Maint Package #4 are Improvements to Hooper Field (\$600k), public hearing on 4/5/22 and CC mtg 4/28/22
- (6) Pelican Island Bridge Contingency - to be used ONLY if needed, after initial funds have been depleted
- (7) BUDM Renourishment - Total project approved for \$5m (\$2.5m per FY20/23), however Actual total will be \$3.97m (\$1.985m per FY) - REFUND back due to lack of BUDM material
- (8) Post Storm Beach Remediation will begin accruing starting FY25 and be taken solely from Beach Silo (7.2024)

IDC Calendar: Fiscal Year 25
October 1, 2024 thru September 30, 2025

2024

OCTOBER

10/01/24 IDC Board Meeting @ 9:00am

- Public hearing for approved ED Projects
- Legislative Update
- Orientation for Board Members

NOVEMBER

11/05/24 *No Regular Meeting Anticipated*

DECEMBER

12/03/24 *No Regular Meeting Anticipated*

2025

JANUARY

01/07/25 *No Regular Meeting Anticipated*

- **Staff only:** Sales tax report due 1/31 to Comptroller of Public Accounts- Finance Department

FEBRUARY

02/04/25 IDC Board Meeting @ 9:00am

- Update on the **Parks Silo** and 5-year Funding Plan
- Review Status of Parks Maintenance Package Projects
- GEDP Quarterly update

MARCH

03/04/25 IDC Board Meeting @ 9:00am

- Consider new Parks projects and set public hearing dates if approved
- Update on the **Economic Development Silo** and its 5-year funding plan
- Update from Coastal Windstorm Ins Committee

APRIL

04/01/25 IDC Board Meeting @ 9:00am

- Consider new Eco Dev Projects and set public hearing dates if approved
- Update on the **Infrastructure Silo** and its 5-year funding plan
- GEDP Quarterly update

2025 , cont

MAY

05/06/25 IDC Board Meeting @ 9:00am

- Consider new Infrastructure Projects and set hearings if approved
- Update on the **Beach Silo** and its 5-year funding plan
- Receive a legislative update
- Consider annual contract for Coastal Windstorm Insurance Committee

JUNE

06/03/25 IDC Board Meeting @ 9:00am

- Consider new Beach projects and set hearings if approved
- In even-numbered years, Council to appoint the board positions 1-4, and confirm positions 5-7 for terms to expire in two years

JULY

07/08/25* IDC Board Meeting @ 9:00 AM

ANNUAL MEETING

- Elect Officers – 1-year term
- Initial FY budget workshop
- GEDP quarterly report
- In even numbered years, Orientation for Board Members: State law, Articles of Inc, By laws, City Contract, and Board Policies.
- Update Officers with the Secretary of State, if necessary.

** date change due to Independence Day Holiday*

AUGUST

08/05/25 IDC Board Meeting @ 9:00am

- Consider FY budget and forward to City Council for approval
- Consider next fiscal year's meeting calendar
- Legislative Update

SEPTEMBER

09/09/25* IDC Board Meeting @ 9:00am

** date change due to Labor Day holiday*

- Consider contract for legal services
- Consider annual GEDP membership & sponsorship of Economic Development Summit