

**NOTICE OF THE MEETING OF:
THE TAX INCREMENT REINVESTMENT ZONE 13
MONDAY, JUNE 14, 2021 11:00 a.m.**

Notice is hereby given in accordance with the Order of the Governor issued March 16, 2020, that the BOARD OF DIRECTORS of the TAX INCREMENT REINVESTMENT ZONE 13 will conduct a meeting by telephone/video conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Corona Virus/COVID-19. There will be no meeting or public access to the location described above.

INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING ARE PROVIDED BELOW.

The Board of Directors of the Tax Increment Reinvestment Zone 13, City of Galveston, Texas ("Zone 13") will discuss and act on the following agenda items:

- 1A. Roll Call; confirmation of a quorum;
- 2A. Public Comments, if any, regarding any item on this Agenda;
- 3A. Approve and recommend to the Galveston Island Redevelopment Authority the payment of tax increment owed under the Second Amended and Restated Development Agreement, dated January 19, 2018, by and between Zone 13, the Developer, and the RDA as provided by the Agreement and a subsequent Assignment of Developer Agreement Proceeds, representing the amount of currently reimbursable proceeds
- 4A. Approve and recommend to the Galveston Island Redevelopment Authority the payment of tax increment owed under the Second Amended and Restated Development Agreement, dated January 19, 2018, by and between Zone 13, the Developer, and the RDA as provided by the Agreement and a subsequent Assignment of Developer Agreement Proceeds, representing the amount of reimbursable proceeds after the next distribution from the tax entities occurring in September or October, 2021
- 4A. Financial statements for TIRZ 13
- 5A. Recommend to the Galveston Island Redevelopment Authority the payment of outstanding bills for services rendered on behalf of Zone 13
- 6A. Discussion and possible action regarding appointment of 2 members to authorize payments of TIRZ bills

7A. Discussion and possible action on spending plan for TIRZ 13

8A. Adjourn.

The Board may convene in closed meeting to deliberate any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (consultations with attorney), 551.072 (deliberations about real property), 551.073 (deliberations regarding gifts), 551.074 (personnel) or 551.087 (deliberations regarding economic development negotiations).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING

Topic: TIRZ 13 Meeting

Time: Jun 14, 2021 11:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82156652937?pwd=R3VldkVxZmVhbF3VU1zWVpldjlZz09>

Meeting ID: 821 5665 2937

Passcode: rZh?*2

One tap mobile

+13462487799,,82156652937#,,,,*940541# US (Houston)

+12532158782,,82156652937#,,,,*940541# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 821 5665 2937

Passcode: 940541

Find your local number: <https://us02web.zoom.us/j/kgYZAnJNO>

This written notice of the meeting agenda, and the agenda packet, are posted online at: www.galvestontx.gov/agendacenter

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

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 June ____, 2021 at _____ A.M./P.M.

Janelle Williams, City Secretary

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).

Posted by Rose D'Ambra City Secretary Office 6-8-21 10:30am

Rose D'Ambra

TIRZ 13

City of Galveston

County of Galveston

Road and Flood

Less: 5% Admin Fee

270,585.42

0.00

0.00

(13,529.27)

DATE	ENCUMBRANCE TOTAL
N/A	
DATE	
DATE	
INVOICE TOTAL	\$257,066.15



Michelle Walker, Accountant
 Finance Department
 823 Rosenberg Galveston, TX 77550
 D:409.797.3565 | F: 409.242.2150 | mwalker@galvestontx.gov

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From: Mike Loftin <MLoftin@GalvestonTX.Gov>
Sent: Monday, June 7, 2021 10:26 AM
To: Michelle Walker <MWalker@GalvestonTX.Gov>; Ann Masel <ammasel@hlb-cpa.com>
Subject: RE: Reports for 1st and 2nd payments

Michelle, can you revise this email to cc Tammy and show the net amount being paid so it's shows in the body of the worksheet? Thank you.

TIRZ 13

Estimated beginning cash 6/8/21	
Unrestricted	15,530
Revenue	
Increment	770,370
Expenditures	
City of Galveston 5% admin	38,519
HLB - Administrative	5,000
Amount to Developer/Lender	730,000
Total Expenditures	<u>773,519</u>
Estimated Cash 9/30/21	12,382

Galveston Island Redevelopment Authority - TIRZ 13
Statement of Assets, Liabilities and Net Assets
(Modified Cash Basis)
As of May 31, 2021

Assets

Current Assets	
Frost National Bank - 4123 [OPERATING]	\$ 739,519.62
TexPool - 0004	<u>7,907.48</u>
Total Current Assets	<u>747,427.10</u>
Property and Equipment	
Net Property and Equipment	<u>0.00</u>
Total Assets	<u>\$ 747,427.10</u>

Liabilities and Equity

Current Liabilities	
Accounts Payable Ham, Langston & Brezina	\$ <u>1,891.00</u>
Total Current Liabilities	<u>1,891.00</u>
Long-Term Liabilities	
Total Long-Term Liabilities	<u>0.00</u>
Total Liabilities	<u>1,891.00</u>
Net Assets	
Net assets	15,529.57
Net Increase (Decrease) in Net Assets	<u>730,006.53</u>
Total Net Assets	<u>745,536.10</u>
Total Liabilities and Net Assets	<u>\$ 747,427.10</u>

Galveston Island Redevelopment Authority - TIRZ 13
Statement of Revenues and Expenses
(Modified Cash Basis)

	8 Months Ended May 31, 2021 Actual	8 Months Ended May 31, 2021 Spending Plan	Total Year September 30, 2021 Spending Plan
Revenue			
City of Galveston Tax Assessment	\$ 541,170.84	\$ 323,333.32	\$ 485,000.00
Navigation Dist 1 Tax Assessment	0.00	17,333.32	26,000.00
Galveston County Assessment	224,012.07	152,000.00	228,000.00
County Road & Flood	<u>5,187.74</u>	<u>600.00</u>	<u>900.00</u>
Total Revenue	<u>770,370.65</u>	<u>493,266.64</u>	<u>739,900.00</u>
Expenditures			
RDA Fees	0.00	13,333.36	20,000.00
Ham, Langston & Brezina	1,891.00	4,000.00	6,000.00
Amount to Developer	0.00	433,333.36	650,000.00
City of Galveston 5% Admin Fee	<u>38,518.53</u>	<u>24,663.36</u>	<u>36,995.00</u>
Total Expenditures	<u>40,409.53</u>	<u>475,330.08</u>	<u>712,995.00</u>
Operating Revenue	<u>729,961.12</u>	<u>17,936.56</u>	<u>26,905.00</u>
Other Revenue (Expenses)			
Interest Income	<u>45.41</u>	<u>0.00</u>	<u>0.00</u>
Total Other Revenue (Expenses)	<u>45.41</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss) Before Taxes	<u>730,006.53</u>	<u>17,936.56</u>	<u>26,905.00</u>
Net Income (Loss)	<u>\$ 730,006.53</u>	<u>\$ 17,936.56</u>	<u>\$ 26,905.00</u>



Ham, Langston
& Brezina, L.L.P.
CPAs and Advisors

11550 Fuqua St., Ste 475
Houston, TX 77034
281-481-1040 Main

www.hlb-cpa.com

TIRZ 13
1011 Tremont
Galveston, TX 77550

Invoice No. 49865
Date 6/8/2021
Client No. G8923.

**Amount due is payable upon receipt of invoice. Thank you for keeping your account current.
Please include your Client # G8923. and Invoice #49865 on your check.**

TIRZ 13

BOD Meeting

06/07/2021	BOD Meeting	Masel, Ann	1.00	\$375.00
	Bookkeeping			
09/10/2020	Bookkeeping	Huffman, Marcus	0.25	\$27.50
	Sent Packet to board members			
10/14/2020	Bookkeeping	Huffman, Marcus	0.50	\$55.00
	Looked up Documents to Send to John Manlove			
10/23/2020	Bookkeeping	Huffman, Marcus	0.50	\$55.00
	Prepared Deposit and Made Deposit			
10/28/2020	Bookkeeping	Huffman, Marcus	0.25	\$27.50
	Printed checks			
10/28/2020	Bookkeeping	Huffman, Marcus	0.25	\$27.50
	Reconciled Bank Account			
10/29/2020	Bookkeeping	Huffman, Marcus	0.25	\$27.50
	Take Deposit to Bank			
10/30/2020	Bookkeeping	Masel, Ann	1.00	\$375.00
	transfer funds to Tofigh			
11/04/2020	Bookkeeping	Huffman, Marcus	0.25	\$27.50
	Found Kyle Albrights email Address and sent it to the bank			
02/09/2021	Bookkeeping	Huffman, Marcus	0.75	\$82.50
	Entered Bank Statements and Reconciled Account			
05/04/2021	Bookkeeping	Huffman, Marcus	0.50	\$55.00
	Went to City Hall Twice to Pick up a check			

05/06/2021	Bookkeeping Prepared Deposit and Deposited Check in Bank	Huffman, Marcus	0.35	\$38.50
06/07/2021	Bookkeeping Attended TIRZ 13 Meeting	Huffman, Marcus	1.00	\$110.00
06/07/2021	Bookkeeping Emailed Board Members Prepared Financials for Meeting	Huffman, Marcus	0.75	\$82.50
06/07/2021	Bookkeeping Reconciled Accounts and Entered Deposits	Huffman, Marcus	1.00	\$110.00
06/07/2021	Bookkeeping agenda and spending plan	Masel, Ann	1.00	\$375.00

Scan returns

09/18/2020	Scan returns Scan Board Packet for meeting on 9-24-20 to GFR	Nash, Marie	0.25	\$20.00
11/03/2020	Scan returns scan wire transfer information to Tifigh to GFR	Nash, Marie	0.25	\$20.00

Invoice Total: \$1,891.00

Accounts Receivable Aging

<u>Current</u>	<u>31 - 60 Days</u>	<u>61 - 90 Days</u>	<u>91 - 120 Days</u>	<u>Over 120 Days</u>	<u>Balance</u>
\$1,891.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,891.00