

**GALVESTON ISLAND REDEVELOPMENT AUTHORITY  
REGULAR MEETING - MAY 9, 2024**

5/9/2024 - Minutes

1. Declaration Of A Quorum And Call Meeting To Order

**Dan Buckley declared a quorum and called the meeting to order at 9:00 a.m.**

2. Roll Call

**Present: Dan Buckley, Csilla Ludanyi, Tim Tietjens, Catherine Gorman, and Michele Hay.**

**Catherine Gorman made a motion to appoint Dan Buckley as temporary Chair, with Michele Hay seconding the motion. Unanimously approved.**

3. Public Comments

**None.**

4. Presentation Of Roles And Responsibilities Of The Board

**a. Open Meetings - It was stated that all board members are in compliance with Open Meetings training requirements.**

**b. Attendance Requirements - The board discussed the City's attendance requirements for City Boards which is members must attend 75% of meetings within a 12 month period.**

5. Election Of Officers

**Tim Tietjens made a motion to appoint Catherine Gorman as Vice Chair, with Dan Buckley seconding the motion. Unanimously approved.**

**Dan Buckley made a motion to appoint Csilla Ludanyi as Treasurer, with Tim Tietjens seconding the motion. Unanimously approved.**

**Dan Buckley made a motion to appoint Michele Hay as Secretary, with Csilla Ludanyi seconding the motion. Unanimously approved.**

6. Consider Approval Of Meeting Minutes - June 13, 2023

**The board reviewed the meeting minutes of June 13, 2023.**

7. Overview Of Redevelopment Authority

**Michele Hay provided an overview of the process for the oversight and distribution of increment payments for TIRZ 13, and RDA responsibilities related to PID's. She provided information on City Council's efforts from a few years ago to combine the RDA, Galveston Housing Finance Corporation, and Galveston Property Finance Authority, which did not work out as planned and were recently separated. Assistant City Attorney Trevor Fanning reported on the current status of the restated certificates of formation for the three boards.**

8. Financial Background Of The Authority (A. Masel)

**Ann Masel provided the board with a copy of the RDA Management's Discussion and Analysis dated September 30, 2023. She reported that during FY 2023 the RDA had a fund balance of \$237,824. She provided an overview of past practices of the RDA and its relationship with the 4 TIRZ boards. She reported that old invoices need approval, PID invoices do not need RDA approval but need signatures on checks, and Whitley Penn cannot start this year's audit until the last one is paid. The board discussed moving RDA excess funds from Frost Bank to a TexPool account to earn more interest on the fund balance.**

9. Consider Authorizing Bank Signers

**Dan Buckley made a motion authorizing Dan Buckley, Csilla Ludanyi, and Catherine Gorman as bank signers, with Csilla Ludanyi seconding the motion. Unanimously approved. Michele Hay will work with the bank to get new signature cards.**

10. Discuss And Consider Tax Increment Payment For TIRZ 13

**Ann Masel and Steve Schulz provided background information on tax increment payments for TIRZ 13. There are older written agreements in place, and a new agreement as a result of a lawsuit, that define the process. The board discussed their legal authority to approve the increment payments only after approval by the TIRZ 13 board. Assistant City Attorney Trevor Fanning will review the agreements and advise the board at a future date on the legal process for approving the increment payments. No action was taken at today's meeting, however the board can call a meeting to approve the increment payment after TIRZ 13 meets to approve it.**

11. Consider Payment Authorization Of Outstanding Invoices

**a. RDA - Csilla Ludanyi made a motion to approve the following invoices, with Michele Hay seconding the motion: Whitley Penn - \$5,414.00; Ham, Langston & Brezina, LLP - \$5,862.50; and Assets of the Southwest, Inc. - \$3,900.00. Unanimously approved.**

**b. TIRZ 13 - No action taken.**

12. Schedule Future Meetings

**A future meeting will be scheduled to approve the TIRZ 13 increment payment after the TIRZ 13 boards meets to approve it. Other future meetings will be held as needed.**

13. Request Agenda Items For Future Meetings

**An item to amend the Bylaws and Restated Certification of Formation will be brought to a future meeting.**

14. Adjournment

**The meeting was adjourned at 9:40 a.m.**