

**NOTICE OF THE MEETING OF:  
THE TAX INCREMENT REINVESTMENT ZONE 13  
MONDAY, SEPTEMBER 14, 2020 - 2:00 P.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 special 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 SPECIAL 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. 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 bond financing to reimburse part of the developer's reimbursement.
- 5A. 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**

:To join ZOOM meeting:

<https://us02web.zoom.us/j/82968241793?pwd=ZWNXOTBHR2xid25udGZZWjFzNVJ2QT09>

Or dial the following toll free numbers and enter the:

Meeting ID: 829 6824 1793

Password: 883206

Meeting ID: 829 6824 1793

Passcode: 883206

One tap mobile

+13462487799,,82968241793#,,,,,0#,,883206# US (Houston)

+16699006833,,82968241793#,,,,,0#,,883206# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 829 6824 1793

Passcode: 883206

Find your local number: <https://us02web.zoom.us/j/kbx8bPw3Er>

This written notice of the meeting agenda, and the agenda packet, are posted online at: [www.galvestontx.gov/agendacenter](http://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 SEPTEMBER\_\_\_\_, 2020 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 9-10-20 11am

*Rose D'Ambra*

Available funds to distribute Zone 13

On hand	19,900
Outstanding bills	(3,950)
Due from Navigation	32,400
Due from City	<u>56,100</u>
Total available	104,450
Less holdback	<u>(15,000)</u>
Available to distribute	<u><u>89,450</u></u>

Galveston County Redevelopment Authority  
Calculi: Amounts Due From Navigation District for TIRZ

	RDA & City	TIRZ 12	TIRZ 13	TIRZ 14	fye
		<i>closed</i>		<i>closed</i>	<b>9/30/2020</b>
Per Galveston County Tax Office reports dated 07/31/2019 (code 801)			45,516.68		45,516.68
Less 75% to Zones* - Gross due to TIRZ by Navigation District			34,137.51		34,137.51
Less 5% to City - Due to City of Gal			<u>1,706.88</u>		<u>1,706.88</u>
<b>Due to TIRZ</b>			<b>32,430.63</b>		<b>32,430.63</b>

25% is revenue to Navigation District

* 75% Ends	
TIRZ 11	2022
TIRZ 12	2022
TIRZ 13	2022
TIRZ 14	2025

-  
-

Request Seq: 3521759

GALVESTON COUNTY PAYMENT REPORT

Year: 2019, As Of Date: 07/31/2020

tif\_detail.rdf v1.22

Run Date: 08/03/2020 10:55:21AM  
Tiffidno 07 GALVESTON ZONE 13

Page: 18

Year: 2019

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Due To Loss Zone
<u>Taxunit 801 Totals:</u>		44,638.61	44,632.27	6.34	45,527.54	-888.93	-888.93	0.00	-888.93	45,521.20	161.48	-4.35
<u>Current Taxable:</u>		103,095,500			<u>Base Value:</u> 1,122,337							45,516.85
Adjusted due to Zone As of 07/31/2020												
Total Previous Payments to Zone												
Total Unpaid Due to Zone as of 07/31/2020												
45,516.85												

	Total Accounts	Total Appraised Value	Total Base Value	Net Loss/ Increase
Exempt Property	3	1,960	1,268	692
Non-exempt Property	439	102,422,782	1,122,337	101,300,445
All Property	442	102,424,742	1,123,605	101,301,137

## Ann Masel

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**From:** Siyin Li <SLi@GalvestonTX.Gov>  
**Sent:** Wednesday, September 9, 2020 10:12 AM  
**To:** Ann Masel  
**Subject:** TIRZ13 funds held  
**Attachments:** TIRZ13 07.31.20.pdf

Good morning,

The total amount due to TIRZ 13 is \$56,123.41 as of 07.31.20. The snip below reflects 100% of collections through 07.31 of which \$760,179.17 has already been remitted.

**ADMIN REVENUE -330 City of Galveston**

*NOTE: The General Fund receives and admin fee from each TIRZ equal to 5% of the collections.*

**Period: 3/01/20 - 7/31/2020**

	<u>Collections</u>	<u>Admin Fee</u>	<u>Net TIRZ</u>	
1571				closed 12/31/2019
1572	594,633.82	(29,731.69)	564,902.13	
1574				closed 12/31/2019
100	<u>594,633.82</u>	<u>(29,731.69)</u>	<u>564,902.13</u>	①

*Source: GCAD monthly payment report*

**Calculation of distribution to TIRZ:**

*NOTE: The General Fund receives an admin fee from each TIRZ equal to 5% of the biennial distribution from Galves:*

**Period: 3/01/20 - 7/31/2020**

1571		-	Galveston Co. (Tax unit 1)	
1571		-	Road and Flood (Tax unit 2)	
1572	258,612.35	(12,930.62)	Galveston Co. (Tax unit 1)	50'
1572	<u>6,019.71</u>	(300.99)	Road and Flood (Tax unit 2)	50'
	<u>264,632.06</u>	<u>(13,231.61)</u>		
			<del>277863</del>	
			251,400 ①	
1574		-	Galveston Co. (Tax unit 1)	
1574		-	Road and Flood (Tax unit 2)	



**Siyin Li, Accountant**  
Finance Department

P.O. Box 779 Galveston, TX 77553 | 823 Rosenberg Galveston, TX 77550  
D: 409.797.3565 | F: 409.242.2150 | [sli@galvestontx.gov](mailto:sli@galvestontx.gov)

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① 816302  
 $\frac{760179}{56123}$  already paid due

**Galveston Island Redevelopment Authority - TIRZ 13**  
**Statement of Assets, Liabilities and Net Assets**  
**(Modified Cash Basis)**  
**As of August 31, 2020**

**Assets**

<b>Current Assets</b>	
Frost National Bank - 4123 [OPERATING]	\$ 12,042.10
TexPool - 0004	7,902.15
	<u>19,944.25</u>
<b>Total Current Assets</b>	
	<u>19,944.25</u>
<b>Property and Equipment</b>	
	<u>0.00</u>
<b>Net Property and Equipment</b>	
	<u>0.00</u>
<b>Total Assets</b>	
	<u>\$ 19,944.25</u>

**Liabilities and Equity**

<b>Current Liabilities</b>	
Accounts Payable Ham, Langston & Brezina	\$ 3,519.75
	<u>3,519.75</u>
<b>Total Current Liabilities</b>	
	<u>3,519.75</u>
<b>Long-Term Liabilities</b>	
	<u>0.00</u>
<b>Total Long-Term Liabilities</b>	
	<u>0.00</u>
<b>Total Liabilities</b>	
	<u>3,519.75</u>
<b>Net Assets</b>	
Net assets	19,628.08
Net Increase (Decrease) in Net Assets	(3,203.58)
	<u>16,424.50</u>
<b>Total Net Assets</b>	
	<u>16,424.50</u>
<b>Total Liabilities and Net Assets</b>	
	<u>\$ 19,944.25</u>

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

	11 Months Ended August 31, 2020 Actual	11 Months Ended August 31, 2020 Spending Plan	Total Year September 30, 2020 Spending Plan
<b>Revenue</b>			
City of Galveston Tax Assessment	\$ 553,775.57	\$ 444,583.33	\$ 485,000.00
Navigation Dist 1 Tax Assessment	0.00	23,833.33	26,000.00
Galveston County Assessment	240,809.44	209,000.00	228,000.00
County Road & Flood	<u>5,603.59</u>	<u>825.00</u>	<u>900.00</u>
<b>Total Revenue</b>	<u>800,188.60</u>	<u>678,241.66</u>	<u>739,900.00</u>
<b>Expenditures</b>			
RDA Fees	0.00	18,333.34	20,000.00
Bracewell & Giuliani LLP	(200.00)	0.00	0.00
Ham, Langston & Brezina	3,657.25	5,500.00	6,000.00
Amount to Developer	760,000.00	595,833.34	650,000.00
City of Galveston 5% Admin Fee	<u>40,009.43</u>	<u>33,912.09</u>	<u>36,995.00</u>
<b>Total Expenditures</b>	<u>803,466.68</u>	<u>653,578.77</u>	<u>712,995.00</u>
<b>Operating Revenue</b>	<u>(3,278.08)</u>	<u>24,662.89</u>	<u>26,905.00</u>
<b>Other Revenue (Expenses)</b>			
Interest Income	<u>74.50</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Other Revenue (Expenses)</b>	<u>74.50</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income (Loss) Before Taxes</b>	<u>(3,203.58)</u>	<u>24,662.89</u>	<u>26,905.00</u>
<b>Net Income (Loss)</b>	<u>\$ (3,203.58)</u>	<u>\$ 24,662.89</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.hfb-cpa.com

TIRZ 13  
1011 Tremont  
Galveston, TX 77550

Invoice No. 45252  
Date 6/29/2020  
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 #45252 on your check.

TIRZ 13

11/11/2019	Bookkeeping Entered bank Statements	Huffman, Marcus	0.25	\$27.50
01/30/2020	Bookkeeping Entered Statements and Printed Financials	Huffman, Marcus	0.50	\$55.00
04/20/2020	Bookkeeping Looked up info for tofigh	Huffman, Marcus	0.50	\$55.00
04/27/2020	Bookkeeping Entered deposit	Huffman, Marcus	0.25	\$27.50
04/29/2020	Bookkeeping Emailed board Members about Quorum	Huffman, Marcus	0.25	\$27.50
04/30/2020	Bookkeeping Prepared Financials for Meeting and entered bank statements	Huffman, Marcus	1.00	\$110.00
04/30/2020	Bookkeeping agenda and meeting scheduling	Masel, Ann	0.50	\$187.50
05/04/2020	Bookkeeping correct increment	Masel, Ann	0.75	\$281.25
05/04/2020	Bookkeeping Talked with Ann about TIRZ 13 meeting	Huffman, Marcus	0.25	\$27.50
05/05/2020	Bookkeeping Talked with Ann and looked into Balance Sheet	Huffman, Marcus	0.25	\$27.50
05/06/2020	Bookkeeping Attended Board Meeting prepared Checks and Prepared for Meeting	Huffman, Marcus	0.75	\$82.50
05/07/2020	BOD Meeting	Masel, Ann	0.50	\$187.50

Board meeting and minutes

05/11/2020	Scan returns Scan Board Packet for meeting on May 7, 2020	Nash, Marie	0.25	\$20.00
05/11/2020	Bookkeeping Made Deposit at bank	Huffman, Marcus	0.25	\$27.50
05/12/2020	Bookkeeping attempt to get wire transfer	Masel, Ann	0.75	\$281.25

Invoice Total: \$1,425.00

Statement of Open Accounts Receivable

<u>Invoice</u>	<u>Date</u>	<u>Description</u>	<u>Charge</u>	<u>Credit</u>	<u>Balance</u>
		Balance forward as of 05/30/2020			\$0.00
45252	06/29/2020	Invoice	\$1,425.00		<u>\$1,425.00</u>
		Current Amount Due			<u>\$1,425.00</u>

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>
\$1,425.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,425.00



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. 46095  
Date 9/9/2020  
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 #46095 on your check.**

06/30/2020	Bookkeeping Entered Bank Statements into ACS	Huffman, Marcus	0.50	\$55.00
08/18/2020	Bookkeeping Reconciled Accounts	Huffman, Marcus	0.35	\$38.50
09/08/2020	Bookkeeping work on meeting schedule and agenda	Masel, Ann	1.25	\$468.75
09/08/2020	Bookkeeping Emailed Board Members about Meeting	Huffman, Marcus	0.25	\$27.50
09/09/2020	Bookkeeping preparation for meeting and agenda	Masel, Ann	2.50	\$937.50
09/09/2020	Bookkeeping Emailed Board Members about meeting	Huffman, Marcus	0.25	\$27.50
09/09/2020	Bookkeeping Entered Bank Statement and printed financials	Huffman, Marcus	0.50	\$55.00
09/14/2020	Bookkeeping board meeting	Masel, Ann	1.00	\$375.00
09/14/2020	Bookkeeping Attended Board Meeting	Huffman, Marcus	1.00	\$110.00

Invoice Total: \$2,094.75

<b>Statement of Open Accounts Receivable</b>					
<u>Invoice</u>	<u>Date</u>	<u>Description</u>	<u>Charge</u>	<u>Credit</u>	<u>Balance</u>
		Balance forward as of 08/10/2020			\$1,425.00
46095	09/09/2020	Invoice	\$2,094.75		<u>\$3,519.75</u>

Current Amount Due \$3,519.75

<b>Accounts Receivable Aging</b>					
<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>
\$2,094.75	\$0.00	\$1,425.00	\$0.00	\$0.00	\$3,519.75

## Ann Masel

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**Subject:** FW: TIRZ 13 Meeting  
**Location:** [https://us02web.zoom.us/j/82968241793?  
pwd=ZWNXOTBHR2xid25udGZZWjFzNVJ2QT09](https://us02web.zoom.us/j/82968241793?pwd=ZWNXOTBHR2xid25udGZZWjFzNVJ2QT09)

**Start:** Mon 9/14/2020 2:00 PM  
**End:** Mon 9/14/2020 3:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Janelle Williams

-----Original Appointment-----

**From:** Janelle Williams  
**Sent:** Wednesday, September 9, 2020 9:50 AM  
**To:** Janelle Williams; Garrett Mc Leod  
**Subject:** TIRZ 13 Meeting  
**When:** Monday, September 14, 2020 2:00 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** <https://us02web.zoom.us/j/82968241793?pwd=ZWNXOTBHR2xid25udGZZWjFzNVJ2QT09>

City of Galveston is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting  
<https://us02web.zoom.us/j/82968241793?pwd=ZWNXOTBHR2xid25udGZZWjFzNVJ2QT09>

Meeting ID: 829 6824 1793  
Passcode: 883206  
One tap mobile  
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+1 253 215 8782 US (Tacoma)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Germantown)

Meeting ID: 829 6824 1793  
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Find your local number: <https://us02web.zoom.us/u/kbx8bPw3Er>