

**TAX INCREMENT ZONE 13**

**FRIDAY, MAY6, 2022 9:00 AM**

**1625 East Beach Drive, Suite 200, Galveston Texas, 77550**

**Minutes of the meeting**

**Notice of the meeting was posted at 1625 East Beach Drive. The agenda and invoices were distributed to the board members prior to the meeting and extra copies were available at the meeting.**

**1.Roll Call: Roll Call was done at 9:10 am**

**The following were in attendance:**

**Tofigh Shirazi Chairman of the Board, in person**

**Sally Greer: director, in person**

**Don Norden: director, by phone**

**Allen Howard: director, in person**

**Ryan Kirk Patrick: director, in person**

**There was a quorum.**

**Don Glywasky the city attorney was also in attendance**

**2. Chairman Report**

**Chairman requested to move the developer report to the end of the meeting.**

**3.Discuss and act regarding the distribution of increment funds in the amount of \$785,000 to TIRZ 13 Developer's Bank (TEXAS CITIZENS Bank, B1 Bank).**

**Tofigh Shirazi discussed the payment of the increment and asked for the vote.**

**Ryan Kirkpatrick made the motion; Sally Greer seconded the motion and the motion was approved and passed by a unanimous vote.**

**4. Discuss and act regarding the distribution of Future increment funds to be received in September or October of 2022.**

**The chairman explained that the residual of the increments will become available in September or October of 2022 and board may not meet again in 2022. Allen Howard made the motion to approve the distribution of the future residual increment coming in September or October to the Developer's bank without a need to meet again. Ryan Kirkpatrick Seconded the motion and motion was passed by a unanimous vote.**

**5. Discuss and act regarding TIRZ 13 Invoices;**

**The Chairman discussed the invoices from Ham, Langston & Brazina, LLP which was sent by Ann Masel for bookkeeping and prior meetings. Director Kirkpatrick questioned why some of the invoices**

were left unpaid being 60-90 days old. Shirazi explained that the payments are made only when the board meets and authorizes the payments.

Sally Greer made a motion to approve and the pay invoices. Allen Howard seconded, and motion was passed.

## **2. Developer Report.**

Chairman provided a report about the status of development and number of homes under construction and pending start of construction. Chairman also discussed the status of the large hotel to be built at the eastern boundary of the zone. Chairman discussed the recent meetings with a group of the architects and hotel group initiating certain changes requested by the hotel group. The status of East Beach was also discussed.

## **6. Public input. There was no public input.**

The status of proposed property appraised values were discussed. Chairman noted that some of the property values increased by 2,000% (20 times) without any change in their status or sales comparison. Don Glywasky informed the board that increased in the property values are coming from the appraisal district and not the city.

## **7. Future agenda Items; None**

## **8. Adjourn**

Chairman asked if there was any agenda items or questions. None were brought up. Chairman made a motion to adjourn. Don Norden seconded the motion, and the motion was passed by unanimous vote.