NOTICE OF MEETING
GALVESTON ISLAND REDEVELOPMENT AUTHORITY (RDA)
OF THE CITY OF GALVESTON
WEDNESDAY, JUNE 25, 2025 - 11:00 AM
CITY HALL - ROOM 204
823 ROSENBERG
GALVESTON, TEXAS
409.797.3510

MEETING AGENDA

1. Declaration of a quorum and call meeting to order

2. Roll Call

3. Conflict of Interest Declaration

4. Public Comment On Agenda Items

5. Consider for Approval Meeting Minutes

   5.a RDA Meeting Minutes - May 9, 2024

   5.b RDA Meeting Minutes - June 3, 2024

6. Discuss and Consider Treasurer's Report

   6.c TIRZ 13

   6.c.1 Consider for approval the ratification of a TIRZ 13 tax increment payment distributed on October 2024 in the amount of 110,000.00.

   6.c.2 Discuss and Consider Tax Increment payment for TIRZ 13 in the amount of $735,000.00

   6.c.3 Discuss and Consider Approval of the distribution of remaining increment funds after receipt in September/October to the TIRZ 13 Developer Bank.

   6.c.4 Discuss and Consider Approval of TIRZ 13 Invoices

   6.c.4.a Discuss and Consider approving TIRZ 13 invoices for Ham Langston & Brezina totaling $2,554.00

6.d RDA

6.d.5 Discuss and Consider Approval of RDA Invoices

6.d.5.a Discuss and Consider Approval of RDA Invoices for Ham Langston & Brezina in the amount of $10,350.00.

6.d.5.b Discuss and Consider approving RDA Invoices for Assessments of Southwest, Inc. (ASW) for PID collections.

6.d.6 Discuss and Consider moving excess funds into TexPool account

7. Update and Discuss amending the Bylaws and Restated Certificate of Formation

8. Discuss the composition of the TIRZ 13 Board of Directors

9. Request Agenda Items For Future Meetings

10. 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 6/20/2025 at 01:30 PM.

Michele Hay, Board Secretary
Galveston Island Redevelopment Authority

Please note: Members of the City Council may be attending and participating in the discussion.

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).

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.

Janelle Williams

City Secretary

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.	*73795*
Date	*12/31/2024*
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 #73795 on your check.
You can pay your invoice online at www.hlb-cpa.com

05/07/2024				
05/07/2024 Bookkeeping Put Together Invoices for Meeting		Huffman, Marcus	0.35	$43.75
05/13/2024				
05/13/2024 Bookkeeping arrange meeting and agenda		Masel, Ann	0.75	$281.25
05/16/2024				
05/16/2024 Bookkeeping Put Meeting Packet Together		Huffman, Marcus	0.50	$62.50
05/17/2024				
05/17/2024 Bookkeeping Attended Board Meeting		Huffman, Marcus	1.25	$156.25
05/30/2024				
05/30/2024 Bookkeeping Prepared Deposits and Took to the Bank		Huffman, Marcus	0.25	$31.25
05/31/2024				
05/31/2024 Bookkeeping Prepared Minutes and Prepared Documents to send to City for backup they wanted		Huffman, Marcus	1.50	$187.50
06/03/2024				
06/03/2024 Bookkeeping Wire transfer to Tofigh		Masel, Ann	0.75	$281.25
06/03/2024 Bookkeeping Printed Checks		Huffman, Marcus	0.25	$31.25

10/18/2024			
10/18/2024 Bookkeeping Prepared Deposit and Took to bank	Huffman, Marcus	0.50	$65.00
11/04/2024			
11/04/2024 Bookkeeping schedule wire transfer	Masel, Ann	0.75	$300.00
12/02/2024			
12/02/2024 Bookkeeping Worked on Monthly Bookkeeping	Huffman, Marcus	0.75	$97.50
12/03/2024			
12/03/2024 Bookkeeping Worked on Monthly Bookkeeping	Huffman, Marcus	2.00	$260.00
12/16/2024			
12/16/2024 Bookkeeping letter to lender	Masel, Ann	0.75	$300.00

Invoice Total: $2,097.50

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 11/27/2024				$3,497.00
73795	12/31/2024	Invoice	$2,097.50		$5,594.50

Current Amount Due $5,594.50

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$2,097.50	$0.00	$0.00	$0.00	$3,497.00	$5,594.50

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.	*77270*
Date	*6/2/2025*
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 #77270 on your check.
You can pay your invoice online at www.hlb-cpa.com

Bookkeeping Emailed City for backup of Deposit and scanned into Document	Huffman, Marcus	01/28/2025	0.35	$49.00
Bookkeeping Voided Check that was not signed by City and reissued another one	Huffman, Marcus	01/29/2025	0.25	$35.00
Miscellaneous tax Assist Ann with online state filing.	Watson, Pam	04/01/2025	0.50	$162.50
Bookkeeping Prepared Check and Emailed City	Huffman, Marcus	04/14/2025	0.25	$35.00
Bookkeeping Worked on 2024 Bookkeeping	Huffman, Marcus	05/07/2025	0.50	$70.00
Bookkeeping Worked on 2024 Bookkeeping	Huffman, Marcus	05/09/2025	0.75	$105.00

Invoice Total: $456.50

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 05/03/2025				$5,594.50
77270	06/02/2025	Invoice	$456.50		$6,051.00

Current Amount Due $6,051.00

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$456.50	$0.00	$0.00	$0.00	$5,594.50	$6,051.00

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Galveston Island Redevelopment Authority
1011 Tremont
Galveston, TX 77550

Invoice No.	*73794*
Date	*12/31/2024*
Client No.	*G7475.*

Amount due is payable upon receipt of invoice. Thank you for keeping your account current.
Please include your Client # *G7475.* and Invoice #73794 on your check.
You can pay your invoice online at www.hlb-cpa.com

05/05/2024

05/05/2024	Bookkeeping	Masel, Ann	0.50	$187.50

review and prep for meeting

05/07/2024

05/07/2024	Bookkeeping	Huffman, Marcus	0.65	$81.25

Put Together Invoices for Meeting

05/08/2024

05/08/2024	Bookkeeping	Masel, Ann	1.00	$375.00

prep for meeting

05/09/2024

05/09/2024	BOD Meeting	Masel, Ann	1.25	$468.75

attend and prep for board meeting

05/21/2024

05/21/2024	Scan returns	Nash, Marie	1.00	$110.00

Scan financial statements and supporting documents and discussion papers to document.

05/30/2024

05/30/2024	Bookkeeping	Huffman, Marcus	0.50	$62.50

Prepared Deposit and took to the bank

09/06/2024

09/06/2024	Bookkeeping	Huffman, Marcus	0.50	$65.00

Researched Question and Emailed Ann

11/01/2024

11/01/2024	Bookkeeping	Masel, Ann	0.75	$300.00

phone calls re: update of depository agreement

11/19/2024				
11/19/2024 Bookkeeping	Huffman, Marcus	0.50	$65.00
Prepared Deposits and went to Bank			
12/02/2024				
12/02/2024 Bookkeeping	Huffman, Marcus	1.00	$130.00
Worked on Monthly Bookkeeping			
12/03/2024				
12/03/2024 Bookkeeping	Huffman, Marcus	2.50	$325.00
Worked on Monthly Bookkeeping			

Invoice Total: $2,170.00

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 11/27/2024				$0.00
73794	12/31/2024	Invoice	$2,170.00		$2,170.00

Current Amount Due $2,170.00

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$2,170.00	$0.00	$0.00	$0.00	$0.00	$2,170.00

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Galveston Island Redevelopment Authority
1011 Tremont
Galveston, TX 77550

Invoice No.	*75096*
Date	*2/28/2025*
Client No.	*G7475.*

Amount due is payable upon receipt of invoice. Thank you for keeping your account current.
Please include your Client # *G7475.* and Invoice #75096 on your check.
You can pay your invoice online at www.hlb-cpa.com

No Project

01/23/2025	Bookkeeping Put Together Statements and Invoices for Auditors	Huffman, Marcus	0.50	$70.00
01/24/2025	Non-Routine Accounting annual financial report for audit	Masel, Ann	1.25	$500.00
01/26/2025	Bookkeeping annual financial report	Masel, Ann	1.75	$700.00
01/28/2025	Bookkeeping annual financial report	Masel, Ann	0.75	$300.00
02/01/2025	Bookkeeping annual financial report	Masel, Ann	2.50	$1,000.00
02/02/2025	Bookkeeping annual financial report	Masel, Ann	3.00	$1,200.00
02/03/2025	Bookkeeping annual financial report	Masel, Ann	1.00	$400.00
02/04/2025	Bookkeeping annual financial report	Masel, Ann	1.50	$600.00
02/26/2025	Bookkeeping annual financial report	Masel, Ann	1.25	$500.00
			Subtotal for: No Project	$5,270.00

Invoice Total: $5,270.00

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 02/06/2025				$2,170.00
75096	02/28/2025	Invoice	$5,270.00		$7,440.00

Current Amount Due $7,440.00

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$5,270.00	$0.00	$2,170.00	$0.00	$0.00	$7,440.00

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Galveston Island Redevelopment Authority
1011 Tremont
Galveston, TX 77550

Invoice No.	77303
Date	5/31/2025
Client No.	G7475.

Amount due is payable upon receipt of invoice. Thank you for keeping your account current.
Please include your Client # *G7475.* and Invoice #77303 on your check.
You can pay your invoice online at www.hlb-cpa.com

No Project

03/31/2025	Bookkeeping state spdid report	Masel, Ann	1.00	$400.00
03/31/2025	Bookkeeping annual tif reporr	Masel, Ann	0.75	$300.00
04/04/2025	Bookkeeping research Beachside PID payments	Masel, Ann	0.75	$300.00
04/07/2025	Bookkeeping Printed Check	Huffman, Marcus	0.25	$35.00
04/10/2025	Scan returns Scan SPD Public Information report for 9-30-2024 to document	Nash, Marie	0.25	$30.00
04/16/2025	Bookkeeping confirm spd report	Masel, Ann	0.25	$100.00
05/07/2025	Bookkeeping Worked on 2024 Bookkeeping	Huffman, Marcus	0.75	$105.00
05/08/2025	Bookkeeping Researched how much was owed to Debbie Reinhart for the city to sign checks	Huffman, Marcus	1.75	$245.00
05/09/2025	Bookkeeping Worked on 2024 Bookkeeping	Huffman, Marcus	1.25	$175.00
05/12/2025	Bookkeeping	Huffman, Marcus	0.25	$35.00

	Emailed With Michelle Hay			
05/21/2025	Bookkeeping PID issues	Masel, Ann	1.00	$400.00
05/29/2025	Bookkeeping Talked with Michelle at the City	Huffman, Marcus	0.50	$70.00
06/02/2025	Bookkeeping Prepared 5 W-9's for RDA to change addresses	Huffman, Marcus	0.75	$105.00
06/02/2025	Bookkeeping Worked on Monthly Bookkeeping	Huffman, Marcus	1.50	$210.00
06/03/2025	Bookkeeping prep for meeting	Masel, Ann	1.00	$400.00

Subtotal for: No Project $2,910.00

Invoice Total: $2,910.00

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 05/04/2025				$7,440.00
77303	05/31/2025	Invoice	$2,910.00		$10,350.00

Current Amount Due $10,350.00

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$2,910.00	$0.00	$0.00	$5,270.00	$2,170.00	$10,350.00

Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood, TX 77549-1368
(281)482-0216
aswmail@aswtax.com

Assessments of the Southwest, Inc.

BILL TO
Campeche Shores PID c/o HL&B
Marcus Huffman
1011 Tremont
Galveston, TX 77550 USA

INVOICE 13517

DATE 04/01/2025 **TERMS** Net 30

DUE DATE 05/01/2025

ACTIVITY	QTY	RATE	AMOUNT
Assessment Fee Assessment collection fee per phase	3	325.00	975.00

TOTAL DUE **$975.00**

Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood, TX 77549-1368
(281)482-0216
aswmail@aswtax.com

Assessments of the Southwest, Inc.

BILL TO
Campeche Shores PID c/o HL&B
Marcus Huffman
1011 Tremont
Galveston, TX 77550 USA

INVOICE 13229

DATE 01/01/2025 **TERMS** Net 30

DUE DATE 01/31/2025

ACTIVITY	QTY	RATE	AMOUNT
Assessment Fee Assessment collection fee per phase	3	325.00	975.00

TOTAL DUE **$975.00**

Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood, TX 77549-1368
(281)482-0216
aswmail@aswtax.com

Assessments of the Southwest, Inc.

BILL TO
Campeche Shores PID c/o HL&B
Marcus Huffman
1011 Tremont
Galveston, TX 77550 USA

INVOICE 12904

DATE 10/01/2024 **TERMS** Net 30

DUE DATE 10/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Assessment Fee Assessment collection fee per phase	3	325.00	975.00

TOTAL DUE **$975.00**

Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood, TX 77549-1368
(281)482-0216
aswmail@aswtax.com

Assessments of the Southwest, Inc.

BILL TO
Campeche Shores PID c/o HL&B
Marcus Huffman
1011 Tremont
Galveston, TX 77550 USA

INVOICE 12658

DATE 07/01/2024 **TERMS** Net 30

DUE DATE 07/31/2024

ACTIVITY	QTY	RATE	AMOUNT
Assessment Fee Assessment collection fee per phase	3	325.00	975.00

TOTAL DUE **$975.00**