

**NOTICE OF A MEETING
TAX INCREMENT REINVESTMENT ZONE 13
FRIDAY, FEBRUARY 27, 2026
12:00 PM
THE PORCH CAFÉ, BEACHTOWN
1625 E. BEACH DRIVE
GALVESTON, TEXAS 77550**

TO: The Board of Directors of Tax Increment Reinvestment Zone 13, City of Galveston, Texas
and All Other Interested Persons:

Notice is hereby given that the Board of Directors of Tax Increment Reinvestment Zone 13 will hold a meeting, open to the public for the following purposes:

1. Roll Call, Confirmation of a Quorum
2. Chairman Report
3. Consider Approval of Meeting Minutes from June 19, 2025
4. Discuss and Receive an Update on the Transfer of the Collateral Assignment of Development Agreement Proceeds from B1 Bank to First Liberty Bank. Vote on Said Loan Transfer.
5. Discuss and Act regarding TIRZ 13 Invoices
6. Public Input
7. Future Agenda Items
8. Adjourn

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 02/20/2026 at 03:00 PM.

Michele Hay, Secretary
Galveston Island Redevelopment Authority

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS OF 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).

MEMBERS OF GALVESTON CITY COUNCIL AND/OR THE GALVESTON ISLAND REDEVELOPMENT AUTHORITY MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.

MIINUTES OF A MEETING
TAX INCREMENT REINVESTMENT ZONE 13
Thursday, June 19, 2025

To: The Board of Directors of the Tax Increment Reinvestment Zone 13, and all other interested persons:

Notice is hereby given that the Board of Directors of Tax Increment Reinvestment Zone 13 held a meeting on Thursday June 19, 2025 at 12:00 p.m. at the Porch Restaurant and conducted the following business:

1. Roll Call, confirmation of quorum:

Chairman Tofigh Shirazi called the meeting to order at 12:00. Board members attending were Tofigh Shirazi, Ryan Kirkpatrick, Allen Howard, Nader Shirazi, and Don Nurdin.

2. Chairman Report

This is now the last year for County participation, and Navigation District participation ended last year.

3. Discuss and act regarding the distribution of increment funds to the TIRZ 13 Developer Bank

Motion by Allen Howard, second by Ryan Kirkpatrick, to approve payment of \$735,000 of Increment funds to be distributed to the developer bank. Motion passed unanimously.

4. Discuss and act regarding the distribution of remaining increment funds after receipt in September/October to the TIRZ 13 Developer Bank

Motion by Don Nurdin, second by Nader Shirazii, to approve payment of remaining additional Increment funds to the Developer Bank when they are received in September or October 2024. Motion carried unanimously

5. Discuss and act regarding the TIRZ 13 invoices

Motion by Ryan Kirkpatrick, second by Don Nurdin, to approve payment of the following invoices:

Ham, Langston & Brezina	73795	2,097.50
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Ham, Langston & Brezina	77270	456.50
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Motion carried unanimously.

6. Public Input

None

7. Adjourn

The meeting adjourned at 12:25 p.m.

Tofigh Shirazi, Chairman
TIRZ 13

4. TIRZ 13 Invoices

Ham Langston & Brezina	\$	5,356.50
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<u>Invoice</u>	<u>Date</u>	<u>Description</u>	<u>Charge</u>	<u>Credit</u>	<u>Balance</u>
		Balance forward as of 01/06/2026			\$4,509.00
81892	01/31/2026	Invoice	\$847.50		\$5,356.50

Ham, Langston & Brezina, L.L.P.
TIRZ 13
Invoice No. 81892

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Current Amount Due \$5,356.50

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>
\$847.50	\$0.00	\$0.00	\$0.00	\$4,509.00	\$5,356.50



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. 77300
Date 6/29/2025
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 #77300 on your check.
You can pay your invoice online at www.hlb-cpa.com

TIRZ 13

06/03/2025	Bookkeeping	Huffman, Marcus	1.75	\$245.00
Worked on Monthly Bookkeeping				
06/03/2025	Bookkeeping	Huffman, Marcus	1.25	\$175.00
Prepared Financials Researched Questions from City				
06/04/2025	Bookkeeping	Masel, Ann	1.50	\$600.00
prep for meeting; various questions with City regarding quorum and Count participation				
06/19/2025	BOD Meeting	Masel, Ann	1.00	\$400.00
Board meeting				
06/19/2025	BOD Meeting	Masel, Ann	0.75	\$300.00
minutes				
06/20/2025	Bookkeeping	Huffman, Marcus	0.25	\$35.00
Took Deposit to Bank				
06/25/2025	Bookkeeping	Masel, Ann	0.50	\$200.00
loc for Tofigh				

Invoice Total: \$1,955.00

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 05/31/2025			\$5,594.50
77270	06/02/2025	Invoice	\$456.50		\$6,051.00

Ham, Langston & Brezina, L.L.P.

TIRZ 13

Invoice No. 77300

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77300	06/29/2025	Invoice	\$1,955.00	<u>\$8,006.00</u>
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Current Amount Due	<u>\$8,006.00</u>
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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>
\$2,411.50	\$0.00	\$0.00	\$0.00	\$5,594.50	\$8,006.00



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

Invoice Total: \$456.50

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 05/03/2025			\$5,594.50
77270	06/02/2025	Invoice	\$456.50		<u>\$6,051.00</u>
		Current Amount Due			<u>\$6,051.00</u>

Accounts Receivable Aging

Ham, Langston & Brezina, L.L.P.

TIRZ 13

Invoice No. 77270

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<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>
\$456.50	\$0.00	\$0.00	\$0.00	\$5,594.50	\$6,051.00