

**NOTICE OF MEETING
GALVESTON ISLAND REDEVELOPMENT AUTHORITY (RDA)
OF THE CITY OF GALVESTON
MONDAY, MARCH 2, 2026 - 11:00 AM
CITY HALL - ROOM 204
823 ROSENBERG GALVESTON, TEXAS
409.797.3510**

REGULAR 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 Approval of Meeting Minutes - July 14, 2025
6. Discuss and Consider Nominations to Recommend to City Council for Open RDA Board Position.
7. Discuss and Consider Acknowledgment of the Transfer of the Collateral Assignment of TIRZ 13 Development Agreement Proceeds from B1Bank to First Liberty Bank.
8. Discuss and Consider approval of the Distribution of Remaining Increment Funds to the TIRZ13 Developer Bank.
9. Discuss and Receive a Financial Update
 - 9.a Discuss and Receive the Current Financial Reports for the RDA.
 - 9.b Discuss and Take Action on TIRZ 11 remaining balance.
10. Discuss and Consider Payment of TIRZ 13 Invoices
 - 10.a HLB Invoices - \$5,356.50

11. Discuss and Consider Payment of RDA Invoices
 - 11.a HLB Invoices - \$4,867.50
 - 11.b ASW Invoices – \$2,925.00
 - 11.c Whitley Penn - \$3,110.00
12. Discuss and Consider approval of PID assessment disbursements
 - 12.a Campeche Shores - \$52,680.00
 - 12.b Beachside Village - \$49,226.84
13. Discuss and Consider potential vendor change for Collection of PID Assessments
14. Discuss and Consider Adopting Investment Policy
15. Discuss and Consider Calendar for Future Quarterly Meetings
16. Request Agenda Items For Future Meetings
17. 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 02/23/2026 at 04:00 PM.

Michele Hay, 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).

TIRZ 13 Invoices

Ham Langston & Brezina	\$	5,356.50
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TIRZ 13
1011 Tremont
Galveston, TX 77550

Invoice No. 81892
Date 1/31/2026
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 #81892 on your check.
You can pay your invoice online at www.hlb-cpa.com**

Monthly Bookkeeping-Month 8 May				
07/10/2025	Bookkeeping	Huffman, Marcus	0.25	<u>\$37.50</u>
	Entered May Bank Statement and reconciled Account			
		Subtotal for: Monthly Bookkeeping-Month 8 May		\$37.50
Monthly Bookkeeping-Month 9 Jun				
07/14/2025	Bookkeeping	Huffman, Marcus	0.50	<u>\$75.00</u>
	Entered June Bank Statements and Reconciled Accounts			
		Subtotal for: Monthly Bookkeeping-Month 9 Jun		\$75.00
No Project/Task				
01/10/2026	Financial Statements	Masel, Ann	1.00	\$450.00
02/03/2026	Bookkeeping	Huffman, Marcus	0.75	\$112.50
	Worked on Monthly Bookkeeping			
02/04/2026	Bookkeeping	Huffman, Marcus	0.50	\$75.00
	Worked on Monthly Bookkeeping			
02/05/2026	Bookkeeping	Huffman, Marcus	0.65	<u>\$97.50</u>
	Prepared Financials and Check			
		Subtotal for: No Project/Task		\$735.00

Invoice Total: \$847.50

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 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



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& Brezina, L.L.P.
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Houston, TX 77034
281-481-1040 Main
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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

RDA Invoices

ASW	\$ 2,925.00
Whitley Penn	\$ 3,110.00
Ham, Langston & Brezina	\$ 4,867.50

PID Disbursements

Campeche Shores PID	\$ 52,680.00
Beachside Village PID	\$ 49,226.84

Assessments of the Southwest, Inc.

P.O. Box 1368

Friendswood, TX 77549-1368

+12814820216

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 14522

DATE 01/01/2026 **TERMS** Net 30

DUE DATE 01/31/2026

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

+12814820216

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 14082

DATE 10/01/2025 **TERMS** Net 30

DUE DATE 10/31/2025

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

+12814820216

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 13803

DATE 07/01/2025 **TERMS** Net 30

DUE DATE 07/31/2025

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

TOTAL DUE

\$975.00



Pay Online:
whitleypenn.com/makeapayment/

Galveston Island Redevelopment Authority
Mr. Henry Boening
1011 Tremont St
Galveston, TX 77550

January 10, 2026

Invoice: 809367
Client: 05269.0

Professional services rendered through December 31, 2025:

Services related to planning and audit of financial statements.

Prior Balance as of 01/13/2025

Current Amount	\$	3,110.00
		<u>0.00</u>
Total Amount Due	\$	<u>3,110.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,110.00	0.00	0.00	0.00	0.00	3,110.00

DUE UPON RECEIPT

Late fees applied on past due balances

Please include invoice number with remittance

Remittance Address:

Whitley Penn LLP PO Box 676360 Dallas TX 75267-6360
wpbilling@whitleypenn.com 817.259.9798



**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

Galveston Island Redevelopment Authority
1011 Tremont
Galveston, TX 77550

Invoice No. 81891
Date 1/31/2026
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 #81891 on your check.
You can pay your invoice online at www.hlb-cpa.com**

No Project/Task				
11/11/2025	Scan returns	Nash, Marie	0.25	\$30.00
	Scan Frost Stmt for Oct 25 to document			
01/10/2026	Financial Statements	Masel, Ann	1.00	\$450.00
01/25/2026	Bookkeeping	Masel, Ann	0.75	\$337.50
	miscellaneous emails re: need for meeting and increment			
02/03/2026	Bookkeeping	Huffman, Marcus	1.50	\$225.00
	Worked on Monthly Bookkeeping			
02/04/2026	Bookkeeping	Huffman, Marcus	1.00	\$150.00
	Worked on Monthly Bookkeeping			
02/05/2026	Bookkeeping	Huffman, Marcus	0.35	\$52.50
	Prepared Deposit and took to the bank			
02/05/2026	Bookkeeping	Huffman, Marcus	1.00	<u>\$150.00</u>
	Prepared Checks and Financials			
Subtotal for: No Project/Task				\$1,395.00

Invoice Total: \$1,395.00

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 01/06/2026			\$13,822.50
81891	01/31/2026	Invoice	\$1,395.00		<u>\$15,217.50</u>

Current Amount Due \$15,217.50

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>
\$1,395.00	\$0.00	\$0.00	\$0.00	\$13,822.50	\$15,217.50
					PAID
					<u>\$10,350.00</u>
					Amount Due:
					\$ 4,867.50



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Houston, TX 77034
281-481-1040 Main
www.hlb-cpa.com

Galveston Island Redevelopment Authority
1011 Tremont
Galveston, TX 77550

Invoice No. 77304
Date 7/31/2025
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 #77304 on your check.
You can pay your invoice online at www.hlb-cpa.com**

06/04/2025				
06/04/2025	Bookkeeping	Huffman, Marcus	1.25	\$175.00
	Call ASW to get Invoices and Prepared Financials			
06/06/2025				
06/06/2025	Bookkeeping	Huffman, Marcus	0.25	\$35.00
	Prepared Check			
06/20/2025				
06/20/2025	Bookkeeping	Huffman, Marcus	0.25	\$35.00
	Took Deposit to the Bank			
06/25/2025				
06/25/2025	BOD Meeting	Masel, Ann	1.00	\$400.00
	attend meeting			
07/08/2025				
07/08/2025	Bookkeeping	Huffman, Marcus	4.50	\$675.00
	Prepared Documents by request of the auditor for Audit			
07/09/2025				
07/09/2025	Bookkeeping	Huffman, Marcus	5.25	\$787.50
	Prepared Documents by request of the auditor for Audit			
07/10/2025				
07/10/2025	Bookkeeping	Huffman, Marcus	0.50	\$75.00
	Entered May Bank Statement and Reconciled Accounts			
07/11/2025				
07/11/2025	Bookkeeping	Huffman, Marcus	3.00	\$450.00

Prepared Documents by request of the auditor for Audit

07/14/2025

07/14/2025	BOD Meeting attend meeting	Masel, Ann	1.25	\$562.50
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07/14/2025	Bookkeeping Entered June Bank Statement Reconciled Account and Prepared financials for meeting	Huffman, Marcus	1.00	\$150.00
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07/14/2025	Bookkeeping Prepared Documents by request of the auditor for Audit	Huffman, Marcus	0.85	\$127.50
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Invoice Total: \$3,472.50

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 06/29/2025			\$10,350.00
77304	07/31/2025	Invoice	\$3,472.50		<u>\$13,822.50</u>

Current Amount Due \$13,822.50

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>
\$3,472.50	\$2,910.00	\$0.00	\$0.00	\$7,440.00	\$13,822.50