NOTICE OF A MEETING
TAX INCREMENT REINVESTMENT ZONE 13
FRIDAY, MARCH 6, 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 Consider Officer Appointments for the TIRZ 13 Board.
    a. Vice Chairman
    b. Secretary
5. 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.
6. Discuss and Act regarding TIRZ 13 Invoices
7. Public Input
8. Future Agenda Items
9. 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 03/02/2026 at 02:00 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
Ham, Langston & Brezina	77270	456.50

   Motion carried unanimously.

6. Public Input

   None

7. Adjourn

   The meeting adjourned at 12:25 p.m.

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Tofigh Shirazi, Chairman
TIRZ 13

4. TIRZ 13 Invoices

Ham Langston & Brezina	$	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.	*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 Entered May Bank Statement and reconciled Account	Huffman, Marcus	0.25	$37.50
		Subtotal for: Monthly Bookkeeping-Month 8 May		$37.50
Monthly Bookkeeping-Month 9 Jun				
07/14/2025	Bookkeeping Entered June Bank Statements and Reconciled Accounts	Huffman, Marcus	0.50	$75.00
		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 Worked on Monthly Bookkeeping	Huffman, Marcus	0.75	$112.50
02/04/2026	Bookkeeping Worked on Monthly Bookkeeping	Huffman, Marcus	0.50	$75.00
02/05/2026	Bookkeeping Prepared Financials and Check	Huffman, Marcus	0.65	$97.50
		Subtotal for: No Project/Task		$735.00
		Invoice Total:		$847.50

Statement of Open Accounts Receivable

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 01/06/2026				$4,509.00
81892	01/31/2026	Invoice	$847.50		$5,356.50

Current Amount Due $5,356.50

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$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

Invoice	Date	Description	Charge	Credit	Balance
	Balance forward as of 05/31/2025				$5,594.50
77270	06/02/2025	Invoice	$456.50		$6,051.00

77300	06/29/2025	Invoice	$1,955.00	$8,006.00
			Current Amount Due	$8,006.00

Accounts Receivable Aging

Current	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
$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 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