



# CITY OF BAYTOWN

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## NOTICE OF MEETING

NOTICE OF JOINT BOARD OF DIRECTORS MEETING OF THE  
BAYTOWN REDEVELOPMENT AUTHORITY AND  
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF BAYTOWN, TEXAS  
TUESDAY, NOVEMBER 30, 2021

4:30 P.M.

BAYTOWN CONFERENCE ROOM, CITY HALL  
2401 MARKET STREET, BAYTOWN, TEXAS 77520

## AGENDA

### CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

#### 1. MINUTES

- a. Consider approving the minutes of the Baytown Redevelopment Authority and Tax Increment Reinvestment Zone Number One joint meeting held on August 3, 2021.

#### 2. DISCUSSIONS

- a. Discuss the possible creation of Tax Increment Reinvestment Zone Number Two for common area improvements for the Lennar development of an additional 300 acres located north of Interstate 10.

#### 3. BUSINESS ITEMS

- a. Consider the Tax Increment Reinvestment Zone Number One financing the Phase 1 Engineering of the San Jacinto Boulevard Project.
- b. Discuss and consider property acquisition along San Jacinto Boulevard for infrastructure purposes.

#### 4. REPORTS

- a. Receive updates from the Executive Director and TIRZ Consultant.

#### 5. ADJOURN

THE CITY OF BAYTOWN REDEVELOPMENT AUTHORITY & TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF BAYTOWN, TEXAS ARE COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE PLEASE CALL 281-420-6522, FAX 281-420-6586, OR 281-420-0324 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

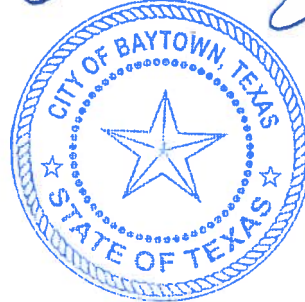
Approved for posting:

  
Rick Davis, City Manager

Posted this 24th day of November, 2021, at 5:00 P.M.

Posted by:

  
Raquel Martinez, Deputy City Clerk  
(SEAL)



**BAYTOWN REDEVELOPMENT & TAX INCREMENT  
REINVESTMENT ZONE NO 1**

**1. a.**

Meeting Date: 11/30/2021

August 3, 2021, TIRZ and BRA Joint Meeting Minutes

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ITEM

Consider approving the minutes of the Baytown Redevelopment Authority and Tax Increment Reinvestment Zone Number One joint meeting held on August 3, 2021.

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Attachments

August 3, 2021, TIRZ and BRA Joint Draft Minutes

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**MINUTES OF THE JOINT MEETING OF THE  
BAYTOWN REDEVELOPMENT AUTHORITY and  
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE  
CITY OF BAYTOWN, TEXAS  
BOARD OF DIRECTORS**

**August 3, 2021**

**CALL TO ORDER AND ANNOUNCEMENT OF QUORUM.**

The Board of Directors of the Baytown Redevelopment Authority and Tax Increment Reinvestment Zone Number One, City of Baytown, Texas, held a joint meeting on Tuesday, August 3, 2021, at 4:30 p.m. at Baytown City Hall, in the Baytown Conference Room, 2401 Market Street, Baytown, Texas 77520, and via video conference pursuant to Texas Government Code Section 551.125 and Governor Greg Abbot's emergency disaster declaration dated March 13, 2020, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Gilbert Santana	Position 6 -	Mike Wilson, <i>Secretary</i>
Position 2 -	Terry Sain, <i>Chairman</i>	Position 7 -	Brenda Bradley Smith
Position 3 -	Shawn McDonald	Position 8 -	Oscar R. Chapa, Jr.
Position 4 -	Shannon Ramirez	Position 9 -	Margie Grimes
Position 5 -	Kyle Carrier, <i>Asst. Secretary</i>		

and all were present, with the exception of Director Santana, McDonald and Grimes, thus constituting a quorum. Director Chapa attended by videoconference. Also present were David Hawes, Hawes Hill & Associates, LLP; Nick Woolery, City of Baytown, Texas. Chairman Sain called the meeting to order at 4:32 p.m.

**1. MINUTES:**

- a. Consider approving the minutes of the Baytown Redevelopment Authority and Tax Increment Reinvestment Zone Number One joint meeting held on May 11, 2021.**

Upon a motion made by Director Bradley Smith, and seconded by Director Ramirez, the Board voted unanimously to approve the Minutes of the May 11, 2021, joint meeting, as presented.

**2. BUSINESS ITEMS.**

- a. Consider the Assignment of a Subdeveloper Agreement by and between Hercules-Bay, Ltd., Mambo Seafood #11, Inc., and Reinvestment Zone Number One, City of Baytown and the Baytown Redevelopment Authority.**

Upon a motion made by Director Bradley Smith, and seconded by Director Wilson, the Board voted unanimously to approve the Assignment of a Subdeveloper Agreement by and between Hercules-Bay, Ltd., Mambo Seafood #11, Inc. and Reinvestment Zone Number One, City of Baytown and the Baytown Redevelopment Authority.

**b. Consider the Increment Report regarding payments owed to Hercules-Bay, Ltd.**

The Board reviewed the increment report and schedule of construction, engineering and related costs reimbursable to Hercules-Bay, Ltd. Upon a motion made by Director Wilson, and seconded by Director Carrier, the Board voted unanimously to authorize payment to Hercules-Bay, Ltd. in the amount of \$83,019.00.

**3. TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, FY 2021-22 BUDGET.****a. Consider approving the Tax Increment Reinvestment Zone Number One Fiscal Year 2021-22 Budget.**

Mr. Woolery presented the proposed FY2021-22 Budget. He reported a slight increase in revenue. He discussed TIRZ improvements, large-scale improvement infrastructure projects, Cedar Bayou Lynchburg project and John Martin project in 2023. Upon a motion made by Director Bradley Smith, and seconded by Director Ramirez, the Board voted unanimously to approve the FY2021-22 Budget.

**4. REPORTS.****a. Receive updates from the Executive Director and TIRZ Consultant.**

Updates were given on ongoing development opportunities currently being discussed.

**5. ADJOURN.**

There being no further business to come before the Board, the meeting was adjourned at 5:02 p.m.

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Secretary