

**MINUTES  
CITY OF HITCHCOCK  
TAX INCREMENT REINVESTMENT ZONE ONE  
HITCHCOCK CITY HALL  
7423 Highway 6  
Hitchcock, Texas 77563  
Tuesday, September 20, 2022  
1:00 P.M.**

**Meeting was called to order by Chairperson Lynn Watkins at 1:03pm.**

**1. Members Present:**

Chair Person Lynn Watkins, Vice-Chair Kathy Marullo, James Niederle, Cheryl Johnson, Elizabeth Shields, Chris Armacost, and Joe Giusti arrived late.

**2. Others Present:**

Marie Gelles, Ruth Ann Sorrell, Kyle Dickson, Michelle Morris, Rick Harrington, and Cameron Thatcher

**3. Review and approval of Board of Directors meeting minutes of June 24, 2022.**

James Niederle made a motion to approve the Board of Directors meeting minutes of June 24, 2022. Chris Armacost seconded the motion. Motion passed 6-0.

**4. Discussion and appropriate action regarding approval of an annual administrative services fee to be paid to the City in connection with its ongoing administration of the City of Hitchcock Reinvestment Zone One (the “Zone”). (Kyle Dickson, City Attorney)**

Discussion was had regarding the approval of the annual administrative services fee as required in the Final Project and Financing Plan dated February 8, 2000 to be paid to the City in connection with its ongoing administration of the City of Hitchcock Reinvestment Zone One (the “Zone”).

Cheryl Johnson made a motion to approve paying the stipulated annual administration fee of \$25,000 to the City of Hitchcock as stated in Final Project and Financing Plan dated February 8, 2000. Elizabeth Shields seconded the motion. Motion passed 6-1.

**4. Discussion and appropriate action regarding a possible resolution of any outstanding issues related to the proposed issuance of the City of Hitchcock Texas Reinvestment Zone One Tax Increment Bonds, Series 2022 (the “Bonds”). (Kyle Dickson, City Attorney)**

Discussion was had regarding a possible resolution of any outstanding issues related to the proposed issuance of the City of Hitchcock Texas Reinvestment Zone One Tax Increment Bonds, Series 2022 (the “Bonds”).

James Niederle made a motion to approve a resolution of any outstanding issues related to the proposed issuance of the City of Hitchcock Texas Reinvestment Zone One Tax Increment Bonds, Series 2022 (the “Bonds”) contingent on the Hitchcock City Council approving a settlement agreement with the HarborWalk, LP. Elizabeth Shields seconded the motion. Motion passed 7-0.

**5. Discussion and appropriate action regarding the approval to direct the GMS Group, LLC (the “Placement Agent”) to solicit bids for the purchase of the Bonds in connection with the proposed reimbursement of Developers for certain Project Costs. (Cameron Thatcher, Financial Advisor)**

James Niederle made a motion to approve the GMS Group, LLC (the “Placement Agent”) to solicit bids for the purchase of the Bonds in connection with the proposed reimbursement of Developers for certain Project Costs. Cheryl Johnson seconded the motion. Motion passed 7-0.

**6. Discussion and appropriate action directing the City Manager to make selected Tax Increment Finance Registry filings on behalf of the Zone with the Texas Comptroller of Public Accounts.**

Cheryl Johnson made a motion to approve the City Manager to make selected Tax Increment Finance Registry filings on behalf of the Zone with the Texas Comptroller of Public Accounts. Joe Giusti seconded the motion. Motion passed 7-0.

**7. Schedule next meeting.**

Next meeting was scheduled for October 24, 2022 at 4:00pm.

**8. Adjourn.**

James Niederle made a motion to adjourn. Joe Giusti seconded the motion. Motion passed 7-0.

Meeting adjourned at 2:06pm.

  
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James Neiderle, Board Secretary

Attest:

  
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Ruth Ann Sorrell, City Secretary