

REINVESTMENT ZONE NUMBER ONE  
CITY OF WILLIS, TEXAS

NOTICE OF MEETING

TO: THE MEMBERS OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE AND  
TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Reinvestment Zone Number One, City of Willis, Texas, (the "Zone") will hold a meeting on Thursday, January 23<sup>rd</sup>, 2014 at 5:30 p.m., at Willis City Hall located at 200 North Bell, Willis, Texas 77378, open to the public, to consider, discuss and adopt such orders, resolutions or motions and take direct or indirect actions as may be necessary, convenient or desirable with respect to the following matters:

1. Call to order; establish quorum; introduction of attendees;
2. Receive and consider public comment;
3. Adjourn into closed executive session to discuss economic development matters as permitted by the Texas Open Meetings Act, Section 551.087 of the Texas Government Code;
4. Resume regular board meeting;
5. Approve minutes of February 23, 2012 board of directors meeting;
6. Receive and consider tax increment reports;
7. Receive and approve Zone registry and annual reports to be filed with the state comptroller;
8. Discuss bond financing options for TIRZ projects with City financial advisor;
9. Consider and take appropriate action on invoices for the Zone.
10. Updates from City staff, consultants, and developers.
11. Adjourn.



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David W. Hawes, Zone Administrator

Dated this the 17<sup>th</sup> day of January, 2014.

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Brenda Burns, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of meeting of the governing body of the above named City Council is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at the City Hall of said City in Willis, Texas a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 17, 2014 at 2:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 17<sup>th</sup> day of January, 2014.

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Brenda Burns, City Secretary

The City Council for the City of Willis reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney); 551.072 (Deliberation about Real Property); 551.073 (Deliberations about Gifts & Donations); 551.074 (Personnel Matters); 551.076 (Deliberation about Security Devices; and 551.086 (Economic Development).

It is the policy of the City of Willis to afford disabled persons maximum access to all public meetings. The City of Willis will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.

**Tax Increment Reinvestment Zone Number One  
City of Willis  
Board of Directors Meeting  
Minutes  
January 23, 2014**

**1. CALL TO RODER; ESTABLISH QUORUM; INTRODUCTION OF ATTENDEES.**

The Board of Directors of the Tax Increment Reinvestment Zone Number One, City of Willis, held a regular meeting, open to the public, on the 23rd day of January, 2014 at 5:30 p.m., at Willis City Hall located at 200 North Bell, Willis, Texas, 77378 and the roll was called of the duly appointed members of the Board, to-wit:

Leonard Reed	Chairman, Position One
Dewanna Redeo	Secretary, Position Two
Sheila Patrick	Vice Chairman, Position Three
Chuck Frank	Assistant Secretary, Position Four
Vacant	Position Five

and Sheila Patrick was absent, thus constituting a quorum. Also present at the meeting were Hector Forestier, Mike Mathena, Arthur Faiello, Brenda Burns, John Mangiameli, and David Hawes. Chairman Reed opened the meeting at 5:30 p.m.

**2. RECEIVE AND CONSIDER PUBLIC COMMENT**

There were no public comments.

**3. ADJOURN INTO CLOSED EXECUTIVE SESSION TO DISCUSS ECONOMIC DEVELOPMENT MATTERS AS PERMITTED BY THE TEXAS OPEN MEETINGS ACT, SECTION 551.087 OF THE TEXAS GOVERNMENT CODE;**

Chairman Reed proceeded into closed executive session at 5:38 p.m.

**4. RESUME REGULAR BOARD MEETING;**

The board reconvened into open session at 6:25 p.m. No action was taken from executive session.

**5. APPROVE MINUTES OF FEBRUARY 23, 2012 BOARD OF DIRECTORS MEETING;**

Upon a motion duly made by Director Frank and seconded by Director Redeo, the Board voted unanimously to approve the minutes as written.

**6. RECEIVE AND CONSIDER TAX INCREMENT REPORTS;**

David Hawes reviewed and reported on the tax increment report. Mr. Hawes reported a \$21,072 fund balance through 9/30/2012 and an annual income on \$66,280 for 9/30/13. The base tax value is 13M and a current value of 27M. Report only no action was required.

**7. RECEIVE AND APPROVE ZONE REGISTRY AND ANNUAL REPORTS TO BE FILED WITH THE STATE COMPTROLLER;**

No report due at this time. Report to be completed by Hawes, Hill, Calderon and submitted by the city. Information only no action required.

**8. DISCUSS BOND FINANCING OPTIONS FOR TIRZ PROJECTS WITH CITY FINANCIAL ADVISOR;**

Bill Blitch, Financial Advisor stated he had reviewed the revenues available from the TIRZ and put together a 2-15 year plan. Based on that basis the board can apply at banks for a 12-15 year note and have the ability to obtain 565K to 650K of certificates of obligations and 540K to 625K available in dollars for construction and engineering. Mr. Forestier stated the project would be for the west side connector that would connect FM 1097 West to Old Montgomery Road which could be funded through debt. Mike Mathena, Bleyl & Associates stated the projected cost of the project would be 1.1M which would include right-of-way acquisition. Mr. Forestier stated this cost would include water and sewer for the area, but if this portion of the project was not included the project would be approximately 900K and the board could finance 700K. Mr. Forestier would present the project to EDC and CDC to fund the balance of the project or 200K. Chairman Reed asked if the project was finalized with TxDOT. Mr. Mathena stated that it had not been finalized. Mr. Forestier stated the item was for discussion only and he would be meeting with EDC and CDC.

**9. CONSIDER AND TAKE APPROPRIATE ACTION ON INVOICES FOR THE ZONE.**

David Hawes stated the only invoice was the invoice from Hawes Hill Calderon in the amount of \$3,713.65. There were no questions.

Upon a motion duly made by Director Frank and seconded by Director Redeo, the Board voted unanimously to approve the invoice.

**10. UPDATES FROM CITY STAFF, CONSULTANTS, AND DEVELOPERS.**

Mr. Forestier stated the board would need to have another meeting on either the 20<sup>th</sup> or 27<sup>th</sup> of February to authorize the issuance of bonds.

**11. ADJOURN.**

Upon a motion duly made by Director Redeo and seconded by Director Frank, the Board voted unanimously agreed to adjourn the meeting. The meeting adjourned at 6:47 p.m.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_