



TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ NO. 2), ALSO KNOWN AS
SHADOW CREEK RANCH, CITY OF PEARLAND TEXAS
VIA TELEPHONE/VIDEO CONFERENCE
REGULAR MEETING **SEPTEMBER 23, 2020 | 4:00 P.M.**

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Tax Increment Reinvestment Zone Number Two (TIRZ NO. 2), also known as Shadow Creek Ranch, City of Pearland will conduct its Regular Meeting scheduled on September 23, 2020, at 4:00 p.m., located at City Hall, 3519 Liberty Dr., Pearland, Texas 77581 by telephone or video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting; no in-person input will be allowed.

All speakers **MUST** register in advance (Wednesday, September 23, 2020, no later than 12 p.m.). All public comments will **ONLY** occur at the beginning of the meeting starting at 4:00 p.m. To speak remotely at the September 23, 2020, TIRZ Regular Meeting, speakers **MUST**: Submit the online registration form found at: <http://www.pearlandtx.gov/departments/city-secretary/speaker-request-registration-form>

- Registration must be received no later than 12 p.m. on Wednesday, September 23.
- Once the registration form is received, residents will receive either an email or phone call providing the telephone number to call on Wednesday, September 23.
- Speakers must call in at least 30 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak. Speakers will be placed in a queue until their time to speak. Handouts or other information must be emailed to citysecretary@pearlandtx.gov no later than 12 p.m. on Wednesday, September 23. The information will be provided to the TIRZ Board of Directors in advance of the meeting.
- Residents may watch the TIRZ Meeting online at: <https://pearlandtx.civicweb.net/Portal/>

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC COMMENTS

III. PURPOSE OF THE MEETING

1. **Consideration and Possible Action** – Regular Meeting Minutes of October 28, 2019, Tax Increment Reinvestment Zone Number 2 (TIRZ No. 2) Board of Directors Meeting.
2. **Consideration and Possible Action** - Financial Report for the period ending July 31, 2020 (unaudited).
3. **Consideration and Possible Action** – Investment Report for the Quarter Ending June 2020.
4. **Consideration and Possible Action** – 2019 Annual Report
5. **Consideration and Possible Action** – Ratification of invoices authorized for payment by the Invoice Review Committee and approving invoices presented for payment.

6. **Consideration and Possible Action** – New Letter Finance Agreements
 - a. LFA 20-09-001 Shadow Creek Park Phase II
7. **Consideration and Possible Action** – Completed Letter Finance Agreements
 - a. LFA 14-06-002 KB Home Lone Star Inc.
8. **Discussion Item** – Development Authority of Pearland Tax Increment Contract Revenue Bonds, Series 2020
9. **Consideration and Possible Action** – Developer reimbursements from Development Authority of Pearland available surplus increment.
10. **Discussion Item** – LFA and financial projection update
11. **Discussion Item** – City of Pearland projects update
12. **Discussion Item** – Comments by Mayor Reid, TIRZ Board Members or TIRZ Consultants

IV. ADJOURN.



Sue Darcy, Marsh Darcy Partners, Inc.
On Behalf of the Board

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 at (281) 652-1840.

I certify that a copy of this notice of the Tax Increment Reinvestment Zone Number Two, Regular Meeting for September 23, 2020, was posted at City Hall, 3519 Liberty Dr., Pearland, TX 77581 on September 17, 2020, by 12:00 p.m.

Crystal N. Roan
Crystal N. Roan, TRMC, CMC
City Secretary