

**NOTICE OF LA MARQUE
CITY COUNCIL
BY TELEPHONE CONFERENCE**

In accordance with order of the Office of the Governor issued March 16, 2020, the La Marque City Council will conduct a **Special Meeting on Wednesday, June 30, 2021 beginning at 4:00 PM in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference (ZOOM)** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found online at:

<https://ci.la-marque.tx.us/AgendaCenter>

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Mayor during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE IN THE MEETING IS:

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 92493940502

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address:

<https://zoom.us/j/92493940502>

Once you are on the website, you may need to enter the following:

Meeting ID: 924 9394 0502

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



**1111 Bayou Road
La Marque, Texas
409-938-9202**

Mayor - Keith Bell

Kimberley Yancy - District A

Mayor Pro-Tem Joe Compian - District B

Councilmember Michael Carlson - District C

Councilmember Casey McAuliffe - District D

**CITY OF LA MARQUE
CITY COUNCIL
SPECIAL MEETING
of
JUNE 30, 2021**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a **Special Meeting on Wednesday, June 30, 2021**, beginning at 4:00 p.m. **in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM)** for the purpose of considering the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) CITIZENS PARTICIPATION (Limited to three minutes per person)

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Council on a specific agenda item (limited to three (3) minutes) should give the Mayor your name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the Mayor will call on you in turn.**

(4) NEW BUSINESS

- a. Discussion/possible action to adopt Resolution No. **R-2021-0014**, providing notice of intent to create a tax increment reinvestment zone and directing City staff to move forward with preliminary procedural steps necessary for creation of Reinvestment Zone Number Three, La Marque, Texas for the Gateway at La Marque development near the intersection of I-45 and FM 1764, including publication and scheduling of a public hearing regarding creation of the zone

- Council may convene in a closed meeting pursuant to Section 551.071 (Consultation with Attorney); and/or Section 551.086 (Economic Development) of the Texas Government Code regarding this item; all action will be taken in open session

(5) The City Council for the City of La Marque, Texas 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 the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development)

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Mayor and Council Members for items to be placed on future City Council agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;*
- (2) information regarding holiday schedules;*
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;*
- (4) a reminder about an upcoming event organized or sponsored by the governing body;*
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and*
- (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.*

(7) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before June 25, 2021, before 4:00 p.m.

Robin Eldridge, TRMC
City Clerk

RESOLUTION NO. R-2021-0014

A RESOLUTION OF THE CITY OF LA MARQUE, TEXAS, PROVIDING NOTICE OF INTENT TO CREATE A TAX INCREMENT REINVESTMENT ZONE; DIRECTING CITY STAFF TO PUBLISH NOTICE OF A PUBLIC HEARING FOR THE CREATION OF REINVESTMENT ZONE NUMBER THREE, LA MARQUE, TEXAS FOR THE GATEWAY AT LA MARQUE DEVELOPMENT NEAR THE INTERSECTION OF I-45 AND FM 1764; DIRECTING CITY STAFF TO DRAFT A PRELIMINARY FINANCING PLAN; AND MAKING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City of La Marque, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone ("TIRZ") if the area satisfies the requirements of the Act; and

WHEREAS, the City may create a TIRZ in accordance with Section 311.005(a)(1) of the Act; and

WHEREAS, the City has received a request to consider creation of a TIRZ consisting of approximately 94 acres near the intersection of I-45 and FM 1764, as shown on Exhibit "A" (the "Zone"); and

WHEREAS, the City Council finds that the area within the Zone is within the City's corporate boundaries; and

WHEREAS, the City Council finds the area within the Zone meets the requirements of Section 311.005 of the Act; and

WHEREAS, the City Council finds that improvements in the Zone may significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City; and

WHEREAS, the City Council finds the creation of a TIRZ encompassing the Zone, which is to be assigned the name of Reinvestment Zone Number Three, La Marque, Texas ("TIRZ No. 3") for identification, would promote development or redevelopment of the Zone as the development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to request participation in TIRZ No. 3 from other local government entities and this Resolution furthers those requests and negotiations; and

WHEREAS, the City Council finds that the total appraised value of taxable real property in the Zone does not exceed 50 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

WHEREAS, upon approval of this Resolution, the City will schedule a public hearing and publish notice of the public hearing in a newspaper having general circulation in the City not later than the seventh day before the date of the hearing, and will provide a reasonable opportunity for the owner of property within the Zone to protest the inclusion of the property in TIRZ No. 3, in accordance with Sections 311.003(c)-(d) of the Act; and

WHEREAS, at the public hearing, interested persons are allowed to speak for or against the creation of the proposed TIRZ No. 3, the boundaries of the proposed TIRZ No. 3, and the concept of tax increment financing; and

WHEREAS, additional preliminary procedural steps must be completed prior to the creation of TIRZ No. 3; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS:

Section 1. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

Section 2. That the City Council directs the City Manager and City Clerk to schedule a public hearing and publish notice in accordance with Chapter 311 of the Texas Tax Code for the purpose of considering the creation of TIRZ No. 3. Notice of the hearing shall be published in a newspaper having general circulation in the City at least seven days before the date of the hearing.

Section 3. That the City Council directs the City Manager and City Attorney to (i) draft a preliminary project plan and plan of finance for TIRZ No. 3; (ii) negotiate a development agreement related to the Zone; and (iii) to use reasonable efforts to secure participation in TIRZ No. 3 from the City of La Marque Economic Development Corporation, Galveston County, and the College of the Mainland; each consistent with the City Council's discussions and Exhibit "B".

Section 4. That the City Council directs the City Manager and City Attorney to

draft a consent ordinance consenting to the creation of a municipal management district overlaying the Zone.

PASSED, APPROVED, AND ADOPTED this ____ day of June 2021.

Keith Bell, Mayor

ATTEST:

Robin Eldridge, TRMC
City Clerk

Exhibit "A"

Reinvestment Zone Number Three, La Marque, Texas Proposed Boundaries

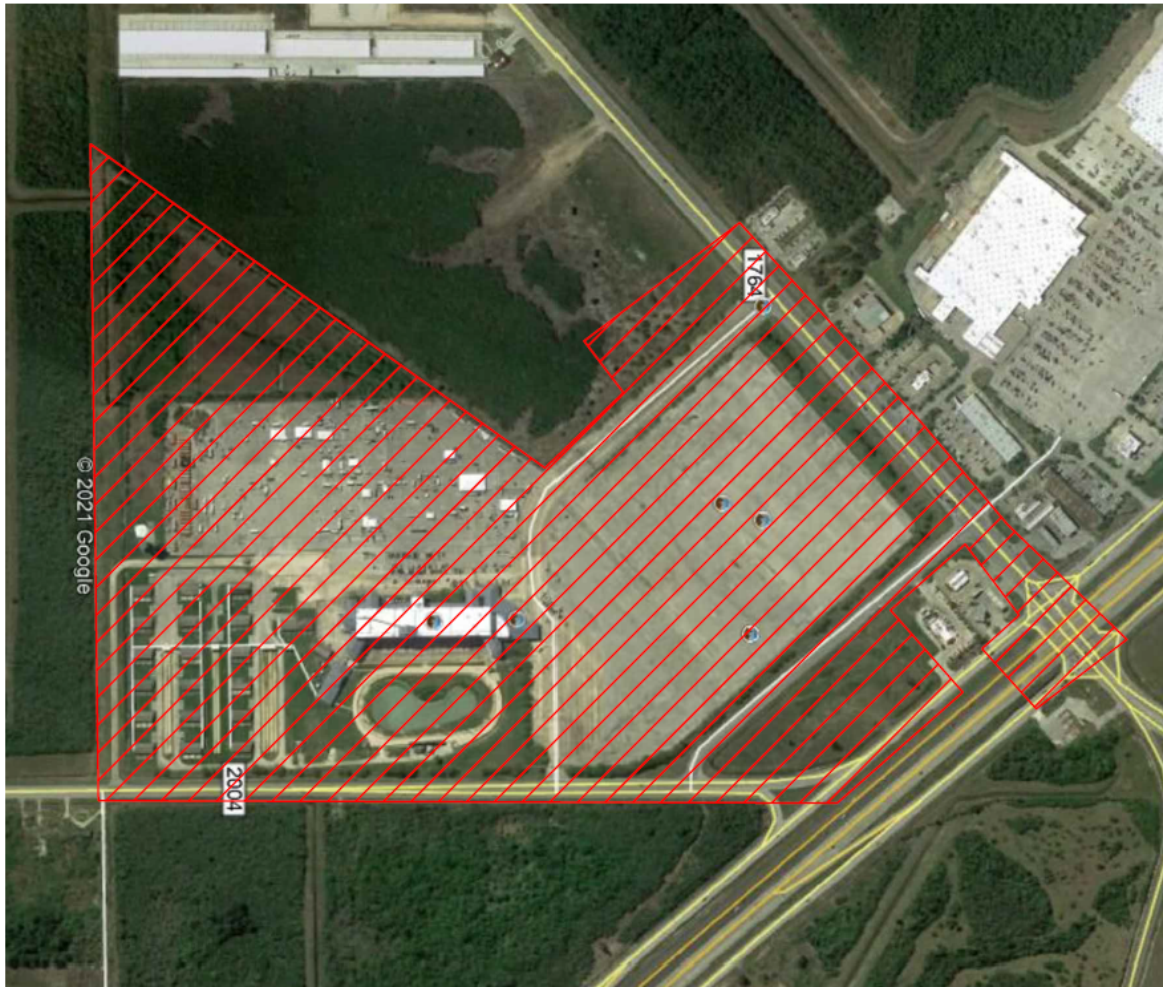


Exhibit “B”

Parties:

- Read King (“Developer”)
- City of La Marque (“City”)
- La Marque Economic Development Corporation (“EDC”)

Property:

- Redevelopment of site formerly known as Gulf Greyhound Park
- 93.57 acres on the southwest corner of I-45 and FM 1765
- Proposed commercial and mixed use development

TIRZ (Tax Increment Reinvestment Zone):

- City to create TIRZ, 30 year term, boundaries encompassing all of the Property and adjacent acquisition tract and roads, base property value for increment set at January 1, 2020
- Parties to agree upon a TIRZ Project Plan and Plan of Finance
 - o Public infrastructure to be designed and constructed to City standards
 - o TIRZ to adopt final TIRZ Project Plan and Plan of Finance, City to approve after
- Property tax increment and sales taxes participation

Municipal Management District (District):

- Developer to create District via application to Texas Commission on Environmental Quality
- City consent to creation of the District, which would overlay Property
- District to implement TIRZ Projects, to be funded by TIRZ revenues
 - o City/EDC to establish separate funds for TIRZ revenues, transfer revenues to District 2x a year
- District property tax (solely applicable to property owners within District) to fund construction and maintenance of public infrastructure within the District