



**CITY OF LA MARQUE
TIRZ
MINUTES
of
May 21, 2025**

1. CALL MEETING TO ORDER

Chairperson Boudoin called the meeting to order at 3:00 p.m.

2. ROLL CALL

PRESENT:

Doug Boudoin	Chairperson
Allen Horcica	Vice-Chairperson
Leslie Cruz	Board Member
Sherryl Gray	Board Member
Patty Shippley	Board Member

ABSENT:

Cheryl Farrell	Board Member
Darlene Barnes	Board Member

3. PRESENTATIONS

3.1. Updated Draft TIRZ plan - Sue Darcy

Sue Darcy presented "the final step" in creating the final TIRZ Plan. She shared that her company has been working for the last 1.5 years to work on the final TIRZ Plan. She emphasized where the differences are, paying close attention to the removal of references to participation from Galveston County, no TIRZ funding can be spent until the roads are conveyed to the city, and the estimated project cost is approximately 6.8 million dollars. The future growth is estimated at 4%. However, at present the growth is approximately 10-11% each year. She believes that this is not sustainable, and that is why it is not included. Each assumption made in the plan is supported.

The overall projection is that TIRZ will raise 11 million dollars, for approximately 6.8 million dollars' worth of projects.

Allen Mueller of MARSHDARCY clarified that these are state funds, and regardless of whether that was explicitly stated in the document, these are state regulations.

Board member Gray asked for clarifications about the growth captured in the document.

Board member Cruz raised concerns that if the streets were deeded over to the city that the funds would potentially be used outside the Omega Bay

Subdivision. It was clarified that this could not happen. The funds are not general revenues, and could not be utilized for any other reason. Lengthy discussion regarding the public improvements requirement ensued. Chairperson Boudoin shared his heartburn with including "TIRZ funds will not be expended on physical improvements until the ownership of the road rights-of-way is conveyed to the City or other public entity".

3.II. Civil Engineering Proposal - ADICO

ADICO Engineering Principal Engineer Dinh Ho was available for questions regarding the proposal.

A brief overview discussion was held.

4. REPORTS

- 4.I. Finance Reports
Stood as submitted.

5. CITIZENS PARTICIPATION

Robert Michetich questioned the timeline of the TIRZ, and asked questions about changing the funding mechanism. He recommended restructuring the TIRZ so that a fixed amount would be sent to the TIRZ instead of an incremental investment. He questioned if the City dissolves the TIRZ does that revert the deed to the streets.

6. MINUTES

Vice-Chair Horcica made a motion to approve all minutes as submitted. Board member Gray seconded. **MOTION CARRIED UNANIMOUSLY.**

- 6.I. TIRZ Board Minutes 01.29.2025
- 6.II. TIRZ Board Minutes 12.18.2024

7. NEW BUSINESS

- 7.I. Reviewing updated Draft TIRZ plan presented by Sue Darcy
Chairperson Boudoin recovered a document from the February 26, 2020, TIRZ Board meeting, showing that the board approved a resolution accepting and recommending a final project and financing plan.
City Attorney Knebel shared that while this may have happened for reasons unknown to this body, this document was never presented to the council. It was assumed that it would have been due to the COVID-19 pandemic. The enacting ordinance must be created by the city council.
Board member Gray made a motion to table this item. Vice-Chairperson Horcica seconded. **MOTION CARRIED UNANIMOUSLY.**

8. EXECUTIVE SESSION

There was no executive session.

9. ACTIONS TAKEN FROM EXECUTIVE SESSION

No actions were taking.

10. REQUESTS AND ANNOUNCEMENTS

There were no requests or announcements.

11. ADJOURNMENT

***Meeting was adjourned at 4:06 P.M.*