

STATE OF TEXAS

TOWN OF LAGUNA VISTA

S
COUNTY OF CAMERON

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REINVESTMENT ZONE NUMBER ONE, TOWN OF LAGUNA VISTA, TEXAS

Teresa Bryant, Chairperson

Adam Lalonde, Board Member Kenneth Cornelius, Board Member

Alexia Perez, Board Member Mike Hernandez, Board Member

Special Board Meeting September 23, 2025

Notice is hereby given as required by Chapter 551, Texas Government Code, as amended, that a special meeting of the Board of Directors (the "Zone Board") of Reinvestment Zone Number One, Town of Laguna Vista, Texas (the "Zone"), will be held on Tuesday, the 23rd day of September 2025, at 6:00 pm, at the Laguna Vista Town Hall located at 122 Fernandes, Laguna Vista, Texas. Pursuant to Texas Government Code Section 551.127, one or more members of the Zone Board may attend and participate via video conference. A quorum of the Zone Board will be physically present at the above meeting location. The following items will be discussed:

Note: If during the course of the meeting covered by this notice the Zone Board should determine that a closed meeting or executive session is required for private consultation with the Town's attorney with respect to matters where such attorney's duty to the Zone Board clearly conflicts with the provisions of the Open Meetings Act, as authorized by Section 551.071, Texas Government Code, or to deliberate a personnel matter as authorized by Section 551.074, then the Zone Board will convene a closed executive session. Should any final action, decision, or vote be required with regard to any matter discussed in such executive session, then such final action, decision or vote shall be made at the open meeting covered by this notice upon reconvening the public meeting, but only as to the items appearing on this agenda for such action.

AGENDA

- 1. CALL TO ORDER.
- 2. PLEDGE OF ALLEGIANCE.
- 3. ROLL CALL
- 4. **OPEN FORUM** At this time, audience is allowed 3 minutes per person to address the Board on any topic. There is no discussion or formal action taken during this agenda item. A Speaker Request Form must be presented to the Town Secretary prior to the meeting.
- 5. NEW BUSINESS: Discussion, consideration, and potential action on any of the following items:
 - a) Consider and take appropriate action to approve Bylaws for the Zone.

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- b) Consider and take appropriate action to appoint a board member to serve as Vice-Chair of the Zone Board.
- c) Consider and take appropriate action to appoint a Secretary of the Zone Board.
- d) Discuss, consider, and take appropriate action to recommend Municap, Inc. to the Town Council (the "<u>Town Council</u>") of the Town of Laguna Vista, Texas (the "<u>Town</u>") to provide administrative services for the Zone.
- e) Consider a resolution approving a Final Project and Financing Plan for the Zone; approving a TIRZ Agreement between the Town, the Zone Board, and Gallery Development, LLC; directing the Chair of the Zone Board to execute the TIRZ Agreement; providing a severability clause; and, providing an effective date.
- 6. Adjournment.

CERTIFICATION

I, Lidia Garcia, Town Secretary of the Town of Laguna Vista, Texas, on behalf of the Zone Board, do hereby certify that the notice of the September 23, 2025 meeting of the Board of Directors of Reinvestment Zone Number One, Town of Laguna Vista, Texas, is true and correct and that I posted said notice on the Town's bulletin board, a place convenient and readily accessible to the public on September 17, 2025, and that said notice will be continuously posted for at least three business days prior to the date of the meeting. I further certify that the Agenda was posted on the Town's website and can be downloaded by accessing www.lvtexas.us in accordance with the Texas Open Meeting Act, Chapter 551, Texas Government Code, as amended.

Lidia Garcia, Town Secretary