



**REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS
(SPRADLEY FARMS)**

BOARD OF DIRECTORS MEETING

**Training Rooms A&B
757 North Galloway Avenue
Mesquite, Texas 75149
July 6, 2020 – 4:00 P.M.**

AGENDA

IN ACCORDANCE WITH THE GOVERNOR’S SUSPENSION OF VARIOUS PROVISIONS OF THE TEXAS OPEN MEETINGS ACT ISSUED PURSUANT TO HIS STATE DISASTER AUTHORITY, AND GUIDANCE ISSUED ON THE SUSPENSION BY THE ATTORNEY GENERAL’S OFFICE:

- 1. MEMBERS OF THE PUBLIC, APPLICANTS AND INTERESTED PARTIES MAY ATTEND THE MEETING IN PERSON OR PARTICIPATE BY TELEPHONE CONFERENCE.**
 - 2. THOSE PARTICIPATING BY TELEPHONE CONFERENCE MAY DO SO BY DIALING THE FOLLOWING TOLL-FREE DIAL-IN NUMBER: 888-475-4499. THE PARTICIPATION CODE (MEETING ID) FOR THIS TELEPHONE CONFERENCE IS: 858 7396 0683 # #.**
 - 3. ALL PERSONS PRESENT AT THE MEETING LOCATION MUST OBSERVE SOCIAL DISTANCING BY REMAINING A MINIMUM OF SIX (6) FEET FROM OTHER MEETING PARTICIPANTS AND ARE STRONGLY ENCOURAGED TO WEAR A COVERING OVER THEIR NOSE AND MOUTH.**
 - 4. THE MEETING WILL BE AUDIBLE TO ALL PARTICIPANTS AND ALLOW FOR THEIR TWO-WAY COMMUNICATION. COMMENTS ON AGENDA ITEMS MAY BE MADE DURING THE MEETING OR BY SUBMISSION ON OR BEFORE 3:00 P.M. ON JULY 6, 2020, TO THE FOLLOWING EMAIL ADDRESS: dmol@cityofmesquite.com.**
 - 5. AN ELECTRONIC COPY OF THE AGENDA PACKET IS POSTED ONLINE WITH THIS AGENDA.**
 - 6. THE MEETING WILL BE RECORDED AND THE RECORDING MADE AVAILABLE TO THE PUBLIC.**
- I. Call to order.**
 - II. Public Comments.**

At this time, any individual wishing to discuss any matter on the agenda, shall be allowed to speak for a length of time not to exceed three minutes on a first-come, first-served basis. Any

individual addressing the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) through a translator will be allowed six minutes.

- III. Approve the minutes of the Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) Board of Director's meeting held on November 4, 2019.
- IV. Consider adoption of an amended project plan and reinvestment zone financing plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the "Zone"), and recommend approval of the amended project plan and reinvestment zone financing plan to the City Council of the City of Mesquite Texas, such amended project plan and reinvestment zone financing plan to include: (i) decreasing the percentage of tax increment contributed by the City of Mesquite, Texas (the "City") to the tax increment fund for the Zone from seventy percent (70%) to sixty percent (60%), (ii) extending the term of the Zone, and (iii) designating additional property in the Zone to be acquired by the City.
- V. Consider adoption of a resolution of the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the "TIRZ Board"), authorizing the Chairman of the TIRZ Board to finalize and execute an Amended and Restated Master Development Agreement between the City, the TIRZ Board, and Spradley Farms, Ltd. regarding the development of approximately 652 acres of land located within the Zone and being generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 within the corporate limits of the City in Kaufman County, Texas, as a mixed use planned development consisting of residential and commercial components and other associated uses and being commonly referred to as "Spradley Farms" (the "Amended Agreement"), authorizing the Chairman of the TIRZ Board to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the Amended Agreement, and authorizing the Chairman of the TIRZ Board to administer the Amended Agreement on behalf of the TIRZ Board.

VI. Adjournment.

A QUORUM OF THE CITY COUNCIL WILL BE PRESENT AT THE MEETING

Pursuant to Section 551.071 of the Texas Government Code, a closed executive session may be held if the discussion of any of the above Agenda items concerns a matter in which the duty of the attorney to Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

Following discussions in executive session, the members of the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), will reconvene in open session where any final action regarding executive session items will be taken.

City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972-216-6244 or TDD 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub-capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

CERTIFICATE

I, Ilse Sokol, Administrative Aide for the City of Mesquite, Texas, hereby certify that the above notice of the meeting of the Board of Directors of Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms), to be held July 6, 2020 at 4:00 P.M. was posted on the bulletin boards at the Municipal Center and City Hall on July 2, 2020, by 4:00 P.M., which is a minimum of 72 hours before the scheduled time of the meeting. The above notice of the meeting was likewise posted on the City's website at www.cityofmesquite.com on July 2, 2020, by 4:00 P.M., which is a minimum of 72 hours before the scheduled time of the meeting.



Ilse Sokol, Administrative Aide