



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 **FEBRUARY 4, 2021 | 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 February 4, 2021, 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 (Thursday, February 4, 2021, 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 February 4, 2021, 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, February 3.
- Once the registration form is received, residents will receive either an email or phone call providing the telephone number to call on Thursday, February 4.
- 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](mailto:citysecretary@pearlandtx.gov) no later than 12 p.m. on Wednesday, February 3. 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 September 23, 2020, Tax Increment Reinvestment Zone Number 2 (TIRZ No. 2) Board of Directors Meeting.
- 2. Consideration and Possible Action**
  - a. Acknowledgement of service by Herbert Fain to the Board.
  - b. Elect Board Vice Chair.
- 3. Consideration and Possible Action** - Financial Report for the period ending December 31, 2020 (unaudited).
- 4. Consideration and Possible Action** – Investment Report for the Quarter Ending December 2020.

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 21-02-001 Shadow Creek Ranch Sidewalk Extensions
7. **Consideration and Possible Action** – Completed Letter Finance Agreements.
  - a. LFA 16-08-001 CCAC Reserve Holdings, LLC
8. **Discussion Item** – TIRZ projects update.
9. **Discussion Item** – Report from TIRZ consultants and Board Member comments.

IV. **ADJOURN.**

  
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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 February 4, 2021, was posted at City Hall, 3519 Liberty Dr., Pearland, TX 77581 on February 1, 2021 by 4:00 p.m.

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Crystal N. Roan, TRMC, CMC  
City Secretary