

**PENITAS REDEVELOPMENT AUTHORITY and  
REINVESTMENT ZONE NUMBER NO. ONE, CITY OF PENITAS, TEXAS  
NOTICE OF JOINT MEETING**

**TO: THE BOARD OF DIRECTORS OF THE PENITAS REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of the Penitas Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number ONE, City of Penitas, Texas (the "Zone") to be held on Tuesday, November 23th, 2021, at 12:00 PM at Penitas City Library, 1111 S. Main Street, Penitas, Texas.

The meeting is being held to consider, discuss, and adopt such orders, resolutions, or motions, and take direct actions as may be necessary, convenient, or desirable with respect to the following matters:

**AGENDA**

1. Establish a quorum, call to order.
2. Certification of Posting.
3. Approve Minutes from the last meeting.
4. Public Comments.
5. Discussion, consideration, and action on the following items:
  - A. Receive and approve invoices for payment.
  - B. Development Agreement between City of Penitas, Saint Ives, Mil Encinos Dev. LTD., First Galaxy Enterprises, Inc. and TIRZ for construction of Liberty Blvd.
  - C. Authorizing the issuance of payment to City of Penitas for \$300,000 for the construction of Liberty Blvd.
  - D. Discussion of Development of incentives and /or reimbursement in the Penitas TIRZ #1
6. **Executive Session Pursuant to Texas Gov. Code Section 551.001**
  - a. Personnel Matters; Discussion regarding the performance, goals, And objectives of the TIRZ Director as authorized by section 551.072 of the Texas Government Code.
  - b. Economic Development; Project Moon as authorized by section 551.082 of the Texas Government Code.
7. **Return to Open Session**
  - a. Personnel Matters: Discussion regarding the performance of the TIRZ Director.
  - b. Project Moon
8. Announcements.
9. Adjourn.

  
Yenni Espinoza,  
Penitas Redevelopment Authority

Notice of Regular Meeting of the  
Penitas Redevelopment Authority and Reinvestment Zone Number One Board of Directors

Notice is hereby given that on the 23<sup>rd</sup> day of November, 2021 the Board of Directors will hold a regular meeting at 12:00 p.m. at the Penitas Public Library, 1111 S. Main Street, Penitas, Texas. The subjects to be discussed are listed on the agenda, which is attached to and made part of this notice. —

If, during the course of the meeting covered by this Notice, the Board of Directors should determine that a closed or executive meeting or session of the Board is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Board at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Board may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 Consultation with Attorney.

551.072 Deliberation regarding real property.

551.073 Deliberation regarding prospective gifts.

551.074 Personnel Matters. 551.076 Deliberation regarding security devices or security audits.

551.087 Deliberation regarding economic development negotiation.

Should any final action, final decision, or final vote be required in the opinion of the Board of Directors with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Board of Directors upon notice thereof; as the Board shall determine.

On this the 23<sup>rd</sup> day of November 2021 was posted in a place convenient to the public on the bulletin board at Penitas City Hall 1111 S. Main St. Penitas, TX at 12:00 p.m. on said date.

  
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Yenni Espinoza  
Penitas Redevelopment Authority