

Agendas and Agenda Materials  
Meetings of the Boards of Directors

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La Porte  
Redevelopment Authority



La Porte Tax Increment  
Reinvestment Zone

September 27, 2022



**NOTICE OF JOINT MEETING OF LA PORTE REDEVELOPMENT AUTHORITY  
AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE**

NOTICE is hereby given of the joint meeting of the La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone to be held **Tuesday, September 27, 2022, at 6:30 p.m.** in the City Council Chambers at City Hall, 604 West Fairmont Parkway, La Porte, Texas, open to the public, 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. Determine Quorum; and Call to Order.
2. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on July 27, 2022.
3. Accept Oath of Office and Sworn Statement of newly appointed Board Members.
4. Receive update from Gauge Engineering regarding M Street Improvement project.
5. Consider the Third Amended Project Plan and Reinvestment Zone Finance Plan.
6. Consider approval or other action regarding authority invoices; and authorize adding Board Members to new bank signature card and removing individuals from signature card no longer on Board.
7. Receive updates from the city, developers, and staff about development within the Zone.
8. Board member comments.
  - a. Matters appearing on agenda; and
  - b. Inquiry of staff regarding specific factual information or existing policy
9. Adjournment.

**In compliance with the American Disabilities Act, the City of La Porte City will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact the City Secretary, at 281-470-5019 or TDD 281-471-5030.**

A possible quorum of City Council members may be present at this meeting and participate in discussions but will take no action.

A handwritten signature in blue ink, appearing to read "D. W. Hawes", is written over a horizontal line.

David W. Hawes, Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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2. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on July 27, 2022.

**MINUTES OF THE JOINT MEETING OF THE  
LA PORTE REDEVELOPMENT AUTHORITY and  
LA PORTE TAX INCREMENT REINVESTMENT ZONE  
BOARD OF DIRECTORS**

**July 27, 2022**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, and La Porte Tax Increment Reinvestment Zone, held a regular joint meeting, open to the public, on Wednesday, July 27, 2022, at 6:30 p.m., in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Peggy Antone, <i>Secretary</i>	Position 1	Mark Goodwin	Position 6
Barry Beasley	Position 2	Rick Helton	Position 7
Alton Porter	Position 3	David Janda	Position 8
Horace Leopard	Position 4	Kristen Lee	Position 9
Doug Martin, <i>Chairman</i>	Position 5		

and all of the above were present, with the exception of Directors Antone, Beasley, Porter, and Leopard, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Mark B. Arnold, Hunton Andrews Kurth, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; Muhammad Ali, Gauge Engineering; and Javier Morales, J. Morales, Inc. Chairman Martin called the meeting to order at 6:31 p.m.

**APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD JUNE 29, 2022.**

Upon a motion made by Director Goodwin, and seconded by Director Lee, the Board voted unanimously to approve the Minutes of the June 29, 2022, joint Board meeting, as presented.

**RECEIVE UPDATE AND RECOMMENDATIONS REGARDING M STREET IMPROVEMENT PROJECT.**

**a. Consider cancellation of award of contract and authorize value engineering and preparation of new bid package and advertisement for bids; and**

Mr. Hawes recommended canceling the award of the construction contract awarded on June 29, 2022. Mr. Arnold stated there are concerns of the scope of work, bid package, and bids received. He reported the TIRZ/Authority is allowed by law to cancel the award of contract and rebid the project. Mr. Alexander stated there are also concerns of the unit pricing on certain components in the bid. He stated the City has a recent project and the unit pricing was considerably less. Mr. Alexander stated the City is recommending to re-bid the project. Mr. Hawes reported the engineer will be paid based on the new construction cost. There was discussion regarding including the extension to 16<sup>th</sup> Street as an alternate add on to the bid package for future growth and development.

Upon a motion made by Director Goodwin, and seconded by Director Lee, the Board voted unanimously to (1) cancel the award of M Street Improvement construction contract awarded on June 29, 2022; (2) authorize value engineering; and (3) authorized preparation of a new bid package

for the M Street Improvement project, with an alternate component to extend to 16<sup>th</sup> Street and authorized advertisement for bids.

**b. Consider proposal for services relating to value engineering and preparation and advertising of bids.**

Mr. Ali reviewed Gauge Engineering Task Order for the M Street Improvement project in the amount of \$15,450.00. He went over the scope of services and answered questions. Upon a motion made by Director Helton, and seconded by Director Janda, Directors Martin, Helton, Janda and Lee voted to approve Gauge Engineering Task Order, as presented. Director Goodwin voted nay. The motion passed.

**CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING APPROVAL OF DEVELOPER DISBURSEMENTS FOR TAX YEAR 2021.**

Ms. Magon reviewed the development reimbursements for tax year 2021, a spreadsheet is included in the Board materials. Upon a motion made by Director Goodwin, and seconded by Director Helton, the Board voted unanimously to approve the payment of developer disbursements (1) 65 La Porte \$288,648.62; (2) Beazer Homes Texas LP \$114,834.25; (3) Senior Associates \$9,781.10; (4) Jabez La Porte \$45,701.87; and (5) Hawthorne at La Porte \$159,097.24.

Mr. Hawes reviewed the bookkeeper's report and went over invoices, included in the Board materials. He reported the County increment has not been received and usually is received in August. Upon a motion made by Director Goodwin, and seconded by Director Helton, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

**RECEIVE AND APPROVE FY2023 BUDGET.**

Ms. Magon reviewed the proposed FY2023 Budget, included in the Board materials. Upon a motion made by Director Lee, and seconded by Director Goodwin, the Board voted unanimously to approve the FY2023 Budget, as presented.

**RECEIVE UPDATES FROM THE CITY, DEVELOPERS, AND STAFF ABOUT DEVELOPMENT WITHIN THE ZONE.**

None.

**BOARD MEMBER COMMENTS.**

**a. Matters appearing on Agenda; and**

**b. Inquiry of staff regarding specific factual information or existing policy.**

Chairman Martin announced he would be resigning from the Board.

**ADJOURN.**

There being no further business to come before the Board, Chairman Martin adjourned the meeting at 7:00 p.m.

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Secretary

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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3. Accept Oath of Office and Sworn Statement of newly appointed Board Members.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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4. Receive update from Gauge Engineering regarding M Street Improvement project.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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5. Consider the Third Amended Project Plan and Reinvestment Zone Finance Plan.



**REINVESTMENT ZONE NUMBER ONE  
CITY OF LA PORTE, TEXAS**

**THIRD AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

2022

REINVESTMENT ZONE NUMBER ONE, CITY OF LA PORTE, TEXAS

Third Amended Project Plan and Reinvestment Zone Financing Plan

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Map 2 – Proposed Boundary Expansion

Map 3 – Aerial View of Property in and surrounding the Zone

Map 4 - Existing Land Use/Property Classification of Property in the Zone

Map 5 – Sylvan Beach Enclave, Final Plat

Exhibit 1 –Projected Zone Revenues, Sylvan Beach Enclave

Exhibit 2 – Boundary Description, 2022 Boundary Expansion

## **Introduction**

The Reinvestment Zone Number One, City of La Porte, Texas (“Zone”), was created by the City Council of the City of La Porte, Texas (“City”) in 1999 by Ordinance No. 99-2325. City Council subsequently approved the Project Plan and Reinvestment Zone Financing Plan. The purpose of the tax increment reinvestment zone (the “Zone”) is to finance construction of public facilities and infrastructure necessary to catalyze commercial and residential development and redevelopment within the Zone boundaries.

The Original Zone covered approximately 1,362 acres and was created with the intent of encouraging residential, retail, and light industrial uses within the Zone. At the time, the excessive costs associated with constructing a regional detention basin and channel system and oversized sanitary sewer lift stations, force mains and gravity collection lines in accordance with the City’s master plan prohibited the sound growth of the municipality and impeded the development of the area solely through private investment. A regional approach to storm water detention was also necessary due to the inherent inefficiencies in localized detention which decreased the amount of usable land, thus limiting the amount of taxable value within the area.

The Zone was created as a mechanism to fund expenditures associated with the design, construction and financing of public improvements, as well as other specific project related costs. Developers have advanced funds on behalf of the TIRZ for design and construction of specific public facilities, to be reimbursed through a development reimbursement agreement.

On February 10<sup>th</sup>, 2014, by Ordinance No. 2014-3509 City Council approved the First Amended Project Plan and Finance Plan which expanded the Zone boundaries to include an additional 33 acres of land and provide for the construction of public utilities and storm water detention facilities to accommodate development within the expanded boundaries. Since inception of the Zone a number of public improvements have been completed including roadways, drainage, water and sewer improvements. Residential, commercial and industrial development has occurred, and values have increased to over \$338 million.

On April 26<sup>th</sup>, 2021, by Ordinance No. 2021.3825 City Council approved the Second Amended Project Plan and Finance Plan which extended the life of the Zone an additional five years allowing the TIRZ to continue to accomplish the goals for which it was originally created and to allow adequate time to fund new projects.

### Third Amended Project Plan and Finance Plan

The Zone and the City now propose the Third Amendment to the Project Plan and Finance Plan which expands the boundaries of the Zone by an additional 3.7 acres to include the proposed Sylvan Beach Enclave development and updates the projects and project costs to support the boundary expansion. This document constitutes the Third Amended Project Plan and Reinvestment Zone Finance Plan as required by Chapter 311, Texas Tax Code.

## Project Plan

### A. Authorized Projects and Project Costs

The project costs for the Third Amendment are detailed in **Table 1**. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

**Table 1 – Estimated Project Costs (Sylvan Beach Enclave)**

Land Development	
Water	99,463.00
Sewer	91,099.00
Storm	103,234.20
Paving	228,106.20
Performance Bond	9,700.00
Concrete Fence	30,000.00
Cost of Land dedicated to the City of La Porte for public improvements	<u>\$63,528.46</u>
Total Land Development	\$625,130.86
Professional	
Permits	1,100.00
Surveying/Platting	13,796.00
Environmental	4,150.00
Engineering	<u>37,727.13</u>
Total Professional	\$56,773.13
<b>Total Land Development and Professional</b>	<u><b>\$681,903.99</b></u>

**B. Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):**

The proposed boundary expansion includes approximately 3.7 acres located south of Fairmont Parkway and east of Broadway. The site is currently vacant and is proposed to be developed as a single-family residential development that will include 28 homes. Surrounding land uses include residential, commercial and industrial uses. **Maps 2 & 3** show existing uses and conditions within the Zone.

**C. Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):**

All construction will be done in conformance with existing building code regulations of the City of La Porte. There are no proposed changes of any city development ordinances, master plans, or building codes.

**D. Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):**

The project costs referenced in **Table 1** are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the City of La Porte, the Texas Department of Transportation or private sources, are non-project costs. Non-project costs associated with this plan amendment will include funding for public infrastructure by the developer not reimbursed by the Zone.

**E. Method of Relocating Persons to be Displaced, if any, as a result of implementing the Plan (Texas Tax Code § 311.011(b)(4)):**

There will be no persons displaced as a result of implementing the plan.

## **Reinvestment Zone Finance Plan**

**A. Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):**

**Table 1** lists the estimated project costs for the Zone. As set forth in this Plan Amendment, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown in **Table 1**.

**B. Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):**

These details are described throughout the Plan, including but not limited to roadway, water, sewer and drainage improvements. The number and location of proposed improvements are contained in **Table 1** and will be located within the expanded boundaries as shown on **Map 1**.

**C. Economic Feasibility (Texas Tax Code § 311.011(c)(3)):**

The original plan prepared in 1999 evaluated the economic potential of the Zone. The analysis determined that the area within the boundaries of the Zone substantially arrests and impairs the growth of the City, slows down the provision of housing accommodations and commercial development and constitutes an economic and social liability. At the

time of creation, the area included in the TIRZ was predominately open and consisted of property with defective titles and delinquent taxes. These conditions along with the enormous cost of infrastructure improvements including drainage and sewer, impeded the sound growth and development of the area. As a result, it was determined that the area would benefit from a Tax Increment Reinvestment Zone, which facilitates infrastructure improvements and projects. These improvements would facilitate residential and commercial development in the area. The proposed boundary expansion would further the goals of the Zone and would facilitate residential development.

**Exhibit 1** constitutes incremental revenue estimates for this Plan. The incremental revenue estimates are projected to be sufficient to cover a portion of the costs of proposed improvements associated with the Sylvan Beach Enclave. The Zone and the City find and determine that the Plan is economically feasible.

**D. Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):**

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in **Table 1** and **Exhibit 1**, as well as actual market conditions for the issue and sale of such notes and bonds.

**E. Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):**

Methods and sources of financing include the issuance of notes and bonds, developer advances, as well as collaboration with the city, and other entities for grant funding and partnerships. Tax increment will consist of contributions from the City, County and La Porte Independent School District. The taxing entities participate at the following rates:

City of La Porte

- 100% of its tax rate in the Original and Expanded Zone

Harris County

- 75% of its tax rate in the Original Zone

La Porte ISD

- 100% of its tax rate, \$0.86/100 of the ISD tax rate goes towards TIRZ projects with the remainder going towards educational facilities. La Porte ISD only participates in the Original Zone and participation ends in 2029

**F. Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):**

The current City taxable appraised value of taxable real property in the current Zone boundary is \$408.9 million. Current taxable value of the property to be added to the Zone is \$302,188.

**G. Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):**

The estimated captured appraised value of the expanded Zone during each remaining year of existence is contained in **Exhibit 1**.

**H. Zone Duration (Texas Tax Code § 311.011(c)(9)):**

The Zone was established by the City in 1999 and will terminate on December 31, 2034. La Porte ISD's participation in the Zone will end on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

**Exhibit 1**  
**Projected Zone Revenues, 2022 Boundary Expansion, Sylvan Beach**

Tax Roll Jan 1	Incremental		No Homes Added	Cumulative No Homes	Residential Homestead Exemption (20%)	Over 65		Total Cumulative Valuation
	Assessed Residential Valuation	Cumulative Residential Valuation				Number of Eligible Homes	City Exemption Amount	
2021	\$ -	\$ -	0	0	\$ -		\$ -	\$ -
2022	\$ -	\$ -	0	0	\$ -		\$ -	\$ -
2023	\$ -	\$ -	0	0	\$ -	0	\$ -	\$ -
2024	\$ 3,840,000	\$ 3,840,000	16	16	\$ (768,000)	0.64	\$ (38,400)	\$ 3,033,600
2025	\$ 2,880,000	\$ 6,720,000	12	28	\$ (1,344,000)	1.12	\$ (67,200)	\$ 5,308,800
2026	\$ -	\$ 6,820,800		28	\$ (1,364,160)	1.12	\$ (67,200)	\$ 5,389,440
2027	\$ -	\$ 6,923,112		28	\$ (1,384,622)	1.12	\$ (67,200)	\$ 5,471,290
2028	\$ -	\$ 7,026,959		28	\$ (1,405,392)	1.12	\$ (67,200)	\$ 5,554,367
2029	\$ -	\$ 7,132,363		28	\$ (1,426,473)	1.12	\$ (67,200)	\$ 5,638,690
2030	\$ -	\$ 7,239,349		28	\$ (1,447,870)	1.12	\$ (67,200)	\$ 5,724,279
2031	\$ -	\$ 7,347,939		28	\$ (1,469,588)	1.12	\$ (67,200)	\$ 5,811,151
2032	\$ -	\$ 7,458,158		28	\$ (1,491,632)	1.12	\$ (67,200)	\$ 5,899,326
2033	\$ -	\$ 7,570,030		28	\$ (1,514,006)	1.12	\$ (67,200)	\$ 5,988,824
2034	\$ -	\$ 7,683,581		28	\$ (1,536,716)	1.12	\$ (67,200)	\$ 6,079,665

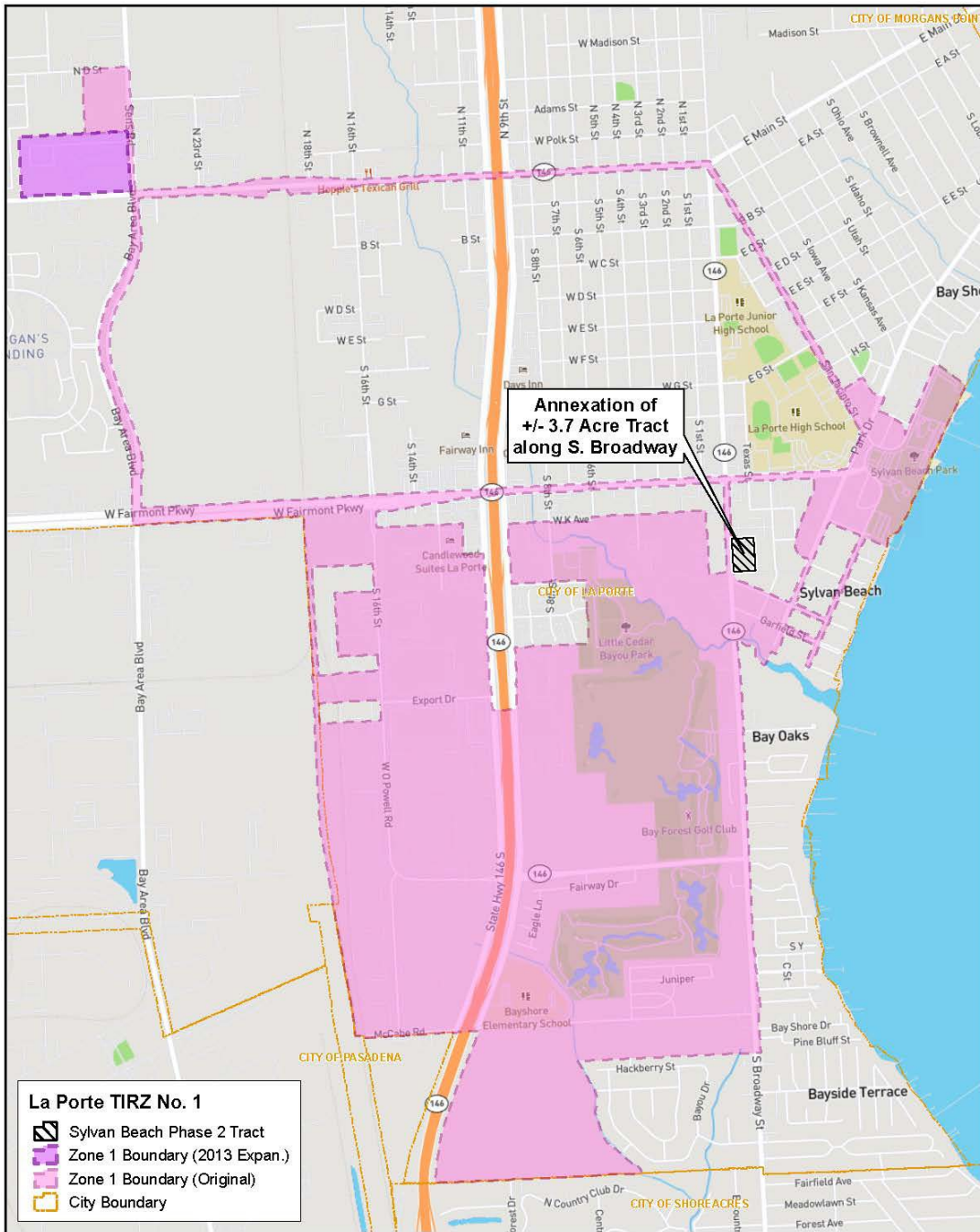
Note: Reflects 1.5% annual appreciation once buildout is complete  
Average Home Value of \$240,000

Tax Year	Coll. Year	City Tax Rate	City TIRZ Participation	ISD Tax Rate For TIRZ Projects	ISD TIRZ Participation	Total TIRZ Revenues Available	Total Cumulative Tax Revenue Available
1	2021	2022	\$ 0.7100	\$ -		\$ -	\$ -
2	2022	2023	\$ 0.7100	\$ -		\$ -	\$ -
3	2023	2024	\$ 0.7100	\$ -		\$ -	\$ -
4	2024	2025	\$ 0.7100	\$ 21,108		\$ 21,108	\$ 21,108
5	2025	2026	\$ 0.7100	\$ 36,939		\$ 36,939	\$ 58,046
6	2026	2027	\$ 0.7100	\$ 37,500		\$ 37,500	\$ 95,546
7	2027	2028	\$ 0.7100	\$ 38,069		\$ 38,069	\$ 133,615
8	2028	2029	\$ 0.7100	\$ 38,647		\$ 38,647	\$ 172,263
9	2029	2030	\$ 0.7100	\$ 39,234		\$ 39,234	\$ 211,497
10	2030	2031	\$ 0.7100	\$ 39,830		\$ 39,830	\$ 251,326
11	2031	2032	\$ 0.7100	\$ 40,434		\$ 40,434	\$ 291,760
12	2032	2033	\$ 0.7100	\$ 41,048		\$ 41,048	\$ 332,808
13	2033	2034	\$ 0.7100	\$ 41,670		\$ 41,670	\$ 374,478
14	2034	2035	\$ 0.7100	\$ 42,302		\$ 42,302	\$ 416,780
			\$ 416,780		\$ -	\$ 416,780	



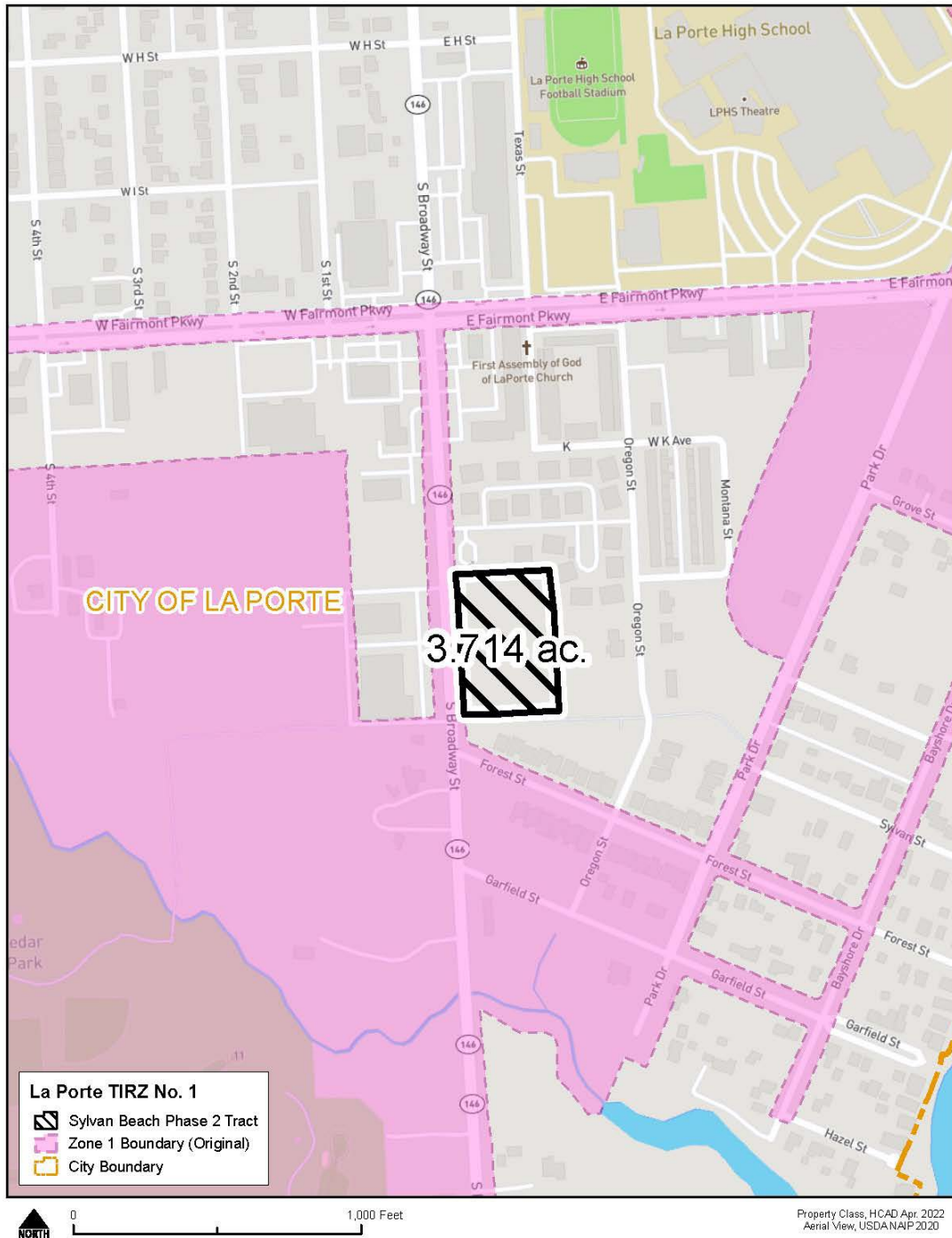
# Map 1

## Proposed Boundary Expansion



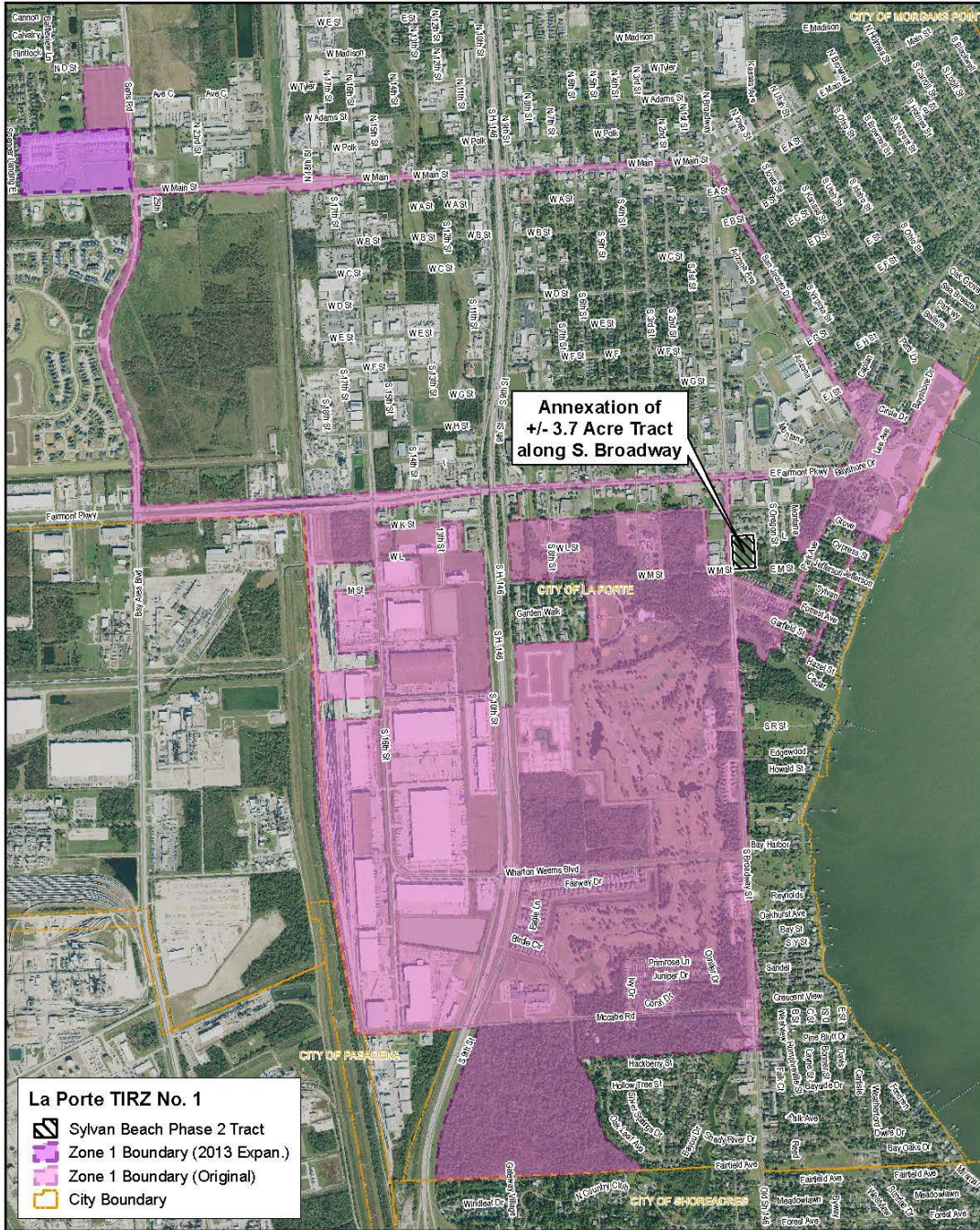
## Map 2

### Proposed Boundary Expansion



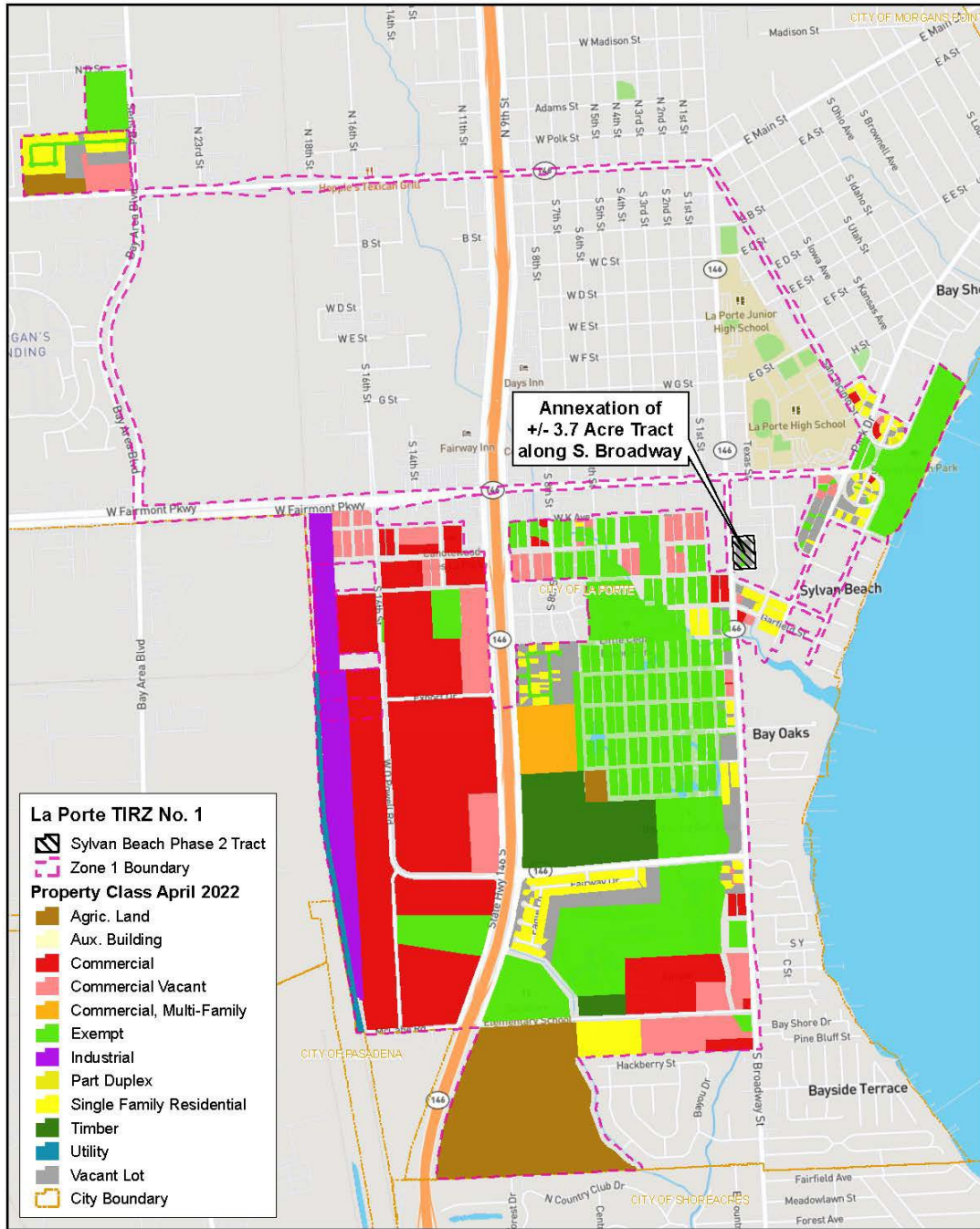
# Map 3

## Zone Boundary – Aerial View



# Map 4

## Zone Boundary – Property Classification





LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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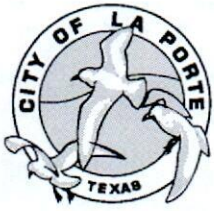
6. Consider approval or other action regarding authority invoices; and authorize adding Board Members to new bank signature card and removing individuals from signature card no longer on Board.

**LA PORTE OPERATING ACCOUNT -- FY 2021-22**

REVENUES		Amt	Total
10/29/2021	interest deposit	\$ 75.79	
11/30/2021	interest deposit	\$ 83.63	
12/31/2021	interest deposit	\$ 80.98	
1/31/2022	interest deposit	\$ 80.91	
2/28/2022	interest deposit	\$ 72.89	
3/31/2022	interest deposit	\$ 80.70	
4/29/2022	interest deposit	\$ 75.46	
5/11/2022	Xfr, City of La Porte 1309900759	\$ 2,179,463.00	
5/31/2022	interest deposit	\$ 95.71	
6/30/2022	interest deposit	\$ 95.87	
7/20/2022	Xfr, City of La Porte 20220720000040184	\$ 2,980,847.01	
7/29/2022	interest deposit	\$ 100.78	
8/9/2022	Xfr, City of La Porte 2022080900002922	\$ 1,086,740.00	
8/31/2022	interest deposit	\$ 138.44	
	<b>Total, Revenues</b>		<b>\$ 6,248,031.17</b>
EXPENSES			
<b>LESS: CHECKS CLEARED</b>			
12/15/2021	#0187 Senior Associates	developer reimbursement	\$ 9,780.68
1/14/2022	#0171 Senior Associates (VOID lost check)	developer reimbursement	\$ -
1/15/2022	#0191 J. Morales, Inc (VOID - recording mistake)	Inv. 20675	\$ -
1/15/2022	#0190 Hunton Andrews Kurth	inv 131783338, 131783941	\$ 2,794.50
1/15/2022	#0192 McCall Gibson Swedlund Barfoot PLLC	Audit, interim billing	\$ 7,500.00
1/15/2022	#0193 Hawes Hill & Associates LLP	Inv 234 & 1017	\$ 8,000.00
2/1/2022	#0194 Senior Associates	developer reimbursement	\$ 10,547.59
4/13/2022	#0195 Hunton Andrews Kurth	Inv 131788037	\$ 244.80
4/13/2022	#0196 McCall Gibson Swedlund Barfoot PLLC	AUP report	\$ 4,300.00
4/13/2022	#0196 McCall Gibson Swedlund Barfoot PLLC	audit balance due	\$ 1,700.00
4/13/2022	#0197 Hawes Hill & Associates LLP	INV 1131 Jan-Feb 2022	\$ 4,000.00
1/13/2022	#0197 Hawes Hill & Associates LLP	INV 1157 Mar-Apr 2022	\$ 4,000.00
5/19/2022	#0198 Hawes Hill & Associates LLP	INV 1196	\$ 2,000.00
7/7/2022	#0199 McCall Gibson Swedlund Barfoot PLLC	AUP - Jabez LB1 LLC	\$ 6,000.00
7/6/2022	#0200 J. Morales, Inc.	Inv 20934	\$ 2,400.00
7/1/2022	#0201 Hawes Hill & Associates LLP	Inv 1226	\$ 2,092.01
7/28/2022	#0208 Hawes Hill & Associates LLP	Inv 1261	\$ 2,024.23
8/3/2022	#0202 check spoiled	VOID	\$ -
8/3/2022	#0203 65 La Porte - VOID wrong payee	developer reimbursement	\$ -
8/23/2022	#0205 Senior Associates	developer reimbursement	\$ 9,781.10
8/18/2022	#0207 Hawthorne at La Porte	developer reimbursement	\$ 159,097.24
8/31/2022	#0209 Dr. Malladi S. Reddy (65 La Porte)	developer reimbursement	\$ 288,648.62
	<b>Total, Checks Cleared</b>		<b>\$ 524,910.77</b>
<b>LESS: BANK CHARGES</b>			
5/11/2022	Wire transfer	service fee	\$ 15.00
7/20/2022	Wire transfer	service fee	\$ 15.00
8/9/2022	Wire transfer	service fee	\$ 15.00
	<b>Total, Bank Charges</b>		<b>\$ 45.00</b>
<b>LESS: OUTSTANDING CHECKS</b>			
8/3/2022	#0204 Beazer Homes Texas LP	developer reimbursement	\$ 114,834.25
8/3/2022	#0206 Jabez La Porte	developer reimbursement	\$ 45,701.87
	<b>Total, Outstanding Checks</b>		<b>\$ 160,536.12</b>
<b>LESS: CHECKS FOR APPROVAL 9/28/2022</b>			
	#0210 City of La Porte	admin fee Inv AR009880	\$ 109,973.15
	#0211 Gauge Engineering	Inv 2027	\$ 2,855.00
	#0212 Hunton Andrews Kurth	Inv 131793646	\$ 1,999.50
	#0213 Hawes Hill & Associates LLP	Inv 1311, 1344, 1369	\$ 19,136.42
	<b>Total, Checks for approval</b>		<b>\$ 133,964.07</b>
	<b>FY 2021-22 EOY Net Operating Gain(Loss)</b>		<b>\$ 5,589,111.33</b>
<b>PLUS:</b>	<b>Prior year fund balance</b>		<b>\$ 9,539,498.59</b>
	<b>TOTAL FUNDS AVAILABLE AS OF 9/27/2022</b>		<b>\$ 15,128,609.92</b>

# INVOICES





**CITY OF LA PORTE**  
604 WEST FAIRMONT PARKWAY  
LA PORTE, TX 77571  
281-470-5020

# INVOICE

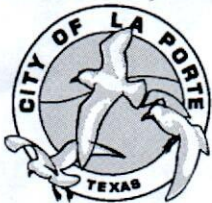
**Customer Number:** C00001905  
**Invoice Number:** AR009880  
**Invoice Date:** 08/11/22  
**Due Date:** 09/11/22

**To:** La Porte Redevelopment Authori  
ATTN: DAVID HAWES  
PO BOX 22167  
HOUSTON, TX 77227

Date	Description	Amount
08/11/22	TIRZ - 5% Admin Fee	108,973.15
<b>Total Due</b>		108,973.15

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Please make checks payable to:



**CITY OF LA PORTE**  
604 WEST FAIRMONT PARKWAY  
LA PORTE, TX 77571  
281-470-5020

**Customer Number:** C00001905  
**Invoice Number:** AR009880  
**Invoice Date:** 08/11/22  
**Total Amount Due \$** 108,973.15

**Total Payment \$** \_\_\_\_\_

Gauge Engineering  
11750 Katy Freeway, Suite 400  
Houston, TX 77079



La Porte TIRZ  
9600 Long Point Road  
Suite 200  
Houston, TX 77055  
David Hawes

Invoice number 2027  
Date 09/23/2022

Project 1180 M STREET IMPROVEMENTS

Professional Services Provided Through September 23, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Value Engineering</b>	2,855.00	100.00	0.00	2,855.00	0.00	2,855.00
<b>Develop Project Manual/Contract</b>	2,965.00	0.00	0.00	0.00	2,965.00	0.00
<b>Bid Phase</b>	7,125.00	0.00	0.00	0.00	7,125.00	0.00
<b>Expenses</b>	2,505.00	0.00	0.00	0.00	2,505.00	0.00
Total	15,450.00	18.48	0.00	2,855.00	12,595.00	2,855.00

Invoice total **2,855.00**

I certify the above to be true and correct

A handwritten signature in blue ink, appearing to read "Muhammad Ali", is written over a horizontal dashed line.

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:  
Gauge Engineering, LLC  
11750 Katy Freeway, Suite 400  
Houston, TX 77079

# HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP  
600 TRAVIS, STE. 4200  
HOUSTON, TX 77002

TEL 713 - 220 - 4200

EIN 54-0572269

## INVOICE SUMMARY

Hawes Hill LLP  
P. O. Box 22167  
Houston, TX 77227-2167

FILE NUMBER: 011782.0000002  
INVOICE NUMBER: 131793646  
DATE: 08/22/2022

CLIENT NAME: Laporte, TX, City of

BILLING ATTORNEY: MARK B ARNOLD

Statement for professional services and charges rendered in connection with the referenced matter(s), for the period ending July 31, 2022 per the attached itemization:

### CURRENT INVOICE SUMMARY:

**RE: (Hunton # 011782.0000002) La Porte Development Agreement**

Current Fees:	\$ 2,205.00
Less Discount (10.00%):	(220.50)
Net Fees:	\$ 1,984.50
Current Charges:	15.00
<b>CURRENT INVOICE AMOUNT DUE:</b>	<b>\$ 1,999.50</b>

TO RECEIVE PROPER CREDIT, PLEASE ATTACH REMITTANCE COPY WITH PAYMENT.

FOR BILLING INQUIRIES, PLEASE CALL: 804-788-8555

To Pay By Mail:  
HUNTON ANDREWS KURTH LLP  
PO BOX 405759  
ATLANTA, GA 30384-5759

To Pay by Wire Transfer or ACH:  
Bank: Truist Bank, Richmond, VA  
Account Name: Hunton Andrews Kurth LLP Operating  
Account Number: 001458094  
ABA Transit: 061000104  
Swift Code (International): SNTRUS3A  
Information with Wire: File: 011782.0000002, Inv: 131793646, Date: 08/22/2022

HAWES HILL & ASSOCIATES  
LLP



PO BOX 22167

Houston, TX 77227-2167

## INVOICE

BILL TO  
La Porte Redevelopment Authority/TIRZ #1  
604 W. Fairmont Pkwy.  
LaPorte, TX 77571  
United States

INVOICE 1311  
DATE 08/01/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: July 2022	2,000.00

BALANCE DUE

**\$2,000.00**

HAWES HILL & ASSOCIATES  
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO  
La Porte Redevelopment Authority/TIRZ #1  
604 W. Fairmont Pkwy.  
LaPorte, TX 77571  
United States

INVOICE 1344  
DATE 09/01/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: August 2022	2,000.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: Jan 2022	44.46
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: April 2022	44.46
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: July 2022	47.50

BALANCE DUE

**\$2,136.42**









HAWES HILL & ASSOCIATES  
LLP



PO BOX 22167

Houston, TX 77227-2167

## INVOICE

BILL TO  
La Porte Redevelopment Authority/TIRZ #1  
604 W. Fairmont Pkwy.  
LaPorte, TX 77571  
United States

INVOICE 1369  
DATE 09/21/2022

DESCRIPTION	AMOUNT
Project Plan Amendment	15,000.00

BALANCE DUE

**\$15,000.00**

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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7. Receive updates from the city, developers, and staff about development within the Zone.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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8. Board member comments.
  - a. Matters appearing on agenda; and
  - b. Inquiry of staff regarding specific factual information or existing policy.