

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 18, 2023



**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 **Monday, September 18, 2023, 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 June 13, 2023.
3. Receive update from Gauge Engineering on M Street.
4. Consider approval or other action regarding authority invoices, including approval of developer disbursements for tax year 2022.
5. Receive and consider FY2024 Budget.
6. Receive updates from the city, developers, and staff about development within the Zone.
7. Board member comments.
  - a. Matters appearing on agenda; and
  - b. Inquiry of staff regarding specific factual information or existing policy
8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney regarding pending or contemplated litigation.
9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.
10. 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.

\_\_\_\_\_  
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 Authority's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

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 June 13, 2023.

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

**June 13, 2023**

**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 Tuesday, June 13, 2023, 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, <i>Vice-Chairman</i>  | Position 6 |
| Barry Beasley                  | Position 2 | Rick Helton                         | Position 7 |
| Alton Porter                   | Position 3 | David Janda, <i>Chairman</i>        | Position 8 |
| Kent Rimmel                    | Position 4 | Kristen Lee, <i>Asst. Secretary</i> | Position 9 |
| Nicole Havard                  | Position 5 |                                     |            |

and all of the above were present, with the exception of Directors Beasley, Havard, Janda and Lee, thus constituting a quorum. Also present were David Hawes, and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; and Muhammad Ali, Gauge Engineering. Vice-Chairman Goodwin called the meeting to order at 6:34 p.m.

**APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JANUARY 25, 2023.**

Upon a motion made by Director Helton, and seconded by Director Antone, the Board voted unanimously to approve the Minutes of the January 25, 2023, Board meeting, as presented.

**CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.**

Mr. Hawes presented the Bookkeeper's Report and reviewed the invoices submitted for payment, included in the Board materials. Upon a motion made by Director Antone, and seconded by Director Porter, the Board voted unanimously to approve payment of invoices, as presented.

**RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET:**

Mr. Ali reported the drainage analysis and report has been completed. He reported 90% plans were submitted to the City for approval and once Gauge receives comments and addresses the project will be ready to advertise for bids. He reported he is estimating a cost of \$2.3 million for the project, which is an approximate \$875,000 savings. He anticipates the project will be ready to award in September or October.

**a. Authorize Gauge Engineering to advertise M Street project for bids.**

Upon a motion made by Director Rimmel, and seconded by Director Helton, the Board voted unanimously to authorize Gauge Engineering to advertise M Street project for bids, once the City has signed off on the 100% plan set.

**CONDUCT TIRZ WORKSHOP AND WORKSHOP ON BOARD ROLES AND RESPONSIBILITIES.**

Mr. Hawes provided information on the history of the Tax Increment Reinvestment Zone, including the ISD participation and County participation agreement. He provided an overview of the purpose of the Redevelopment Authority and answered questions. He reported there is a Tri-Party Agreement between the City, TIRZ and Redevelopment Authority. He reported the Redevelopment

Authority acts on behalf of the City and TIRZ to implement the Project and Finance Plan. He stated there have been subsequent boundary expansions/annexations from the original boundary creation in 1999 to include projects. He reported the life of the Zone ends in 2034. He reported an approximately \$17 million fund balance, less approximately \$2.3 million for the M Street project. He answered questions and stated when the life of the Zone ends, any remaining funds from the City will return to the City, funds from the ISD will be returned to the ISD and funds from the County will return to the County. No action from the Board was required.

**DISCUSS BOUNDARY EXPANSION AND AUTHORIZE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.**

Mr. Alexander reported at the last Board meeting the Board considered boundary expansion to include the new City Hall project. He reported City Council has asked him to request this Board to reconsider its decision to expand the boundaries to include the new City Hall. Mr. Hawes suggested appointing a 3-person Committee to sit down with the City to discuss. Mr. Alexander reported the City is requesting \$7 million from the TIRZ for the project. Director Porter stated the City needs to ask for a bond issuance by vote of the voters. Vice-Chairman called for a motion for the boundary expansion consideration. No motion was made, and no action was taken by the Board.

**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.**

Director Remmel provided comments regarding the purpose of the TIRZ and recommended creating a Committee to discuss and explore areas to accomplish the purpose of the TIRZ.

**CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.**

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY.**

An Executive Session was not called.

**ADJOURNMENT.**

There being no further business to come before the Board, Vice-Chairman Goodwin adjourned the meeting at 7:42 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. Receive update from Gauge Engineering on M Street.

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**TASK ORDER #2: M STREET DRAINAGE ANALYSIS AND DESIGN**

**Activities This Period:**

- Received and implemented City of La Porte comments on plan set.
- CNP Electric coordination
- Conducted multiple meetings with City of La Porte staff to discuss comments, resolutions, and bidding documents.
- In the process of developing the project manual.
- Advancing final PS&E
  - Submit final plans to City for approval - 9/21
  - First advertisement – 9/29
  - Second advertisement – 10/6
  - Pre-Bid Meeting – 10/12
  - Bid Opening – 10/19

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. Consider approval or other action regarding authority invoices, including approval of developer disbursements for tax year 2022.



**FY 2022-23 REVENUE/EXPENSE SUMMARY - OPERATING ACCOUNT**  
**September 18, 2023**

Beginning fund balance, August 31, 2023

\$ 21,994,853.33

**Revenues**

|           |                         |    |           |    |                  |
|-----------|-------------------------|----|-----------|----|------------------|
| 8/2/2023  | Program deposits        | \$ | 40.95     |    |                  |
| 8/31/2023 | Interest capitalization | \$ | 94,538.48 |    |                  |
|           | Subtotal, Revenues      |    |           | \$ | 94,579.43        |
|           |                         |    |           |    | \$ 22,089,432.76 |

**Expenses**

|           |  |              |    |       |                         |
|-----------|--|--------------|----|-------|-------------------------|
| Less:     | Program withdrawals  | analysis fee | \$ | 64.00 |                         |
| 8/22/2023 | Subtotal, Program withdrawals                                  |              |    | \$    | (64.00)                 |
|           | <b>Ending balance, Operating Account as of August 31, 2023</b> |              |    |       | <b>\$ 22,089,368.76</b> |

Less: **Outstanding Checks**  
None

\$ - \$ -

Less: **Checks for Approval**

|            |  |                            |    |              |                   |
|------------|--|----------------------------|----|--------------|-------------------|
|            | Gauge Engineering                      |                            |    |              |                   |
|            | INV 2494                               | engineering services       | \$ | 27,562.83    |                   |
|            | INV 2557                               | engineering services       | \$ | 3,191.48     |                   |
|            | INV2604                                | engineering services       | \$ | 15,087.02    |                   |
| Check #228 | Subtotal, Gauge Engineering            | INV 2494, 2557, 2604       | \$ | 45,841.33    | \$ (45,841.33)    |
| Check #229 | City of La Porte                       | 5% admin fee, INV AR011227 | \$ | 117,943.01   | \$ (117,943.01)   |
| Check #230 | 65 La Porte (Lakes of Fairmont Greens) | AUP developer distribution | \$ | 305,805.87   |                   |
| Check #231 | Beazer Homes Texas LP                  | AUP developer distribution | \$ | 129,056.05   |                   |
| Check #232 | Senior Associates                      | AUP developer distribution | \$ | 9,781.53     |                   |
| Check #233 | Jabez La Porte (Artesia Village)       | AUP developer distribution | \$ | 173,500.79   |                   |
| Check #234 | Hawthorne at La Porte                  | AUP developer distribution | \$ | 576,979.68   |                   |
|            | Subtotal, Developer distributions      |                            | \$ | 1,195,123.92 | \$ (1,195,123.92) |
|            | Hawes Hill & Associates LLP            |                            |    |              |                   |
|            | INV 1660                               | prof consulting/admin      | \$ | 2,126.84     |                   |
|            | INV 1691                               | prof consulting/admin      | \$ | 2,000.00     |                   |
|            | INV 1724                               | prof consulting/admin      | \$ | 2,000.00     |                   |
| Check #235 | Subtotal, Hawes Hill & Associates LLP  | INV 1660, 1691, 1724       | \$ | 6,126.84     | \$ (6,126.84)     |
|            | Subtotal, checks for approval          |                            |    |              | \$ (1,365,035.10) |

**Fund balance, September 18, 2023**

**\$ 20,724,333.66**

INVOICES PRESENTED FOR APPROVAL  
9/18/2023

**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 2494  
Date 07/10/2023

Project 1192 M STREET IMPROVEMENTS -  
DESIGN

Professional Services Provided Through June 30, 2023

| Description                  | Contract Amount   | Percent Complete | Prior Billed      | Total Billed      | Remaining        | Current Billed   |
|------------------------------|-------------------|------------------|-------------------|-------------------|------------------|------------------|
| <b>Drainage Study</b>        | 39,831.00         | 98.00            | 39,034.38         | 39,034.38         | 796.62           | 0.00             |
| <b>Base Design Phase</b>     | 116,054.00        | 74.25            | 58,607.27         | 86,170.10         | 29,883.90        | 27,562.83        |
| <b>Bid Phase</b>             | 6,420.00          | 0.00             | 0.00              | 0.00              | 6,420.00         | 0.00             |
| <b>Topo Survey - Kuo</b>     | 23,820.50         | 89.40            | 21,296.00         | 21,296.00         | 2,524.50         | 0.00             |
| <b>ESA-Cypress Env</b>       | 4,290.00          | 100.00           | 4,290.00          | 4,290.00          | 0.00             | 0.00             |
| <b>Geotechnical-Terracon</b> | 9,900.00          | 100.00           | 9,900.00          | 9,900.00          | 0.00             | 0.00             |
| <b>Structural-SSH</b>        | 11,000.00         | 0.00             | 0.00              | 0.00              | 11,000.00        | 0.00             |
| <b>Value Engineering</b>     | 5,345.00          | 100.00           | 5,345.00          | 5,345.00          | 0.00             | 0.00             |
| <b>Expenses</b>              | 1,000.00          | 2.88             | 28.75             | 28.75             | 971.25           | 0.00             |
| <b>Total</b>                 | <b>217,660.50</b> | <b>76.30</b>     | <b>138,501.40</b> | <b>166,064.23</b> | <b>51,596.27</b> | <b>27,562.83</b> |

Invoice total **27,562.83**

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding      | Current          | Over 30     | Over 60     | Over 90     | Over 120    |
|----------------|--------------|------------------|------------------|-------------|-------------|-------------|-------------|
| 2494           | 07/10/2023   | 27,562.83        | 27,562.83        |             |             |             |             |
|                | <b>Total</b> | <b>27,562.83</b> | <b>27,562.83</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |

*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 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

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 2557  
Date 08/17/2023

Project 1192 M STREET IMPROVEMENTS -  
DESIGN

Professional Services Provided Through July 31, 2023

| Description           | Contract Amount | Percent Complete | Prior Billed | Total Billed | Remaining | Current Billed |
|-----------------------|-----------------|------------------|--------------|--------------|-----------|----------------|
| Drainage Study        | 39,831.00       | 98.00            | 39,034.38    | 39,034.38    | 796.62    | 0.00           |
| Base Design Phase     | 116,054.00      | 77.00            | 86,170.10    | 89,361.58    | 26,692.42 | 3,191.48       |
| Bid Phase             | 6,420.00        | 0.00             | 0.00         | 0.00         | 6,420.00  | 0.00           |
| Topo Survey - Kuo     | 23,820.50       | 89.40            | 21,296.00    | 21,296.00    | 2,524.50  | 0.00           |
| ESA-Cypress Env       | 4,290.00        | 100.00           | 4,290.00     | 4,290.00     | 0.00      | 0.00           |
| Geotechnical-Terracon | 9,900.00        | 100.00           | 9,900.00     | 9,900.00     | 0.00      | 0.00           |
| Structural-SSH        | 11,000.00       | 0.00             | 0.00         | 0.00         | 11,000.00 | 0.00           |
| Value Engineering     | 5,345.00        | 100.00           | 5,345.00     | 5,345.00     | 0.00      | 0.00           |
| Expenses              | 1,000.00        | 2.88             | 28.75        | 28.75        | 971.25    | 0.00           |
| Total                 | 217,660.50      | 77.76            | 166,064.23   | 169,255.71   | 48,404.79 | 3,191.48       |

Invoice total **3,191.48**

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding | Current  | Over 30   | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|----------|-----------|---------|---------|----------|
| 2494           | 07/10/2023   | 27,562.83   |          | 27,562.83 |         |         |          |
| 2557           | 08/17/2023   | 3,191.48    | 3,191.48 |           |         |         |          |
| Total          |              | 30,754.31   | 3,191.48 | 27,562.83 | 0.00    | 0.00    | 0.00     |

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 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



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 2604  
Date 09/14/2023

Project 1192 M STREET IMPROVEMENTS -  
DESIGN

Professional Services Provided Through August 31, 2023

| Description           | Contract Amount | Percent Complete | Prior Billed | Total Billed | Remaining | Current Billed |
|-----------------------|-----------------|------------------|--------------|--------------|-----------|----------------|
| Drainage Study        | 39,831.00       | 98.00            | 39,034.38    | 39,034.38    | 796.62    | 0.00           |
| Base Design Phase     | 116,054.00      | 90.00            | 89,361.58    | 104,448.60   | 11,605.40 | 15,087.02      |
| Bid Phase             | 6,420.00        | 0.00             | 0.00         | 0.00         | 6,420.00  | 0.00           |
| Topo Survey - Kuo     | 23,820.50       | 89.40            | 21,296.00    | 21,296.00    | 2,524.50  | 0.00           |
| ESA-Cypress Env       | 4,290.00        | 100.00           | 4,290.00     | 4,290.00     | 0.00      | 0.00           |
| Geotechnical-Terracon | 9,900.00        | 100.00           | 9,900.00     | 9,900.00     | 0.00      | 0.00           |
| Structural-SSH        | 11,000.00       | 0.00             | 0.00         | 0.00         | 11,000.00 | 0.00           |
| Value Engineering     | 5,345.00        | 100.00           | 5,345.00     | 5,345.00     | 0.00      | 0.00           |
| Expenses              | 1,000.00        | 2.88             | 28.75        | 28.75        | 971.25    | 0.00           |
| Total                 | 217,660.50      | 84.69            | 169,255.71   | 184,342.73   | 33,317.77 | 15,087.02      |

Invoice total **15,087.02**

#### Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current   | Over 30 | Over 60   | Over 90 | Over 120 |
|----------------|--------------|-------------|-----------|---------|-----------|---------|----------|
| 2494           | 07/10/2023   | 27,562.83   |           |         | 27,562.83 |         |          |
| 2557           | 08/17/2023   | 3,191.48    | 3,191.48  |         |           |         |          |
| 2604           | 09/14/2023   | 15,087.02   | 15,087.02 |         |           |         |          |
| Total          |              | 45,841.33   | 18,278.50 | 0.00    | 27,562.83 | 0.00    | 0.00     |

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 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



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

# INVOICE

**Customer Number:** C00001905  
**Invoice Number:** AR011227  
**Invoice Date:** 07/18/23  
**Due Date:**

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

| Date      | Description        | Amount     |
|-----------|--------------------|------------|
| 07/18/23  | TIRZ- 5% Admin Fee | 117,943.01 |
| Total Due |                    | 117,943.01 |

**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:** AR011227  
**Invoice Date:** 07/18/23  
**Total Amount Due \$** 117,943.01

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

00001905

**City of La Porte  
Administrative Fee Calculation  
2023**

**City Collections**

|  |              |
|--|--------------|
| Transfer to La Porte Redevelopment Authority 5.03.2023 | 2,358,860.22 |
|--|--------------|

|   |                     |
|---|---------------------|
| 5 % administrative fee due to the City for city collections | <u>\$117,943.01</u> |
|---|---------------------|

|  |                            |
|--|----------------------------|
| Total to be Billed to La Porte Redevelopment Authority | <u><u>\$117,943.01</u></u> |
|--|----------------------------|

## Susan Hill

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**From:** Naina Magon <nmagon@haweshill.com> on behalf of Naina Magon  
**Sent:** Wednesday, September 13, 2023 12:56 PM  
**To:** Susan Hill  
**Cc:** David Hawes  
**Subject:** Re: La Porte TIRZ Board Meeting

got it!

Here are the checks we will need for Monday for Developer Reimbursement:

Here are the Total Payments made to Developers as of 8/31/2023:

- 65 La Porte (Lakes of Fairmont Greens) - \$305,805.87
- Beazer Homes Texas LP - \$129,056.05
- Senior Associates - \$9,781.53
- Jabez La Porte (Artesia Village) - \$173,500.79
- Hawthorne At La Porte - \$576,979.68

**TOTAL Payments: \$1,195,123.92**



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 1660  
DATE 07/01/2023

| DESCRIPTION  | AMOUNT            |
|--|-------------------|
| Professional Consulting and Administration Fee: June 2023                        | 2,000.00          |
| In-House Postage, Photocopies, Binding, Etc.: June 2023                          | 75.75             |
| Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: June 2023 | 51.09             |
| BALANCE DUE  | <b>\$2,126.84</b> |

[illegible]

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  
DATE

1691  
08/01/2023

| DESCRIPTION   | AMOUNT            |
|---|-------------------|
| Professional Consulting and Administration Fee: July 2023 | 2,000.00          |
| <hr/>   |                   |
| BALANCE DUE   | <b>\$2,000.00</b> |



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  
DATE

1724  
09/01/2023

| DESCRIPTION   | AMOUNT            |
|---|-------------------|
| Professional Consulting and Administration Fee: August 2023 | 2,000.00          |
| <hr/>   |                   |
| BALANCE DUE   | <b>\$2,000.00</b> |



**LA PORTE DEVELOPER REIMBURSEMENTS - TAX YEAR 2022 VALUES  
9/30/2023**

|  | <b>Development<br/>Agreement</b> | <b>Balance 9/30/22<br/>Audit</b> | <b>City Payments</b> | <b>County<br/>Payments</b> | <b>ISD Payments</b>  | <b>Total Payments</b>  | <b>Balance Due To<br/>Developers</b> |
|--|----------------------------------|----------------------------------|----------------------|----------------------------|----------------------|------------------------|--------------------------------------|
| 65 La Porte (Lakes of Fairmont Greens)           | \$ 7,103,500.00                  | \$ 2,473,047.00                  | \$ 149,184.06        |                            | \$ 156,621.82        | \$ 305,805.87          | \$ 2,167,241.13                      |
| Retreat at Bay Forest LP                         | \$ 224,670.00                    | \$ -                             | \$ -                 |                            |                      | \$ -                   | \$ -                                 |
| Beazer Homes Texas LP                            | \$ 2,097,298.00                  | \$ 1,253,864.00                  | \$ 129,056.05        |                            |                      | \$ 129,056.05          | \$ 1,124,807.95                      |
| Senior Associates                                |                                  | \$ 455,869.00                    | \$ 9,781.53          |                            |                      | \$ 9,781.53            | \$ 446,087.47                        |
| Liberty Property Limited Partnership             | \$ 14,844,135.00                 | \$ -                             |                      |                            |                      | \$ -                   | \$ -                                 |
| Jabez La Porte (Artesia Village)                 | \$ 1,952,754.00                  | \$ 1,739,382.00                  | \$ 80,724.56         |                            | \$ 92,776.23         | \$ 173,500.79          | \$ 1,565,881.21                      |
| Hawthorne At La Porte (2)                        | \$ 2,019,908.00                  | \$ 1,807,311.00                  | \$ 260,927.12        |                            | \$ 316,052.56        | \$ 576,979.68          | \$ 1,230,331.32                      |
| Stonemarc (Approved January 2022)                | \$ 1,456,000.00                  |                                  | (1)                  |                            |                      |                        | \$ -                                 |
| Sylvan Beach Enclave (Approved Nov 2022 Reserve) | \$ 681,903.99                    |                                  | (1)                  |                            |                      | \$ -                   |                                      |
| <b>TOTAL</b>                                     | <b>\$ 24,269,603.00</b>          | <b>\$ 7,729,473.00</b>           | <b>\$ 629,673.31</b> | <b>\$ -</b>                | <b>\$ 565,450.61</b> | <b>\$ 1,195,123.92</b> | <b>\$ 6,534,349.08</b>               |

(1) No AUP

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. Receive and consider FY2024 Budget.

**La Porte Redevelopment Authority**  
**Tax Increment Reinvestment Zone Number One**  
**City of La Porte**  
**FY 2023 - 24 Proposed Budget**

|                                       | <b>2022-23<br/>Approved<br/>Budget</b> | <b>2022-23<br/>Estimated</b> | <b>2023-24<br/>Proposed<br/>Budget</b> |
|---------------------------------------|--|------------------------------|--|
| <b>Revenues:</b>                      |  |                              |  |
| Beginning Fund Balance                | \$ 14,646,747                          | \$ 14,965,548                | \$ 20,070,198                          |
| Estimated TIRZ Revenues               |  |                              |  |
| City                                  | \$ 2,244,847                           | \$ 2,373,661                 | \$ 2,444,871                           |
| County                                | \$ 1,028,862                           | \$ 1,055,899                 | \$ 1,087,576                           |
| LPISD                                 | \$ 4,485,838                           | \$ 4,723,689                 | \$ 4,865,399                           |
| Interest on TIRZ Funds                | \$ 1,000                               | \$ 10,000                    | \$ 10,000                              |
| <b>Total Revenues</b>                 | <b>\$ 22,407,294</b>                   | <b>\$ 23,128,797</b>         | <b>\$ 28,478,045</b>                   |
| <b>TIRZ M&amp;O Expenses:</b>         |  |                              |  |
| Administration and Project Management | \$ 24,000                              | \$ 24,000                    | \$ 24,000                              |
| Legal                                 | \$ 7,500                               | \$ 14,000                    | \$ 14,000                              |
| Agreed Upon Procedures Reports        | \$ 10,500                              | \$ -                         | \$ 11,000                              |
| Annual Audit                          | \$ 9,500                               | \$ 11,000                    | \$ 11,500                              |
| Operating Expenses                    | \$ 1,500                               | \$ 3,000                     | \$ 3,000                               |
| Bank Expenses                         | \$ 70                                  | \$ 2,190                     | \$ 2,200                               |
| Planning Services                     | \$ 15,000                              |                              | \$ 15,000                              |
| <b>Total Expenses</b>                 | <b>\$ 68,070</b>                       | <b>\$ 54,190</b>             | <b>\$ 80,700</b>                       |
| <b>Transfers</b>                      |  |                              |  |
| City Administration                   | \$ 112,242                             | \$ 118,683                   | \$ 122,244                             |
| Educational Facilities                | \$ 1,415,538                           | \$ 1,490,603                 | \$ 1,535,321                           |
| <b>Total Transfers</b>                | <b>\$ 1,527,781</b>                    | <b>\$ 1,609,286</b>          | <b>\$ 1,657,565</b>                    |
| <b>Capital Improvements</b>           |  |                              |  |
| M Street                              | \$ 3,100,000                           | \$ 200,000                   | \$ 3,000,000                           |
| TIRZ Developer Reimbursements         |  |                              |  |
| Lakes of Fairmont Greens              | \$ 297,308                             | \$ 305,806                   | \$ 314,980                             |
| Beazer Homes                          | \$ 118,279                             | \$ 129,056                   | \$ 132,928                             |
| Senior Associates                     | \$ 10,075                              | \$ 9,781                     | \$ 10,075                              |
| Jabez (Artesia)                       | \$ 47,073                              | \$ 173,501                   | \$ 178,706                             |
| Hawthorne                             | \$ 163,870                             | \$ 576,980                   | \$ 594,289                             |
|                                       | <b>\$ 3,736,605</b>                    | <b>\$ 1,395,123</b>          | <b>\$ 4,230,977</b>                    |
| <b>Ending Fund Balance</b>            | <b>\$ 17,074,838</b>                   | <b>\$ 20,070,198</b>         | <b>\$ 22,508,803</b>                   |



LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

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SUBJECT: Agenda Item Materials

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6. 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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7. Board member comments.

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

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. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney regarding pending or contemplated litigation.
9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.