

RICHARD WARREN, PRESIDENT
BRENT McCAULLEY, COUNCILPERSON
AMANDA GERRISH, BOARD MEMBER
CHUCK ENGELKEN, COUNCILPERSON



DANNY EARP, BOARD MEMBER
JOHN BLAKEMORE, BOARD MEMBER
NANCY OJEDA, VICE-PRESIDENT

CITY OF LA PORTE DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING AGENDA

Notice is hereby given of a meeting of the City of La Porte Development Corporation Board of Directors to be held on October 24, 2022, at the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, beginning at 5:00 p.m., to consider the following items of business.

Remote participation is available. Attend via a screen using this link:

<https://us02web.zoom.us/j/85867408410?pwd=ZFINRDlzSjlUQjFucXd1aXpBb3F4QT09>

Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 858 6740 8410 and the passcode is 388295.

1. **CALL TO ORDER**
2. **CITIZEN COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
3. **CONSENT AGENDA** (*Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.*)
 - (a) Approve the minutes of the regular meeting of the La Porte Development Corporation Board of Directors meeting held on September 26, 2022. [Chair Warren]
4. **PUBLIC HEARING AND ASSOCIATED MATTERS**
 - (a) The La Porte Development Corporation Board of Directors will hold a public hearing on seven (7) Capital Improvement Projects (CIP) of the La Porte Development Corporation: 1) Golf Course Fencing Project - \$475,000.00; 2) Golf Course Pond Remediation - \$150,000.00; 3) Golf Course Land Acquisition - \$350,000.00; 4) Fairmont Park Ballfield Restroom - \$350,000.00; 5) Wave Pool Enhancements - \$500,000.00; 6) Recreation Center Phase II Design - \$250,000.00; and 7) the Citywide Signage Project, Phase III - \$350,000.00; and consider possible action to approve the following projects of the La Porte Development Corporation: 1) Golf Course Fencing Project - \$475,000.00; 2) Golf Course Pond Remediation - \$150,000.00; 3) Golf Course Land Acquisition - \$350,000.00; 4) Fairmont Park Ballfield Restroom - \$350,000.00; 5) Waive Pool Enhancements - \$500,000.00; 6) Recreation Center Phase II Design - \$250,000.00; and 7) Citywide Signage Porject, Phase III - \$350,000.00 . [Matt Daeumer, Assistant City Manager]
5. **AUTHORIZATIONS**

Presentation, discussion, and possible action to approve an enhancement grant in an

- (a) amount not to exceed \$4,900.00 to the applicant, Ishvar D. Bhakta, for enhancements to building façade for structure located at 207 W. Main Street in La Porte, Texas. [Matt Daeumer, Assistant City Manager]
- (b) Presentation, discussion, and possible action to provide direction to administrative staff on strategic goals and plans of the La Porte Development Corporation for promotion of future economic development in the City of La Porte, Texas. [Matt Daeumer, Assistant City Manager]

6. SET NEXT MEETING

7. BOARD COMMENTS *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.*

8. ADJOURN

If, during the course of the meeting and discussion of any items covered by this notice, the La Porte Development Corporation Board determines that a Closed or Executive Session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the La Porte Development Corporation Board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the October 24, 2022, La Porte Development Corporation Board agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING _____
 TIME OF POSTING _____
 TAKEN DOWN _____

Lee Woodward

 Lee Woodward, City Secretary

RICHARD WARREN
PRESIDENT

BRENT MCCAULLEY
COUNCILPERSON

AMANDA GERRISH
BOARD MEMBER

CHUCK ENGELKEN
COUNCILPERSON



DANNY EARP
BOARD MEMBER

JOHN BLAKEMORE
BOARD MEMBER

NANCY OJEDA
VICE-PRESIDENT

MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING OF SEPTEMBER 26, 2022

The City of La Porte Development Corporation Board met on Monday, September 26, 2022, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 5:00 p.m., with the following in attendance:

Board members present: Richard Warren, Danny Earp, Chuck Engelken, John Blakemore, Brent McCaulley, Amanda Gerrish, Nancy Ojeda

Board members attending remotely: None

Board members absent: None

Council-appointed members present: Corby Alexander, City Manager; Lee Woodward, City Secretary; Clark Askins, Assistant City Attorney

CALL TO ORDER – *(President Warren was present but had asked Vice President Ojeda to preside.)* Vice President Ojeda called the meeting to order at 5:00 p.m.

2. CITIZEN COMMENT *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

There were no comments.

3. CONSENT AGENDA

a. Approve minutes of the regular meeting of the La Porte Development Corporation Board of Directors meeting held on August 22, 2022. [Chair Warren]

Member Engelken moved to approve the minutes of the regular meeting of the La Porte Development Corporation Board of Directors meeting held on August 22, 2022; the motion was seconded by Member Warren; the motion was adopted, 7-0.

4. PUBLIC HEARING AND ASSOCIATED MATTERS

a. The La Porte Development Corporation Board of Directors will hold a public hearing to receive comments on a proposed project to promote and develop new and expanded business enterprises, providing for site, infrastructure and related improvements in connection with the construction of the Revak Building at 114 W. Main Street in La Porte, to be operated as a commercial and residential facility, in an amount not to exceed \$390,600.00; followed by discussion and possible action to authorize a project of the La Porte Development Corporation to promote and develop new and expanded business enterprises, providing for site, infrastructure and related improvements in connection with the construction of the Revak Building at 114 W. Main Street in La Porte, Texas, to be operated as a commercial and residential facility, and providing for a financial incentive grant in an amount not to exceed \$390,600.00 to R Favorite Things, LLC. [Matt Daeumer, Assistant City Manager]

Member Earp signed a conflict of interest affidavit and did not participate in the discussion or vote of this item. Vice President Ojeda opened the public hearing at 5:01 p.m. Assistant City Manager Matt Daeumer provided an overview of the proposed agreement and provided comments about their hopes for the venture. Vice President Ojeda closed the public hearing at 5:11 p.m. Member Engelken moved to authorize a project of the La Porte Development Corporation to promote and develop new and expanded business enterprises, providing for site, infrastructure, and related improvements in connection with the construction of the Revak Building at 114 W. Main Street in La Porte, Texas, to be operated as a commercial and residential facility, and providing for a financial incentive grant in an amount not to exceed \$390,600.00 to R Favorite Things, LLC; the motion was seconded by Member Warren; the motion was adopted, 6-0.

5. AUTHORIZATIONS

- a. **Presentation, discussion, and possible action to approve an economic development incentive agreement with R Favorite Things, LLC., applicant, in connection with project for new and expanded business enterprises, providing for site and infrastructure improvements for the development of the Revak Building, located at 114 W. Main Street in La Porte, Texas. [Matt Daeumer, Assistant City Manager]**

Member Earp signed a conflict of interest affidavit and did not participate in the discussion or vote of this item. Member Warren moved to approve an economic development incentive agreement with R Favorite Things, LLC., applicant, in connection with project for new and expanded business enterprises, providing for site and infrastructure improvements for the development of the Revak Building, located at 114 W. Main Street in La Porte, Texas; the motion was seconded by Vice President Ojeda; the motion was adopted, 6-0.

- b. **Presentation, discussion, and possible action to approve an enhancement grant in an amount not to exceed \$25,229.00 to the applicant Marion (Marty) Campise for fencing, gazebo, stage, truck pad, landscaping and surface improvements to property located at 402 W. Main Street in La Porte, Texas, in connection with entertainment and food truck complex business. [Matt Daeumer, Assistant City Manager]**

Member McCaulley moved to approve an enhancement grant in an amount not to exceed \$25,229.00 to the applicant Marion (Marty) Campise for fencing, gazebo, stage, truck pad, landscaping and surface improvements to property located at 402 W. Main Street in La Porte, Texas, in connection with an entertainment and food truck complex business; the motion was seconded by Member Warren; the motion was adopted, 6-1, Vice President Ojeda voting against.

- c. **Presentation, discussion, and possible action to approve an enhancement grant in the amount not to exceed \$4,600.00 to the applicant Sitarambhai D. Bhakta for facade and associated exterior improvements to the building site located at 207 W. Main Street in La Porte, Texas, operated by Mayuri Products, LLC. [Matt Daeumer, Assistant City Manager]**

Member Warren moved to approve an enhancement grant in an amount not to exceed \$4,600.00 to the applicant Sitarambhai D. Bhakta for facade and associated exterior improvements to the building site located at 207 W. Main Street in La Porte, Texas, operated by Mayuri Products, LLC; the motion was seconded by Member McCaulley; the motion was adopted, 7-0.

- d. **Presentation, discussion, and possible action to elect a President and Vice-President for the La Porte Development Corporation Board of Directors for the fiscal year beginning October 1, 2022, and ending September 30, 2023. [Matt Daeumer, Assistant City Manager]**

Member Earp moved to elect Richard Warren as President and Nancy Ojeda as Vice President of the La Porte Development Corporation Board of Directors for the fiscal year beginning October 1, 2022, and ending September 30, 2023; the motion was seconded by Member McCaulley; the motion was adopted, 7-0.

6. SET DATE FOR NEXT MEETING

The next meeting date was scheduled for October 24, 2022.

7. BOARD COMMENTS *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.*

Members asked that proposals include information about details and offered support of improvements to businesses along Main Street.

ADJOURN – The meeting was adjourned without objection at 5:30 p.m.

Lee Woodward, City Secretary



**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD
AGENDA ITEM**

Agenda Date Requested: <u>October 24, 2022</u>
Requested By: <u>Matt Daeumer, Asst. City Mgr</u>
Department: <u>Administration/CMO</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>Fund 015 Transfer</u>
Account Number:	<u>038-6030-565-9015</u>
Amount Budgeted:	<u>\$2,425,000</u>
Amount Requested:	<u>\$2,425,000</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: 60-day Notice

SUMMARY & RECOMMENDATIONS

At the August 2, 2022 La Porte Development Corporation Board meeting, approval was given for opening the 60-day public comment period on the fiscal year 2022-2023 CIP expenditures. On August 11th, staff published the 60-day “notice” in the Bay Area Observer and October 10th was the 60th day for comments. To-date staff has received no comments on these projects.

The Board approved the appropriation of \$2,425,000 in CIP projects for fiscal year 2022-2023. These projects consisted of:

2022-23 Fiscal Year

- Golf Course Fencing Project - \$475,000
- Golf Course Pond Remediation - \$150,000
- Golf Course Land Acquisition - \$350,000
- Fairmont Park Ball Fields Restroom - \$350,000
- Wave Pool Enhancements - \$500,000
- Recreation Center Phase II Design - \$250,000
- City-wide signage project Phase III - \$350,000

Staff request the Board to hold a public hearing to receive feedback on these seven (7) Capital Improvement Projects that were funded by the Board for FY 2022-23. At the conclusion of the public hearing, based on the feedback received during the 60-day comment period, staff recommends approval from the LPDC Board for the FY 2022-23 projects.

ACTION REQUIRED BY LPDC BOARD

Conduct Public Hearing on the seven (7) Capital Improvement Projects (CIP): Golf Course Fencing Project - \$475,000, Golf Course Pond Remediation - \$150,000, Golf Course Land Acquisition - \$350,000, Fairmont Park Ballfield Restroom - \$350,000, Wave Pool Enhancements - \$ 500,000, Recreation Center

Phase II Design - \$250,000, City-wide Signage Project Phase III - \$350,000 and Approve CIP and the transfer of funds.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date

Notice of Proposed Projects of the La Porte Development Corporation Board (Type B)

Bay Forest Golf Course Fencing Project: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$475,000.00. The purpose of this project is to fund the installation of new fencing on the perimeter of the Bay Forest Golf Course.

Bay Forest Golf Course Pond Remediation Project: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$150,000.00. The purpose of the project is to remediate the Bay Forest Golf Course pond depths and capacity back to their original state.

Bay Forest Golf Course Land Acquisition: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$350,000.00. The purpose of this project is for the purchase of a parcel of land adjacent to the entrance to the Bay Forest Golf Course for future development of a new club house and events center.

Fairmont Park Ball Fields Restroom: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$350,000.00. This project will demolish, remove and replace the existing bathroom and concession structure at the Fairmont Park Ball Fields.

Signage Project – Phase III: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$350,000.00. The purpose of the project is to rebrand and enhance City of La Porte gateway entrance signs, facility marquees, facility signage, and park signage.

Wave Pool Enhancements: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$500,000.00. The purpose of the project is to fund future enhancements at the wave pool in Little Cedar Bayou Park.

Recreation Center Phase II Design: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project related to recreational or community facilities, in an amount not to exceed \$250,000.00. The purpose of the project is to fund the design of Phase II of the remodel of the La Porte Recreation and Fitness Center.

In accordance with Texas Local Government Code 505.160 the public has the right to gather a petition to object to the proposed projects by requiring an election. The petition must request that an election be held before the project is undertaken and must be signed by more than ten percent (10%) of the registered voters of the City of La Porte. The petition must be received by the City of La Porte not later than the sixtieth (60th) day after publication of this notice.

Please reach out to Matt Daeumer, Assistant City Manager at daeumerm@LaPorteTX.Gov or 281-470-5012 with any questions or comments you may have.



**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD
AGENDA ITEM**

Agenda Date Requested: <u>September 26, 2022</u>
Requested By: <u>Matt Daeumer, Asst. City Manager</u>
Department: <u>CMO</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>015 – General CIP Enhancement Grant</u>
Account Number:	<u>015-9892-993-1100</u>
Amount Budgeted:	<u>\$255,007</u>
Amount Requested:	<u>\$4,900</u>
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Exhibits: Application packet, vendor quotes, photos, and site plan, updated application, Incentive agreement

SUMMARY & RECOMMENDATION

In fiscal year 2009-10, the La Porte Development Corporation Board approved the Enhancement Grant Program; since its inception the Board has budgeted \$507,669. To-date, a total of \$252,662 has been disbursed to applicants for past approved and completed enhancement grant projects. Additionally, the Board has no pending enhancement grant projects to be disbursed. Therefore, the Board has an available fund balance for future enhancement grant project in the amount of \$255,007.

On September 26, 2022 the Board approved the below Enhancement Grant for Sitaramhai D. Bakta for improvements to the Mayuri Products LLC business façade and awning located at 207 W. Main Street in La Porte, Texas. I made two errors in the original application and presentation. Mr. Bakta’s first name is Ishvar and we should have asked for the award of \$4,900.00 instead of \$4,600.00. Therefore, I am bringing the same presentation to the Board with the corrections and the Incentive Agreement. Both corrections are reflected in the incentive agreement for consideration.

The applicant has provided the required bids with at least one bid from a local (La Porte) vendor. Below are the results of his bid:

- Gomez Contracting (La Porte) - \$23,050.00
- Texas FSG LLC (Pasadena) - \$12,700.00
- DanVM Remodeling and Construction (Houston) - \$9,800

Based on the submitted quotes, the lowest bidder is DanVM Remodeling and Construction at a bid amount of \$9,800. Therefore, staff estimates that the reimbursable amount would be 50% of the quote at \$4,900. Staff has provided documentation related to the project and the applicant will be in attendance at the meeting to respond to any questions or concerns on this project.

The applicant has met the requirements of the Enhancement Grant application; therefore, staff recommends the Board approve this Enhancement Grant application for a reimbursable amount not to exceed \$4,900.

ACTION REQUIRED BY BOARD

Presentation, discussion and possible action to approve an enhancement grant in the amount not to exceed \$4,900 to the applicant, Ishvar D. Bhakta for the enhancements for his business, Mayuri Products LLC, which is located at 207 W. Main Street in La Porte, Texas.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE LA PORTE DEVELOPMENT CORPORATION, AND ISHVAR D. BHAKTA, FOR USE OF TYPE B DEVELOPMENT CORPORATION SALES TAX FUNDS IN CONNECTION WITH THE LA PORTE DEVELOPMENT CORPORATION ENHANCEMENT GRANT PROGRAM

THIS AGREEMENT made by and entered into this ____ day of October 2022, between the La Porte Development Corporation, a Type B non-profit corporation operating under authority of Texas Local Government Code Chapters 501 and 505, hereinafter "LPDC", and Ishvar D. Bhakta, hereinafter referred to as the "Recipient".

WITNESSETH:

WHEREAS, the voters of the City of La Porte authorized the levying of additional sales tax within the City to promote economic development and the LPDC is authorized to use such tax revenues for certain qualifying projects and other economic development related purposes; and

WHEREAS, the La Porte Development Corporation has established the La Porte Enhancement Grant Program, the purpose of which is to offer financial incentives in the form of matching grants to aid business establishments located in the City of La Porte, Texas; and

WHEREAS qualifying applicants for matching grants under the La Porte Enhancement Grant Program are eligible to use grant funds for building site improvements including façade rehabilitation/enhancement, new awnings, canopies, porches, and signage, beautification projects, and parking lot improvements as outlined in the guidelines of the La Porte Enhancement Grant Program; and

WHEREAS, upon approval as a project of the La Porte Development Corporation, the La Porte Development Corporation will provide to the qualifying applicant a subsidy of up to one-half (1/2) of the cost of building site enhancements, up to a maximum match amount of \$50,000.00; and

WHEREAS, the Recipient owns commercial property located at 207 W. Main Street, (the "Business Site" herein) for which Recipient wishes to make certain improvements, hereinafter described, under an Enhancement Grant Program application; and

WHEREAS, the Recipient wishes to renovate the Business Site by completing the following projects: 1) removing and replacing the existing front door 2.) fixing a metal sheet wall in the back of the building 3.) removing the existing siding and replacing with hardy plank 4.) installing an awning, and 5.) replacing the gutters; which would result in the expenditure by Recipient of an estimated **\$9,800.00** in capital improvements and directly or indirectly support the employment of at least one (1) employee at the Business Site, with one-half (50%) of such capital expenditure being eligible for reimbursement by the La Porte Development Corporation, up to a maximum of \$50,000.00; and

WHEREAS, the provision of financial incentives to the Recipient in connection with a La Porte Enhancement Grant Program application would qualify as a project of the LPDC for infrastructure, site improvements and other related improvements, as authorized by Texas Local Government Code Chapters 501 and 505, and it is the desire of LPDC to assist in the funding of same, finding that such expenditures will promote or develop new or expanded business enterprises.

WHEREAS, Texas law and the by-laws of the LPDC require that certain expenditures and projects by the LPDC be approved by the governing body of the City; and whereas the LPDC Board has duly approved as a general project the Enhancement Grant Program, with the condition that expenditures for any Enhancement Grant Program project providing for a contribution of the LPDC Board greater than \$25,000.00 must also be authorized by the La Porte City Council; and

NOW THEREFORE, in consideration of the covenants and conditions stated herein, and in consideration of the mutual benefits that will accrue to each of the parties hereof, as well as to the citizens of the City of La Porte, Texas, the parties have agreed and do hereby agree as follows:

ARTICLE I

In consideration of the Recipient making eligible and approved improvements to the Business Site at 207 W. Main Street, La Porte, Texas, in connection with an application under the La Porte Enhancement Grant Program, which program was considered in that certain public hearing authorizing a proposed project for the expenditure of LPDC funds for the promotion or development of new or expanded business enterprises, held before the LPDC on 24 October, 2022, LPDC agrees to provide the Recipient with a one-half (50%) matching grant payment in an amount not to exceed \$4,900.00, as a one-half (50%) match for Recipient's capital expenditure of \$9,800.00, which \$4,900.00 payment shall be distributed upon the attainment of the following conditions:

- 1) Receipt by the LPDC of copies all applicable invoices and receipts of payment for the same invoices for all project components for the Business Site, which were previously approved by the LPDC Board, and have been completed,
- 2) Receipt by the LPDC of pictures showing proof of completion of each of the project components for the Business Site previously approved by the LPDC Board,
- 3) Receipt by LPDC of copies of all certificates and permits required by the City of La Porte, Texas, if any, to the Recipient for completion of the renovated Business Site;
- 4) Proof of minimum capital investment in the amount of \$9,800.00 applied towards eligible and approved improvements of the Business Site and related infrastructure and site work. The renovation to the Business Site and related

infrastructure for which the required capital investment is made, must, at a minimum, include the following scope of work, and in the amounts indicated:

Façade, siding and awning	\$9,800.00
	\$
Total	\$9800.00

- 5) Submission to LPDC of an employment roster evidencing that Recipient employs at least one full-time or part-time equivalent individuals as employees at the Business Site. Proof of employment, for purposes of this agreement, shall require Recipient to produce a) copies of Recipient's 941 Report to the Internal Revenue Service and C3 Report to the Texas Workforce Commission for each employee (but with social security numbers of each employee redacted) and b) a notarized statement executed by Recipient's Board of Directors affirming that one (1) full time employee is employed by Recipient for positions permanently located at Business Site.
- 6) In no case will the payment of **\$4,900.00** be made by the LPDC if all the required items listed above are not delivered to and received by LPDC within one (1) year from the date on which this agreement is approved by the Board of the La Porte Development Corporation. In the case that all the required items listed above for the Business Site are presented to LPDC on or before said deadline, the LPDC shall convene a meeting of the LPDC Board of Directors for a date no later than forty-five (45) days. Upon verification of the completion of all project components by the LPDC Board for the Business Site, as reflected by formal vote of the LPDC Board of Directors that the Recipient has satisfied the requirements of this paragraph, LPDC will then remit the sum of **\$4,900.00** to the Recipient within a period not to exceed thirty (30) days.

ARTICLE II

All funds received as herein provided shall be solely for the purpose of contributing towards the Recipient's costs in making eligible and approved improvements to the Business Site.

The Recipient further acknowledges that the incentive grant provided for herein is tied to a project of the LPDC for the promotion or development of new or expanded business enterprises, as authorized by Texas Local Government Code chapters 501 and 505.

ARTICLE III

Disbursement and/or retention of the cash incentive identified in Article I of this Agreement shall be made as follows:

- A. Disbursement shall be made to Recipient, subject to the satisfaction of the conditions precedent or conditions subsequent contained within Article I of this Agreement.

- B. LPDC's obligation to Recipient shall not exceed **\$4,900.00**, nor shall LPDC be obligated to reimburse Recipient for requests delivered to LPDC after the termination of this Agreement.

ARTICLE IV

The Recipient understands that the funds paid to the Recipient by the LPDC are derived from tax revenues collected under Texas Local Government Code 505.252, and that LPDC has estimated the tax revenues to be collected during the term of this Agreement. The Recipient further understands, acknowledges, and agrees that if the tax revenue actually collected is less than 90% of the estimated tax revenues to be collected in any fiscal year during the term of this Agreement, LPDC will be under no obligation to provide funding to the Recipient for any payment or payments during or after the fiscal year for which there is a revenue shortfall. Upon execution of the Agreement, funds will be placed in a City of La Porte designated commitment account for purposes of this Agreement.

ARTICLE V

In the event of any default by the Recipient hereunder, including, but not limited to, use of the funds provided herein for purposes other than those stated in Article I of this Agreement, LPDC may cease all future payments hereunder and terminate this Agreement. In addition, LPDC shall have the right to reclaim and recapture, and the Recipient shall refund, any funds that are not spent in accordance with the terms of this Agreement, including 1) LPDC funds spent by the Recipient in contravention of this Agreement and 2) any LPDC funds previously paid to the Recipient but not yet spent by Recipient. In each such case, the previously paid cash payment or payments shall be remitted to the LPDC within sixty (60) of receipt of written demand for same.

Any breach of this covenant shall be grounds for immediate termination of the distribution of funds.

ARTICLE VI

The term of this Agreement will expire one (1) year from the date on which the Board of the La Porte Development Corporation approved the enhancement grant for Recipient.

ARTICLE VII

All funds provided by the LPDC pursuant to this Agreement may be used only for the purposes authorized by this Agreement. Notwithstanding Article I, above, City shall be under no obligation to make any fund disbursements if the reports required under this Article have not been delivered to the LPDC.

ARTICLE VIII

This Agreement does not create any joint venture, partnership, or agency relationship between the LPDC and the Recipient. The Recipient shall have exclusive control of, and the exclusive right to control the details of the work to be performed by the Recipient hereunder and all personnel performing same and shall be solely responsible for the acts and omissions of its officers, members, agents, servants, employees, subcontractors, program participants, volunteers, licensees, and invitees. In no event shall any person participating in or performing any of the Recipient's duties or responsibilities hereunder be considered an officer, agent, servant, or employee of the LPDC.

ARTICLE IX

The Recipient agrees to assume and does hereby assume all responsibility and liability for damages sustained by persons or property, whether real or asserted, by or from the carrying on of work by the Recipient or in the performance of services performed and to be performed by the Recipient hereunder. The Recipient covenants and agrees to, and does hereby indemnify, defend, and hold harmless LPDC and all their respective officers, agents, and employees from all suits, actions, claims, and expenses of any character, including attorney's fees, brought for or incurred on account of any injuries or damages, whether real or asserted, sustained by any person or property by or in consequence of any intentional or negligent act, omission, or conduct of the Recipient, its agents, servants or employees.

ARTICLE X

This Agreement may be amended by the mutual agreement of the Parties hereto in writing to be attached to and incorporated into this Agreement.

ARTICLE XI

The Recipient shall adhere to all local, state, and federal laws and regulations that may affect its actions made pursuant to this Agreement, and shall maintain in effect during the term of this Agreement any and all federal, state, and local licenses and permits which may be required of Recipients generally.

ARTICLE XII

The Recipient may not assign this Agreement, or any of the benefits provided herein including but not limited to incentive payments identified in Article I, without the written consent of LPDC.

ARTICLE XIII

The waiver by LPDC of any breach of any term, condition, or covenant herein contained shall not be deemed a waiver of any subsequent breach of the same, or any other term, condition, or covenant.

ARTICLE XIV

The obligations of the Parties to this Agreement are performable in Harris County, Texas and if legal action is necessary to enforce same, venue shall lie in Harris County, Texas.

ARTICLE XV

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

ARTICLE XVI

This Agreement may be executed in triplicate, each of which shall be deemed an original and constitute one and the same instrument.

ARTICLE XVII

Neither LPDC nor the Recipient shall be required to perform any term, condition, or covenant in this Agreement so long as such performance is delayed or prevented by force majeure, which shall mean Acts of God, civil riots, floods, and any other cause not reasonably within the control of LPDC or the Recipient except as herein provided, and which by the exercise of due diligence LPDC or the Recipient is unable, wholly or in part, to prevent or overcome.

ARTICLE XVIII

In submitting this application, the applicant whose signature appears below affirms its intent and commitment to comply in full with Section 2264.052 of the Government Code and certifies that it does not and will not knowingly employ an undocumented worker during any time period associated with the public subsidy for which the application is being submitted. The applicant further certifies its understanding and agreement that if it is convicted of a violation of 8 U.S.C. Section 1324a(f), providing for civil and/or criminal penalties for engaging in a pattern or practice of knowingly hiring or continuing to employ unauthorized aliens, it shall repay the amount of the public subsidy with interest, at the rate and according to the terms of the agreement signed under Section 2264.053 of the Government Code, not later than the 120th day after the date the city notifies the business of the violation.

ARTICLE XIX

The Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the Parties, which relate to matters in this Agreement.

SIGNED AND AGREED to by LPDC and the Recipient on the dates indicated below.

LA PORTE DEVELOPMENT CORPORATION

Richard Warren, President

Date

ATTEST

Secretary of the Corporation

Ishvar D. Bhakta

By:

Date

ATTEST

La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Office of Economic Development
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: 08-15-2022

Ishvar D. Bhakta

Applicant Name

Mayuri Products LLC

Business Name

202 West Main Street, La Porte, Texas 77571

Physical Business Address

Business Owner (if different from applicant)

1602 S. Broadway, La Porte, Texas 77571

Mailing Address

650-218-8735

Contact Phone

Email Address

TYPE OF WORK (*check all that apply*):

- | | |
|---|---|
| <input type="checkbox"/> Façade | <input type="checkbox"/> Awnings/Signage |
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Parking Lot Improvements |

DETAILS OF PLANNED IMPROVEMENTS (*attach additional pages if necessary*):

Remove existing door and add a new door, and fix a metal sheet wall in the back of the
building. Remove existing siding on front side and replace with hardy plank. Add 2 feet above
front window and install 3' x 30' foot metal awning. Repair siding on building and replace
gutters.

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL
1. Dan VM Remodeling and Construction	\$9,800
2. Texas FSG	\$12,700
3. Gomez Construction	\$23,050
4.	\$
5.	\$

BUDGET DETAIL

PROJECT EXPENDITURES	FUNDS	FUNDS APPLIED	TOTAL
Façade Rehab	\$9,800	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project: \$ 9,800

Amount requested (up to 50% of total cost, \$2,500 to \$50,000): \$ 4,900

Please attach color samples, model numbers (for windows, doors, etc.), photos, scaled drawings, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements: I have met with the LPDC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the eligible renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project, OR I have disclosed all pertinent insurance information. I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds.



 APPLICANT SIGNATURE

10/12/2022

 DATE





La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Office of Economic Development
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: 08-15-2022

Sitarambhai D. Bhakta

Applicant Name

Mayuri Products LLC

Business Name

202 West Main Street, La Porte, Texas 77571

Physical Business Address

Business Owner (if different from applicant)

1602 S. Broadway, La Porte, Texas 77571

Mailing Address

650-218-8735

Contact Phone

Email Address

TYPE OF WORK (*check all that apply*):

Façade

Awnings/Signage

Beautification

Parking Lot Improvements

DETAILS OF PLANNED IMPROVEMENTS (*attach additional pages if necessary*):

Remove existing door and add a new door, and fix a metal sheet wall in the back of the building. Remove existing siding on front side and replace with hardy plank. Add 2 feet above front window and install 3' x 30' foot metal awning. Repair siding on building and replace gutters.

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL
1. Dan VM Remodeling and Construction	\$9,800
2. Texas FSG	\$12,700
3. Gomez Construction	\$23,050
4.	\$
5.	\$

BUDGET DETAIL

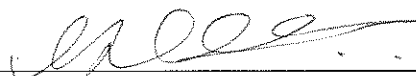
PROJECT EXPENDITURES	FUNDS	FUNDS APPLIED	TOTAL
Façade Rehab	\$9,800	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project: \$ 9,800

Amount requested (up to 50% of total cost, \$2,500 to \$50,000): \$ 4,600

Please attach color samples, model numbers (for windows, doors, etc.), photos, scaled drawings, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements: I have met with the LPDC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the eligible renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project, OR I have disclosed all pertinent insurance information. I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds.



APPLICANT SIGNATURE

08/23/2022

DATE

DanVM Remodeling and Construction

Daniel Vasquez

INVOICE

Mayuri products llc DBA salram caterers

4022 Valor St

207 main st

Houston, Texas 77093

la porte tx 77571

(713) 551-1764

(650)-218-8735

vasquezdaniel70@yahoo.com

ishvar1959@gmail.com

Description 07/7/2022

We will remove the existing door and add a new door, and fix a metal sheet wall in the back of the building. On the front side we will remove existing sitelng and add a new hardy plane. Will add 2 feet above the window over hand, 3x30 ft metal roof. On the side wall we will remove the existing metal sheet and add a new metal sheet. We are going to replace the 36 linear ft picket wood fence. We will cover up the open ceiling 8x14, and will replace the 60 linear feet gutter.

All this price include all labor and materials - **\$9,800**

n order to start this project you will need to make a down payment of %60 .

Daniel Vasquez _____ Date _____

Mayuri products llc _____ Date _____

Thank you for your business. Please make all checks payable to Daniel
Vasquez.

Texas FSG LLC

1404 Tupelo Ave.
Pasadena, TX 77506

Estimate

Date	Estimate #
7/28/2022	01522

Name / Address
Sai Ram Caterers 207 Main St La Porte, TX 77571

			Project
Description	Qty	Rate	Total
exterior Door replace and put new door front metal owning put new metals 3 x 30 ft 2 ft above the front window . fix the fence at back of the property 36 Ln.Ft. cover up the ceiling 8 x 14 . replace the gutter 60 Ln. Ft. All Above work is with material and labor.		12,700.00	12,700.00
Above quote valid till 15 Days form the date we send estimate. 50 % Advanced & 50 % after work Compe			Total
			12,700.00

Gomez Contracting

Albert Gomez 713-742-3542

Ishwa / Restaurant

407 Main St.

La Porte, Tx 77571 Phone # x 281-470-0445

Job Quote/Contract

Date: 8/14/2022

Exterior & Siding Repairs

<u>Job Description</u>	<u>Materials</u>	<u>Material Cost</u>	<u>Labor Price</u>
Remove all existing vinyl siding, & trim for front and side building, Install Veneer brick siding and trim around windows and corners.		8,000.00	\$6,500.00
Remove and replace front double doors and trim.		1,500.00	\$1,200.00
Install new front door awning.		650.00	\$850.00
Remove and replace damaged sheet metal siding for back building.		750.00	\$1,500.00
Paint all sides and trim.		\$450.00	\$1,650.00
	Materialcost:	\$11,350.00	
	Labor Cost:		11,700.00
	Total Job Estimate:		\$23,050.00

Materials and down payment are paid and covered by the customer in advance.

Final payment is due upon Job completion

Any extra labor or parts not on this contract can be revised and added

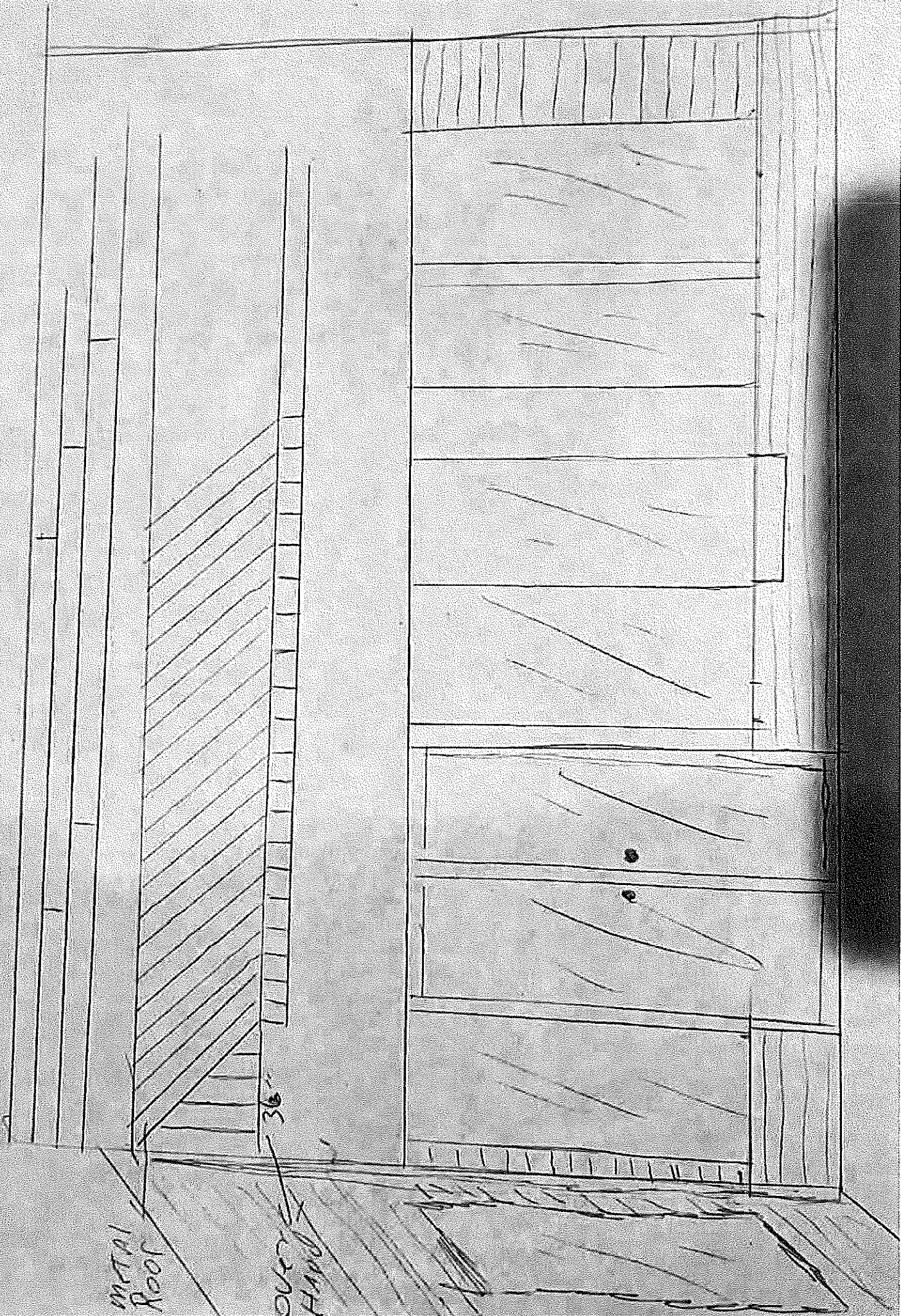
Contractor Signature: Albert Gomez

Date: 8/14/2022

Customer Signature: _____

Date: _____

FROM VIEW



METAL ROOF

OVER HANG



**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD
AGENDA ITEM**

Agenda Date Requested: <u>October 24, 2022</u>
Requested By: <u>Matt Daeumer, Asst. City Mgr.</u>
Department: <u>Administration/CMO</u>
<input checked="" type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input type="radio"/> No

Exhibits: Power Point

SUMMARY & RECOMMENDATIONS

After the May 23, 2022 meeting two board members asked to have a discussion on strategic goals and plans of this body. It is also based on some of the recent training material that has been provided to the Board. This is in an effort to focus our economic development strategy where the board feels is important.

On June 27, 2022 we had a brief presentation on the City's current environment and focusing our efforts.

Staff would like to revisit this item and get further direction.

ACTION REQUIRED BY LPDC BOARD

Presentation, discussion, and possible action to provide direction to Staff on strategic goals and plans of the La Porte Development Corporation for promotion of future economic development in the City of La Porte.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date

ECONOMIC DEVELOPMENT STRATEGY





CURRENT ENVIRONMENT

- Reviewing Applications for the open Economic Development Coordinator
- No recent clear vision or direction from the Board
- Priorities from 2018 Comprehensive Plan Update:
 - 2 tie – Strategic Downtown Improvements
 - 4 tie – Business Retention and Expansion Program
 - 4 tie – Business Incubator
- Update for 2022 Comprehensive Plan has begun



STRATEGIC DOWNTOWN IMPROVEMENTS

- Prepare a master plan for the Downtown area, including Main Street and Sylvan Beach, the connections between, and the transition to adjacent areas. This includes:
 - setting a clear and collectively supported vision;
 - determination of implementation framework to guide new/reinvestment; and,
 - coordinating with previous work completed on marketing and branding.

BUSINESS RETENTION AND EXPANSION PROGRAM



- Examine coordinating with previous work completed on marketing and branding, setting a clear and collectively supported vision;
 - Determine, through surveys or interviews, how the City can best support existing businesses
 - Establish an action plan to address identified needs and challenges
 - Continue to support local event programming and marketing

PROGRAM PURPOSE



- La Porte needs an Economic Development Vision
 - La Porte First: Retain existing business and industry
 - La Porte Easy: Remove barriers to conducting business with the City
 - La Porte Recruits: Make the City an attractive place for business
- Focus efforts on what the Board and the City feel are important



IDEAS FROM ECONOMIC DEVELOPMENT 101

- List of top 10 companies
- Concierge Model
- Planning/Permitting Software
- Technical Scholarships – workforce development
- Compare prices and tack on fees with other cities
- Tax Increment Financing (TIF) for low income
- New Market Tax Credits – Bring in business that we currently don't have
- Public Transportation – expand routes

DISCUSSION

