

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 June 27, 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 the link

<https://us02web.zoom.us/j/86714034897?pwd=NTRnU0tzbfJZUzhVdEVuY0s1aG1ndz09>.

Join by phone at 888-475-4499 or 877-853-5257. The meeting ID is 867 1403 4897 and the passcode is 556605.

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 minutes of the regular meeting of the La Porte Development Corporation Board of Directors held on May 23, 2022. [Chair Warren]
4. **AUTHORIZATIONS**
 - (a) Presentation, discussion, and possible action to open a 60-day public comment period for a potential project to promote new or expanded business enterprises at 114 W. Main St., La Porte, Texas, to be known as the Revak Building, through five-year loan of \$3,200,000.00, or alternatively, up to a \$480,600.00 incentive payment [Matt Daeumer, Asst. City Manager]
 - (b) 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. [Matt Daeumer, Asst. City Manager]
5. **SET NEXT MEETING**
6. **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.*
7. **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 June 27, 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 MAY 23, 2022

The City of La Porte Development Corporation Board met on Monday, May 23, 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: Nancy Ojeda, Danny Earp, Chuck Engelken, John Blakemore, Brent McCaulley, Amanda Gerrish

Board members attending remotely: None

Board members absent: Richard Warren

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

1. **CALL TO ORDER** – Vice-President Ojeda called the meeting to order at 5:03 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 the minutes of the regular meeting of the La Porte Development Corporation held on April 25, 2022. [President Warren]**

Member Engelken moved to approve the minutes of the regular meeting of the La Porte Development Corporation Board of Directors held on April 25, 2022; the motion was seconded by Members Earp and Blakemore; the motion was adopted, 6-0.

- b. **Approve opening a 60-day public comment period in connection with possible incentive project, not to exceed \$30,000, for site improvements at 508 W. Main Street. [Matt Daeumer, Assistant City Manager]**

Member Earp moved to approve a 60-day public comment period in connection with possible incentive project, not to exceed \$30,000, for site improvements at 508 W. Main Street; the motion was seconded by Member McCaulley; the motion was adopted, 6-0.

4. STAFF REPORTS

- a. **Presentation, discussion, and possible action regarding the Economic Development Coordinator position. [Matt Daeumer, Assistant City Manager]**

Mr. Daeumer addressed an application received for the Economic Development Coordinator position.

5. SET DATE FOR NEXT MEETING

The next meeting date was scheduled for June 27, 2022.

6. 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 welcomed new member Amanda Gerrish.

ADJOURN – The meeting was adjourned without objection at 5:18 p.m.

Lee Woodward, City Secretary



REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

| |
|---|
| Agenda Date Requested: <u>June 27, 2022</u> |
| Requested By: <u>Matt Daeumer, Asst. City Manager</u> |
| Department: <u>CMO</u> |
| <input type="radio"/> Report <input type="radio"/> Resolution <input type="radio"/> Ordinance |

| Appropriation | |
|-------------------|---|
| Source of Funds: | <u>Special Programs</u> |
| Account Number: | <u>038-6030-565-9997</u> |
| Amount Budgeted: | _____ |
| Amount Requested: | _____ |
| Budgeted Item: | <input type="radio"/> Yes <input checked="" type="radio"/> No |

Exhibits:

Application, Site plan, Score Card

SUMMARY

The applicants, Ed and Jody Revak have purchased the property at 114 W. Main St. with an appraised value of \$200,000. They are interested in developing what will be known as The Revak Building. This project will consist of five retail spaces and four apartment units. The total expected cost of the project is approximately \$4,000,000. Based on the score card, the applicants qualify for up to \$480,600 incentives.

The applicants plan to invest \$800,000 from personal savings. They would like to request a five year, interest free loan with a single balloon payment for \$3,200,000 from the La Porte Development Corporation Board. If this is not an option, based on the matrix, the applicants would like to request an incentive up to \$480,600.

The applicants believe this project will be the most significant Main St. development in the last 100 years and become the cornerstone of the revitalization of downtown La Porte. The applicants will operate two of the retail spaces personally. One will be the first franchise for Round Table Pizza Royalty in the Houston area. This is a fast casual, dine in restaurant using upscale ingredients. The other will be a Wine Bar serving a small plates menu. Both the restaurant and wine bar will be operated by Ed and Jody Revak. They already have a tenant for one of the retail spaces for a well-established nail salon that is relocating back to La Porte.

A similar agreement was approved by this board on June 1, 2015 for the Pipeline Grill in the amount of \$300,000. Pipeline Grill has met all of their required benchmarks and has been paid in full. The restaurant continues to thrive in our community.

The Revak Building project is one with more intangible value to the City than first meets the eye, specifically as a foot traffic hub on Main Street and with the proximity to the Five Points Plaza it may play a larger role than its taxable value would suggest. It follows the completion of the project at 100 W. Main for which the Board approved an incentive development agreement in the amount of \$85,000 and an enhancement agreement in the amount of \$50,000. This agreement resulted in a new brick building in keeping with the Historic Main Street District. The building currently houses the La Porte Bayshore Chamber of Commerce, Goodies Ice Cream and two apartment units.

The Finance Department estimates that La Porte Economic Development Corporation fund balance at the end of FY2023 will \$7,365,936. The budget expends approximately \$3,000,000 per year and will collect revenues in the amount of \$3,254,000. If the Board elects to fund the loan as described above,

it will leave a remaining fund balance of \$4,165,936 and if the Board elects to fund a grant, it will leave a remaining fund balance of \$6,885,336.

If the Board is interested in pursuing this project, staff would suggest opening the 60 day public comment period for either the loan or grant as there would be no requirement to fund the project at the end of 60 days.

RECOMMENDED MOTION

Presentation, discussion, and possible action to open the 60 day public comment period for a potential project to promote new or expanded business enterprises at 114 W. Main St., La Porte, Texas, to be known as the Revak Building, through five-year loan of \$3,200,000.00, or alternatively, up to a \$480,6000.00 incentive payment.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date



City of La Porte

ECONOMIC DEVELOPMENT INCENTIVES

APPLICATION

This application must be filed at least 60 days prior to the date the City Council considers the request. Requests for incentives must be approved by the City Council prior to the beginning of construction or installation of equipment. This application will become part of the agreement between the applicant and the City of La Porte. Any knowingly false representations will be grounds for voiding the agreement. This original application must be submitted to the Economic Development Coordinator, City of La Porte 604 W. Fairmont Parkway, La Porte, Texas 77571.

I. APPLICANT INFORMATION

1. Date of Application: 5/26/22

2. Company Name: R FAVORITE THING LLC

3. Current Number of Employees: N/A

4. Address: 114 W MAIN ST
LA PORTE TX 77573

5. Annual Sales: -0-

6. Type of Ownership: Corporation Partnership
 Proprietorship

7. Names(s) of principal owner(s), partner(s) or director of the company:
ED & JODY REVAK

8. Corporate Headquarters' address: 2015 CRESCENT DR
LA PORTE TX 77571

9. Corporate Telephone: JODY 916-425-7816 / ED 916-704-8688

10. Other locations and/or places of business owned and operated by the applicant. For each location, please provide the city, state, street address and name(s) under which business is conducted:

N/A

11. Date Organization Formed: 11/11/2021

12. Please attach most recent annual report or financial statement.

II. PROJECT INFORMATION

1. Type of Facility: Manufacturing
 Distribution Center
 Corporate Office or Service Center
 Research and Development Facility
 Regional Entertainment Facility
 Other (please specify)
RESTAURANT, WINE BAR, RETAIL SPACES & LUXURY APTS

2. Project Description: New Construction Expansion
 Modernization

3. Location address of proposed project: 114 W MAIN ST
LA PORTE TX 77571

4. County HARRIS

5. School District LA PORTE ISD

6. Product(s) or Service: REAL ESTATE VENTURE, RESTAURANT, WINE BAR AND RETAIL SPACES

7. Attach map and legal description of project location showing proposed improvements. **ATTACHED SITE PLAN, 3D RENDERINGS & DRAWINGS**

8. Please describe the proposed use and the specific nature and extent of the project:

MIXED USE COMMERCIAL PROPERTY. A STRUCTURE THAT HAS RETAIL SPACES ON GROUND FLOOR, WINE BAR AND RESTAURANT. SECOND FLOOR HAS 5 LUXURY LOFTS

9. Please list all improvements and equipment for the project:

| Improvement Items | Cost |
|-------------------------------------|---------------------------|
| <u>SEE ATTACHED DRAWINGS</u> | <u>\$4,000,000</u> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |

10. Please state all sources for financing the improvements:

PERSONAL FUNDING & CITY ECONOMIC DEVELOPMENT INCENTIVES AND FUNDS AND CITY ECONOMIC DEVELOPMENT FINANCING FOR THE FIRST 5 YEARS

11. Please state the time frame or projected date of start and completion:

JUNE 30, 2022 – JUNE 30, 2023

12. Improvements will be completed by January 1, 2024 (specify year).

13. Please state the productive life of the proposed improvements:

100 YEARS

14. Please give a general description of business personal property (property other than buildings, fixed machinery, inventory and supplies) that will be purchased as a result of the project:

KITCHEN EQUIPMENT, WINE BAR EQUIPMENT, TABLES, CHAIRS, DISHWARE, UNIFORMS, SIGNS, WINE INVENTORY, WINDOW TREATMENTS, ARTWORK PLUS SPEC RETAIL SPACES

III. ECONOMIC INFORMATION

1. Number of persons currently employed by applicant:

Full Time N/A Part Time N/A

Total Annual Payroll: \$ N/A

2. Number of new jobs (full time equivalent) to be created/retained by the proposed improvements:

| Number | Estimate Annual Payroll | Year |
|--------------------------|-------------------------|-----------------|
| At Opening <u> 22 </u> | \$ <u> 400,000 </u> | <u> 2024 </u> |
| At 3 years <u> 22 </u> | \$ <u> 500,000 </u> | <u> 2027 </u> |
| At 5 years <u> 26 </u> | \$ <u> 600,000 </u> | <u> 2029 </u> |

3. Number of new jobs to be filled by persons residing in the City of La Porte or Harris County:

Full Time 13 Part Time 18

4. Number of Peak Construction Jobs: 25

5. In the case of modernization, please estimate the economic life of the existing facility: N/A years. Added economic life after modernization: N/A years.

6. In the case of modernization, please state the assessed value of the facility for the tax year immediately preceding this application:

Real Property \$ N/A Business Personal Property \$ N/A

7. Amount of taxable sales currently being generated annually in the City of La Porte (if applicable): \$ N/A .

8. Amount of projected taxable sales that the proposed improvements will generate: **1st year - \$2M, 2nd year - \$2.25M, 3rd year - \$3.5M, 4th year - \$2.75M, 5th year - \$3M**

9. In the case of application based on job retention, please describe potential job loss that would occur without economic development incentives:

REVITALIZATION OF OLD LA PORTE MAIN ST IS CRUCIAL TO
RETAIN JOBS & COMMERCE EAST OF 146. A VIBRANT MAIN ST
WILL RENEW OUR CITY'S SENSE OF PLACE AND WELL BEING AND
WILL BE AN ASSET TO THE ENTIRE CITY
THIS WILL BE THE MOST SIGNIFICANT MAIN ST DEVELOPMENT
THAT HAS OCCURRED IN 100 YEARS

Company Representative to be contacted:

ED & JODY REVAK

Name

Title

2015 CRESCENT

Address

LA PORTE TX 77571

ED 916-704-8688 / JODY 916-425-7816

Telephone

Authorized Company Official:

Authorized Signature

5/26/2022

Date

Printed Name

Title

Telephone









REVAK BUILDING
114 W MAIN ST, LA PORTE
5/26/2022

| | |
|---|--|
| Excavation | |
| Select fill | |
| Building | |
| Building erection | |
| Plumbing | |
| Plumbing fixtures | |
| Glass shower | |
| Ceramic tile in showers and tub surround | |
| 2nd Floor Concrete | |
| Electrical | |
| Light fixtures & fans, material only | |
| HVAC | |
| TV & IT wiring | |
| Walls | |
| Siding | |
| Roof | |
| Spray foam insulation - walls | |
| Windows material | |
| Windows labor | |
| Exterior doors material / labor | |
| Interior doors material / labor | |
| Cabinets | |
| Countertops - Loft apts | |
| Countertops - Wine bar | |
| Trim, base molding & closest shelves | |
| Flooring - 8800 SF | |
| Paint | |
| Site | |
| Area paving | need to increase for east alley improvements |
| Car parking awning material | |
| Car parking awning labor | |
| Striping/car stops | |
| Sidewalk & ramps | |
| Balcony concrete | |
| Sprinkler system | |
| Clean up | |
| Final clean up | |
| Landscaping | |
| Drawings & Engineering | |
| Permit fees | |
| Bathroom accessories | |
| Bathroom mirrors | |
| Re-key | |
| Millwork / wine bar | |
| Parking lot light poles | |
| Contingency due to inflation | |
| IPE, wood siding inc trim around storefront | |
| Temporary fencing | |
| Kitchen equipment | |
| Dining Rm accessories for rest & wine bar - allowance | |
| Build out for retail space #3 & #4 - allowance | |
| Final build out for space #5 - allowance | |
| Restaurant build out | |
| Appliances - 5 apts - allowance | |
| Site vision | |
| Misc | |
| TOTAL | \$ 4,196,600.00 |

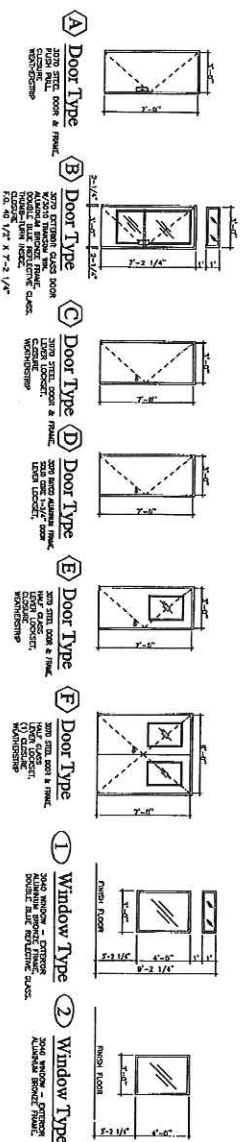
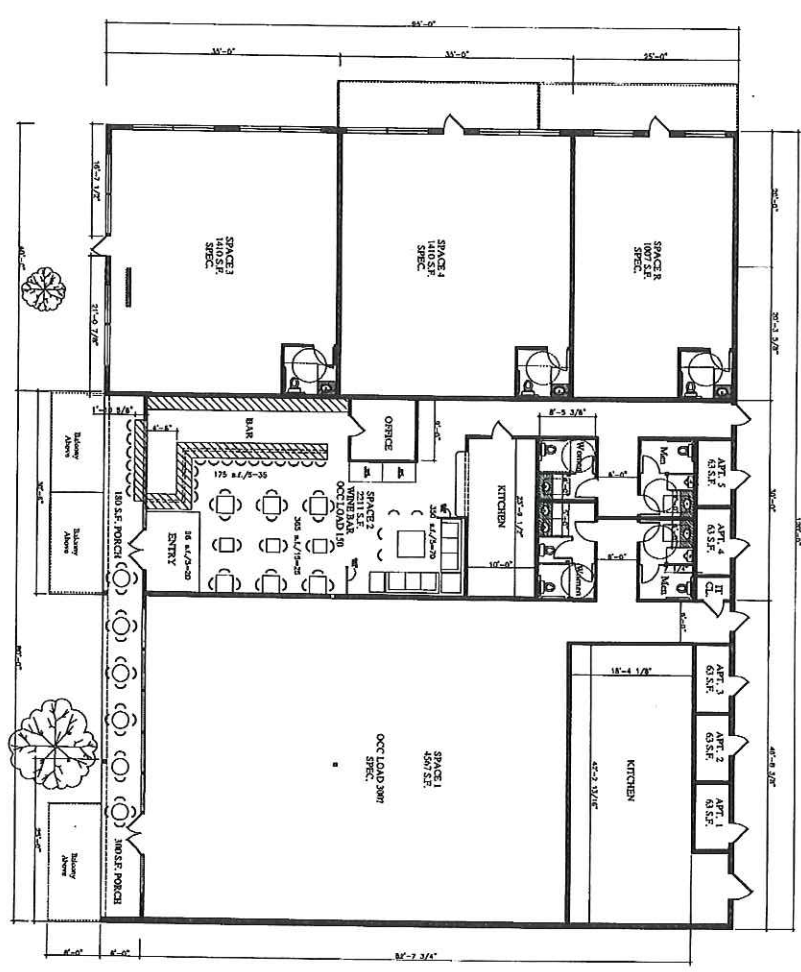
GENERAL CONTRACTOR & SUB-CONTRACTORS TO BE PROVIDED WITH THIS SET OF DRAWINGS. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES. ANY CHANGES SHALL BE MADE BY A REVISION SHEET. THIS SET OF DRAWINGS IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF FOLLIS CONSTRUCTION, INC.

NOTE:
GENERAL CONTRACTOR & SUB-CONTRACTORS TO BE PROVIDED WITH THIS SET OF DRAWINGS. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES. ANY CHANGES SHALL BE MADE BY A REVISION SHEET. THIS SET OF DRAWINGS IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF FOLLIS CONSTRUCTION, INC.

General Door Notes:
1. DOOR LEAVES SHALL HAVE LEAF SPACERS OR SHIMS TO MAINTAIN CLEARANCE BETWEEN DOOR LEAF AND FRAME. DOOR LEAVES SHALL BE FINISHED TO MATCH THE FINISH OF THE ADJACENT WALLS. DOOR LEAVES SHALL BE FINISHED TO MATCH THE FINISH OF THE ADJACENT WALLS.

Legend:
 ○ DOOR MATERIAL, NO. OPEN, - THE SHEET
 ⊙ WINDOW MATERIAL, NO. OPEN, - THE SHEET
 --- CROSS SECTION, NO. OPEN, - THE SHEET
 --- SERVICE WALL, PARTITION W/
 3'-0" MIN. STUDS
 --- SERVICE WALL, PARTITION W/
 2'-0" MIN. STUDS
 --- PARTITION WALL, PARTITION W/
 2'-0" MIN. STUDS
 --- PARTITION WALL, PARTITION W/
 2'-0" MIN. STUDS
 --- PARTITION WALL, PARTITION W/
 2'-0" MIN. STUDS

Abbreviations:
 D.F. DOOR FRAME FLOOR
 F.F. FLOOR FINISH, NO. FINISHED DIMENSIONS
 F.S. FLOOR SINK, NO. FINISHED DIMENSIONS
 F.L. FLOOR SINK, NO. FINISHED DIMENSIONS
 H.C. HANGING CABINET
 H.A. HANGING APPLIANCE
 H.S. HANGING SINK
 H.T. HANGING TUB
 H.W. HANGING WASH SINK
 H.C. HANGING CABINET
 H.A. HANGING APPLIANCE
 H.S. HANGING SINK
 H.T. HANGING TUB
 H.W. HANGING WASH SINK
 TYP. TYPICAL



FIRST FLOOR

FLOOR PLAN

OP. 1

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

CUSTOMER:
I. FAVORITE THING LLC
 114 W. MAIN ST.
 LA PORTE, TX 77551

Follis Construction, Inc.
 Design/Build General Contractors
 111 N. Broadway
 La Porte, TX 77551
 Tel: (409) 271-5541
 Fax: (409) 271-5588
 www.follisconstruction.com

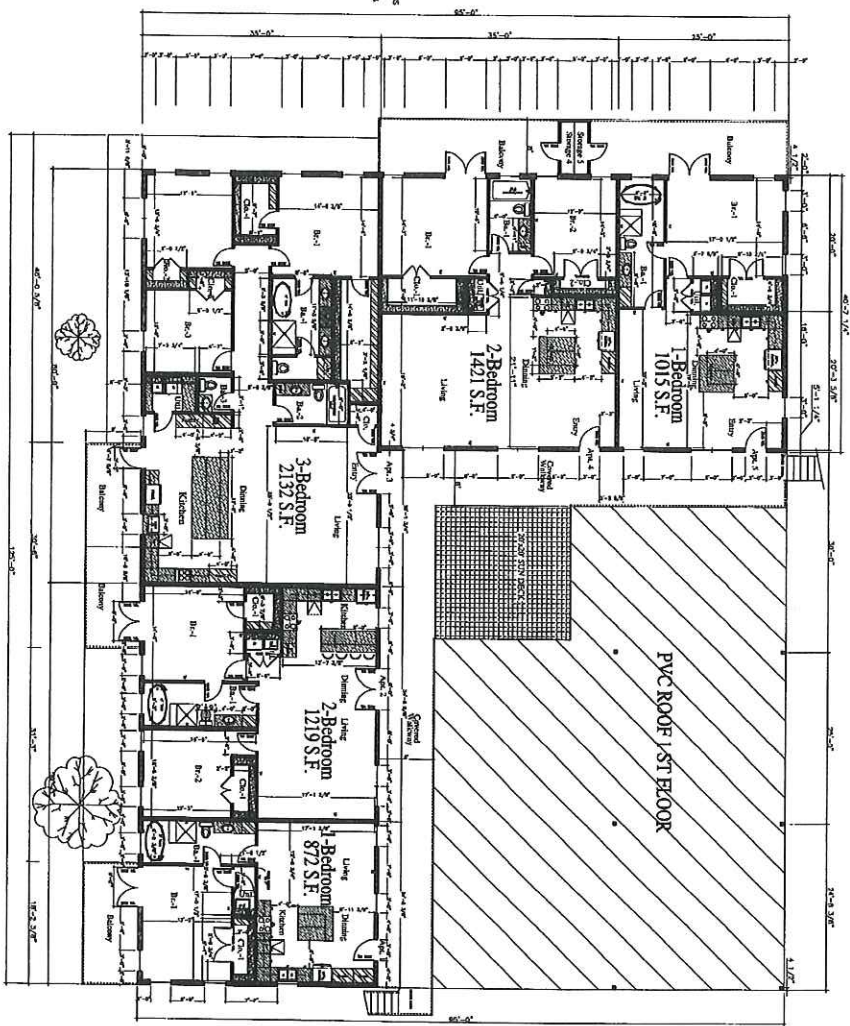
A-1

Abbreviations:
 A/F - ABOVE FLOOR
 B/F - BELOW FLOOR
 F.S. - FLOOR SLAB OR FINISHING FINISHES
 F.C. - FLOOR CURB OR FINISHING FINISHES
 H.A. - HANGING ACCESSIBLE
 H.C. - HANGING CURB
 H.T.S. - HANGING TRUSS
 H.T. - HANGING TRUSS
 H.C. - HANGING CURB
 H.A. - HANGING ACCESSIBLE
 H.C. - HANGING CURB
 H.T.S. - HANGING TRUSS
 H.T. - HANGING TRUSS

Legend:
 ○ DOOR NUMBER, SEE DETAIL - THIS SHEET
 ⊕ WINDOW NUMBER, SEE DETAIL - THIS SHEET
 --- CROSS SECTION, SEE DETAIL - THIS SHEET
 --- HANGING WALL, PARTITION W/
 1/2" MIN. STOPS
 --- HANGING WALL, PARTITION W/
 3/4" MIN. STOPS
 --- HANGING WALL, PARTITION W/
 1" MIN. STOPS
 --- PIPE EXHAUST, SEE DETAIL - THIS SHEET

General Door Notes:
 1. DOOR HANGING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. DOOR HANGING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. DOOR HANGING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 4. DOOR HANGING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 5. DOOR HANGING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

NOTE:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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SECOND FLOOR

FLOOR PLAN

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

DRAWN BY: _____
 CHECKED BY: _____
 TITLE: _____
 DATE: 01-21-21
 JOB NO.: _____
 DRAWING NO.: _____

A-2

CUS TOWER:
R FAVORITE THING LLC
 114 BUILDING
 114 W. MAIN ST.
 LA PORTE TX 77571



Follis Construction, Inc.
 Design/Build General Contractors
 750 (409) 471-4444
 750 (409) 471-4444
 In Fort Worth, TX 76101
 www.follisconstruction.com

Abbreviations:

| | |
|--------|------------------|
| A.C. | AIR CONDITIONING |
| C.F. | CLEAR FLOOR |
| F.F. | FRESH FLOOR |
| H.C. | HANDICAPPED |
| N/A | NOT APPLICABLE |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER ON WAY |
| C.C.M. | ON CENTER ON WAY |
| U.G. | UNDERGROUND |
| U.S. | UNDERSTANDING |
| W.A. | WATER HEATER |
| W.H. | WATER HEATER |
| W.V. | WATER VALVE |

Mechanical Legend:

| SYMBOL | DESCRIPTION |
|--------|---|
| | 2' x 2' SUPPLY AIR GRILLE |
| | ROOF TOP UNIT |
| | 4' x 8' RETURN AIR GRILLE |
| | RETURN AIR GRILLE |
| | EXHAUST FAN |
| | AIR HANDLER |
| | FLEX DUCT W/START COLLARS Ø 1/2" DIA. MIN. R-3 |
| | ROOF DUCT, EXTERIOR INSULATION |
| | WALL W/D. THERMAL BREAK |
| | CONDENSER, FAN AND MTD. |

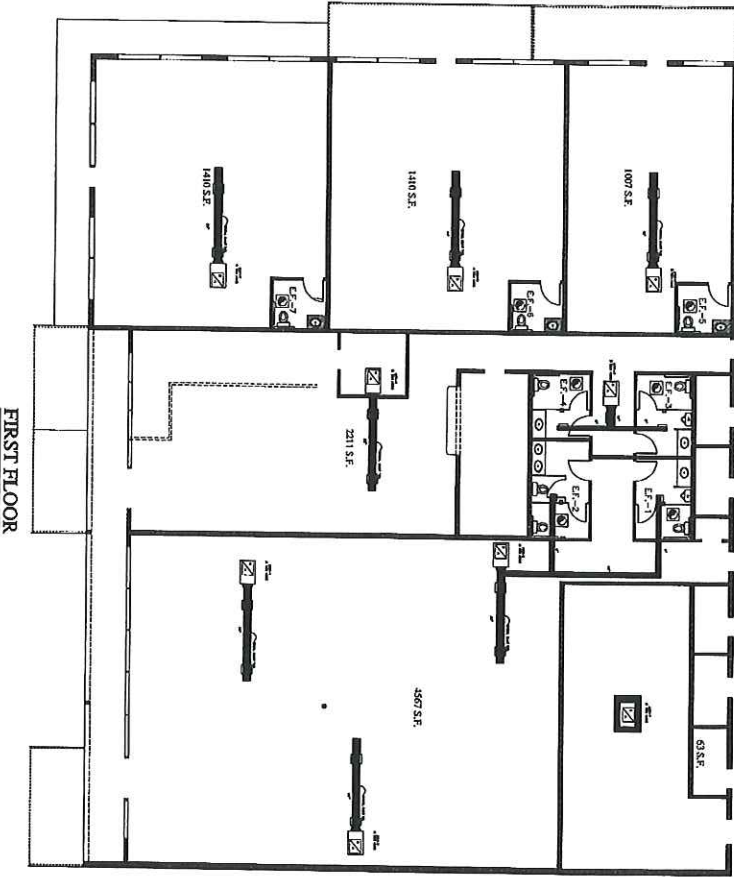
- Note:**
1. SEE LISTINGS PAGE REGARDING THE SIZE, LOCATION, GRADES AND WEIGHTS OF ALL DUCTWORK TO BE USED TO DETERMINE THE LOADS TO BE PASSED TO THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL DUCTWORK TO BE PASSED TO THE FOUNDATION.
 2. START DUCTS SHALL BE INSTALLED IN ALL AREAS TO BE HEATED OR COOLED. ALL DUCTWORK SHALL BE INSULATED TO ALL EXTERIOR SURFACES TO PREVENT CONDENSATION.
 3. ALL GRILLES TO BE CHECKED BY CM REPRESENTATIVE.
 4. DAMPER ALL AIR DUCTS.
 5. DO NOT PLACE SUPPLY AIR GRILLE DIRECTLY IN FRONT OF GLASS WINDOW.
 6. HORIZONTAL THERMOSTAT CONTROL SHALL BE INSTALLED WITHIN EACH SUPPLY AIR DUCT WITHIN 2' OF THE DUCT EXIT.
 7. (6) 12" AND (1) 8" HORIZONTAL CONTROL DAMPERS.

General Mechanical Notes:

1. THE MECHANICAL CONTRACTOR SHALL VERIFY OWNER'S SUPPLY AND RETURN AIR FLOW RATES AND PRESSURES AT THE POINTS OF ENTRY AND EXIT TO THE ROOMS TO BE HEATED OR COOLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL DUCTWORK TO BE PASSED TO THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL DUCTWORK TO BE PASSED TO THE FOUNDATION.
2. THE MECHANICAL CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL EXISTING AIR HANDLING UNITS. ALL AIR HANDLING UNITS SHALL BE EQUIPPED WITH A FILTER AND A DRAIN PAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL DUCTWORK TO BE PASSED TO THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL DUCTWORK TO BE PASSED TO THE FOUNDATION.
3. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES.
4. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES.
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7. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES.
8. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES.
9. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES.
10. MECHANICAL CONTRACTOR TO DESIGN THEIR WORK TO MEET TEXAS ACCESSIBILITY STANDARDS (TAS). MECHANICAL CONTRACTOR TO DESIGN THEIR WORK TO MEET TEXAS ACCESSIBILITY STANDARDS (TAS).

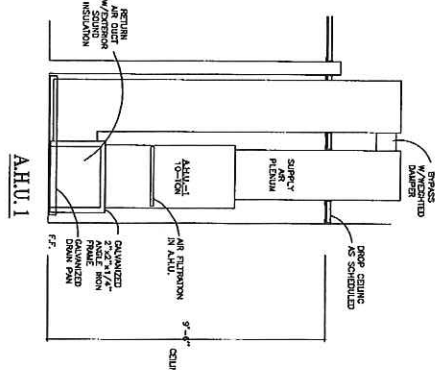
Mechanical Equipment Schedule:

| ITEM | WORK | MANUFACTURER | QTY | REMARKS |
|-------------------|--------|--------------|---------|--|
| ROOF TOP UNIT | RTU-1 | MTR. | 13 | |
| ROOF TOP UNIT | RTU-2 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-1 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-2 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-3 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-4 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-5 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-6 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-7 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-8 | MTR. | 13 | |
| AIR HANDLING UNIT | AHU-9 | MTR. | 13 | |
| A/C CONDENSER | COND-1 | MTR. | 13 | |
| A/C CONDENSER | COND-2 | MTR. | 13 | |
| A/C CONDENSER | COND-3 | MTR. | 13 | |
| A/C CONDENSER | COND-4 | MTR. | 13 | |
| A/C CONDENSER | COND-5 | MTR. | 13 | |
| A/C CONDENSER | COND-6 | MTR. | 13 | |
| A/C CONDENSER | COND-7 | MTR. | 13 | |
| A/C CONDENSER | COND-8 | MTR. | 13 | |
| A/C CONDENSER | COND-9 | MTR. | 13 | |
| EXHAUST FAN | EF-1/4 | MTR. | 13 | |
| EXHAUST FAN | EF-5/7 | MTR. | 13 | |
| | | | 300 OWS | |
| | | | 100 OWS | |
| | | | | COILS INSTALLED IN DUCT TO PREVENT CONDENSATION. SEE MECHANICAL SCHEDULE FOR DUCT SIZES AND LOCATIONS. |



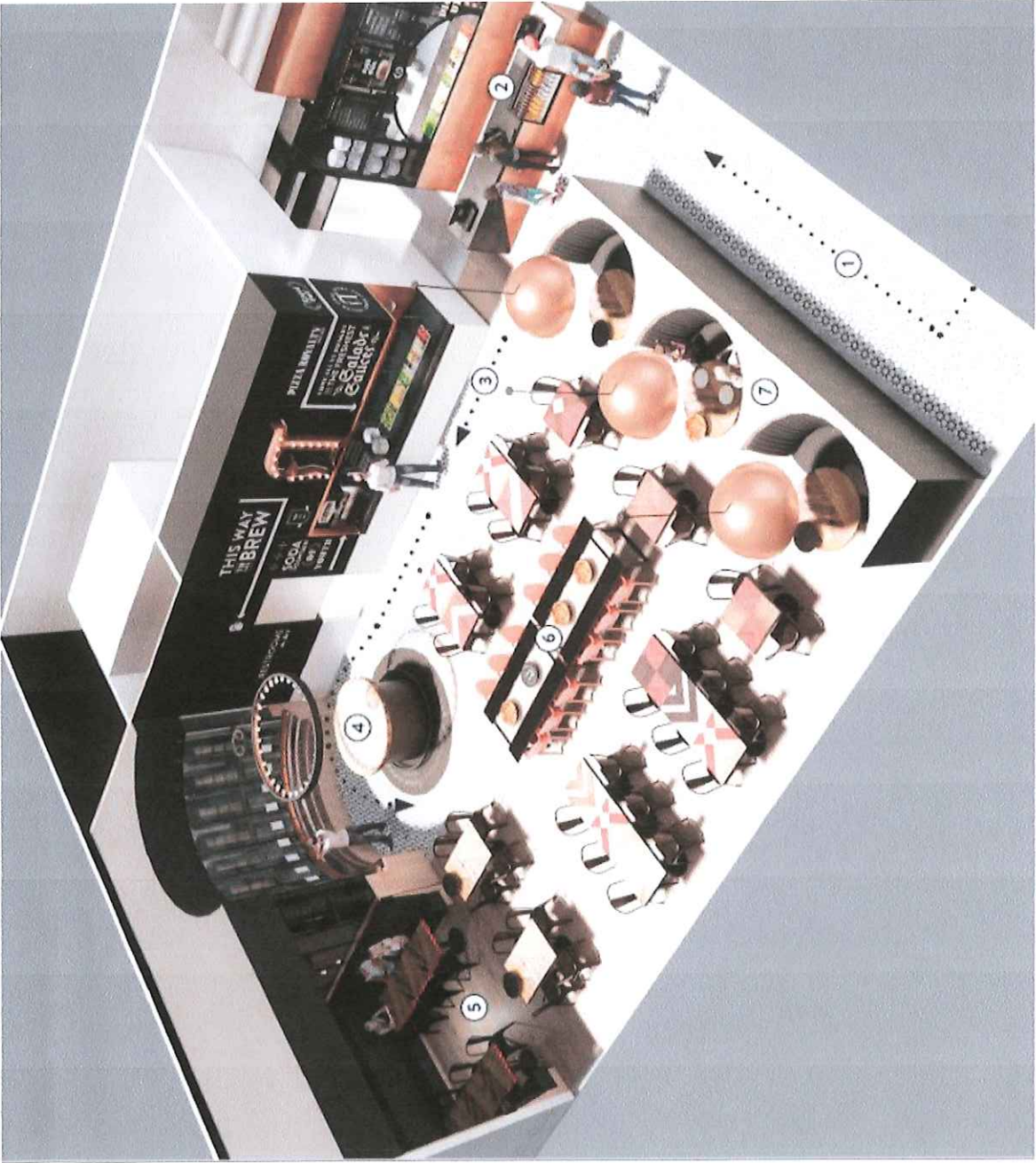
FIRST FLOOR

HVAC PLAN



| | | | |
|---|---|------------------------|-----------------------|
| <p>Follis Construction, Inc. Design/Build General Contractors 111 S. Broadway La Porte, TX 77551 (409) 271-2222 www.follisconstruction.com</p> | <p>PROJECT: 114 W. MAIN ST. LA PORTE TX 77571</p> | <p>DRAWING NO: M-1</p> | <p>DATE: 11-21-21</p> |
|---|---|------------------------|-----------------------|









INTERIOR DESIGN PALETTE

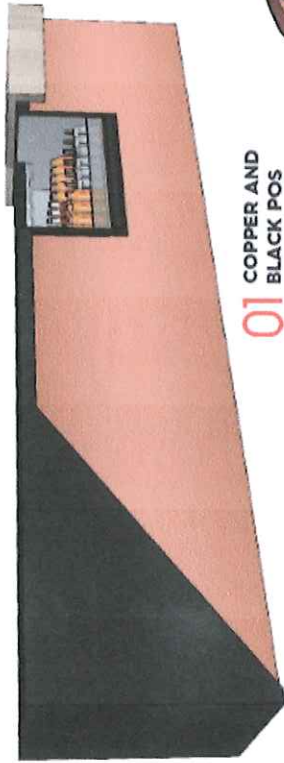
Our design palette is anchored in contrasting patterns with vibrant pops of the brand colors that allude to heraldic storytelling.

Our materials convey the legendary qualities of forged metals, stone and wood. These elements are accented by ornate patterns and typography.

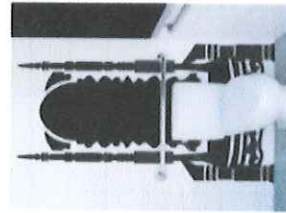


FIVE CORE CONCEPTS

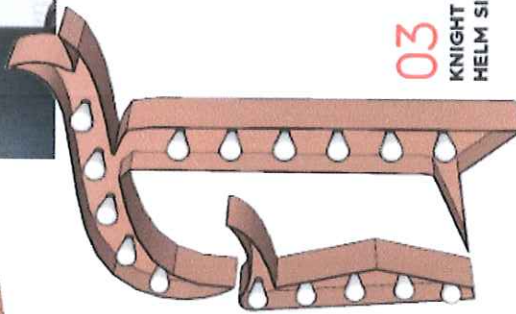
These 5 core customer experience moments should be standard in every new Round Table location, both new builds and retro-fits. Our belief is that these 5 components provide the maximum experiential impact and promote cross-location consistency for the brand.



01 COPPER AND BLACK POS



02 THRONE OVER TOILET



03 KNIGHT HELM SIGN



04 GRAPHIC STORY TELLING WALL

05 ROUND BOOTHS WITH COPPER PENDANTS

La Porte Development Corporation Project Scorecard -- PRIORITIES

| <u>Project Type</u> | | Project's PRIORITY Value (Up to 10) ¹ | Project's 10 Year Tax or PILOT Revenue ² | Project's Multiplier Value (Up to 4) ³ | # of New Full Time Jobs | Full Time Job Avg. Value ⁴ | Project's Existing 10 Year Incentives ⁵ | Regression Analysis ⁶ | Estimated Incentive Value ⁷ | Incentive Value Allowed by Tax Abatement Policy ⁸ | % Allowed by Tax Abatement Policy |
|--|----|--|---|---|-------------------------|---------------------------------------|--|----------------------------------|--|--|-----------------------------------|
| New Retail/Restaurant Dev. (Higher) | A | 10 | \$3,420,000 | 2 | 0.0 | 0.0 | \$0 | 342.0 | \$2,565,000 | \$355,000 | 50% |
| Palais Royal | A1 | 10 | \$471,000 | 2 | 16 | 0 | \$0 | 47.1 | \$353,250 | \$17,750 | 50% |
| Retail or Restaurant Re-Development/ Blight Removal/EHG (Higher) | B | 9 | \$684,000 | 1 | 0 | 0 | \$0 | 30.8 | \$230,850 | \$71,000 | 50% |
| Pipeline Grill | B1 | 9 | \$846,628 | 2 | 100 | 0 | \$0 | 76.2 | \$571,474 | \$11,657 | 50% |
| Fischer's Hardware | B2 | 9 | \$210,500 | 2 | 8 | 0 | \$0 | 18.9 | \$142,088 | \$17,750 | 50% |
| Quality Waterfront Development | C | 8 | \$1,532,500 | 2 | 0 | 0 | \$0 | 122.6 | \$919,500 | \$133,125 | 50% |
| Main Street Improvements | D | 7 | \$648,500 | 3 | 0 | 0 | \$0 | 68.1 | \$510,694 | \$62,125 | 50% |
| Bank Building Remodel | D1 | 7 | \$35,500 | 3 | 8 | 0.1 | \$0 | 3.7 | \$27,956 | \$8,875 | 50% |
| Micro-Brewery (Purchase) | D2 | 7 | \$105,500 | 2 | 12 | 0.1 | \$0 | 7.4 | \$55,388 | \$8,875 | 50% |
| Battleground Saloon | D3 | 5 | \$64,730 | 2 | 15 | 0.075 | \$0 | 3.2 | \$24,274 | \$8,875 | 50% |
| New Retail/Restaurant Dev. (Lower) - Rob Johnson/Dollar Tree | E | 6 | \$826,000 | 1 | 0 | 0 | \$0 | 24.8 | \$185,850 | \$106,500 | 50% |
| Retail or Restaurant Re-Development/ Blight Removal/EHG (Lower) | F | 6 | \$121,000 | 1 | 0 | 0 | \$0 | 3.6 | \$27,225 | \$3,550 | 50% |
| El Toro | F1 | 6 | \$542,000 | 2 | 12 | 0 | \$0 | 32.5 | \$243,900 | \$35,500 | 50% |
| Industry - NEW Development (Higher) - INEOS Unit #1 - \$250 Million | G | 5 | \$11,182,500 | 4 | 24 | 0.125 | \$4,579,500 | 660.3 | \$4,952,250 | \$2,662,500 | 10% |
| INEOS Unit #2 - \$500 Million | G1 | 5 | \$22,365,000 | 4 | 60 | 0.125 | \$9,159,000 | 1320.6 | \$9,904,500 | \$2,662,500 | 10% |
| Project Regulate | G2 | 5 | \$1,136,000 | 3 | 40 | 0.125 | \$0 | 85.2 | \$639,000 | \$56,800 | 10% |

| | | | | | | | | | | | |
|---|----|---|-------------|---|----|-------|-----|------|-----------|----------|-----|
| ACT Turbo (New Industry) | G3 | 5 | \$426,000 | 3 | 73 | 0.13 | \$0 | 32.0 | \$239,625 | \$21,300 | 10% |
| NEW Office/HQ - InterGulf Corporation | H | 4 | \$142,000 | 4 | 30 | 0.15 | \$0 | 11.4 | \$85,200 | \$7,100 | 10% |
| NEW Office/Regional - Richard Industrial Group | I | 4 | \$10,650 | 4 | 75 | 0.15 | \$0 | 0.9 | \$6,390 | \$1,775 | 10% |
| Industry - NEW Development (Lower) - Sector 23 (Original) | J | 3 | \$568,000 | 4 | 35 | 0.1 | \$0 | 34.1 | \$255,600 | \$28,400 | 10% |
| Sector 23 (Latest) | J1 | 3 | \$1,278,000 | 4 | 72 | 0.1 | \$0 | 76.7 | \$575,100 | \$28,400 | 10% |
| Industry - RETENTION/EXPANSION (Higher) - ACT Turbo (Expansion) | K | 3 | \$426,000 | 3 | 73 | 0.13 | \$0 | 19.2 | \$143,775 | \$21,300 | 10% |
| Industry - RETENTION/EXPANSION (Lower) | L | 2 | \$710,000 | 3 | 15 | 0.075 | \$0 | 21.3 | \$159,750 | \$35,500 | 10% |
| Airport Re-Development | M | 1 | \$177,500 | 2 | 30 | 0.1 | \$0 | 1.8 | \$13,313 | \$8,875 | 10% |
| State Farm (Frank Nance) | N | 1 | \$21,655 | 1 | 3 | 0.1 | \$0 | 4.0 | \$30,000 | \$650 | 10% |
| Revak Building | O | 8 | \$534,000 | 3 | 18 | 0.1 | \$0 | 64.1 | \$480,600 | \$8,875 | 10% |

Notes:

1. Staff assigned prioritized values, from a maximum of **10** to a minimum of **1**, based upon his understanding of the City Council and 4B Board's values for various types of projects.
2. The values in this column include revenues from property taxes, business personal property taxes, and sales taxes.
3. Staff assigned a value, from a maximum of **4** to a minimum of **1**, for each project. A value of **4** means that the project will have a significant multiplier effect to bring new money and/or people into our local economy. A value of **1** means that the project will have little or no multiplier effect to bring new money and/or people into our local economy.
4. Staff assigned a value, from a maximum of **0.15** to a minimum of **0.075**, for each type of "primary job" associated with each project type. A value of **0.15** was assigned to higher paying, white collar, engineering, engineering design, or executive positions. A value of **0.125** was assigned to highly skilled positions for a process technician and/or advanced manufacturer. A value of **0.10** was assigned to skilled positions. A value of **0.075** was assigned to unskilled positions.
5. Data in this column identifies all other local incentives, like PILOT abatements under an existing IDA or scheduled TIRZ reimbursements, that any project may be entitled to receive.
6. The formulas in this column represent staff's best estimate using **regression analysis** to tie together all the columns of data. Important assumptions of the formulas are as follows:
 - x Retail projects are **five** times (5x) more attractive to the community than industrial projects. For reference, please see page #6 of La Porte's enclosed Tax Abatement Policy.
 - x Each "project type" is **not** equal to every other project type. Therefore, each project type's priority value is included in the formula.
 - x The value of incentives that a project is already scheduled to receive, and is shown in the "Project's Existing 10 Year Incentives", must be deducted from the total tax/PILOT revenue that the project is expected to generate, which is shown in "Project's 10 Year Tax or PILOT Revenue".
 - x Each project's value to create a "multiplier effect" on our local economy should be included. See the values listed under "Project's Multiplier Value (Up to 4)" above.
 - x Each value in the column for "Regression Analysis" is divided by 1 million to make the values under "Regression Analysis" smaller, more manageable, and easier to compare.

The two (2) basic formulas used in "Regression Analysis" are as follows:

- (a) For all Retail, Restaurant, Re-Development, and Waterfront Projects, "**Project's PRIORITY Value (Up to 10)**" x **5 times** "**Project's 10 Year Tax or PILOT Revenue**" – "**Project's Existing 10 Year Incentives**" times "**Project's Multiplier Value (Up to 4)**" divided by **1 million**.
- (b) For all Industry and Office Projects, "**Project's PRIORITY Value (Up to 10)**" x **1 times** "**Project's 10 Year Tax or PILOT Revenue**" – "**Project's Existing 10 Year Incentives**" times "**Project's Multiplier Value (Up to 4)**" divided by **1 million**.

7. The values in this column are simply the value from the column called "Regression Analysis" times **\$7,500**.
8. Data in this column shows the value of incentive recommended for each project type, according to the La Porte's current Tax Abatement Policy.

Projects identified in dark green text represent projects that have either already been awarded an incentive grant, or staff has good estimates for the projects. All other projects are completely "hypothetical".

- A. Hypothetical - \$20 million retail/restaurant/mixed use development project with \$10 million in annual retail sales.
- A1. **Palais Royal** - \$1 million property value with \$2 million in annual retail sales.
- B. Hypothetical - \$4 million project with \$2 million in annual retail sales.
- B1. **Pipeline Grill** - \$1.2 million in commercial property with \$4 million in annual retail sales.
- B2. **Fischer's Hardware** - \$1.5 million in commercial property with \$520,000 in additional, annual retail sales.
- C. Hypothetical - \$7.5 million with \$5 million in annual retail sales.
- D. Hypothetical - \$3.5 million with \$2 million in annual retail sales.
- D1. **Micro-Brewery (Lease)** - \$500,000 in commercial property value, \$350,000 in annual retail sales, 12 full time employees, and rent of \$48,000/year for five years.
- D2. **Micro-Brewery (Purchase)** - \$500,000 in commercial property value, \$350,000 in annual retail sales, and 12 full time employees
- E. **Rob Johnson/Dollar Tree** - \$6 million project with \$2 million in annual retail sales.
- F. Hypothetical - \$1 million project with \$250,000 in annual retail sales.
- F1. **El Toro** - \$2 million in new commercial property, plus \$2 million in additional, annual retail sales.
- G. **INEOS USA, LLC** - Unit #1, \$250 million investment, 84 highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10.
- G1. **INEOS USA, LLC** - Unit #2, \$500 million investment, highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10
- G2. **Project Regulate** - \$16 million investment, with at least 40 (to 60 within 5 years) highly skilled, advanced manufacturing, full time jobs. **(Note: Project would be in the TIRZ).**
- G3. **ACT Turbo (New Industry)** - \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- H. **InterGulf Corporation** - \$2 million investment with 30 white collar, higher paying, full time jobs.
- I. **Richard Industrial Group** - \$500,000 investment with 75 white collar, higher paying, full time jobs. **(Note: the 10 year PILOT is based on 3 years, equal to the term of the lease, rather than the usual 10 year timeframe.)**
- J. **Sector 23 (Original)** - \$8 million investment and 35 full time, skilled jobs assuming 15 buildings, 3 employees per building, and minus 10 employees per the development agreement.
- J1. **Sector 23 (Latest)** - \$18million investment and est. 72 full time, skilled jobs assuming 18 buildings, 4 employees per building.
- K. **ACT Turbo (Expansion)** - \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- L. Hypothetical - Warehouse/Distribution, \$10 million investment, 15 unskilled, full time jobs.
- M. Hypothetical - Airport expansion, \$2.5 million city participation/investment with 30 skilled, full time jobs.
- N. State Farm - June 2022, \$130,000 expansion. 2 New Full time jobs.
- O. Revak Building - Summer 2022, \$4,000,000. 18 New full time jobs.



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

| |
|--|
| Agenda Date Requested: <u>June 27, 2002</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.

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

