

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 July 24, 2023, at the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, beginning at 4:30 pm to consider the following items of business: Remote participation is available. Attend via a screen using this link:

<https://us02web.zoom.us/j/84492765766?pwd=WFITTWp6ZnZRUzAxekZCNTA0SHJWZz09>. Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 844 9276 5766 and the passcode is 708164.

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. **AUTHORIZATIONS**
  - (a) Approve the minutes of the June 26, 2023, meeting of the La Porte Development Corporation Board of Directors. [Richard Warren, President]
  - (b) Presentation, discussion, and possible action to approve publishing a notice to begin the 60-day comment period in order to amend the Fairmont Dog Park Project (Capital Improvement Project PR0021) and Recreation Center Expansion Phase I Project (Capital Improvement Project PR008), by transferring an amount not to exceed \$142,931.00 from the Fairmont Dog Park Project fund to the Recreation Center Expansion Phase I Project fund. [Matt Daeumer, Assistant City Manager]
  - (c) Presentation, discussion, and possible action to approve the La Porte Development Corporation's proposed 2023-24 Fiscal Year budget. [Matt Daeumer, Assistant City Manager]
  - (d) Presentation, discussion, and interview with an applicant for the open Economic Development Manager position. [Matt Daeumer, Assistant City Manager]
4. **SET NEXT MEETING**
5. **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.*
6. **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 July 24, 2023, 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](http://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 JUNE 26, 2023**

The City of La Porte Development Corporation Board met on Monday, June 26, 2023, 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 *[arrived at 5:19 p.m.]*, Chuck Engelken, John Blakemore, Brent McCaulley, Amanda Gerrish

**Board members attending remotely:** None

**Board members absent:** Nancy Ojeda, Danny Earp

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

**CALL TO ORDER –** City Secretary Woodward called the meeting to order at 5:07 p.m. The Board elected Chuck Engelken to serve as president pro tem for the meeting, due to the absence of the Board president and vice-president..

- 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. AUTHORIZATIONS**

- a. Approve the minutes of the April 24, 2023, meeting of the La Porte Development Corporation Board of Directors. [Richard Warren, President]**

Member McCaulley moved to approve the minutes of the April 24, 2023, regular meeting of the La Porte Development Corporation Board of Directors; the motion was seconded by Member Blakemore; the motion was adopted, 4-0.

- b. Receive Annual Report from Economic Alliance Houston Port Region. [Matt Daeumer, Assistant City Manager]**

Chad Burke arrived at 5:14, the report was received after items 3.c., 4, and 5.

- c. Presentation, discussion, and possible action to approve the incentive payment with Frank Nance, owner of State Farm, located at 508 W Main Street in La Porte, Texas, in an amount not to exceed \$15,000.00. [Matt Daeumer, Assistant City Manager]**

Member McCaulley moved to approve the incentive payment with Frank Nance, owner of State Farm, located at 508 W Main Street in La Porte, Texas, in an amount not to exceed \$15,000.00; the motion was seconded by Member Blakemore; the motion was adopted, 4-0.

#### **4. SET NEXT MEETING**

July 24, 2023, was set as a tentative date for the next meeting of the Board.

#### **5. STAFF REPORTS**

##### **a. Update on Economic Development Manager**

Assistant City Manager Daeumer said there was an interview set up for Friday and that in-house training was being considered, as well.

#### **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.*

Mr. Warren apologized for arriving late.

**ADJOURN** – The meeting was adjourned without objection at 5:29 p.m.

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Lee Woodward, City Secretary



## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 24, 2023

Requested By: Matt Daeumer, Asst. City Mgr.

Department: Administration/CMO

☐ Report ☐ Resolution ☐ Ordinance

Exhibits: None

### Appropriation

Source of Funds: \_\_\_\_\_

Account Number: \_\_\_\_\_

Amount

Budgeted: \_\_\_\_\_

Amount

Requested: \_\_\_\_\_

Budgeted Item: ☒ Yes ☐ No

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### SUMMARY & RECOMMENDATION

The La Porte Development Corporation (LPDC) funded Capital Improvement Project (CIP) PR0008 for the Recreation Center Expansion Phase I Project in the amount of \$3,202,152.00. To date, we have spent \$757,833.00 on this project for a new roof, new HVAC and design of Phase I. This leaves available funds of \$2,444,319.00 to complete the project.

Bid #23028 was advertised on June 1 and June 8, 2023. On June 28, 2023, the bid was opened for the construction of this project. Five bidders responded with the low bid by FMG Construction Group at \$3,214,038.00. With this bid, there is a deficit of \$769,719.00 for the completion of this project.

Staff is recommending that we use \$600,000.00 from the Parks Zone fund in the FY24 budget and allocate unused funds from CIP PR011 (Broadway Trail Lighting) in the amount of \$50,000.00, CIP PR0017 (Fairmont Park West Splashpad) in the amount of \$69,848.00 and CIP PR0021 (Fairmont Park Dog Park) in the amount of \$142,931.00 for a total of \$262,779.00. This will bring the funded total of the project to \$3,307,098.00.

Only PR0021 has a remaining balance funded by the LPDC in the amount of \$142,931.00. Staff requests the LPDC Board to approve to publicly post the transfer not to exceed \$142,931.00 from PR0021 to PR008 in the Bay Area Observer on Thursday, July 27, 2023, to begin the 60-day comment period for this project.

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### ACTION REQUIRED BY LPDC BOARD

**Presentation, discussion, and possible action to approve publishing a notice to begin the 60-day comment period in order to amend the Fairmont Dog Park Project (Capital Improvement Project PR0021) and Recreation Center Expansion Phase I Project (Capital Improvement Project PR008), by transferring an amount**

**not to exceed \$142,931.00 from the Fairmont Dog Park Project fund to the Recreation Center Expansion Phase I Project fund.**

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**Approved for the La Porte Development Corporation Board meeting agenda**

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**Corby D. Alexander, City Manager**

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**Date**



## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 24, 2023

Requested By: Matt Daeumer, Asst. City Mgr.

Department: Administration/CMO

☒ Report    ☐ Resolution    ☐ Ordinance

**Exhibits:** Proposed FY 2023-24 Budget

### Appropriation

Source of Funds: 038 – EDC

Account Number: Various

Amount Budgeted: N/A

Amount Requested: \_\_\_\_\_

Budgeted Item:    ☐ Yes    ☒ No

### SUMMARY

The La Porte Development Corporation fiscal year 2023-24 proposed budget has been reviewed by the City Manager's Office and Finance. The expenditure budget for next fiscal year has been prepared with a \$1,195,444 (31%) increase from the current fiscal year budget. This is due to increased transfers to the CIP Fund than the previous years and a larger allocation for mid-year opportunities that may or may not materialize. Generally, the EDC Fund transfers funds to the Debt Service Fund annually in the amount of \$750,000 to \$1 million. This year's Debt Service transfer will be \$588,000. In FY 2025-26, this transfer will decrease to approximately \$150,500 to service debt payments.

The LPDC is comprised of 1.25 full-time equivalent employees (0.75 is the Economic Development Coordinator and 0.50 is the Senior Administrative Assistant). The Economic Development Coordinator position has been vacant for over a year; however, the Assistant City Manager has been taking on this position's daily operations. The City is in the process of interviewing a candidate for this position, and staff is hopeful to have this vacancy filled soon. Staff has budgeted for continuation of the membership in vital key organizations within the Houston area such as Bay Area Houston Economic Partnership (BAHEP) and Economic Alliance as well as the International Center for Shopping Centers (ICSC) and the Texas City Manager's Association. Generally, the Economic Development Coordinator attends the Texas Municipal League (TML) and TCMA conferences as well as the Texas Economic Development Council (TEDC) conference. City Council has approved the continuation of the Harris County Transit services provided to residents in La Porte, which is funded by LPDC. Staff has included funding for mid-year advertising opportunities as well as funds to attend "trade shows" such as the Red River & ICSC conferences. As discussed previously with the Board, staff has included funding for any mid-year incentive opportunities.

The La Porte City Council had a pre-budget retreat earlier this year and asked for staff to move forward with a list of several quality-of-life amenities. Additionally, during the

budget preparation, staff noted several other quality-of-life amenities that can be grouped together with these projects. A Total of \$3,675,000 quality of life amenity projects are being requested to be funded by the Board for FY 2023-24:

- Recreation Center Parking Lot Project - \$450,000
- Inclusive Playground Project - \$400,000
- Main Street Alley Paving Project - \$425,000
- Wave Pool Enhancements - \$700,000
- Recreation Center Phase II Construction (year 1 of 2) - \$1,500,000
- Monarch Park Restroom Project - \$200,000

Staff has provided the Board with the FY 2023-24 Proposed Budget documents, which highlight the LPDC's healthy proposed fund balance at the end of September 30, 2024, to be nearly \$7.2 million. The City's Finance Department has been working diligently to project conservative revenues and feels comfortable in the proposed \$3,611,321 revenue projections, which includes sales tax and interest income. Additionally, staff has provided a line-item detail of expenditures for the Board to review for personnel services, supplies, and services & charges.

The La Porte City Council is scheduled to receive the annual budget presentation at the August 14<sup>th</sup> City Council meeting. Staff is requesting the Board approve the proposed FY 2023-24 budget for the La Porte Development Corporation.

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**ACTION REQUIRED BY LPDC BOARD**

**Presentation, discussion, and possible action to approve the La Porte Development Corporation's proposed 2023-24 Fiscal Year budget.**

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**Approved for the La Porte Development Corporation Board meeting agenda.**

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**Corby D. Alexander, City Manager**

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**Date**



City of La Porte, Texas  
Economic Development Corporation  
038-6030-565  
Detail of Expenditure

|                             |                             | Actual<br>2018-19 | Actual<br>2019-20 | Actual<br>2020-21 | Actual<br>2021-22 | Budget<br>2022-23 | Estimated<br>2022-23 | Notes - Revised Estimate  | Requested<br>2023-24 | Notes - Departmental Request   |
|-----------------------------|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------|---|----------------------|--|
| Personal Services:          |                             |                   |                   |                   |                   |                   |                      |   |                      |  |
| 1010                        | Regular Earnings            | \$ 71,734         | \$ 65,453         | \$ 16,439         | \$ 16,157         | \$ 78,396         | \$ 35,000            | YTD \$21,575.25 - projection \$29,523.68 w/ vacant position             | \$ 112,000           | Increase request - \$108K salary   |
| 1020                        | Overtime                    | 160               | -                 | -                 | -                 | -                 | -                    |   | -                    |  |
| 1035                        | Longevity                   | 166               | 322               | 180               | 28                | 36                | 36                   |   | 74                   |  |
| 1060                        | FICA                        | 5,391             | 5,015             | 1,078             | 968               | 6,001             | 2,680                | Formula   | 8,574                |  |
| 1065                        | Retirement                  | 11,605            | 10,713            | 2,250             | 1,905             | 12,769            | 5,704                | Formula   | 20,039               |  |
| 1067                        | PARS Retirement             | -                 | 174               | 44                | 83                | -                 | -                    |   | -                    |  |
| 1080                        | Insurance - Medical         | 12,000            | 15,000            | 15,000            | 15,000            | 15,000            | 15,000               |   | 15,000               |  |
| Personal Services Subtotal  |                             | 101,056           | 96,677            | 34,991            | 34,141            | 112,202           | 58,420               |   | 155,686              |  |
| Supplies:                   |                             |                   |                   |                   |                   |                   |                      |   |                      |  |
| 2001                        | Office Supplies             | -                 | 9                 | -                 | -                 | 200               | -                    | Have not had Economic Development Manager this FY                       | 200                  |  |
| 2002                        | Postage                     | 1                 | -                 | 34                | 40                | 100               | -                    | Have not had Economic Development Manager this FY                       | 100                  |  |
| 2015                        | Other Supplies              | 705               | 457               | -                 | 311               | -                 | -                    |   | -                    |  |
| 2093                        | Computer & Equipment        | -                 | -                 | -                 | -                 | -                 | -                    |   | 2,299                | Manager cell phone \$1,100, Manager iPad \$1,199   |
| Supplies Subtotal           |                             | 706               | 466               | 34                | 351               | 300               | -                    |   | 2,599                |  |
| Services & Charges:         |                             |                   |                   |                   |                   |                   |                      |   |                      |  |
| 3001                        | Memberships & Subscriptions | 20,759            | 63,261            | 20,000            | 62,500            | 41,055            | 40,525               |   | 41,055               | BAHEP \$20,000; Economic Alliance \$20,000; TEDC Membership (E. D. Manager) \$525; Associate TCMA Dues (E.D. Manager) \$130; ICSC Dues (Manager and 3 Board Members) \$400   |
| 3020                        | Training/Seminars           | 5,131             | 3,851             | -                 | 277               | 7,200             | 4,500                |   | 7,200                | TEDC Conference \$1,500; TML ED Conference \$1,000; Webinars \$200; Mileage \$1,500; Community Development Institute \$3,000   |
| 4060                        | Technology Lease Fees       | -                 | 602               | 625               | 647               | 500               | 500                  |   | 916                  |  |
| 5001                        | Accounting                  | 5,000             | 5,000             | 5,000             | 5,000             | 5,000             | 5,000                |   | 5,000                | Annual Audit   |
| 5003                        | Legal                       | 31                | -                 | -                 | -                 | -                 | -                    |   | -                    |  |
| 5007                        | Other Professional Services | 75,000            | 79,500            | 79,500            | -                 | 88,153            | 72,000               | CivicPlusRec is paid out of Parks Admin, not EDC; it was double         | 72,000               | Harris County Transit Authority Bus Agreement  |
| 6002                        | Printing & Reproduction     | -                 | -                 | -                 | -                 | 500               | -                    | Have not had Economic Development Manager this FY                       | 500                  | Business cards and pamphlets   |
| 6005                        | Advertising                 | 5,460             | 4,345             | 9,638             | -                 | 10,000            | -                    | Have not had Economic Development Manager this FY                       | 10,000               |  |
| 6040                        | Trade Shows                 | 343               | 95                | -                 | -                 | 10,000            | -                    | Have not had Economic Development Manager this FY                       | 10,000               |  |
| 9997                        | Special Programs            | 124,846           | -                 | 45,200            | 72,000            | 387,347           | 25,000               | Only one incentive agreement to be paid out<br>Increased by \$10K - CMR | 500,000              | Mid-Year Opportunities \$250,000; Public Art \$50,000.<br>Merit - \$3,000 - Removed - CMR<br>\$200,000 added for Mid-Year Opportunities - ACM 07/17  |
| 9004                        | Adm Transfer to Fund 004    | 1,033,362         | 1,004,822         | -                 | 778,752           | 785,255           | 785,255              |   | 588,000              |  |
| 9015                        | Adm Transfer to Fund 015    | 1,835,700         | 1,292,950         | 967,000           | 1,791,031         | 2,425,000         | 2,425,000            |   | 3,675,000            | Fitness Center Parking Lot \$950,000 (Reduced to \$450K 06/30 - ACM); Inclusive Playground \$400,000; Northside Wall \$550,000 (Removed 6/30 - ACM); Main Street Alleys \$425,000; Wave Pool Enhancements \$500,000; Monarch Park Restroom \$200,000<br>Rec Center Phase I - \$200,000 Added 06/30 - ACM<br>Rec Center Phase II - \$1,500,000 Added 06/30 - ACM<br>Removed Rec Center Phase I - \$200,000 - CIP Meeting 07/07<br>Increased Wave Pool Enhancements by \$200,000 - CIP Meeting 07/07 |
| Services & Charges Subtotal |                             | 3,105,632         | 2,454,426         | 1,126,963         | 2,710,207         | 3,760,010         | 3,357,780            |   | 4,909,671            |  |
| Division Total              |                             | \$ 3,207,394      | \$ 2,551,569      | \$ 1,161,988      | \$ 2,744,699      | \$ 3,872,512      | \$ 3,416,200         |   | \$ 5,067,956         |  |

City of La Porte  
La Porte Development Corporation (038) Fund Summary  
(Section 4B Sales Tax)

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|   |                  |                  |
|---|------------------|------------------|
| <b><i>Beginning Fund Balance 9/30/22</i></b>      |                  | \$ 8,314,938     |
| Plus Estimated 22-23 Revenues                     |                  | 3,742,070        |
| Less Estimated 22-23 Expenditures and Commitments |                  |                  |
| Economic Development Operations                   | 205,945          |                  |
| Debt Payments                                     | 785,255          |                  |
| Capital Projects/Transfers                        | 2,425,000        |                  |
| Total Expenditures                                | <u>3,416,200</u> | <u>3,416,200</u> |
| <b><i>Estimated Fund Balance 9/30/23</i></b>      |                  | 8,640,808        |
| <b>Plus 23-24 Revenues:</b>                       |                  |                  |
| 1/2 Cent Sales Tax                                | 3,375,000        |                  |
| Interest Income                                   | 236,321          |                  |
| Total Revenues                                    | <u>3,611,321</u> | <u>3,611,321</u> |
| <b><i>Equals Total Resources</i></b>              |                  | 12,252,129       |
| <b>Less 23-24 Expenditures:</b>                   |                  |                  |
| Economic Development Operations                   | 804,956          |                  |
| Debt Service Transfer                             | 588,000          |                  |
| Transfer to General CIP Fund:                     |                  |                  |
| Fitness Center Parking Lot                        | 450,000          |                  |
| Inclusive Playground                              | 400,000          |                  |
| Rec Center Phase II                               | 1,500,000        |                  |
| Main Street Alleys                                | 425,000          |                  |
| Wave Pool Enhancements                            | 700,000          |                  |
| Monarch Park Restroom                             | 200,000          |                  |
| Total Expenditures                                | <u>5,067,956</u> | <u>5,067,956</u> |
| <b><i>Ending Fund Balance 9/30/24</i></b>         |                  | \$ 7,184,173     |

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|                            | Estimated<br>2022-23 | Projected<br>2023-24 |
|----------------------------|----------------------|----------------------|
| Revenues                   | \$ 3,742,070         | \$ 3,611,321         |
| Expenditures & Commitments | <u>3,416,200</u>     | <u>5,067,956</u>     |
| Revenues over Expenditures | \$ 325,869           | \$ (1,456,635)       |

City of La Porte  
La Porte Development Corporation Fund (038)  
Statement of Revenues

| Object  | Description                   | Actual<br>2021-22 | Budget<br>2022-23 | Revised<br>2022-23 | Projected<br>2023-24 |
|---|-------------------------------|-------------------|-------------------|--------------------|----------------------|
| Charges for Services:                         |                               |                   |                   |                    |                      |
| 403.02-00                                     | 1/2 Cent Sales Tax            | \$ 3,791,256      | \$ 3,250,000      | \$ 3,500,000       | \$ 3,375,000         |
|   | Charges for Services Subtotal | <u>3,791,256</u>  | <u>3,250,000</u>  | <u>3,500,000</u>   | <u>3,375,000</u>     |
| Interest:                                     |                               |                   |                   |                    |                      |
| 483.01-00                                     | Interest Income               | 5,124             | 4,000             | 242,070            | 236,321              |
|   | Interest Subtotal             | <u>5,124</u>      | <u>4,000</u>      | <u>242,070</u>     | <u>236,321</u>       |
| Total La Porte Development Corp Fund Revenues |                               | \$ 3,796,379      | \$ 3,254,000      | \$ 3,742,070       | \$ 3,611,321         |

**Economic Development Corporation**  
**Fiscal Year 2023-24**

**Economic Development Operations**  
**Expenditure Summary**

|                       | Actual<br>2021-22   | Actual<br>2021-22   | Budget<br>2022-23   | Estimated<br>2022-23 | Requested<br>2023-24 | Percent<br>Change |
|-----------------------|---------------------|---------------------|---------------------|----------------------|----------------------|-------------------|
| Personal Services     | \$ 34,991           | \$ 34,141           | \$ 112,202          | \$ 58,420            | \$ 155,686           | 38.76%            |
| Supplies              | 34                  | 351                 | 300                 | -                    | 2,599                | 766.33%           |
| Services & Charges    | 1,126,963           | 2,710,207           | 3,760,010           | 3,357,780            | 4,909,671            | 30.58%            |
| <b>Division Total</b> | <b>\$ 1,161,988</b> | <b>\$ 2,744,699</b> | <b>\$ 3,872,512</b> | <b>\$ 3,416,200</b>  | <b>\$ 5,067,956</b>  | <b>30.87%</b>     |

**Scope of Services Summary**

The Economic Development Division works with the Economic Development Corporation Board to establish direction and policies related to economic development projects in the City. The Department and its activities are funded through the collection of a 1/2 cent sales tax, which must be spent on economic development projects related to capital investment, quality of life, recreation, and/or primary job creation. Past activities have included the re-nourishment of Sylvan Beach, the ball fields at Pecan Park, the Community Library, construction of Canada Road, Construction of Bay Area Blvd., the Sports Complex, and infrastructure improvements on Main Street.

We will continue to work with our regional economic development partners on business retention and expansion programs, small business development, marketing efforts, workforce initiatives, transportation issues and quality of life issues. The Economic Development Coordinator will also serve as the Business Ombudsman for the City of La Porte, assisting new and existing businesses through the planning and zoning processes.

**Personnel Position Roster**

|                              | Approved<br>2021-22 | Approved<br>2022-23 | Approved<br>2022-23 |
|------------------------------|---------------------|---------------------|---------------------|
| Economic Development Manager | 0.75                | 0.75                | 0.75                |
| Department Coordinator       | 0.50                | 0.50                | 0.50                |
| <b>Total</b>                 | <b>1.25</b>         | <b>1.25</b>         | <b>1.25</b>         |

City of La Porte, Texas  
Economic Development Corporation  
Detail of Expenditures

038-6030-565

|  | Actual<br>2021-22   | Actual<br>2021-22   | Budget<br>2022-23   | Estimated<br>2022-23 | Requested<br>2023-24 |
|--|---------------------|---------------------|---------------------|----------------------|----------------------|
| <b>Personal Services:</b>              |                     |                     |                     |                      |                      |
| 1010 Regular Earnings                  | \$ 16,439           | \$ 16,157           | \$ 78,396           | \$ 35,000            | \$ 112,000           |
| 1035 Longevity                         | 180                 | 28                  | 36                  | 36                   | 74                   |
| 1060 FICA                              | 1,078               | 968                 | 6,001               | 2,680                | 8,574                |
| 1065 Retirement                        | 2,250               | 1,905               | 12,769              | 5,704                | 20,039               |
| 1067 PARS Retirement                   | 44                  | 83                  | -                   | -                    | -                    |
| 1080 Insurance - Medical               | 15,000              | 15,000              | 15,000              | 15,000               | 15,000               |
| <b>Personal Services Subtotal</b>      | <b>34,991</b>       | <b>34,141</b>       | <b>112,202</b>      | <b>58,420</b>        | <b>155,686</b>       |
| <b>Supplies:</b>                       |                     |                     |                     |                      |                      |
| 2001 Office Supplies                   | -                   | -                   | 200                 | -                    | 200                  |
| 2002 Postage                           | 34                  | 40                  | 100                 | -                    | 100                  |
| 2015 Other Supplies                    | -                   | 311                 | -                   | -                    | -                    |
| 2093 Computer & Equipment              | -                   | -                   | -                   | -                    | 2,299                |
| <b>Supplies Subtotal</b>               | <b>34</b>           | <b>351</b>          | <b>300</b>          | <b>-</b>             | <b>2,599</b>         |
| <b>Services &amp; Charges:</b>         |                     |                     |                     |                      |                      |
| 3001 Memberships & Subscriptions       | 20,000              | 62,500              | 41,055              | 40,525               | 41,055               |
| 3020 Training/Seminars                 | -                   | 277                 | 7,200               | 4,500                | 7,200                |
| 4060 Technology Lease Fees             | 625                 | 647                 | 500                 | 500                  | 916                  |
| 5001 Accounting                        | 5,000               | 5,000               | 5,000               | 5,000                | 5,000                |
| 5007 Other Professional Services       | 79,500              | -                   | 88,153              | 72,000               | 72,000               |
| 6002 Printing & Reproduction           | -                   | -                   | 500                 | -                    | 500                  |
| 6005 Advertising                       | 9,638               | -                   | 10,000              | -                    | 10,000               |
| 6040 Trade Shows                       | -                   | -                   | 10,000              | -                    | 10,000               |
| 9997 Special Programs                  | 45,200              | 72,000              | 387,347             | 25,000               | 500,000              |
| 9004 Adm Transfer to Fund 004          | -                   | 778,752             | 785,255             | 785,255              | 588,000              |
| 9015 Adm Transfer to Fund 015          | 967,000             | 1,791,031           | 2,425,000           | 2,425,000            | 3,675,000            |
| <b>Services &amp; Charges Subtotal</b> | <b>1,126,963</b>    | <b>2,710,207</b>    | <b>3,760,010</b>    | <b>3,357,780</b>     | <b>4,909,671</b>     |
| <b>Division Total</b>                  | <b>\$ 1,161,988</b> | <b>\$ 2,744,699</b> | <b>\$ 3,872,512</b> | <b>\$ 3,416,200</b>  | <b>\$ 5,067,956</b>  |



## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 24, 2023  
Requested By: Matt Daeumer, Asst. City Mgr  
Department: Administration/CMO  
☒ Report   ☐ Resolution   ☐ Ordinance

Exhibits: Resume

| Appropriation    |   |
|------------------|---|
| Source of Funds: | _____   |
| Account Number:  | _____   |
| Amount           | _____   |
| Budgeted:        | _____   |
| Amount           | _____   |
| Requested:       | _____   |
| Budgeted Item:   | <input type="radio"/> Yes <input checked="" type="radio"/> No |

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### SUMMARY & RECOMMENDATION

The LPDC is comprised of 1.25 full-time equivalent employees (0.75 is the Economic Development Manager and 0.50 is the Senior Administrative Assistant). The Economic Development Manager position has been vacant for several years; however, the Assistant City Manager has been taking on this position's daily operations. The City Manager's Office, along with the Human Resources Section, has reviewed applications for this position and interviewed an experienced applicant.

Staff will facilitate introducing the Board to the applicants along with an interview.

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### ACTION REQUIRED BY LPDC BOARD

**Presentation, discussion, and interview with an applicant for the open Economic Development Manager position.**

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**Approved for the La Porte Development Corporation Board meeting agenda**

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Corby D. Alexander, City Manager

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Date



## ECONOMIC DEVELOPMENT & GOVERNMENTAL RELATIONS THAT DELIVERS ROI

### DRIVEN

- To build consensus and empower prosperity through the application of focused political will.
- To research, apply, lobby and secure grant funding & economic incentives to fund public policy initiatives.
- To employ branding, public relations, marketing and community mobilization to generate action.
- To leverage national and international contacts to create a climate for economic expansion.
- To support economic development, new business recruitment, retention, expansion and infrastructure improvement, for a superior return to all stakeholders.

### PROFILE

A gifted economic development marketing & governmental relations executive with senior level marketing/ branding experience and c-level sales ability. A persuasive communicator, able to motivate target audiences through public relations, interactive media, business-to-business advertising and sales process management. A team player, inspiring others to set and achieve the highest standards for success.

### ASSETS

- National, state and regional contacts, plus the ability to mold public opinion and political leverage on both sides of the aisle.
- Proven fund raising, grant, tax increment and bond financing resulting in millions in funded projects.
- Branding & lead generation via online and offline advertising, event marketing, public relations, research, planning, and sales.
- New business development, speech/ grant /proposal writing, sales presentation and public speaking skills.
- International experience in China, Hong Kong, Singapore, Thailand, Indonesia, Japan, U.K., France, Spain, Germany, The Netherlands, Mexico, Venezuela, Brazil, Columbia, Aruba and Puerto Rico.

## EXPERIENCE

05/22 – Present

### **GIDDINGS ECONOMIC DEVELOPMENT CORPORATION**

Angleton, TX, USA

#### **President/ CEO**

Hired to jumpstart positive change for the Giddings Economic Development Corporation (GEDC), strategically located in Central Texas at the intersection of Hwy 290 and U.S. 77, with the possibility of being triple served by rail. In less than a year, accomplishments include...

- Secured a \$2.3 million Dept of Commerce/ EDA grant and up to \$1 million Community Development Block Grant within the first month on the job.
- With no projects in the Texas Transportation Improvement Plan (TIP) or the Texas Unified Transportation Plan (TUPT), I got three major projects underway in the 1Q 2023 out of Discretionary Funding, including grade separations to relieve the traffic backlog on Hwy 290 at the Union Pacific Crossing.
- Conceived the 'Giddings Workforce Summit' featuring Texas Workforce Commissioner Aaron Demerson, Sen. Kolkhorst, Paul Fletcher of Workforce Solutions Rural Capital Areas (WSRCA), Chancellor Mary Hensley of Blinn College and local leaders, drawing coverage on Austin TV, two radio stations, and Austin/ Houston business press.
- Orchestrated a grassroots campaign and public policy initiative to fund Giddings (and Texas) transportation and rail related projects in the Texas Legislature with a \$75 million appropriation in this year's budget.
- Have a Letter of Intent to double our money on a 167-acre tract to one of the largest lot developers in the U.S.A. (60% owned by America's largest builder). The 440+ lot residential development and the Commercial Reserve will transform the city and solve the workforce housing problem.
- We have responded to approximately 128 Requests for Proposals (RFP) as a result of the Office of The Governor for Economic Development and independently developed leads from Business Recruitment efforts. We made the initial cut on 12 submittals and have had site visits from five prospect companies including a major international battery manufacturing company looking for a North American HQ and manufacturing plant.
- Business Recruitment Efforts have landed American Chicken, LLC (\$10 million capital Investment and 150 jobs); Top J Metal (50 jobs), The Big Easy (live entertainment venue) and a Beall's Outlet Store.
- Successful Business Retention and Expansion efforts include 6<sup>th</sup> Street Spirits, The Giddings Brewhaus, Altman Plants, H&R Machine and Kaemark Industries.
- Downtown Restoration projects include E.V. Charging Stations, Digital Signage and increased downtown parking to jumpstart local business.
- Conceived and helped promote numerous concerts, car shows, street festivals and events designed to promote Giddings as a destination and attract Austin companies and workers to live, work and play.



8/08 – 12/21

**EVERMORE COMMUNITY  
IMPROVEMENT DISTRICT (CID)**

Stone Mountain,  
GA, USA

**Director of Economic Development**

Charged with economic development for the U.S. 78 commerce corridor which runs 7.5 miles from Stone Mountain to Snellville, Georgia. Initial focus was on business recruitment, retention and urban redevelopment. Subsequently secured two of the five Gwinnett County Tax Allocation Districts (TAD). Personally, reversed the opposition of Pct. 3 County Commissioner and the Stone Mountain Memorial Association (SMMA) and gained board support for a plan to transform the Olympic Tennis Stadium into a multi-purpose arena tied to a multi-modal transportation hub that will serve as a model for Transit Oriented Development and provide a catalyst for community revitalization and redevelopment. Secured a \$40,000 LCI Supplemental grant from the Atlanta regional commission (ARC) to study the concept. Generated over \$93,000 worth of earned media coverage of a "Grand Re-opening of Hwy 78 that showcased Evermore's \$60 million "Extreme Makeover". As a result, Evermore is poised to double assessed values at the gateway from \$70.5 to \$149 million over the next decade.

3/04 – 8/08

**ECONOMIC DEVELOPMENT  
ALLIANCE FOR BRAZORIA  
COUNTY**

Angleton, TX,  
USA

**President/ CEO**

Revitalized economic development for this county running from Southwest Houston to Port Freeport. Successfully branded the organization as "The Alliance" and as "Houston's best value partner". Directed a multi-media campaign that passed a \$50 million bond election by a 67.7% margin. Created an Index of Economic Indicators to track performance. Secured a \$325,000 grant for the Gulf Coast Regional Spaceport (GCRSDC), a \$750,000 grant from the Texas Enterprise Fund and a \$950,000 grant from the Texas Emerging Technologies Fund. Served as Vice Chair of the GCRSDC, a member of Texas One, TeamTexas, The Texas Economic Development Council, Opportunity Houston, the Houston Image Group and the Branding Task Force of the Greater Houston Partnership.

2/88 – 3/04      **HOOD MARKETING SOLUTIONS** Atlanta, GA, USA  
**Executive Vice President**

Direct all account service and new business development for this highly creative agency providing branding, interactive marketing, advertising and public relations services. Employed strategic research that profiled our client's customers, discovered their needs and motivations, and created communications to generate a superior return on marketing investment. Created a new business system for identifying and penetrating major new accounts. Accounts include Alltel Information Services, Optio Software, NDC, Global Payments, the Buffalos Cafe restaurant chain, Lockheed and Federal & Associated Credit Unions, Westin Hotels, CDCI Software, CryoLife, IKON Office Systems, and Wilmar Manufacturing.

Created **The Excelerater**, an emerging technology incubator, as a wholly owned subsidiary of the Agency. Clients included Prorizon Corporation, Eunity Healthnet, FutureWeb TV, YUSave.com, and Advanced Bar Code Technology. Evaluated and positioned these businesses and marketed them to clients, as well as to the venture capital community.

3/87 - 2/88      **OGILVY AND MATHER** Houston, TX, USA  
**Account Supervisor**

Worked on Six Flags and The Woodlands, a 25,000-acre master planned, mixed-use development positioned as a "new hometown" north of Houston. Also heavily involved in new business activities for the agency.

9/83 - 3/87      **LEADER FEDERAL** Memphis, TN, USA  
**Vice President**

Directed all marketing activities and managed advertising agency relations for this \$1.6 billion thrift. Multi-media campaigns generated the most movement of asset-based product in the history of the company with a 17.8% return on beginning equity. Guided the institution into new product lines and services including the acquisition of the area's largest homebuilder, creating a captive insurance carrier, credit cards, aircraft financing and investment products.

8/80 - 9/83      **GEMCRAFT HOMES** Houston, TX, USA  
**Vice President**

Controlled a \$6 million budget, directing all advertising and marketing activities for this dynamic regional homebuilder. Our "setting the new standard" re-branding campaign was the most successful in the history of the International Demographics Housing Audit, propelling an 8% rise in market share. Gemcraft closed 1,600 homes that year, rising from 12th to 3rd in the Texas market. Supported launch of a successful IPO.

3/75 - 8/80     **DAIGLE, KOYE, JODINSKAS & WHITAKER**     Houston, TX, USA

**Executive Vice President**

Began as an account executive on travel, fast food and hospitality accounts, and rose to head all account service, directing all new business activity for this \$16 million, full-service advertising agency. Increased shelf space 26%, sales volume by 74% and doubled market share as a result of a new package design and multimedia campaign for Success Rice. Other clients included Host International Hotels, Coca-Cola Foods, Riviana Brands, and Homart Development.

9/73 - 3/75     **DOBBS HOUSES, INC.**     Memphis, TN, USA

**Coordinator Of New Concept Development**

Responsible for researching, planning, and coordinating the opening of "new concept" theme dinner house restaurants, with full service and bar, generating sales of \$1.6 to 2 million. Supervised five units in two states.

**EDUCATION**

5/04 **Georgia Institute of Technology**     Atlanta, GA, USA  
Economic Development

6/00 **Georgia Institute of Technology**     Atlanta, GA, USA  
Certified e-Business Strategist

5/73 **The University of Texas**     Austin, TX, USA  
Bachelor's Degree with Special Honors.

## **AFFILIATIONS**

**Former Member of The Greater Houston Partnership (GHP)**

**GHP Branding Task Force (Founding Member)**

**Former Board Member of Texas One**

**Houston International Business Expo**

**Texas Economic Development Council (TEDC)**

**Workforce Solutions Rural Capital Areas (Current Board Member)**

**Former Gwinnett Chamber of Commerce, Chairman's Club**

**Former Partnership Gwinnett, Investor**

**Former Technology Association of Georgia**

**The Council of Quality Growth**

**The Urban Land Institute**

**International Council of Shopping Centers**

**Georgia Economic Development Association**

**CoreNet International**

**American Association of Advertising Agencies**

**Public Relations Society of America**

**American Marketing Association**