

Agendas and Agenda Materials Meetings of the Boards of Directors

La Porte Redevelopment Authority



La Porte Tax Increment Reinvestment Zone

May 27, 2009

LA PORTE REDEVELOPMENT AUTHORITY

STATE OF TEXAS)(

COUNTY OF HARRIS)(

CITY OF LA PORTE)(

NOTICE IS HEREBY GIVEN OF THE MEETING OF THE LA PORTE REDEVELOPMENT AUTHORITY TO BE HELD ON May 27, 2009 AT 6:30 P.M. IN CITY COUNCIL CHAMBERS, CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order – Lindsey Pfeiffer, President; *6:30 pm*
2. Consider approval of the minutes of the February 11, 2009 Board of Directors meeting *No Lynd Doug*
3. Consider Agreed-Upon Procedures Report with regard to project costs incurred by Port Crossing Land, LP, a Texas limited partnership;
4. Consider Reimbursement to Port Crossing Land, LP, a Texas limited partnership based upon accepted Agreed-Upon Procedures Report with regard to project costs; *JP & Dave*
5. Consider payment to City of La Porte in the amount of \$100,000 for TIRZ and Redevelopment Authority start-up costs; *Doug & Chasten*
6. Consider approval or other action with regard to authority invoices; *Chasten & JP*
7. Receive Staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, Retreat at Bay Forrest Development Project, progress of the signal/paving project, and status of audit;
8. Board member comments
 - a. Matters appearing on Agenda;
9. Adjournment.

THIS FACILITY HAS DISABILITY ACCOMMODATIONS AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES AT MEETINGS SHOULD BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-471-5020 OR TDD LINE 281-471-5030 FOR FURTHER INFORMATION.

A POSSIBLE QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT AT THIS MEETING AND PARTICIPATE IN DISCUSSIONS BUT WILL NOT TAKE ANY ACTION.

David W. Hawes
Executive Director

** No Home Sandwich invoices*
** Material Weakness letter*
** Discussion*
David W. Hawes

Date Posted

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

2. Consider approval of the minutes of the February 11, 2009 Board of Directors meeting.

**La Porte Redevelopment Authority,
City of La Porte, Texas
Minutes of the Board Meeting
Held February 11, 2009**

1. CALL TO ORDER AND DETERMINATION OF QUORUM

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, held a meeting, open to the public, on the 11th day of February 2009; the meeting was called to order at 6:30 p.m. in the City Council Chambers of the City Hall, 604 West Fairmont Parkway, La Porte, Texas; and the roll was called of the duly appointed members of the Board, to wit:

Peggy Antone	Position 1
Dave Turnquist	Position 2
Alton Porter	Position 3
Horace Leopard	Position 4
Doug Martin	Position 5
JJ Meza	Position 6
Lloyd Graham	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chairman

and all of the above were present, thus constituting a quorum. Also present at the meeting were Russell Plank (Port Crossing); John Joerns, Debbie Westbeld and David Hawes.

Chairman Pfeiffer called the meeting to order at 6:32 p.m. and introduced new board member Lloyd Graham newly appointed board member from La Porte Independent School District.

2. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 17, 2008
BOARD OF DIRECTORS MEETING.

Upon motion made by Director Pool, seconded by Director Meza, the board voted unanimously to approve the minutes as presented.

3. CONSIDER CONTRACT BY AND BETWEEN DURWOOD GREENE CONSTRUCTION
COMPANY, THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FOR THE
CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT SH 146 AND WHARTON
WEEMS BLVD. IN THE AMOUNT OF \$304,869.

Mr. Hawes and Mr. Joerns went over the purpose of the proposed contract and related documents. Upon motion made by Director Turnquist, seconded by Director Leopard, the board voted unanimously to approve the contract for the construction of intersection improvements at SH 146 and Wharton Weems Blvd.

4. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP ("65 LA PORTE"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE.
5. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP ("PORT CROSSING"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE.

Items Four and Five were considered together. Mr. Hawes and Mr. Joerns went over the purpose of the amendments to Exhibit B of the Development Agreements as related to the construction of the intersection at SH 146 and Wharton Weems Blvd. Upon motion made by Director Antone, seconded by Director Meza, the board voted unanimously to approve the amendments to Exhibit B of each developer Development Agreement.

6. RECEIVE REPORT WITH REGARD TO LA PORTE INDEPENDENT SCHOOL DISTRICT (ISD) PURCHASE OF 20 ACRES WITHIN THE BOUNDARIES OF THE ZONE.

Mr. Joerns informed the board with regard to the La Porte ISD purchase of 20 acres within the TIRZ boundaries and discussed the tax revenue consequences. Mr. Graham also informed the board of related matters. No action was required or taken by the board of directors.

7. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES.

Mr. Hawes presented the cash flow report and invoices. Upon motion made by Director Turnquist, seconded by Director Pool, the board voted unanimously to approve the report and invoices for payment as presented.

8. RECEIVE STAFF REPORT AND UPDATES WITH REGARD TO PORT CROSSING, LAKES ON FAIRMONT GREEN, AND RETREAT AT BAY FORREST DEVELOPMENT.

There were no reports or updates.

9. ADJOURNMENT.

Director Pool moved to adjourn; Director Turnquist seconded. The meeting adjourned at 6:58 PM.

SIGNED: _____ ATTEST: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

3. Consider Agreed-Upon Procedures Report with regard to project costs incurred by Port Crossing Land, LP, a Texas limited partnership.

LA PORTE REDEVELOPMENT AUTHORITY
REPORT ON APPLYING AGREED-UPON PROCEDURES TO
CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE
TO PORT CROSSING LAND, LP (DEVELOPER)

MAY 27, 2009

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SUBJECT TO CHANGE

McCALL, GIBSON & COMPANY, PLLC
Certified Public Accountants

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LA PORTE REDEVELOPMENT AUTHORITY
REPORT ON APPLYING AGREED-UPON PROCEDURES TO
CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE
TO PORT CROSSING LAND, LP (DEVELOPER)

MAY 27, 2009

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SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING
AGREED-UPON PROCEDURES

SCHEDULE OF CONSTRUCTION, ENGINEERING AND
RELATED COSTS REIMBURSABLE TO PORT
CROSSING LAND, LP (DEVELOPER)

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT C OF PUBLIC IMPROVEMENT DEVELOPMENT
AGREEMENT

B

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McCALL, GIBSON & COMPANY, PLLC
Certified Public Accountants

13831 Northwest Frewy.
Suite 610
Houston, Texas 77040-5216
(713) 462-0341
Fax (713) 462-2708
E-Mail: mccallgibson@mccallgibson.com

7801 N. Capital of Texas Hwy.
Suite 350
Austin, Texas 78731-1169
(512) 418-2358
Fax: (512) 340-0604

May 27, 2009

Board of Directors
La Porte Redevelopment Authority
City of La Porte, Texas
Harris County, Texas

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Independent Accountant's Report
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of the La Porte Redevelopment Authority (the "Authority"), solely to assist you with respect to the Construction, Engineering and Related Costs to be paid by the City of La Porte Tax Increment Reinvestment Zone to Port Crossing Land, LP ("Developer") as of May 27, 2009, as set forth in the accompanying schedule. The below listed procedures were performed solely to assist you in determining the amount to be reimbursed to the Developer involved and to facilitate the preparation of a comparison of the actual costs incurred with the Capital Improvement Budget as documented as Exhibit B in the Public Improvement Development Agreement.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Board of Directors of the Authority. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

- A. We reviewed certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement is requested. In addition, we reviewed all agreements relative to the reimbursement request.
- B. We calculated the Developer's interest computations based upon the terms of the Reinvestment Zone Number One, City of La Porte, Texas ("La Porte Zone") agreement with the Developer for interest in accordance with the agreement dated May 24, 2006.

SUBJECT TO CHANGE

- C. We verified the mathematical accuracy of the engineering invoices greater than \$5,000.00. We tested the completeness of the engineering invoices based upon the total engineering invoices billed.
- D. We reviewed the computation of certain costs to gain assurances that the amounts required to be paid 100% by the Developer, in accordance with the Public Improvement Development Agreement, are deleted from the amounts to be reimbursed.
- E. For construction contracts, we footed the final pay estimates and calculated extensions for any line item greater than \$5,000.00.
- F. We obtained verbal confirmation from W.T. Byler and Palcon Construction and Design that the construction contracts have been paid in full and that there are no additional claims against the La Porte Zone or Developer. Additionally, we obtained verbal confirmation from Angel Brothers Enterprises, Ltd. that costs paid to date by the Developer for the Port Crossing – Infrastructure Development Project totaled \$6,616,616.10, however, we also confirmed that retainage is still outstanding. We were unable to contact HLS Enterprises of Texas, Inc. and J. J. & R. Electric, Inc.
- G. We prepared a reimbursement report for the benefit of the Reinvestment Zone including the accountant's report and schedule of amounts reimbursable to the Developer and have compared the amounts in the operating and capital improvement budgets with the actual reimbursable costs to complete the projects.
- H. We attended a meeting to present the report, and were available to answer questions relating to the report.

The attached Schedule A titled "Schedule of Construction, Engineering and Related Costs Reimbursable to Port Crossing Land, LP (Developer)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement by and among the Reinvestment Zone Number One, City of La Porte, Texas, La Porte Redevelopment Authority and Port Crossing Land, LP dated May 24, 2006.

Port Crossing Land, LP originally submitted schedules and invoices totaling \$10,776,539.64. We have revised the reimbursable amount to \$12,096,487.64 including interest calculated through May 27, 2009. The following changes were made to the original schedule:

- A. We calculated interest through May 27, 2009 at the prime commercial lending rate of J. P. Morgan Chase Bank. That resulted in an increase of \$1,360,327.49.
- B. We deducted \$25,000.00 for construction costs for Port Crossing Infrastructure Development for pay estimate number fourteen, which has not been paid by the Developer.

- C. We deducted \$957.00 for sales taxes on costs for landscaping for the Port Crossing Site. The Authority is not subject to paying sales taxes.
- D. We deducted \$42.49 for sales tax for engineering fees for general consultation. The Authority is not subject to paying sales taxes.
- E. We deducted \$4,680.00 for a correction to an engineering invoice for Port Crossing Drainage Study Amendment. In addition, we deducted \$9,700.00 for a correction to an engineering invoice for Port Crossing Overall Fill – Stockpile Plan.

According to the Public Improvement Development Agreement, the Developer is to be paid interest on the reimbursable amount at the prime commercial lending rate of J. P. Morgan Chase Bank per annum. The following details the interest rates used for the periods included:

<u>Dates</u>	<u>Prime Rate</u>
December 13, 2005 to January 30, 2006	7.25%
January 31, 2006 to March 27, 2006	7.50%
March 28, 2006 to May 9, 2006	7.75%
May 10, 2006 to June 28, 2006	8.00%
June 29, 2006 to September 17, 2007	8.25%
September 18, 2007 to October 30, 2007	7.75%
October 31, 2007 to December 10, 2007	7.50%
December 11, 2007 to January 21, 2008	7.25%
January 22, 2008 to January 29, 2008	6.50%
January 30, 2008 to March 17, 2008	6.00%
March 18, 2008 to April 29, 2008	5.25%
April 30, 2008 to October 7, 2008	5.00%
October 8, 2008 to October 28, 2008	4.50%
October 29, 2008 to December 15, 2008	4.00%
December 16, 2008 to May 27, 2009*	3.25%

*Assumes no change in prime rate .

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We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Board of Directors and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the District except to comply with filing requirements as specified by the parties to the agreement.

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McCall, Gibson & Company, PLLC
Certified Public Accountants

2009 AUP

LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PORT CROSSING LAND, LP (DEVELOPER)
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		TOTAL
Angel Brothers Enterprises, Ltd.		
Construction		
Port Crossing - Infrastructure Development		
Amount Paid by Developer		\$ 6,591,616.10
HLS Enterprises of Texas, Inc.		
Construction - Irrigation and Landscape		
Port Crossing Site		
Amount Paid by Developer		566,592.00
HLS Enterprises of Texas, Inc.		
Landscaping		
Port Crossing Site		
Amount Paid by Developer	\$ 12,789.00	
Less: 100% Developer item	<u>957.00</u>	11,832.00
J. J. & R. Electric, Inc.		
Construction -		
La Porte Development		
Amount Paid by Developer	\$ 300,075.66	
Less: 100% Developer item	<u>142,352.66</u>	157,723.00
W.T. Byler		
Construction - Land Clearing		
Port Crossing		
Amount Paid by Developer	\$ 469,945.00	
Less: 100% Developer item	<u>309,401.00</u>	160,544.00

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LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PORT CROSSING LAND, LP (DEVELOPER)
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		TOTAL
Goldston Engineering, Inc.		
Engineering -		
Port Crossing Development		
Amount Paid by Developer		\$ 633,192.94
Jones & Carter, Inc.		
Engineering -		
Highway 146 / Wharton Weems		
Intersection Modifications		
Amount Paid by Developer		69,250.28
Jones & Carter, Inc.		
Engineering -		
General Consultation for		
Port Crossing		
Amount Paid by Developer	\$ 16,563.38	
Less: 100% Developer item	<u>42.49</u>	16,520.89
Jones & Carter, Inc.		
Engineering -		
Proposed Building C-1 Topography		
and HGL Analysis		
Amount Paid by Developer		3,100.00
Jones & Carter, Inc.		
Engineering -		
Port Crossing Drainage Study Amendment		
Amount Paid by Developer		17,144.00

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LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PORT CROSSING LAND, LP (DEVELOPER)
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	TOTAL
Jones & Carter, Inc. Engineering - Port Crossing Overall Fill - Stockpile Plan Amount Paid by Developer	\$ 14,465.00
TEDSI Infrastructure Group Engineering - Traffic Engineering Services - State Highway 146 at Wharton Weems Boulevard Amount Paid by Developer	9,764.00
City of La Porte Water Deposits - Meters Amount Paid by Developer	6,108.00
Coastal Testing Laboratories, Inc. Engineering - Powell Road Amount Paid by Developer	27,005.50
3DR Design Landscaping - Port Crossing Development Amount Paid by Developer	1,845.00

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LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PORT CROSSING LAND, LP (DEVELOPER)
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		TOTAL
Angel Brothers Enterprises, Ltd. Clearing and Grading Port Crossing Development Amount Paid by Developer		\$ 40,449.00
Angel Brothers Enterprises, Ltd. Lift Station - Power Port Crossing Development Amount Paid by Developer Less: 100% Developer item	\$ 89,411.85 <u>47,134.85</u>	42,277.00
Harry D. Lane Associates Engineering Port Crossing Site Amount Paid by Developer		1,280.00
Haynes and Boone, LLP Legal Fees Cost Sharing Agreement with City of La Porte and 65 La Porte, Ltd. Amount Paid by Developer		8,238.00
Jacob & Hefner Associates, Inc. Engineering Port Crossing Land Amount Paid by Developer		6,236.67

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LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PORT CROSSING LAND, LP (DEVELOPER)
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	TOTAL
Falcon Construction and Design	
Land Clearing - Powell Street and Export Drive	
Amount Paid by Developer	\$ 17,000.00
Smith-Chem	
Engineering - Materials Testing	
Amount Paid by Developer	25,102.00
Eastern Supply, Inc.	
Miscellaneous Expense Port Crossing Site	
Amount Paid by Developer	4,444.05
TOTAL AMOUNT REIMBURSABLE TO PORT CROSSING LAND, LP AS OF MAY 27, 2009	\$ 8,431,729.43
ADD LAND:	
Port Crossing - Drainage 30.51 Acres of Land at \$74,989.61 per Acre Amount Paid by Developer	2,287,933.00
ADD LAND:	
Port Crossing - Lift Station 0.22 Acres of Land at \$74,989.61 per Acre Amount Paid by Developer	16,497.71
Developer Interest *	1,360,327.49
TOTAL AMOUNT PAYABLE TO PORT CROSSING LAND, LP AS OF MAY 27, 2009	\$ 12,096,487.64

* Interest is calculated based upon the J.P. Morgan Chase Bank prime commercial lending rate in accordance with the Development Agreement.

LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B TO PUBLIC IMPROVEMENT DEVELOPMENT AGREEMENT
May 27, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

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DESCRIPTION	ENGINEERING ESTIMATE EXHIBIT B	REIMBURSABLE COSTS TO PORT CROSSING LAND, IF AT MAY 27, 2009
CAPITAL IMPROVEMENT BUDGET		
DESCRIPTION AND ESTIMATED COSTS		
Streets with Storm Systems		
Powell Road (100' ROW)	\$ 1,795,000	\$ -
Powell Road (60' ROW)	841,000	
Abandon Powell Road	-	
Wharton Weems Boulevard	968,000	
McCabe Road	225,000	
SUBTOTAL	\$ 3,829,000	\$ 3,560,057
Water Distribution System		
12" Public Mains	\$ 320,000	\$ -
Offsite Segment Crossing SH 146 (12")	351,000	
SUBTOTAL	\$ 671,000	\$ 383,756
Sanitary Sewer System		
Lift Station / Force Main	\$ 137,000	\$ 459,103
Public Mains 8" - 12"	308,000	
Offsite Public Mains	66,000	
SUBTOTAL	\$ 511,000	\$ 955,573
Drainage Projects		
Stormwater Detention / Drainage		
-Acquisition of 32 Acres	\$ 2,300,000	\$ 2,304,431
-Construction: Excavation	1,360,000	1,002,032
-Construction: Storm Sewer	1,232,000	841,284
SUBTOTAL	\$ 4,892,000	\$ 4,147,747
Sidewalks		
Sidewalks / Pedestrians Trails along Major Roadways / Drainageways	\$ 120,000	\$ 45,448
Landscaping		
Along Major Roadways	\$ 300,000	\$ 630,279
Clearing		
Public ROW and Easements	\$ 120,000	\$ 182,001
Engineering	\$ 1,303,000	\$ 831,299
Developer Interest	\$ -	\$ 1,360,327
TOTAL	\$ 11,746,000	\$ 12,096,487

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ESTIMATED ADDITIONAL COST TO COMPLETE	TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE	ACTUAL OVER (UNDER) ESTIMATE	% VARIANCE OVER (UNDER) ESTIMATE
\$ -	\$ -	\$ (1,795,000)	
		(841,000)	
		-	
		(968,000)	
		(225,000)	
\$ -	\$ 3,560,057	\$ (268,943)	-7.02%
\$ -	\$ -	\$ (320,000)	
		(351,000)	
\$ -	\$ 383,756	\$ (287,244)	-42.81%
\$ -	\$ 459,103	\$ 322,103	
	-	(308,000)	
	-	(66,000)	
\$ -	\$ 955,573	\$ 444,573	87.00%
\$ -	\$ 2,304,431	\$ 4,431	0.19%
	1,002,032	(357,968)	-26.32%
	841,284	(390,716)	-31.71%
\$ -	\$ 4,147,747	\$ (744,253)	-15.21%
\$ -	\$ 45,448	\$ (74,552)	-62.13%
\$ -	\$ 630,279	\$ 330,279	110.09%
\$ -	\$ 182,001	\$ 62,001	51.67%
\$ -	\$ 831,299	\$ (471,701)	-36.20%
\$ -	\$ 1,360,327	\$ 1,360,327	
\$ -	\$ 12,096,487	\$ 350,487	

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

4. Consider Reimbursement to Port Crossing Land, LP, a Texas limited partnership, based upon accepted Agreed-Upon Procedures Report with regard to project costs.

NOTE: Staff is in the process of developing a recommendation for the board's consideration based on the AUP and current and projected cash flows. We will e-mail you our findings when the analysis is complete.

passed out
@ mtg.

La Porte Redevelopment Authority
Cash Flow Report, March - May 2009

Cleared Bank	Operating Account	For	Amount	Subtotal	Total
Beginning fund balance, 2/27/09			\$ 312,130.59		
2/27/2009	Interest deposit (1.0000%)	interest	\$ 237.07		
3/31/2009	Interest deposit (1.0000%)	interest	\$ 244.74	\$ 312,612.40	
4/7/2009	Wire xfer		\$ 519,803.19		
4/7/2009	Wire xfer		\$ 426,221.77		
4/30/2009	Interest deposit (1.0000%)	interest	\$ 670.93	\$ 946,695.89	
Total, revenues				\$ 1,259,308.29	\$ 1,259,308.29
Cleared Bank Expenses					
2/27/2009	Federal tax withheld	withholding	\$ 66.37		
3/4/2009	Clarke American Checks	check supplies	\$ 60.75		
				\$ 127.12	
<i>Checks paid:</i>					
2/13/2009	#115 Hawes Hill Calderon LLP	Inv. 3190, 3212	\$ 5,729.68		
2/19/2009	#116 City of La Porte	Inv 3897	\$ 65.85		
				\$ 5,795.53	
Total, Checks paid				\$ 5,922.65	\$ (5,922.65)
<i>Checks outstanding</i>					
None					
Total, Checks outstanding			\$ -	\$ -	\$ -
<i>Checks submitted for approval 5/26/09</i>					
City of La Porte	Inv 4032 (food & drinks)		\$ 79.69		
City of La Porte	reimbursement		\$ 100,000.00		
Patillo, Brown & Hill LLP	interim billing, audit		\$ 3,000.00		
Hawes Hill Calderon LLP	Inv 3257, 3276, 3296		\$ 7,812.92		
Total, Checks submitted				\$ 110,892.61	
Total expenses				\$ 116,815.26	\$ (116,815.26)
Fund balance, Operating Account as of May 26, 2009					<u>\$ 1,136,570.38</u>
				FY 2009	FY 2010
Administration and Project Management			\$ 14,000.00	\$ 42,000.00	
Legal			\$ 1,000.00	\$ 5,000.00	

Agreed Upon Procedures Reports

\$ 7,500.00 \$ 7,500.00

Annual Audit

\$ 6,000.00 \$ 9,000.00

Operating Expenses

\$ 1,500.00 \$ 3,000.00

Bank Expenses

\$ 30.00 \$ 60.00

City Administration @ 5%

\$ 15,489.00 \$ 47,301.25

Total

\$ 45,519.00 \$ 113,861.25

TOTAL AVAILABLE FOR DISTRIBUTION 5.28.09

\$ 977,190.13

2008 Tax Year

%

Total Value in the TIRZ as of March 2009 (Value)

\$73,258,653

Less the Tax Increment Base (1999) Value

\$7,385,080

Total Increment Created

\$65,873,573

Lakes at Fairmont Green (Plat recorded 2/27/08)

\$589,147

0.894%

\$ 8,739.60

65 La Porte

\$2,166,062

3.288%

\$ 32,132.07

Retreat at Bay Forest N & S (Plat recorded 3/18/08)

\$239,443

0.363%

\$ 3,551.98

Port Crossing

\$55,694,257

84.547%

\$ 826,186.83

Equals the Captured Appraised Value After New

\$7,184,664

10.907%

\$ 106,579.66

100.000%

\$ 977,190.13

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

5. Consider payment to City of La Porte in the amount of \$100,000 for TIRZ and Redevelopment Authority start-up costs.

INVOICE

CITY OF LA PORTE
604 W FAIRMONT PARKWAY
LA PORTE, TX 77571

(281) 471-5020

TO: LA PORTE REDEVELOPMENT AUTHORI
ATTN: DAVID HAWES
PO BOX 22167
HOUSTON, TX 77227

INVOICE NO: 5561
DATE: 5/20/09

CUSTOMER NO: 1905/144427

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	START UP FUNDS REPAYMENT REDEVELOPMENT AUTHORITY	100,000.00	100,000.00

*****PROMPT PAYMENT IS APPRECIATED*****

TOTAL DUE: \$100,000.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/20/09 DUE DATE: 6/09/09
CUSTOMER NO: 1905/144427

NAME: LA PORTE REDEVELOPMENT AUTHORI
TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF LA PORTE
ATTN: ACCOUNTING DIVISION
604 WEST FAIRMONT PARKWAY
LA PORTE TX 77571

(281) 471-5020

INVOICE NO: 5561
TERMS: NET 20 DAYS

AMOUNT: \$100,000.00

TAX INCREMENT REINVESTMENT ZONE (TIRZ) FUND

PROJECT NAME	COST
Developmental Assistance	\$ 100,000
TOTAL TIRZ FUND PROJECTS	\$ 100,000

Developmental Assistance

Project Number: 039-9898-826

Fiscal Year 99-00 Funding: 100,000

In 1999, the City created a Tax Increment Reinvestment Zone (TIRZ) to encourage development in selected areas of the City. These funds are set aside for any project studies that may need to occur in 1999-2000.

City of La Porte
Tax Increment Reinvestment Zone One Fund (039) Summary

Working Capital 9/30/98			0
Plus 99-00 Revenues:			
Transfer from Economic Development Fund	100,000		
Interest Income	<u>2,000</u>		
Total Revenues		<u>102,000</u>	
Equals Total Resources			102,000
Less 99-00 Expenditures:			
Project Studies	<u>100,000</u>		
Total Expenditures		<u>100,000</u>	
Equals Estimated Working Capital 9/30/00			2,000

City of La Porte
Tax Increment Reinvestment Zone One Fund (039)
Statement of Revenues

Object	Description	Actual 1997-98	Budget 1998-99	Revised 1998-99	Projected 1999-00
Administrative Transfers:					
480.01-36	Transfer from Economic Dev Fund	-	-	-	100,000
Administrative Transfers Subtotal		<u>-</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Interest:					
483.01-00	Interest Income	-	-	-	2,000
Interest Subtotal		<u>-</u>	<u>-</u>	<u>-</u>	<u>2,000</u>
Total TIRZ One Fund Revenues		-	-	-	102,000

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

6. Consider approval or other action with regard to authority invoices.

NOTE: The cash flow report for the operating fund is preliminary, pending the inclusion of any recommended expenditure for the Port Crossing developer reimbursement. We will provide an updated cash flow report at the meeting.

La Porte Redevelopment Authority
Cash Flow Report, March - May 2009

Cleared Bank	Operating Account	For	Amount	Subtotal	Total
Beginning fund balance, 2/27/09			\$ 312,130.59		
2/27/2009	Interest deposit (1.0000%)	interest	\$ 237.07		
3/31/2009	Interest deposit (1.0000%)	interest	\$ 244.74	\$ 312,612.40	
4/7/2009	Wire xfer		\$ 519,803.19		
4/7/2009	Wire xfer		\$ 426,221.77		
4/30/2009	Interest deposit (1.0000%)	interest	\$ 670.93	\$ 946,695.89	
Total, revenues				\$ 1,259,308.29	\$ 1,259,308.29
Cleared Bank Expenses					
2/27/2009	Federal tax withheld	withholding	\$ 66.37		
3/4/2009	Clarke American Checks	check supplies	\$ 60.75		
				\$ 127.12	
<i>Checks paid:</i>					
2/13/2009	#115 Hawes Hill Calderon LLP	Inv. 3190, 3212	\$ 5,729.68		
2/19/2009	#116 City of La Porte	Inv 3897	\$ 65.85		
				\$ 5,795.53	
Total, Checks paid				\$ 5,922.65	\$ (5,922.65)
<i>Checks outstanding</i>					
None					
Total, Checks outstanding			\$ -	\$ -	\$ -
<i>Checks submitted for approval 5/26/09</i>					
City of La Porte		Inv 4032 (food & drinks)	\$ 79.69		
City of La Porte		reimbursement	\$ 100,000.00		
Patillo, Brown & Hill LLP		interim billing, audit	\$ 3,000.00		
Hawes Hill Calderon LLP		Inv 3257, 3276, 3296	\$ 7,812.92		
Total, Checks submitted				\$ 110,892.61	
Total expenses				\$ 116,815.26	\$ (116,815.26)
Fund balance, Operating Account as of May 26, 2009					<u>\$ 1,136,570.38</u>

La Porte Redevelopment Authority
Cash Flow Report, March - May 2009

Cleared

Bank	Construction Account	For	Amount	Subtotal	Total
	Beginning fund balance, 2/27/09		\$ 400,447.90		
2/27/2009	Interest deposit (1.0000%)	interest	\$ 307.19		
3/31/2009	Interest deposit (1.0000%)	interest	\$ 319.94		
4/30/2009	Interest deposit (1.0000%)	interest	\$ 257.03		
	Total, revenues			\$ 401,332.06	\$ 401,332.06

Cleared

Bank	Expenses				
2/27/2009	Federal tax withheld	withholding	\$ 86.01		
3/4/2009	Clarke American Checks	check supplies	\$ 60.75		
				\$ 146.76	
	<i>Checks paid:</i>				
	None			0	
	<i>Total, Checks paid</i>			\$ 146.76	\$ (146.76)
	<i>Checks outstanding</i>				
	None				
	<i>Total, Checks outstanding</i>			\$ -	
	<i>Checks submitted for approval 5/26/09</i>			\$ -	
	<i>Total, Checks submitted</i>			\$ -	
	Total expenses			\$ 146.76	
	Fund balance, Operating Account as of May 26, 2009				\$ 401,185.30

INVOICES

INVOICE

CITY OF LA PORTE
604 W FAIRMONT PARKWAY
LA PORTE, TX 77571

(281) 471-5020

TO: LA PORTE REDEVELOPMENT AUTHORITY
ATTN: DAVID HAWES
PO BOX 22167
HOUSTON, TX 77227

INVOICE NO: 5561
DATE: 5/20/09

CUSTOMER NO: 1905/144427

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	START UP FUNDS REPAYMENT REDEVELOPMENT AUTHORITY	100,000.00	100,000.00

*****PROMPT PAYMENT IS APPRECIATED*****

TOTAL DUE: \$100,000.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 5/20/09 DUE DATE: 6/09/09 NAME: LA PORTE REDEVELOPMENT AUTHORITY
CUSTOMER NO: 1905/144427 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:

CITY OF LA PORTE
ATTN: ACCOUNTING DIVISION
604 WEST FAIRMONT PARKWAY
LA PORTE TX 77571 (281) 471-5020

INVOICE NO: 5561
TERMS: NET 20 DAYS AMOUNT: \$100,000.00

STATEMENT OF ACCOUNT PAGE 1

CITY OF LA PORTE
604 W FAIRMONT PARKWAY
LA PORTE, TX 77571

(281) 471-5020

DATE: 4/07/09

TO: HAWES HILL & ASSOCIATES
ATTN DAVID HAWES
PO BOX 22167
HOUSTON, TX 77227-2167

DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
3/05/09	BEGINNING BALANCE			79.69
2/17/09	TIRE REIMBURSEMENTS FOOD & DRINKS	4032	3/09/09	79.69

Invoice No. 272002
Date 02/28/2009
Client No. 16980

Interim billing for services in connection with Annual Audit. \$ 3,000.00

Total Invoice Amount \$ 3,000.00

For billing inquiries, please contact Angela X5042

Thank You for Your Prompt Payment

PREVIOUSLY BILLED - INCLUDED IN BEGINNING BALANCE

CURRENT	OVER 30 DY	OVER 60 DY	OVER 90 DY
79.69			

DUE DATE: 4/27/09 PAYMENT DUE: 79.69
TOTAL DUE: \$79.69

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 4/07/09 DUE DATE: 4/27/09 NAME: HAWES HILL & ASSOCIATES
CUSTOMER NO: 1703/136943 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:

CITY OF LA PORTE
ATTN: ACCOUNTING DIVISION
604 WEST FAIRMONT PARKWAY
LA PORTE TX 77571
(281) 471-5020

TOTAL DUE: \$79.69

PR&H

Pattillo, Brown & Hill, L.L.P.

Certified Public Accountants - Business Consultants

Attention: David Hawes

La Porte Tax Increment Reinvestment Zone One
P.O. Box 22167
Houston, TX 77227-2167

Approved: [Signature]
03.09.09

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

Invoice



PAYMENTS ALSO ACCEPTED BY:
AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218



PAYMENTS ALSO ACCEPTED BY:
AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218

Bill To:

HRZ - La Porte # 1
504 W. Fairmont Pkwy.
La Porte, TX 77571

Invoice #: 00003257
Date: 3/1/2009

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, March 2009	\$2,000.00
	Reimbursable expenses as follows:	
12/18/2008	Hour Messenger	\$21.65
1/5/2009	Hour Messenger	\$47.50
2/6/2009	USPS per attachment	\$48.00
2/6/2009	USPS per attachment	\$4.80
	In house copies & Binders 565 @ .15 each & 20 Binders	\$104.75
	In house postage	\$0.42
Sales Tax:		\$0.00
Total Amount:		\$2,227.12
Amount Applied:		\$0.00
Balance Due:		\$2,227.12

Thank you

HAWES HILL CALDERON
10101 FONDREN STE 106
HOUSTON TX 77096

HAWES HILL CALDERON
10101 FONDREN STE 106

BALANCE DUE UPON RECEIPT.
AFTER 01/14/09, PAY \$178.25

DELIVERY DATE	TICKET NUMBER	AMOUNT	DELIVERY DATE	TICKET NUMBER	AMOUNT
12/16/08	155726	LEAGUE CITY 29.40	12/16/08	155726	LEAGUE CITY 29.40
12/16/08	155727	LEAGUE CITY 119.70	12/16/08	155727	LEAGUE CITY 119.70
12/16/08	155877	LA PORTE 21.65	12/16/08	155877	LA PORTE 21.65

Payable Upon Receipt
Past Due
After 15 Days

11757 Katy Frwy.
Suite 900
Houston TX 77079

TOTAL DUE
170.75

Please return
this portion with
payment to:

11757 Katy Frwy.
Suite 900
Houston TX 77079

TOTAL
170.75



PAYMENTS ALSO ACCEPTED BY:
AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218

CUSTOMER ACCOUNT NO. 102750
INVOICE NUMBER 40753
INVOICE DATE 01/13/09

HAWES HILL CALDERON
10101 FONDREN STE 106
HOUSTON TX 77096



PAYMENTS ALSO ACCEPTED BY:
AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218

CUSTOMER ACCOUNT NO. 102750
INVOICE NUMBER 40753
INVOICE DATE 01/13/09

HAWES HILL CALDERON
10101 FONDREN STE 106

BALANCE DUE UPON RECEIPT.
AFTER 01/28/09, PAY \$258.00

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Page 1 of 2



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Transaction #: 134212485
Charged to: AMEX *****4046
Labels Included: 10
Print Date/Time: 2/8/09 11:06:06 AM CST

Standardized Shipping Address	Package Info	Service	Price
1 of 10 PEGGY ANTONE RESIDENCE 8418 COLLINGSDALE RD LA PORTE, TX 77571-3633	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7496 5484 7627			
2 of 10 JOHN JOERNS CITY OF LA PORTE PO BOX 1115 LA PORTE, TX 77572-1115	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7495 2881 8511			
3 of 10 HORACE LEOPARD RESIDENCE 3202 LAZY PINE LN LA PORTE, TX 77571-6924	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7495 6027 5792			
4 of 10 DOUG MARTIN RESIDENCE 1103 OAK LEAF ST LA PORTE, TX 77571-6939	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7495 3930 4270			
5 of 10 J. J. MEZA PO BOX 202 LA PORTE, TX 77572-0202	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7495 1833 2751			
6 of 10 LINDSAY PFLEIFER RESIDENCE 723 BAYBRIDGE RD LA PORTE, TX 77571-3514	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80
Delivery Confirmation™ Label Number: 0103 8555 7495 0784 6993			
7 of 10 CHESTER POOL RESIDENCE	Ship Date: 02/06/09 Weight: 1lbs 0oz	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00

DELIVERY DATE	TICKET NUMBER	AMOUNT	DELIVERY DATE	TICKET NUMBER	AMOUNT
1/05/09	156891	LA PORTE 47.50	01/05/09	156891	LA PORTE 47.50
1/07/09	157135	TIRZ 20 58.10	01/07/09	157135	TIRZ 20 58.10
1/07/09	157137	TIRZ 20 13.00	01/07/09	157137	TIRZ 20 13.00
1/07/09	157138	TIRZ 20 14.65	01/07/09	157138	TIRZ 20 14.65
1/07/09	157140	TIRZ 20 13.00	01/07/09	157140	TIRZ 20 13.00
1/07/09	157141	TIRZ 20 14.65	01/07/09	157141	TIRZ 20 14.65
1/07/09	157143	TIRZ 20 14.65	01/07/09	157143	TIRZ 20 14.65
1/07/09	157146	TIRZ 20 13.00	01/07/09	157146	TIRZ 20 13.00
1/07/09	157147	TIRZ 20 13.00	01/07/09	157147	TIRZ 20 13.00
1/07/09	157149	TIRZ 20 14.65	01/07/09	157149	TIRZ 20 14.65
1/07/09	157151	TIRZ 20 19.65	01/07/09	157151	TIRZ 20 19.65
1/07/09	157152	TIRZ 20 14.65	01/07/09	157152	TIRZ 20 14.65

Payable Upon Receipt
Past Due
After 15 Days

11757 Katy Frwy.
Suite 900
Houston TX 77079

TOTAL DUE
250.50

Please return
this portion with
payment to:

11757 Katy Frwy.
Suite 900
Houston TX 77079

TOTAL DUE
250.50

1710 ALVY DR
LA PORTE, TX 77571-9402
From: 77096
Label Total \$4.80

Delivery Confirmation™ Label Number: 0103 8555 7496 4416 1067

8 of 10 ALTON PORTER
PO BOX 652
LA PORTE, TX 77572-0652
Ship Date: 02/06/09
Weight: 1lbs 0oz
From: 77096
Priority Mail Flat Rate Env
Delivery Confirm.
Label Total \$4.80

Delivery Confirmation™ Label Number: 0103 8555 7496 7076 1551

9 of 10 DAVE TURNQUIST
319 W MAIN ST
LA PORTE, TX 77571-6001
Ship Date: 02/06/09
Weight: 1lbs 0oz
From: 77096
Priority Mail Flat Rate Env
Delivery Confirm.
Label Total \$4.80

Delivery Confirmation™ Label Number: 0103 8555 7496 3367 6105

10 of 10 LLOYD GRAHAM
LA PORTE ISD
1002 SAN JACINTO ST
LA PORTE, TX 77571-5461
Ship Date: 02/06/09
Weight: 1lbs 0oz
From: 77096
Priority Mail Flat Rate Env
Delivery Confirm.
Label Total \$4.80

Delivery Confirmation™ Label Number: 0103 8555 7496 4979 8032

Domestic Order Total: \$49.00

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Printed Domestic Labels

Transaction #: 134236069
 Charged to: AMEX *****4046
 Labels Included: 1
 Print Date/Time: 2/6/09 2:09:26 PM CST

Standardized Shipping Address	Package Info	Service	Price
1 of 1 JOHN JOERNS CITY OF LA PORTE PO BOX 1115 LA PORTE, TX 77572-1115	Ship Date: 02/06/09 Weight: 1lbs 0oz From: 77096	Priority Mail Flat Rate Env Delivery Confirm.	\$4.80 \$0.00 Label Total \$4.80

Delivery Confirmation™ Label Number: 0103 8555 7496 1276 6070

Domestic Order Total: \$4.80

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Refer to your Shipping History for all paid labels printed within the last 6 months.

https://sss-web.usps.com/cns/printVerification.do

2/6/2009

https://sss-web.usps.com/cns/printVerification.do

2/6/2009

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

Invoice

Bill To:

-La Porte # 1
 1 Fairmont Pkwy.
 La Porte, TX 77571

Invoice #: 00003276
 Date: 4/1/2009

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, April 2009	\$2,000.00
	Reimbursable expenses as follows:	
	Mileage, D. Hawes per attachment	\$85.80
Sales Tax:		\$0.00
Total Amount:		\$2,085.80
Amount Applied:		\$0.00
Balance Due:		\$2,085.80

EXPENSE DETAIL (La Porte TIF01)

DATE	CLIENT NO.	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM.	BILL
02.05.09	CLPTIF01	Mileage to/from Mtg. w/Staff	78	\$ 0.560	\$ 42.90	Y
02.11.09	CLPTIF01	Mileage to/from BOO Mtg.	78	\$ 0.560	\$ 42.90	Y
				\$ 0.560	\$ -	
TOTAL					\$ 85.80	

invoice

Page: 1

DATE	DESCRIPTION	AMOUNT
5/27/2009	Project Management Services, May 2009	\$2,000.00
	Board of Directors Meeting	\$1,500.00
	Sales Tax:	\$0.00
	Total Amount:	\$3,500.00
	Amount Applied:	\$0.00
	Balance Due:	\$3,500.00

LA PORTE TAX INCREMENT REINVESTMENT ZONE

STATE OF TEXAS)(

COUNTY OF HARRIS)(

CITY OF LA PORTE)(

NOTICE IS HEREBY GIVEN OF THE MEETING OF THE LA PORTE TAX INCREMENT REINVESTMENT ZONE TO BE HELD ON MAY 27, 2009 AT 6:30 P.M. IN CITY COUNCIL CHAMBERS OF THE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order – Lindsey Pfeiffer, President
2. Consider approval of the minutes of the February 11, 2009 Board of Directors meeting *w/ connection*
3. Consent agenda – any item may be removed by a board member for discussion *Doug & Chester*
 - Entertain motion and a second to approve the TIRZ items in the same form and manner as was approved in the previous redevelopment authority meeting – Lindsey Pfeiffer, Chairperson *Chester / Doug*
 - a. Consider Agreed-Upon Procedures Report with regard to project costs incurred by Port Crossing Land, LP, a Texas limited partnership;
 - b. Consider Reimbursement to Port Crossing Land, LP, a Texas limited partnership based upon accepted Agreed-Upon Procedures Report with regard to project costs;
 - c. Consider payment to City of La Porte in the amount of \$100,000 for TIRZ and Redevelopment Authority start-up costs;
 - d. Consider approval or other action with regard to authority invoices;
 - e. Receive Staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, Retreat at Bay Forrest Development Project, progress of the signal/paving project, and status of audit;
 - f. Board member comments with regard to matters appearing on agenda;
 - g. Adjournment.

THIS FACILITY HAS DISABILITY ACCOMMODATIONS AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES AT MEETINGS SHOULD BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT CITY SECRETARY'S OFFICE AT 281-471-5020 OR TDD LINE 281-471-5030 FOR FURTHER INFORMATION. A POSSIBLE QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT AT THIS MEETING AND PARTICIPATE IN DISCUSSIONS BUT WILL NOT TAKE ANY ACTION.

David W. Hawes
Executive Director

David W. Hawes

Date Posted

**La Porte Tax Increment Reinvestment Zone Number One,
City of La Porte, Texas
Minutes of the Board Meeting
Held February 11, 2009**

1. CALL TO ORDER AND DETERMINATION OF A QUORUM

The Board of Directors of the La Porte Tax Increment Reinvestment Zone Number One, City of La Porte, Texas, held a meeting, open to the public, on the 11th day of February, 2009; the meeting was called to order at 6:45 p.m. in the City Council Chambers of the City Hall, 604 West Fairmont Parkway, La Porte, Texas, and the roll was called of the duly appointed members of the Board, to wit:

Peggy Antone	Position 1
Dave Turnquist	Position 2
Alton Porter	Position 3
Horace Leopard	Position 4
Doug Martin	Position 5
JJ Meza	Position 6
Lloyd Graham	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chairman

and all of the above were present, thus constituting a quorum. Also present at the meeting were Russell Plank (Port Crossing); John Joerns, Debbie Westbeld and David Hawes.

Chairman Pfeiffer called the meeting to order at 6:59 p.m.

2. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 17, 2008 BOARD OF DIRECTORS MEETING

Upon motion made by Director Pool, seconded by Director Meza, the board voted unanimously to approve the minutes as presented.

3. CONSENT AGENDA – ANY ITEM MAY BE REMOVED BY A BOARD MEMBER FOR DISCUSSION

ENTERTAIN A MOTION AND A SECOND TO APPROVE THE TIRZ ITEMS IN THE SAME FORM AND MANNER AS WAS APPROVED IN THE PREVIOUS REDEVELOPMENT AUTHORITY MEETING

- A. CONSIDER CONTRACT BY AND BETWEEN DURWOOD GREENE CONSTRUCTION COMPANY, THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT SH 146 AND WHARTON WEEMS BLVD. IN THE AMOUNT OF \$304,869.**

- B. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP ("65 LA PORTE"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE.
- C. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP ("PORT CROSSING"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE.
- D. RECEIVE REPORT WITH REGARD TO LA PORTE INDEPENDENT SCHOOL DISTRICT (ISD) PURCHASE OF 20 ACRES WITHIN THE BOUNDARIES OF THE ZONE.
- E. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES.
- F. RECEIVE STAFF REPORT AND UPDATES WITH REGARD TO PORT CROSSING, LAKES ON FAIRMONT GREEN, AND RETREAT AT BAY FORREST DEVELOPMENT..
- G. ADJOURNMENT.

Upon a motion duly made by Director Antone and being seconded by Director Turnquist, the board unanimously approved the consent agenda in the same manner and form as approved in the Redevelopment Authority Board Meeting and adjourned at 7:00 PM.

SIGNED: _____ ATTEST: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____