

Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

July 24, 2013

NOTICE OF MEETING OF LA PORTE REDEVELOPMENT AUTHORITY

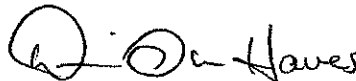
Notice is hereby given of the meeting of the La Porte Redevelopment Authority to be held Wednesday, July 24, 2013 at 6:30 p.m. in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, for the purpose of considering the following agenda items:

1. Call to order – Lindsey Pfeiffer, President;
2. Consider approval of the minutes of Board of Directors meeting held on March 27, 2013;
3. Consider approval of Developer Reimbursements;
4. Consider approval or other action with regard to authority invoices;
5. Receive updates from the city, developers and staff with regard to development within the Zone;
6. Board member comments;
 - a. Matters appearing on agenda;
 - b. Inquiry of staff regarding specific factual information or existing policy
7. Adjournment.

In compliance with the American Disabilities Act, the City of La Porte City will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019 or TDD 281-471-5030.

A possible quorum of city council members may be present at this meeting and participate in discussions but will take no action.

David W. Hawes
Executive Director



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 minutes of the Board of Directors meeting held March 27, 2013.

**La Porte Redevelopment Authority
City of La Porte, Texas**

**Minutes of the Board Meeting
March 27, 2013**

1. Call to order – Lin Pfeiffer, Chair;

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, held a regular meeting, open to the public, on Wednesday, the 27th day of March, 2013 at 6:30 p.m. The meeting was called to order by Chair Lin Pfeiffer at 6:37 p.m. in the City Council Chambers of the City council conference Room, 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 - Secretary
Dave Turnquist	Position 2
Alton Porter	Position 3
Horace Leopard	Position 4
Doug Martin	Position 5 – Vice Chair
JJ Meza	Position 6
Lloyd Graham	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chair

and all of the above were present except Directors Antone, Graham, Meza and Turnquist, thus constituting a quorum. Also present at the meeting were David Hawes, Hawes Hill Calderon, L.L.P; Scott Livingston, City of LaPorte; and Virginia Blake, McCall Gibson Swedlund Barfoot, P.L.L.C.

2. Consider approval of the minutes of Board of Directors Meeting held on February 6, 2013;

Upon a motion duly made by Director Martin, and being seconded by Director Pool, the Board voted unanimously to approve the minutes of the February 6, 2013 Board meeting as presented.

3. Consider FY 2012 Redevelopment Authority Audit;

Ms. Blake reviewed the Audit Report, as included in the Board agenda materials. Following discussion, and upon a motion duly made by Director Pool and being seconded by Director Martin, the Board voted unanimously to approve the FY 2012 Redevelopment Authority Audit.

4. Receive report from city, staff and developers with regard to development within the boundaries of the tax increment reinvestment zone;

Staff and City personnel briefed the Board with regard to development within the boundaries of the tax increment reinvestment zone. No action was taken.

5. Consider approval or other action with regard to authority invoices;

Mr. Hawes presented the invoices. Upon a motion duly made by Director Martin, and being seconded by Director Leopard, the Board voted unanimously to approve payment of the invoices.

6. Board member comments;

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

No action was taken.

7. Adjournment.

Chair Pfeiffer adjourned the meeting at 7:06 p.m.

Secretary

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 approval of developer reimbursements.

**La Porte Redevelopment Authority
FY 2013 Disbursement Report - CURRENT TAX**

Cash Balance

\$ 1,451,919.44

\$ 1,451,919.44

Obligations

Increment Obligated to others for prior years

\$ (192,827.41)

City of La Porte Trunkline FY 2014

\$ (81,000.00)

FY 2013 Remaining Expenses

\$ (6,550.00)

FY 2014 Projected Expenses

\$ (171,350.00)

\$ 1,000,192.03

2012 Tax Year Certified

Total Value in the TIRZ as of Apr. 2012 (Taxable Value)

\$77,470,874

Less the Tax Increment Base (1999) Value

\$7,264,480

Total Increment Created

\$70,206,394

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

\$780,978

1.008%

\$ 10,082.86

65 La Porte

\$5,459

0.007%

\$ 70.48

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

\$1,442,020

1.861%

\$ 18,617.28

Port Crossing

\$66,673,171

86.062%

\$ 860,787.68

Remaining Taxable Value

\$8,569,246

11.061%

\$ 110,633.73

100.000%

\$ 1,000,192.03

County Payment to TIRZ

\$ 203,568.00

FY 2014 County Sylvan Beach Payment

\$ (130,000.00)

\$ 73,568.00

Port Crossing

\$66,673,171

100.000%

\$ 73,568.00

+
\$ 934,355.68

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 approval or other action regarding Authority invoices.

La Porte Redevelopment Authority
Cash Flow Report, FY 2009-2013

Cleared Bank	Operating Account	For	Amount	Subtotal	Total
	Beginning fund balance, 10/1/2009		\$ 265,520.84		
10/15/2009	City of La Porte	county TIRZ payment	\$ 196,067.00		
10/30/2009	Interest deposit (0.30%)	interest	\$ 91.25		
11/30/2009	Interest deposit (0.10%)	interest	\$ 73.20		
12/31/2009	Interest deposit (0.15%)	interest	\$ 36.70		
1/29/2010	Interest deposit (0.10%)	interest	\$ 28.41		
2/26/2010	Interest deposit (0.10%)	interest	\$ 22.06		
3/31/2010	Interest deposit (0.10%)	interest	\$ 25.13		
4/30/2010	Interest deposit (0.20%)	interest	\$ 42.59		
5/31/2010	Interest deposit (0.20%)	interest	\$ 42.60		
6/10/2010	Harris County tax collections	county TIRZ payment	\$ 257,543.00		
6/22/2010	City of La Porte tax collections	city TIRZ payment	\$ 582,670.33		
6/22/2010	LPISD tax collections	ISD TIRZ payment	\$ 512,646.62		
6/30/2010	Interest deposit (0.20%)	interest	\$ 122.57		
7/31/2010	Interest deposit (0.20%)	interest	\$ 130.46		
8/31/2010	Interest deposit (0.20%)	interest	\$ 102.74		
9/30/2010	Interest deposit (0.20%)	interest	\$ 95.55		
10/20/2010	City of La Porte	prior year increment adjustment	\$ 189,261.05		
10/29/2010	Interest deposit (0.20%)	interest	\$ 51.37		
11/30/2010	Interest deposit (0.10%)	interest	\$ 67.56		
12/31/2010	Interest deposit (0.10%)	interest	\$ 65.46		
1/31/2011	Interest deposit (0.10%)	interest	\$ 65.46		
2/28/2011	Interest deposit (0.10%)	interest	\$ 59.13		
3/31/2011	Interest deposit (0.10%)	interest	\$ 65.47		
4/29/2011	Interest deposit (0.10%)	interest	\$ 61.21		
5/31/2011	Interest deposit (0.10%)	interest	\$ 66.05		
6/16/2011	Wire xfer City of La Porte	city TIRZ payment	\$ 717,580.58		
6/16/2011	Wire xfer City of La Porte	city TIRZ payment	\$ 591,594.44		
6/30/2011	Interest deposit (0.10%)	interest	\$ 115.72		
7/25/2011	Wire xfer City of La Porte	county TIRZ payment	\$ 171,528.00		
7/29/2011	Interest deposit (0.10%)	interest	\$ 166.23		
8/31/2011	Interest deposit (0.05%)	interest	\$ 139.39		
9/30/2011	Interest deposit (0.05%)	interest	\$ 41.88		
10/31/2011	Interest deposit (0.05%)	interest	\$ 6.98		
11/30/2011	Interest deposit (0.05%)	interest	\$ 41.88		
12/31/2011	Interest deposit (0.05%)	interest	\$ 41.88		
1/31/2012	Interest deposit (0.05%)	interest	\$ 44.67		
2/29/2012	Interest deposit (0.05%)	interest	\$ 40.04		
3/30/2012	Interest deposit (0.05%)	interest	\$ 41.32		
4/30/2012	Interest deposit (0.05%)	interest	\$ 42.46		
5/24/2012	Wire xfer City of La Porte	city TIRZ payment	\$ 591,728.53		
5/24/2012	Wire xfer City of La Porte	city TIRZ payment	\$ 483,366.12		
5/31/2012	Interest deposit (0.05%)	interest	\$ 54.15		
6/25/2012	Wire xfer City of La Porte	county TIRZ payment	\$ 215,582.00		
6/29/2012	Interest deposit (0.05%)	interest	\$ 83.82		
7/31/2012	Interest deposit	interest	\$ 100.32		
8/31/2012	Interest deposit	interest	\$ 92.56		
9/28/2012	Interest deposit	interest	\$ 45.36		
10/31/2012	Interest deposit	interest	\$ 53.24		
11/30/2012	Interest deposit	interest	\$ 48.37		
12/31/2012	Interest deposit	interest	\$ 49.99		
1/31/2013	Interest deposit	interest	\$ 49.99		
2/28/2013	Interest deposit	interest	\$ 38.04		
3/29/2013	Interest deposit	interest	\$ 34.32		

4/30/2013	Interest deposit	interest	\$ 31.78		
5/20/2013	Wire xfr City of La Porte	city TIRZ payment	\$ 461,057.04		
5/20/2013	Wire xfr City of La Porte	taxes co	\$ 557,872.33		
5/31/2013	Interest deposit	interest	\$ 46.47		
6/24/2013	Wire xfr City of La Porte	Harris County	\$ 203,568.00		
6/28/2013	Interest deposit	interest	\$ 67.32		
Total, Revenues				\$ 5,796,783.71	\$ 5,796,783.71
Cleared Bank	Expenses				
	<i>Checks paid:</i>				
11/23/2009	#117 Port Crossing LP	developer reimbursement	\$ 165,769.15		
11/19/2009	#118 Hawes Hill Calderon LLP	Inv 3385, 3400, 3422	\$ 7,937.24		
2/25/2010	#120 Hawes Hill Calderon LLP	Inv 3514, 3466, 3515	\$ 7,552.62		
3/31/2010	#119 Patillo Brown & Hill LLP	interim billing, audit	\$ 3,000.00		
6/30/2010	#121 VOID CHECK	error in account posting	\$ -		
7/8/2010	#122 Pattillo, Brown & Hill LLP	audit final invoice	\$ 150.00		
7/1/2010	#123 Hawes Hill Calderon LLP	Inv 3523, 3585, 3586, 3614	\$ 10,072.29		
7/7/2010	#124 Port Crossing	developer reimbursement	\$ 1,033,512.91		
8/5/2010	#125 City of La Porte	meeting expenses	\$ 266.67		
8/27/2010	#126 Hawes Hill Calderon LLP	Inv 3642, 3666	\$ 5,640.07		
4/27/2011	#127 Hawes Hill Calderon LLP	Inv 3766-3874	\$ 17,686.39		
8/22/2011	#128 Port Crossing Land LP	developer reimbursement	\$ 1,205,754.00		
8/18/2011	#129 Hawes Hill Calderon LLP	Inv 3936, 3937, 3938, 3954	\$ 9,763.04		
2/6/2012	#130 Hawes Hill Calderon LLP	Inv 4064	\$ 13,685.83		
4/9/2012	#131 McCall Gibson Swedlund Barfoot PLLC	interim billing - audit	\$ 4,000.00		
4/9/2012	#132 Hawes Hill Calderon LLP	Inv 4105	\$ 3,926.83		
8/23/2012	#133 Hawes Hill Calderon LLP	Inv 4139, 4170, 4214, 426	\$ 9,835.85		
8/29/2012	#134 Port Crossing Land LP	developer reimbursement	\$ 1,095,875.46		
9/26/2012	#135 McCall Gibson Swedlund Barfoot PLLC	2011 audit, final bill	\$ 2,400.00		
9/26/2012	#136 Hawes Hill Calderon LLP	Inv 4241	\$ 3,550.70		
2/22/2013	#137 McCall Gibson Swedlund Barfoot PLLC	2012 audit interim bill	\$ 4,500.00		
2/8/2013	#138 Hawes Hill Calderon LLP	Inv43014333	\$ 11,537.90		
2/12/2013	#139 Harris County Treasurer	Inv AH002859	\$ 166,594.19		
2/13/2013	#140 City of La Porte	trunkline project	\$ 130,500.00		
4/4/2013	#141 City of La Porte	TIRZ admin fee 2013	\$ 160,767.62		
3/28/2013	#142 Hawes Hill Calderon LLP	Inv. 43014375	\$ 3,606.75		
Total, Checks paid				\$ 4,077,885.51	\$ 4,077,885.51
	<i>Bank fees:</i>				
6/18/2010	Wire transfer	service fee	\$ 8.00		
6/22/2010	Wire transfer	service fee	\$ 8.00		
6/22/2010	Wire transfer	service fee	\$ 8.00		
10/20/2010	Wire transfer	service fee	\$ 8.00		
6/16/2011	Wire transfer	service fee	\$ 10.00		
6/16/2011	Wire transfer	service fee	\$ 10.00		
7/25/2011	Wire transfer	service fee	\$ 10.00		
Total, Bank fees				\$ 62.00	
<i>Checks outstanding</i>					
None			\$ -		
Total, Checks outstanding				\$ -	
<i>Checks submitted for approval</i>					
7/24/2013	#143 City of La Porte	TIRZ admin fee	\$ 53,577.57		
7/24/2013	#144 Hawes Hill Calderon LLP	Inv 4446, 4447, 4448, 4470	\$ 9,771.19		
7/24/2013	#145 Port Crossing Land LP	developer reimbursement	\$ 934,355.68		
Total, Checks submitted				\$ 997,704.44	
Total expenses				\$ 5,075,651.95	\$ (5,075,651.95)
Fund balance, Operating Account as of July 24, 2013					\$ 721,131.76

STATEMENT OF ACCOUNT

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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

DATE: 7/05/13

CUSTOMER NO: 1905/144427

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	6/05/13	BEGINNING BALANCE			53,577.57
** TIRZ	5/20/13	TIRZ ADMINISTRATION FEE	12717	6/10/13	53,577.57
		5% ADMIN FEE			
		2013			

FOR BILLING ASSISTANCE-CONTACT DANIELLE @ EXT 5043

~~ONLINE PYMNT NOW AVAILABLE @ WWW.LAPORTETX.GOV~~

** - PREVIOUSLY BILLED - INCLUDED IN BEGINNING BALANCE

CURRENT	OVER 30 DY	OVER 60 DY	OVER 90 DY
53577.57			

DUE DATE: 7/25/13

PAYMENT DUE: 53,577.57
TOTAL DUE: \$53,577.57

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 7/05/13 DUE DATE: 7/25/13 NAME: LA PORTE REDEVELOPMENT AUTHORI
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

TOTAL DUE: \$53,577.57

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

STATEMENT

TIRZ -La Porte # 1
604 W. Fairmont Pkwy.
La Porte, TX 77571

DATE
7/9/2013

AMOUNT REMITTED

\$

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DATE	INVOICE NO.	DESCRIPTION	CHARGES	PAYMENTS	BALANCE
4/19/2013	43014446	Sale; TIRZ -La Porte # 1	\$2,142.38		\$2,142.38
5/19/2013	43014447	Sale; TIRZ -La Porte # 1	\$2,000.00		\$2,000.00
6/19/2013	43014448	Sale; TIRZ -La Porte # 1	\$2,000.00		\$2,000.00
7/9/2013	43014470	Sale; TIRZ -La Porte # 1	\$3,628.81		\$3,628.81

7/9/2013 Finance Charge \$0.00 \$0.00

CURRENT	30 DAYS	90 DAYS	90+ DAYS	AMOUNT DUE
\$3,628.81	\$2,000.00	\$4,142.38	\$0.00	\$9,771.19

Invoice

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[illegible]

EXPENSE DETAIL (La Porte TIF01)

DATE	CLIENT NO.	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM.	BILL
2/6/2013	CLPTIF01	Mileage to/from Board Meeting	84	\$ 0.565	\$ 47.46	Y
3/20/2013	CLPTIF01	Mileage to/from mtg. w/city	84	\$ 0.565	\$ 47.46	Y
3/27/2013	CLPTIF01	Mileage to/from Board Meeting	84	\$ 0.565	\$ 47.46	Y
TOTAL					\$ 142.38	

D

Invoice

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DATE	DESCRIPTION	AMOUNT
	Professional Consulting - May 2013	\$2,000.00
		Sales Tax: \$0.00
		Total Amount: \$2,000.00
		Amount Applied: \$0.00
		Balance Due: \$2,000.00

Invoice

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DATE	DESCRIPTION	AMOUNT
	Professional Consulting - June 2013	\$2,000.00

Terms: C.O.D.

Invoice

Page: 1

Terms: C.O.D.

NOTICE OF MEETING OF

LA PORTE TAX INCREMENT REINVESTMENT ZONE


Notice is hereby given of the meeting of the La Porte Tax Increment Reinvestment Zone to be held Wednesday, July 24, 2013 at 6:30 p.m. in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, for the purpose of considering the following agenda items:

1. Call to order – Lindsay Pfeiffer, President
2. Consider approval of the minutes of Board of Directors meeting held on March 27, 2013;
3. Consent agenda – any item may be removed by a board member for discussion
 - 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
 - a. Consider approval of Developer Reimbursements;
 - b. Consider approval or other action with regard to authority invoices;
 - c. Receive updates from the city, developers and staff with regard to development within the Zone;
 - d. Board member comments with regard to matters appearing on agenda and inquiry of staff regarding specific factual information or existing policy;
 - e. Adjournment.

In compliance with the American Disabilities Act, the City of La Porte City will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City secretary, at 281-470-5019 or TDD 281-471-5030.

A possible quorum of city council members may be present at this meeting and participate in discussions but will take no action.

David W. Hawes
Executive Director



**La Porte Tax Increment Reinvestment Zone
City of La Porte, Texas**

**Minutes of the Board Meeting
March 27, 2013**

1. Call to order – Lin Pfeiffer, Chair;

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, held a regular meeting, open to the public, on Wednesday, the 27th day of March, 2013 at 6:30 p.m. The meeting was called to order by Chair Lin Pfeiffer at 7:06 p.m. in the City Council Chambers of the City council conference Room, 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 - Secretary
Dave Turnquist	Position 2
Alton Porter	Position 3
Horace Leopard	Position 4
Doug Martin	Position 5 – Vice Chair
JJ Meza	Position 6
Lloyd Graham	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chair

and all of the above were present except Directors Antone, Graham, Meza and Turnquist, thus constituting a quorum. Also present at the meeting were David Hawes, Hawes Hill Calderon, L.L.P.; Scott Livingston, City of LaPorte; and Virginia Blake, McCall Gibson Swedlund Barfoot, P.L.L.C.

2. Consider approval of the minutes of Board of Directors Meeting held on February 6, 2013;

Upon a motion duly made by Director Martin, and being seconded by Director Pool, the Board voted unanimously to approve the minutes of the February 6, 2013 Board meeting as presented.

3. Consent Agenda: any item may be removed by a Board member for discussion

- **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 – Lin Pfeiffer, Chairperson**

Upon a motion duly made by Director Porter and being seconded by Director Martin, the Board voted unanimously to approve the TIRZ items in the same form and manner as was approved at the previous Redevelopment Authority meeting.

- a. Consider FY 2012 Redevelopment Authority Audit;
- b. Receive report from city, staff and developers with regard to development within the boundaries of the tax increment reinvestment zone;
- c. Consider approval or other action with regard to authority invoices;
- d. Board member comments with regard to matters appearing on agenda and inquiry of staff regarding specific factual information or existing policy;

Adjournment.

Chair Pfeiffer adjourned the meeting at 7:07 p.m.

Secretary