

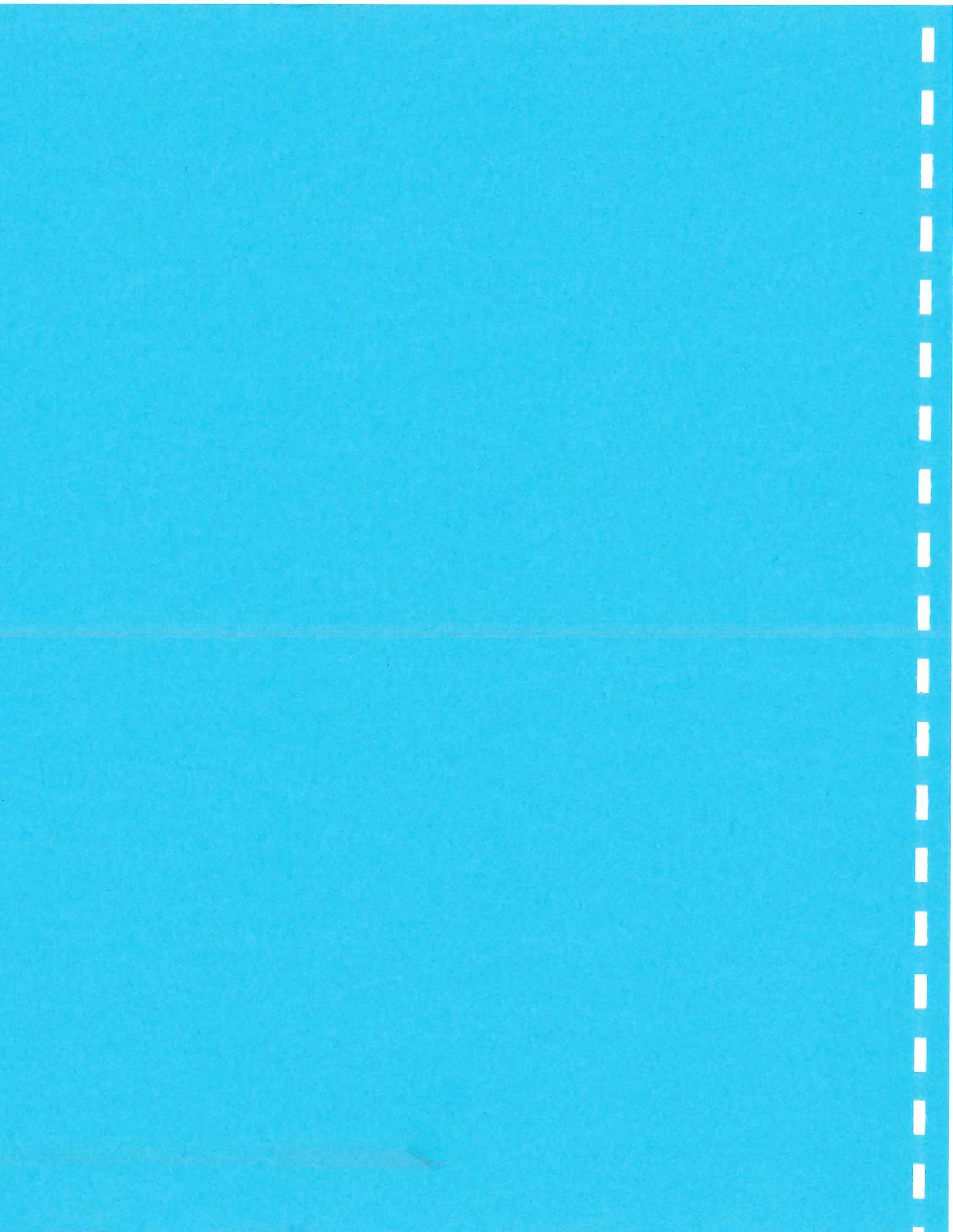
Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte
Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

January 25, 2023





**NOTICE OF JOINT MEETING OF LA PORTE REDEVELOPMENT AUTHORITY
AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE**

NOTICE is hereby given of the joint meeting of the La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone to be held **Wednesday, January 25, 2023, at 6:30 p.m.** in the City Council Chambers at City Hall, 604 West Fairmont Parkway, La Porte, Texas, open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Determine Quorum; and Call to Order.
2. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on November 28, 2022.
3. Approve FY2022 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.
4. Discuss boundary expansion and authorize Fourth Amended Project Plan and Reinvestment Zone Financing Plan.
5. Receive update from Gauge Engineering on M Street.
6. Consider approval or other action regarding authority invoices.
7. Receive updates from the city, developers, and staff about development within the Zone.
8. Board member comments.
 - a. Matters appearing on agenda; and
 - b. Inquiry of staff regarding specific factual information or existing policy
9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
10. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.
11. 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 the 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

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Authority's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

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. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on November 28, 2022.

**MINUTES OF THE JOINT MEETING OF THE
LA PORTE REDEVELOPMENT AUTHORITY and
LA PORTE TAX INCREMENT REINVESTMENT ZONE
BOARD OF DIRECTORS**

November 28, 2022

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, and La Porte Tax Increment Reinvestment Zone, held a regular joint meeting, open to the public, on Monday, November 28, 2022, at 6:30 p.m., in the Council Chambers of 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, <i>Secretary</i>	Position 1	Mark Goodwin, <i>Vice-Chairman</i>	Position 6
Barry Beasley	Position 2	Rick Helton	Position 7
Alton Porter	Position 3	David Janda, <i>Chairman</i>	Position 8
Kent Rimmel	Position 4	Kristen Lee, <i>Asst. Secretary</i>	Position 9
Nicole Havard	Position 5		

and all of the above were present, with the exception of Director Porter, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; and Jon Skeelee, Bayway Homes. Chairman Janda called the meeting to order at 6:33 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD OCTOBER 25, 2022.

Upon a motion made by Director Antone, and seconded by Director Goodwin, the Board voted unanimously to approve the Minutes of the October 25, 2022, Board meeting, as presented.

CONSIDER DEVELOPMENT AGREEMENT WITH BAYWAY HOMES, INC.

Ms. Magon reviewed the Development Agreement with Bayway Homes, Inc., included in the Board materials. She addressed concerns regarding landscaping for the development. She reported the development is a private residential community consisting of 28 homes and the City does not have landscaping requirements for private communities. Mr. Skeelee provided information on the landscaping for the development and answered questions regarding square footage of homes and plan configurations. He reported the development consists of single-family attached homes (townhomes) and the HOA will be maintaining the detention pond, and lawncare for the residential lots. Mr. Hawes answered questions regarding development agreement standards. Mr. Alexander answered questions regarding concerns regarding development and reported City Planning & Zoning reviewed and approved the development plans. After full discussion by the Board, and upon a motion made by Director Goodwin, and seconded by Director Lee, Directors Rimmel, Havard, Goodwin, Helton, Janda and Lee voted to approve the Development Agreement with Bayway Homes, Inc. Directors Beasley and Antone voted nay. The motion passed.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET.

Mr. Hawes reported the Engineer's Progress Report is included in the Board materials for review. He reported Gauge Engineering is currently working on the drainage analysis for the project, which was not done by the previous engineer. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Mr. Hawes presented the Bookkeeper's Report and went over invoices, included in the Board materials. Upon a motion made by Director Beasley, and seconded by Director Havard, the Board voted to accept the Bookkeeper's Report and approved payment of invoices, as presented. Director Antone abstained. The motion passed.

RECEIVE UPDATES FROM THE CITY, DEVELOPERS, AND STAFF ABOUT DEVELOPMENT WITHIN THE ZONE.

Mr. Hawes reported the auditors are working on the Annual Financial Report and Audit and it is anticipated to be ready for a meeting in January. No action from the Board was required.

BOARD MEMBER COMMENTS.

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

None.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY.

An Executive Session was not called.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Janda adjourned the meeting at 7:04 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. Approve FY2022 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.

LA PORTE REDEVELOPMENT AUTHORITY

CITY OF LA PORTE, TEXAS

ANNUAL FINANCIAL REPORT

SEPTEMBER 30, 2022

DRAFT SUBJECT TO CHANGE

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INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and major fund of La Porte Redevelopment Authority (the "Authority"), **a component unit of the City of La Porte, Texas**, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Authority as of September 30, 2022 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently know information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Board of Directors
La Porte Redevelopment Authority

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Correction of Error

As described in Note 8 to the financial statements, the Authority's fund balance and net position balance as of September 30, 2021, has been restated to account for certain misstatements. Our opinions are not modified with respect to this matter.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

January 25, 2023

**LA PORTE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Management's discussion and analysis of La Porte Redevelopment Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's assets exceeded its liabilities by \$7,236,075 for the year ended September 30, 2022. This compares to the previous year, when assets exceeded liabilities by \$4,917,057, as adjusted. See Note 8.
- The total net position of \$7,236,075 results primarily from the Authority having cash on hand in an amount greater than the amount recorded as Due to Developers for the facilities the Developers constructed and conveyed to the City. The Authority anticipates that with continued development in the area tax increment revenues will be sufficient to cover operating costs and to reimburse the Developers. The Authority's obligations to the Developers are contingent upon the availability of tax increment for such as described in Note 4.
- The Authority's governmental funds reported a total ending fund balance of \$14,965,548 this year. This compares to the prior year fund balance \$9,513,101, as adjusted, showing an increase of \$5,452,447 during the current fiscal year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Fund Balance Sheet and (2) the Statement of Activities and Governmental Fund Statement of Revenues, Expenditures, and Change in Fund Balance. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

LA PORTE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

GOVERNMENT-WIDE FINANCIAL STATEMENTS (Continued)

The Statement of Net Position includes all of the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority as a whole is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The Statement of Activities reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has one governmental fund type. The General Fund accounts for resources not accounted for in another fund, tax increment revenues, costs and general expenditures.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and Change in Fund Balance to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

**LA PORTE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded liabilities by \$7,236,075 as of September 30, 2022.

The following table provides a summary of the Authority's net position as of September 30, 2022, and September 30, 2021:

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	\$ 14,969,461	\$ 9,519,171	\$ 5,450,290
Current Liabilities	\$ 3,913	\$ 6,070	\$ 2,157
Due to Developer	7,729,473	4,596,044	(3,133,429)
Total Liabilities	\$ 7,733,386	\$ 4,602,114	\$ (3,131,272)
Net Position:			
Unrestricted	\$ 7,236,075	\$ 4,917,057	\$ 2,319,018
Total Net Position	\$ 7,236,075	\$ 4,917,057	\$ 2,319,018

* As Adjusted - see Note 8

**LA PORTE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the Authority's operations for the fiscal years ending September 30, 2022, and September 30, 2021:

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Tax Increment Revenues	\$ 6,247,050	\$ 5,822,439	\$ 424,611
Interest Revenues	1,368	483	885
Total Revenues	\$ 6,248,418	\$ 5,822,922	\$ 425,496
Expenses for Services	3,929,400	188,176	(3,741,224)
Change in Net Position	\$ 2,319,018	\$ 5,634,746	\$ (3,315,728)
Net Position, Beginning of Year	4,917,057	(717,689)	5,634,746
Net Position, End of Year	\$ 7,236,075	\$ 4,917,057	\$ 2,319,018

* As Adjusted - see Note 8

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority's fund balance as of September 30, 2022, was \$14,965,548, an increase of \$5,452,447 from the prior year.

The General Fund fund balance increased by \$5,452,447 due to tax increment revenue being more than operating costs, capital outlay and certain costs to fund the Authority's debt obligations.

**LA PORTE REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors did not amend the budget for the fiscal year ending September 30, 2022. Actual revenues were \$1,126,725 less than budgeted and actual expenditures were \$3,647,009 less than budgeted. See the budget to actual comparison.

CAPITAL ASSETS

When capital projects are completed, the costs of the projects are recorded as a transfer to the City since the maintenance and operations of the facilities will not be the responsibility of the Authority. During the current fiscal year, \$618,063 was paid to the Developers for projects, including interest, and \$3,751,492 was added. See Note 4 for additional information.

LONG-TERM DEBT ACTIVITY

As of September 30, 2022, the Authority had no bond debt payable.

The Authority has recorded a long-term payable to Developers in the amount of \$7,729,473, see Note 4.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to La Porte Redevelopment Authority, c/o David Hawes, P. O. Box 22167, Houston, TX 77227.

DRAFT SUBJECT TO CHANGE

LA PORTE REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
SEPTEMBER 30, 2022

	General Fund	Adjustments	Statement of Net Position
ASSETS			
Cash, Note 3	\$ 14,969,461	\$ -	\$ 14,969,461
TOTAL ASSETS	<u>\$ 14,969,461</u>	<u>\$ -</u>	<u>\$ 14,969,461</u>
LIABILITIES			
Accounts Payable	\$ 3,913		\$ 3,913
Due to Developer, Note 4		7,729,473	7,729,473
TOTAL LIABILITIES	<u>\$ 3,913</u>	<u>\$ 7,729,473</u>	<u>\$ 7,733,386</u>
FUND BALANCE			
Unassigned	\$ 14,965,548	\$ (14,965,548)	
TOTAL FUND BALANCE	<u>\$ 14,965,548</u>	<u>\$ (14,965,548)</u>	<u>\$ -</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 14,969,461</u>		
NET POSITION			
Unrestricted		\$ 7,236,075	\$ 7,236,075
TOTAL NET POSITION		<u>\$ 7,236,075</u>	<u>\$ 7,236,075</u>

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

LA PORTE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Total Fund Balance – Governmental Fund	\$ 14,965,548
Amounts reported for governmental activities in the Statement of Net Position are different because:	
The long-term obligation to the Developer is not recorded in the fund financial statement but is a liability to the Developer in the government-wide entity	<u>(7,729,473)</u>
Total Net Position – Governmental Activities	<u>\$ 7,236,075</u>

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

LA PORTE REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT
OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	GENERAL FUND	ADJUSTMENTS	STATEMENT OF ACTIVITIES
REVENUES			
Tax Increment Revenue	\$ 6,247,050	\$ -	\$ 6,247,050
Interest Revenues	1,368		1,368
TOTAL REVENUES	\$ 6,248,418	\$ -	\$ 6,248,418
EXPENDITURES/EXPENSES			
Service Operations:			
Professional Services	\$ 68,890	\$ -	\$ 68,890
Other	45		45
City Administration Fee	108,973		108,973
Debt Service:			
Developer Interest, Note 4	94,732	(6,227)	88,505
Developer Principal, Note 4	523,331	3,139,656	3,662,987
TOTAL EXPENDITURES/EXPENSES	\$ 795,971	\$ 3,133,429	\$ 3,929,400
NET CHANGE IN FUND BALANCE	\$ 5,452,447	\$ (5,452,447)	
CHANGE IN NET POSITION		2,319,018	2,319,018
FUND BALANCE/NET POSITION - OCTOBER 1, 2021, AS ADJUSTED	9,513,101	(4,596,044)	4,917,057
FUND BALANCE/NET POSITION - SEPTEMBER 30, 2022	\$ 14,965,548	\$ (7,729,473)	\$ 7,236,075

The accompanying notes to the financial statements are an integral part of this report.

**LA PORTE REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF
REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Net Change in Fund Balance – Governmental Fund	\$ 5,452,447
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report additional Developer principal due as increases. However, in the Statement of Net Position, change in principal is reported as an increase in liabilities, and the Statement of Activities is not affected.	(3,139,656)
In the Statement of Activities, the cost of interest expense is adjusted to the amount of the current period accrued expense.	<u>6,227</u>
Change in Net Position – Governmental Activities	<u>\$ 2,319,018</u>

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

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LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 1. CREATION OF CORPORATION

The City of La Porte, Texas (the "City") authorized the creation of the La Porte Redevelopment Authority (the "Authority") by the Resolution No. 2000-19 passed on December 11, 2000. The Authority was created and organized as a local government corporation pursuant to provisions of Chapter 394 of the Texas Local Government Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of the Tax Increment Reinvestment Zone (the "Zone") and neighboring areas; to promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the City. The Authority receives incremental tax revenues on developed property. The Authority has participation agreements with the City of La Porte, La Porte Independent School District and Harris County to receive certain property tax increments. The Authority may issue bonds with consent of City Council. The Authority is managed by a Board of Directors consisting of nine members who are appointed by the Mayor with the approval of City Council.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB").

GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit's board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City. The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary's office.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting ("GASB Codification").

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- Net Investment in Capital Assets – This component of net assets consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of constraints placed on the use of assets through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Change in Fund Balance.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

The Authority has one major governmental fund.

General Fund – To account for all resources not required to be accounted for in another fund.

Basis of Accounting

The Authority uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within sixty (60) days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Capital Assets

Capital assets are transferred to the City upon completion.

Budgeting

In compliance with the governmental accounting principles, the Authority’s board members should annually adopt an unappropriated budget for the General Fund. The budget was not amended during the current fiscal year.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources.

Fund Balances

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*, requires the classification of fund balances in governmental funds using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally. The Authority does not have any restricted fund balances.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the Authority. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Authority does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances. The Authority does not have any assigned fund balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At the fiscal year end, the carrying amount of the Authority's deposits was \$14,969,461 and the bank balance was \$15,086,295. Of the bank balance, \$250,000 was covered by federal depository insurance and the balance was covered by collateral pledged in the name of the Authority and held in a third party depository.

The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at September 30, 2022, as listed below:

GENERAL FUND

\$ 14,969,461

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. Authority's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest Authority funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the Authority and its authority to purchase investments as defined in the Public Funds Investment Act. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds insured, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

At September 30, 2022, the Authority held no investments.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 4. DUE TO DEVELOPERS

The Redevelopment Authority is a party to several agreements with Developers who own property in the La Porte Tax Increment Reinvestment Zone No. 1. The Authority is obligated to repay the Developers for public improvements made on the property up to the amount of incremental tax value gained.

The Authority has entered into agreements with the following Developers: Port Crossing Land, LP (Fully Reimbursed); Retreat at Bay Forest, LP (Fully Reimbursed), Beazer Homes Texas LP, Senior Associates, 65 La Porte, Ltd., Jabez-LB1, L.L.C. and Hawthorne at La Porte, LLC.

Beazer Homes Texas LP's reimbursable expenditures for Bayside Crossing totaled \$1,449,517 including interest at August 24, 2016. During the current fiscal year, no interest was calculated in accordance with the agreement limitations. \$114,834 was applied to principal. The amount due Beazer Homes Texas LP as of September 30, 2022, is calculated as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Balance Due Developer 9/30/20	\$ 1,281,745	\$ 946	\$ 1,282,691
Fiscal Year 2021 Interest		250	250
Fiscal Year 2021 Payment	(111,051)	(1,196)	(112,247)
Balance Due Developer 9/30/21	\$ 1,170,694	\$ -	\$ 1,170,694
No more interest will accrue		-	-
Fiscal Year 2022 Payment	(114,834)	-	(114,834)
Balance Due Developer 9/30/22	<u>\$ 1,055,860</u>	<u>\$ -</u>	<u>\$ 1,055,860</u>

Beazer Homes Texas LP's reimbursable expenditures for Bayside Crossing - Supplemental totaled \$177,498, including interest at August 23, 2017. During the current fiscal year, no interest was calculated in accordance with the agreement limitations. The amount due Beazer Homes Texas LP as of September 30, 2022, is calculated as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Balance Due Developer 9/30/20	\$ 160,656	\$ 37,348	\$ 198,004
No more interest will accrue		-	-
Balance Due Developer 9/30/21	\$ 160,656	\$ 37,348	\$ 198,004
No more interest will accrue		-	-
Balance Due Developer 9/30/22	<u>\$ 160,656</u>	<u>\$ 37,348</u>	<u>\$ 198,004</u>

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 4. DUE TO DEVELOPERS (Continued)

Senior Associates' reimbursable expenditures and land for Bayside Crossing totaled \$466,032 including interest at August 24, 2016. During the current fiscal year, no interest was calculated in accordance with the agreement limitations, and \$9,781 was paid. The amount due Senior Associates as of September 30, 2022, is calculated as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Balance Due Developer 9/30/20	\$ 455,823	\$ 19,608	\$ 475,431
No more interest will accrue	\$ -	\$ -	\$ -
Fiscal Year 2021 Payment	-	(9,781)	(9,781)
Balance Due Developer 9/30/21	\$ 455,823	\$ 9,827	\$ 465,650
Fiscal Year 2022 Payment	-	(9,781)	(9,781)
Balance Due Developer 9/30/22	\$ 455,823	\$ 46	\$ 455,869

65 La Porte, Ltd. (Lakes of Fairmont Greens) had reimbursable expenditures approved in the current fiscal year of \$4,293,060 on April 15, 2020. No interest will accrue because present value was used. Payments during the current fiscal year total \$288,649. The amount due to 65 La Porte, Ltd. as of September 30, 2022, is calculated as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Balance Due Developer 9/30/20	\$ 3,038,281	\$ -	\$ 3,038,281
Fiscal Year 2021 Payment	(132,226)		(132,226)
Fiscal Year 2021 Payment ISD	(144,359)		(144,359)
Balance Due Developer 9/30/21	\$ 2,761,696	\$ -	\$ 2,761,696
Fiscal Year 2022 Payment	(137,585)		(137,585)
Fiscal Year 2022 Payment ISD	(151,064)		(151,064)
Balance Due Developer 9/30/22	\$ 2,473,047	\$ -	\$ 2,473,047

Jabez-LB1, L.L.C. had reimbursable expenditures for Artesia Village approved in the current fiscal year of \$1,778,635, including interest through May 18, 2022. During the current fiscal year, additional interest through September 30 was calculated at \$6,449, a reimbursement of \$38,273 was applied to interest, and \$7,429 was applied to principal. The amount due to Jabez-LB1, L.L.C. as of September 30, 2022, is calculated as follows:

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 4. DUE TO DEVELOPERS (Continued)

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Approved Costs 5/18/22	\$ 1,745,335	\$ 33,300	\$ 1,778,635
Fiscal Year 2022 Interest	-	6,449	6,449
Fiscal Year 2022 Payment	-	(20,668)	(20,668)
Fiscal Year 2022 Payment ISD	(7,429)	(17,605)	(25,034)
Balance Due Developer 9/30/22	<u>\$ 1,737,906</u>	<u>\$ 1,476</u>	<u>\$ 1,739,382</u>

Hawthorne at La Porte, LLC had reimbursable expenditures approved in the current fiscal year of \$1,953,245, including interest through January 19, 2022. During the current fiscal year, additional interest through September 30 was calculated at \$13,163, a reimbursement of \$46,678 was applied to interest, and \$112,419 was applied to principal. The amount due to Hawthorne at La Porte, LLC as of September 30, 2022, is calculated as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Due</u>
Approved Costs 1/19/22	\$ 1,917,652	\$ 35,593	\$ 1,953,245
Fiscal Year 2022 Interest	-	13,163	13,163
Fiscal Year 2022 Payment	(25,270)	(46,678)	(71,948)
Fiscal Year 2022 Payment ISD	(87,149)		(87,149)
Balance Due Developer 9/30/22	<u>\$ 1,805,233</u>	<u>\$ 2,078</u>	<u>\$ 1,807,311</u>

In addition, certain Developers have signed a Development Agreement but have not submitted costs for reimbursement of their projects. Estimated costs, based on the agreement, are as follows:

Stonemarc at Bay Creek LLC \$1,456,000
 Agreement approved on January 19, 2022

Under the agreements, the amount shown is not a payable debt if the tracts do not generate tax increment sufficient to pay the accrued amount.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 5. TAX INCREMENTS

The City has agreed to deposit their tax increments into the Tax Increment Fund established for the Zone.

The amount of a Participant's tax increment for a year is the amount of property taxes levied and collected by the Participant for that year on the Captured Appraised Value of real property taxable by the Participant and located in the Zone. The Captured Appraised Value of real property taxable by a Participant for a year is the total appraised value of all real property taxable by the Participant and located in the Zone for that year less the Tax Increment Base, which is the total appraised value of all real property taxable by the Participant and located in the Zone on January 1 of the year in which the Zone was designated as such under the Tax Increment Financing Act (the "TIF Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by a Participant and located in the annexed area on January 1 of the year of annexation. No Participant is required to deposit tax increments derived from property annexed into the Zone unless the Participant has agreed to do so.

Each participant is required to collect taxes on property located with the Zone in the same manner as other taxes are collected. The Participant is required to pay into the tax increment fund the collected tax increments by the first day of each calendar quarter or pursuant to the terms of the participation set forth in their respective interlocal agreements.

NOTE 6. CITY OF LA PORTE TAX INCREMENTS

The City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which tax increments will be deposited.

During the current fiscal year, tax increments of \$2,179,463 were recorded from the City of La Porte, and \$2,980,847 from the school district based on collected taxes.

NOTE 7. HARRIS COUNTY TAX INCREMENTS

The Commissioners Court of Harris County (the "County") approved an agreement to participate in the Zone. The amount of participation from years 2001 through 2029 will be 75% of the tax increment attributed to the capture appraised value. Harris County's participation and use of fund is limited to projects described in the agreement.

During the current fiscal year, tax increments of \$1,086,740 were collected from the County.

LA PORTE REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 8. PRIOR PERIOD ADJUSTMENT

In the 2021 fiscal year, a payable was accrued for an amount due to the Independent School District from tax increments. During the current fiscal year, it was determined that the payment was no longer required by the Independent School District. We adjusted the prior period balance as follows:

Net Position, September 30, 2021	\$4,197,057
Adjustment of Prior Year Amount Recorded as due to the ISD	<u>720,000</u>
Net Position, September 30, 2021, As Adjusted	<u>\$4,917,057</u>
General Fund Fund Balance, September 30, 2021	\$8,793,101
Adjustment of Prior Year Amount Recorded as due to the ISD	<u>720,000</u>
General Fund Fund Balance, September 30, 2021, As Adjusted	<u><u>\$9,513,101</u></u>

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LA PORTE REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2022

DRAFT SUBJECT TO CHANGE

LA PORTE REDEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	General Fund		
	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Tax Increment Revenue	\$ 7,374,168	\$ 6,247,050	\$ (1,127,118)
Interest Income	975	1,368	393
TOTAL REVENUES	\$ 7,375,143	\$ 6,248,418	\$ (1,126,725)
EXPENDITURES			
Professional and Other Services	\$ 48,950	\$ 46,118	\$ 2,832
Capital Improvements	2,198,613	618,063	1,580,550
La Porte ISD Payment	2,090,371	0	2,090,371
City Administration	104,976	108,973	(3,997)
Planning Services	-	22,772	(22,772)
Other	70	45	25
TOTAL EXPENDITURES	\$ 4,442,980	\$ 795,971	\$ 3,647,009
NET CHANGE IN FUND BALANCE	\$ 2,932,163	\$ 5,452,447	\$ 2,520,284
FUND BALANCE - OCTOBER 1, 2021, AS ADJUSTED	9,513,101	9,513,101	0
FUND BALANCE - SEPTEMBER 30, 2022	\$ 12,445,264	\$ 14,965,548	\$ 2,520,284

See accompanying independent auditor's report.

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LA PORTE REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2022

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**LA PORTE REDEVELOPMENT AUTHORITY
BOARD MEMBERS AND ZONE ADMINISTRATOR
SEPTEMBER 30, 2022**

Authority Mailing Address - La Porte Redevelopment Authority
c/o David Hawes
P. O. Box 22167
Houston, TX 77227

Authority Telephone No. - (713) 595-1200

Position Board Members

- 1 Peggy Antone – Secretary/Treasurer
- 2 Barry Beasley
- 3 Alton Porter
- 4 Kent Rimmel
- 5 Nicole Havard
- 6 Mark Goodwin – Vice Chairman
- 7 Rick Helton
- 8 David Janda – Chairman
- 9 Kristen Lee – Assistant Secretary

Executive Director

David Hawes

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See accompanying independent auditor's report.

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

January 25, 2023

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

We have audited the financial statements of the governmental activities and major fund of La Porte Redevelopment Authority (the "Authority") for the year ended September 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated October 25, 2022. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term "management" refers to the Board of Directors and/or Authority consultants.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. Significant accounting policies used by the Authority, including new accounting policies, if any, that have been adopted and implemented during the current fiscal year, are discussed in Note 2. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The financial statement disclosures are neutral, consistent, and clear.

Accounting estimates are an integral part of the financial statements and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. If applicable, we evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The Authority's bookkeeper will be provided with all such adjustments.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 25, 2023.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to perform the following non-attest services for the Authority: preparation of financial statements and related notes and schedules in conformity with accounting principles generally accepted in the United States of America. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to those specifically defined and did not result in assuming management responsibilities.

We applied certain limited procedures to the Management's Discussion and Analysis and the budgetary comparison schedule for the General Fund, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the Authority and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

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. Discuss boundary expansion and authorize Fourth Amended Project Plan and Reinvestment Zone Financing Plan.

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. Receive update from Gauge Engineering on M Street.

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PROGRESS REPORT

JANUARY 2023

TIRZ 1/CITY OF LA PORTE



M-STREET IMPROVEMENT PROJECT

Activities This Period:

- Topographic Survey complete.
- Gauge visited the site to confirm drainage assumptions and field review the survey.
- Draft environmental site assessment report complete.
 - No evidence of RECs (Recognized Environmental Condition)
 - Phase II investigation not recommended
- Drainage Analysis/Design
 - Existing conditions model complete.
 - Proposed model in progress.
- Began drafting roadway schematic

Upcoming Activities:

- Geotech to start boring and data collection.
- Complete proposed drainage model.
- Work on draft drainage report.
- Continue roadway schematic and setting up drawing sheets.

Outstanding items:

- N/A

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 regarding authority invoices.

LA PORTE OPERATING ACCOUNT -- FY 2022-23
 PRIOR YEAR FUND BALANCE, 9/30/2022

BEGINNING BALANCE
 \$ 15,086,294.70 \$ 15,086,294.70

REVENUES	Date	For	Purpose	Amt
	10/11/2022	Sweep transfer credit 5796502861	sweep transfer (chck #212)	\$ 1,999.00
	10/26/2022	Sweep transfer credit 5796502861	sweep transfer (chck #215)	\$ 2,117.75
	10/31/2022	Interest payment	interest	\$ 165.33
	11/2/2022	Sweep transfer credit 5796502861	sweep transfer (chck #214)	\$ 114,834.25
	11/21/2022	Sweep transfer credit 5796502861	analysis service fee	\$ 233.60
	11/29/2022	Sweep transfer credit 5796502861	sweep transfer (chck #218)	\$ 2,135.75
	12/7/2022	Sweep transfer credit 5796502861	sweep transfer (chck #217)	\$ 7,908.20
	12/8/2022	Sweep transfer credit 5796502861	sweep transfer (chck #216)	\$ 1,796.00
	12/21/2022	Sweep transfer credit 5796502861	analysis service fee	\$ 234.00

Total, Revenues \$ 131,423.88

EXPENSES

LESS: CHECKS CLEARED				
	10/11/2022	#212 Hunton Andrews Kurth	Inv 131793646	\$ 1,999.00
	10/26/2022	#215 Hawes Hill & Associates LLP	Inv 1380	\$ 2,117.75
	11/2/2022	#214 Beazer Homes LP	reissue for lost check	\$ 114,834.25
	11/29/2022	#218 Hawes Hill & Associates LLP	Inv 1410	\$ 2,135.75
	12/8/2022	#216 Hunton Andrews Kurth	Inv 131795801	\$ 1,796.00
	12/7/2022	#217 Gauge Engineering	Inv 2068	\$ 7,908.20
				\$ (130,790.95)

Total, Checks Cleared

LESS: BANK CHARGES

10/6/2022	Sweep transfer debit 579642861	beginning balance, sweep	\$ 15,086,294.70
11/1/2022	Sweep transfer debit 579642861	interest	\$ 165.33
11/21/2022	Sweep transfer debit 579642861	analysis service fee	\$ 233.60
12/21/2022	Sweep transfer debit 579642861	analysis service fee	\$ 234.00

Total, Bank Charges

BALANCE IN LA PORTE RA OPERATING ACCOUNT AS OF 12/31/2022

\$ (15,086,927.63)

BALANCE IN AMEGY SWEEP ACCOUNT AS OF 1/24/2023, AS VERIFIED BY PHONE WITH AMEGY BANK TREASURY DEPARTMENT
 LESS: CHECKS SUBMITTED FOR APPROVAL 1/25/2023 (SEE ATTACHED DETAILED REPORT)
 FUND BALANCE, AS OF 1/25/2023

\$ 15,073,553.03
 \$ (60,579.89)
\$ 15,012,973.14

Invoices for approval Jan. 25, 2023

Blank Rome	Inv 2088797 (special legal services)	\$ 4,217.00
Gauge Engineering	Inv 2181 (engineering services)	\$39,981.24
Hunton Andrews Kurth	Inv 1131797589 & 131796659 (legal services)	\$ 4,203.00
McCall Gibson Swedlund Barfoot PLLC	Audit of La Porte RA for FY end 9.30.2022	\$ 8,000.00
Hawes Hill & Associates	Inv 1445 & 1480 (prof consult & admin)	\$ 4,178.65

TOTAL

\$60,579.89

BLANKROME

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX I.D. NO. 23-1311874

LA PORTE REDEVELOPMENT AUTHORITY
ATTN: DAVID HAWES
HAWES HILL & ASSOCIATES LLP
9600 LONG POINT ROAD
SUITE 200
HOUSTON, TX 77055

INVOICE DATE: JANUARY 09, 2023
CLIENT ID: 166495
MATTER NO. 166495-00601 02752
INVOICE NO. 2088797

REGARDING: LA PORTE REDEVELOPMENT AUTHORITY
J. MORALES, INC.

FOR LEGAL SERVICES RENDERED THROUGH 12/31/22	\$	4,217.00
CURRENT INVOICE TOTAL	\$	4,217.00

ACH / WIRE

MAIL

BANK NAME:	Citizens Bank
ADDRESS:	Philadelphia, PA
ACCOUNT TITLE:	Blank Rome LLP
ACCOUNT NUMBER:	6238669326
ABA NUMBER:	036076150 (Domestic)
SWIFT CODE:	CTZIUS33 (International)

Blank Rome LLP
Attn: Finance Department
One Logan Square
130 North 18th Street
Philadelphia, PA 19103-6998

To pay by Electronic Funds Transfer, visit www.BlankRome.com/Payments

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



La Porte TIRZ
 9600 Long Point Road
 Suite 200
 Houston, TX 77055
 David Hawes

Invoice number 2181
 Date 01/16/2023

Project 1192 M STREET IMPROVEMENTS -
 DESIGN

Professional Services Provided Through January 13, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Drainage Study	31,250.00	68.00	312.50	21,250.00	10,000.00	20,937.50
Base Design Phase	112,535.00	4.25	2,250.70	4,782.74	107,752.26	2,532.04
Bid Phase	6,420.00	0.00	0.00	0.00	6,420.00	0.00
Topo Survey - Kuo	23,820.50	69.20	0.00	16,482.95	7,337.55	16,482.95
ESA-Cypress Env	4,290.00	0.00	0.00	0.00	4,290.00	0.00
Geotechnical-Terracon	22,000.00	0.00	0.00	0.00	22,000.00	0.00
Structural-SSH	11,000.00	0.00	0.00	0.00	11,000.00	0.00
Value Engineering	5,345.00	100.00	5,345.00	5,345.00	0.00	0.00
Expenses	1,000.00	2.88	0.00	28.75	971.25	28.75
Total	217,660.50	22.00	7,908.20	47,889.44	169,771.06	39,981.24

Invoice total **39,981.24**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2181	01/16/2023	39,981.24	39,981.24				
	Total	39,981.24	39,981.24	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Muhammad Ali, PE

Please note new mailing address

Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131797589
DATE: 12/19/2022

CLIENT NAME: Laporte, TX, City of

BILLING ATTORNEY: MARK B ARNOLD

Statement for professional services and charges rendered in connection with the referenced matter(s), for the period ending November 30, 2022 per the attached itemization:

CURRENT INVOICE SUMMARY:

RE: (Hunton # 011782.0000002) La Porte Development Agreement

Current Fees:	\$ 1,632.00
Less Discount (10.00%):	(163.20)
Net Fees:	\$ 1,468.80
Current Charges:	0.00
CURRENT INVOICE AMOUNT DUE:	\$ 1,468.80

OUTSTANDING INVOICE SUMMARY (FOR MATTER(S) ON THIS INVOICE):

INVOICE	MATTER #	DATE	BALANCE
131796659	0000002	11/17/2022	2,734.20

Outstanding Balance (for matter(s) on this invoice): 2,734.20

TOTAL AMOUNT DUE (including Current Invoice Amount Due): 4,203.00

TO RECEIVE PROPER CREDIT, PLEASE ATTACH REMITTANCE COPY WITH PAYMENT.

FOR BILLING INQUIRIES, PLEASE CALL: 804-788-8555

To Pay By Mail:
HUNTON ANDREWS KURTH LLP
PO BOX 405759
ATLANTA, GA 30384-5759

To Pay by Wire Transfer or ACH:
Bank: Truist Bank, Richmond, VA
Account Name: Hunton Andrews Kurth LLP Operating
Account Number: 001458094
ABA Transit: 061000104
Swift Code (International): SNTRUS3A
Information with Wire: File: 011782.0000002, Inv: 131797589, Date: 12/19/2022

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY-REMITTANCE PAGE

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131797589
DATE: 12/19/2022

CLIENT NAME: Laporte, TX, City of
BILLING ATTORNEY: MARK B ARNOLD

Statement for professional services and charges rendered in connection with the referenced matter(s), for the period ending November 30, 2022 per the attached itemization:

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Outstanding Balance (for matter(s) on this invoice): 2,734.20

TOTAL AMOUNT DUE (including Current Invoice Amount Due): 4,203.00

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Information with Wire: File: 011782.0000002, Inv: 131797589, Date: 12/19/2022

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE DETAIL

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131797589
DATE: 12/19/2022

CLIENT NAME: Laporte, TX, City of

BILLING ATTORNEY: MARK B ARNOLD

RE: (Hunton # 011782.0000002) La Porte Development Agreement

FOR PROFESSIONAL SERVICES RENDERED THROUGH NOVEMBER 30, 2022:

DATE	TIMEKEEPER	DESCRIPTION	HOURS	VALUE
11/11/2022	M BENDER	Review development agreement for Bayway Homes and include edits.	2.10	1,428.00
11/14/2022	M BENDER	Review development agreement and incorporate edits.	0.30	204.00
TOTALS			2.40	1,632.00

TIMEKEEPER SUMMARY:

TIMEKEEPER	STATUS	HOURS	RATE	VALUE
M BENDER	Associate	2.40	680.00	1,632.00
TOTAL FEES (\$)				1,632.00

INVOICE SUMMARY:

Current Fees:	\$ 1,632.00
Less Discount (10.00%):	(163.20)
Net Fees:	\$ 1,468.80
Current Charges:	0.00
CURRENT INVOICE AMOUNT DUE:	\$ 1,468.80

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE DETAIL

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131796659
DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of

BILLING ATTORNEY: MARK B ARNOLD

RE: (Hunton # 011782.0000002) La Porte Development Agreement

FOR PROFESSIONAL SERVICES RENDERED THROUGH OCTOBER 31, 2022:

DATE	TIMEKEEPER	DESCRIPTION	HOURS	VALUE
10/22/2022	J B ANTRICAN	Draft and revise Bayway Homes development agreement.	2.40	1,884.00
10/24/2022	M B ARNOLD	Review and revise Bayway Homes Agreement.	0.80	840.00
10/24/2022	J B ANTRICAN	Revise Bayway Homes development agreement correspondence with client.	0.40	314.00
TOTALS			3.60	3,038.00

TIMEKEEPER SUMMARY:

TIMEKEEPER	STATUS	HOURS	RATE	VALUE
M B ARNOLD	Partner	0.80	1,050.00	840.00
J B ANTRICAN	Associate	2.80	785.00	2,198.00
TOTAL FEES (\$)				3,038.00

INVOICE SUMMARY:

Current Fees:	\$ 3,038.00
Less Discount (10.00%):	(303.80)
Net Fees:	\$ 2,734.20
Current Charges:	0.00
CURRENT INVOICE AMOUNT DUE:	\$ 2,734.20

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY-REMITTANCE PAGE

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131796659
DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of
BILLING ATTORNEY: MARK B ARNOLD

Statement for professional services and charges rendered in connection with the referenced matter(s), for the period ending October 31, 2022 per the attached itemization:

CURRENT INVOICE SUMMARY:

RE: (Hunton # 011782.0000002) La Porte Development Agreement

Current Fees:	\$ 3,038.00
Less Discount (10.00%):	(303.80)
Net Fees:	\$ 2,734.20
Current Charges:	0.00
CURRENT INVOICE AMOUNT DUE:	\$ 2,734.20

OUTSTANDING INVOICE SUMMARY (FOR MATTER(S) ON THIS INVOICE):

INVOICE	MATTER #	DATE	BALANCE
131793646	0000002	08/22/2022	0.50
131795801	0000002	10/28/2022	1,795.50

Outstanding Balance (for matter(s) on this invoice): 1,796.00

TOTAL AMOUNT DUE (including Current Invoice Amount Due): 4,530.20

TO RECEIVE PROPER CREDIT, PLEASE ATTACH REMITTANCE COPY WITH PAYMENT.

FOR BILLING INQUIRIES, PLEASE CALL: 804-788-8555

To Pay By Mail:
HUNTON ANDREWS KURTH LLP
PO BOX 405759
ATLANTA, GA 30384-5759

To Pay by Wire Transfer or ACH:
Bank: Truist Bank, Richmond, VA
Account Name: Hunton Andrews Kurth LLP Operating
Account Number: 001458094
ABA Transit: 061000104
Swift Code (International): SNTRUS3A
Information with Wire: File: 011782.0000002, Inv: 131796659, Date: 11/17/2022

HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY

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

FILE NUMBER: 011782.0000002
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DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of
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HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131796659
DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of
BILLING ATTORNEY: MARK B ARNOLD

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600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0572269

INVOICE SUMMARY - REMITTANCE PAGE

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131796659
DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of
BILLING ATTORNEY: MARK B ARNOLD

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PO BOX 405759
ATLANTA, GA 30384-5759

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HUNTON ANDREWS KURTH

HUNTON ANDREWS KURTH LLP
600 TRAVIS, STE. 4200
HOUSTON, TX 77002

TEL 713 • 220 • 4200

EIN 54-0672269

INVOICE DETAIL

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

FILE NUMBER: 011782.0000002
INVOICE NUMBER: 131796659
DATE: 11/17/2022

CLIENT NAME: Laporte, TX, City of
BILLING ATTORNEY: MARK B ARNOLD

RE: (Hunton # 011782.0000002) La Porte Development Agreement

FOR PROFESSIONAL SERVICES RENDERED THROUGH OCTOBER 31, 2022:

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Net Fees:	\$ 2,734.20
Current Charges:	0.00
CURRENT INVOICE AMOUNT DUE:	\$ 2,734.20

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

January 16, 2023

La Porte Redevelopment Authority
c/o Ms. Susan Hill
Hawes Hill & Associates, LLP
9610 Long Point Road, Suite 150
Houston TX 77055

Client Number – 537-00

Audit of the La Porte Redevelopment Authority as of and for
the year ended September 30, 2022.

Interim Billing:

\$ 8,000.00

HAWES HILL & ASSOCIATES
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO

La Porte Redevelopment Authority/TIRZ #1
604 W. Fairmont Pkwy.
LaPorte, TX 77571
United States

INVOICE

1480

DATE

01/01/2023

DESCRIPTION

AMOUNT

Professional Consulting and Administration Fee: December 2022

2,000.00

BALANCE DUE

\$2,000.00

HAWES HILL & ASSOCIATES
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
La Porte Redevelopment Authority/TIRZ #1
604 W. Fairmont Pkwy.
LaPorte, TX 77571
United States

INVOICE 1445
DATE 12/01/2022

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: November 2022	2,000.00
In-House Postage, Photocopies, Binding, Etc.: November 2022	129.90
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: November 2022	48.75
BALANCE DUE	\$2,178.65

LA PORTE RDA/TIRZ #1
In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
11/30/2022	\$ 2.40

Total	\$ 2.40
--------------	----------------

Photocopies @ \$0.15

Date	Pages	Amount
11/17/2022	750	\$ 112.50

Total	\$ 112.50
--------------	------------------

Color Photocopies @ \$0.50

	\$ -
	\$ -
Total	\$ -

Binding sets @ \$1.00

Date	Sets	Amount
11/17/2022	15	\$ 15.00

Total	\$ 15.00
--------------	-----------------

Total, all items	
Postage	\$ 2.40
Photocopies	\$ 112.50
Color Photocopies	\$ -
Binding sets	\$ 15.00
	\$ 129.90

THE UNIVERSITY OF ALABAMA
LIBRARY

1968

THE UNIVERSITY OF ALABAMA LIBRARY

1968

THE UNIVERSITY OF ALABAMA LIBRARY

THE UNIVERSITY OF ALABAMA LIBRARY

THE UNIVERSITY OF ALABAMA LIBRARY
1968

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

8. Board member comments.
 - a. Matters appearing on agenda; and
 - b. Inquiry of staff regarding specific factual information or existing policy

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

RECEIVED
JAN 15 1964
FROM
DR. J. H. GOLDSTEIN
100 EAST 57TH STREET
NEW YORK 22, N.Y.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

100 EAST 57TH STREET
NEW YORK 22, N.Y.

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

9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney.
10. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.

