

Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte
Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

April 10, 2025



**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 **Thursday, April 10, 2025, at 6:00 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. Receive public comments.
3. Approve Minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on March 13, 2025.
4. Discuss TIRZ Project Priorities.
5. Receive update and recommendations from HR Green Engineering:
 - a. Lakes at Fairmont Green Detention.
 - b. 16th Street Intersection
 - c. Main Street
 - d. Consider Task Order for engineering traffic study analysis for G/H Street alternative access to SH146 W. Service Road.
6. Receive Bookkeeper's Report and consider approval or other action regarding authority invoices.
7. Receive updates from the city, developers, and staff about development within the Zone.
8. 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, Zone Administrator

*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 Administrator 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: Zone Administrator

SUBJECT: Agenda Item Materials

3. Approve Minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on March 13, 2025.

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

March 13, 2025

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 Thursday, March 13, 2025, at 6:00 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:

Position 1	Peggy Antone, <i>Secretary</i>	Position 6	Mark Goodwin, <i>Chairman</i>
Position 2	Barry Beasley	Position 7	Mercy Estrada
Position 3	Alton Porter	Position 8	DeeAnne Thomson
Position 4	Kent Rimmel	Position 9	Kristen Lee, <i>Asst. Secretary</i>
Position 5	Nicole Havard		

and all of the above were present, with the exception of Director Remel, 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 Muhammad Ali and Ian Hudson, Gauge Engineering. Others attending the meeting were Chris Coughran; Mandi Williams; Alton Ogden; Bryan Moore; Gloria Brutscher; and David Williams. Chairman Goodwin called the meeting to order at 6:03 p.m.

RECEIVE PUBLIC COMMENTS.

Public comments were received from Chris Coughran and Alton Ogden.

ACCEPT OATH OF OFFICE AND SWORN STATEMENT OF NEWLY APPOINTED BOARD MEMBER DEE ANNE THOMSON, POSITION 8.

Upon a motion made by Director Beasley, and seconded by Director Estrada, the Board voted unanimously to accept the Oath of Office and Sworn Statement of newly appointed Board Member Dee Anne Thomson.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON FEBRUARY 13, 2025.

Upon a motion made by Director Estrada, and seconded by Director Porter, the Board voted unanimously to approve the Minutes of the February 13, 2025, Board meeting, as presented.

GAUGE ENGINEERING:

a. M Street.

Mr. Alexander reported the turn radius is tight for 18-wheelers on M Street and the City requested Gauge to evaluate the curb return radius at 16th Street and Highway 146 Frontage. Mr. Ali reported the turn radius was designed at 25' which is built to City criteria. He reported since opening of M

Street it has been designated as a truck route and Gauge analyzed the turning radius and evaluated changing from the 25' to 30' or 35'. He reported before adjusting the curb return utility poles would need to be relocated. He recommended if the board chooses to reconstruct the curb return radii to add the work under a future construction contract, potentially the 16th Street Intersection project.

b. Lakes at Fairmont Green Detention.

i. Consider Gauge Task Order for design and bid services for Lakes at Fairmont Green Detention.

Mr. Hudson reviewed HR Green Task Order (aka Gauge Engineering) for design, bid and construction phase services for the detention basin improvements at The Lakes at Fairmont Greens in the amount of \$38,756.00. He reported it will take approximately 5-6 months to design and then advertise for bids. Upon a motion made by Director Beasley, and seconded by Director Porter, the Board voted unanimously to approve HR Green Task Order for design, bid and construction phase services for the detention basin improvements at The Lakes at Fairmont Greens in the amount of \$38,756.00, as presented.

c. 16th Street Intersection.

Mr. Ali provided an update on the 16th Street intersection project. He reported the subconsultant contracts have been issued and survey work (topo and traffic counts) will begin. No action from the Board was required.

d. Main Street.

i. Consider Gauge Task Order for preliminary engineering report and traffic analysis services for Main Street Revitalization.

Ms. Magon reported the City has met with stakeholders regarding the Main Street revitalization project. Mr. Daeumer provided an update on the meetings with the stakeholders and the consensus is to move forward with the preliminary engineering and traffic impact analysis for the project. He answered questions from the Board and stated the preliminary engineering report services is the first phase of the overall design process. He reported the project will increase safety, lighting, drainage, and beautification. After full discussion, and upon a motion made by Director Havard, and seconded by Director Estrada, Directors Beasley, Havard, Antone, Goodwin, Estrada, Thomson, and Lee voted to approve Gauge Engineering Task Order No. 7, West Main Street Preliminary Engineering Report services in the amount of \$260,000.00, as presented. Director Porter opposed. The motion passed.

RECEIVE BOOKKEEPER'S REPORT AND CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Ms. Magon presented the Bookkeeper's Report and review of the Hawes Hill invoice for payment, included in the Board materials. Upon a motion made by Director Antone, and seconded by Director Havard, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of the Hawes Hill invoice, as presented.

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

Ms. Magon provided an update on the County Participation Agreement and reported she anticipates it going before Commissioner's Court for consideration at the end of this month and ready for the TIRZ Board's consideration in April.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Goodwin adjourned the meeting at 6:43 p.m.

Secretary

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

TO: La Porte Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

4. Discuss TIRZ Project Priorities.

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

TO: La Porte Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

5. Receive update and recommendations from HR Green Engineering:
 - a. Lakes at Fairmont Green Detention.
 - b. 16th Street Intersection
 - c. Main Street
 - d. Consider Task Order for engineering traffic study analysis for G/H Street alternative access to SH146 W. Service Road.



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 **Fax** 713.965.0044
▶ HRGREEN.COM

April 3rd, 2025

Chairman Mark Goodwin
La Porte Redevelopment Authority/La Porte TIRZ
Offices of Hawes Hill & Associates, LLP
9600 Long Point Road, Suite 200
Houston, TX 77055

Re: Gauge Engineering, LLC Transfer of Operations

Dear Mr. Goodwin,

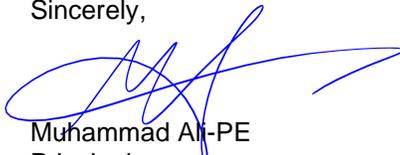
I am pleased to inform you that Gauge Engineering is expanding our capabilities through strategic integration with HR Green, Inc. The primary purpose of the integration is to ensure the continuation and expansion of excellent service to all our clients. As part of the integration between the two firms, we are consolidating the operations of Gauge under HR Green, Inc. (HR Green). I do wish to emphasize that the Gauge team that has served you since 2023 will continue their engagement uninterrupted, with a deeper bench of resources to support you.

This letter is to provide notice that HR Green will continue performance, including all rights, obligations and responsibilities of Gauge Engineering under the current master professional services agreement executed April 10th, 2024 as of the date of this letter. In addition, Muhammad Ali, Derek St. John and our respective teams will continue to manage and lead all your assignments through completion. The team will remain fully intact but now unified with our HR Green colleagues and positioned to leverage complementary proficiencies to support performance for your TIRZ.

By this letter, HR Green hereby assumes and ratifies all the terms, conditions and requirements of Gauge under the Agreement. Additionally, please be advised that HR Green will perform the work required by the Agreement with the existing Gauge professionals and there will be no interruption in the services provided pursuant to the Agreement. To the extent you require other documentation necessary to effectuate the transfer, we are happy to execute such form(s) in accordance with your internal procedures. Please feel free to contact me directly with any questions or should you need any additional information regarding the change in operations. Our legal department is also available to address any questions regarding organizational filings, and contact information is listed below. For our invoices, please mail checks to the following address:

HR Green, Inc.
PO Box 8213
Des Moines, IA 50301

Sincerely,



Muhammad Ali-PE
Principal

cc: **Erin Winner, Esq.**
General Counsel
EWinner@HRGreen.com
630-708-5059 (direct)

PROGRESS REPORT

APRIL 2025

LA PORTE REDEVELOPMENT AUTHORITY/TIRZ 1



TASK ORDER #5: LAKES AT FAIRMONT GREENS DETENTION BASIN DESIGN

Activities This Period:

- Presented design proposal to TIRZ Board and received NTP on March 13.
- Held kickoff meeting on site with Ms. Estrada and other members of the HOA Board on April 2.
- Began preliminary design production work. 60% design completion is expected in late June.

TASK ORDER #6: 16TH STREET AND SPENCER HWY INTERSECTION IMPROVEMENTS (PRELIMINARY ENGINEERING)

Activities This Period:

- Completed traffic data collection.
- Researched crash data.
- Analyzed existing conditions intersection capacity.
- Analyzed existing roadway geometry using autoturn.
- Completed survey field work.
- Began assessing potential improvement recommendations.
- Began estimating projected traffic growth rates and reviewing capacity analysis with future traffic volumes.

Activities In the Next Period:

- Kick-off Geotech sub consultant.
- Continue traffic analysis and begin drafting alternatives.

TASK ORDER #7: WEST MAIN ST PRELIMINARY ENGINEERING REPORT (PER)

Activities This Period:

- Conducted internal kick off meeting and commenced work.
- Began data collection process.

Activities In the Next Period:

- Kick-off traffic data collection sub consultant.
- Receive and review traffic data
- Conduct site visit and collect field data.
- Continue traffic analysis and preliminary engineering effort.

TASK ORDER NO. 8



March 6, 2025

Mr. David Hawes, Administrator
La Porte Redevelopment Authority/TIRZ #1
9600 Long Point Road, Suite 200
Houston TX 77035

Re: G/H Street Alternative Access to SH 146 W Service Rd – Traffic Engineering Study

Dear Mr. Hawes,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for providing professional engineering services in the form of a traffic engineering study for G/H Street alternative access to SH 146 W Service Rd. The objective is to determine the feasibility of reconstructing G/H Street to benefit current and future access to SH 146 W Service Rd. We propose to perform this work for a Lump Sum amount of \$46,345 over 3 months.

A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B". Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", written over a blue horizontal line.

Muhammad Ali, P.E.
Principal

Accepted For
La Porte Redevelopment Authority/TIRZ #1

Signature Date 4-10-2025

Mark Goodwin, Chairman

Print

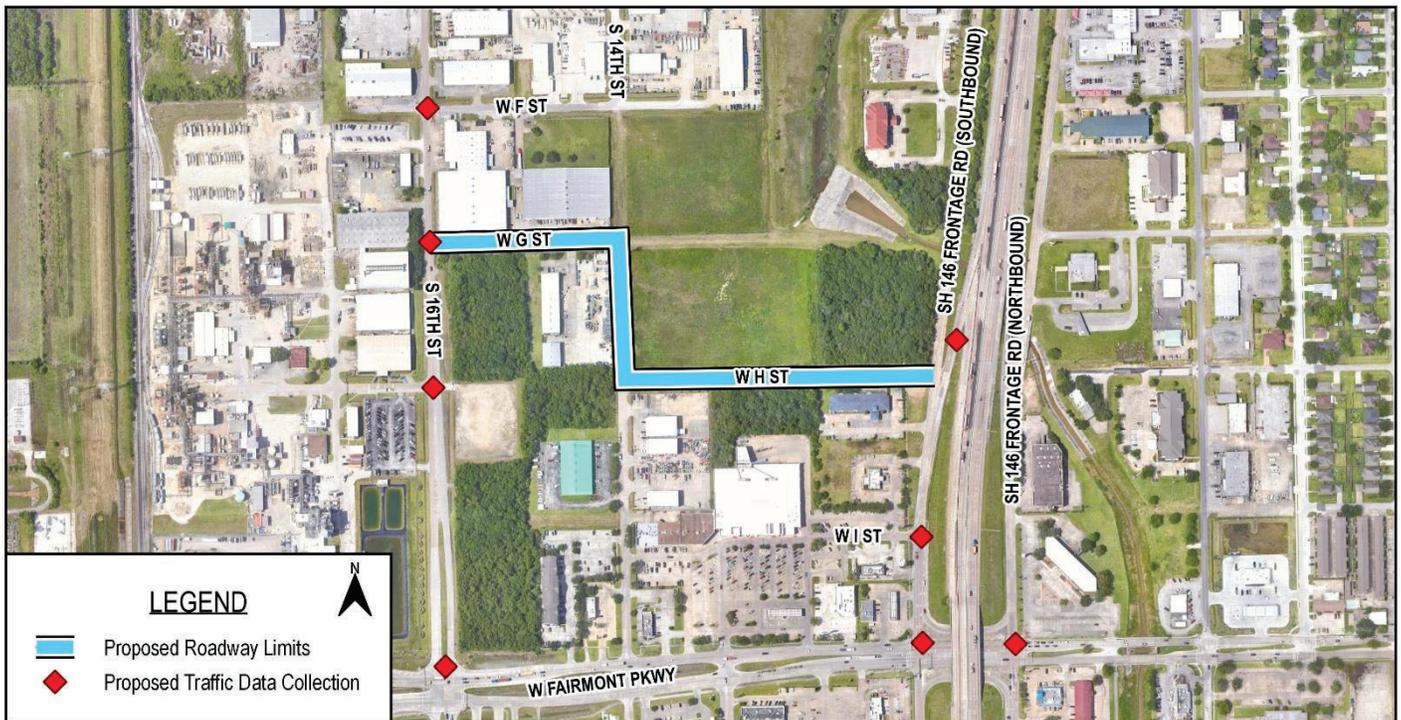
Attachments: Exhibit A – Scope of Services
Exhibit B – Level of Effort

Project: **Traffic Engineering Study, G/H Street Alternative Access to SH 146 W. Service Road**
EXHIBIT A

SCOPE OF WORK – Traffic Engineering Study

PROJECT DESCRIPTION

As requested, Gauge Engineering and HR Green, Inc. (hereinafter referred to as “COMPANY”) is pleased to submit this proposal for professional traffic engineering services for the above referenced project to the City of LaPorte, TX (hereinafter referred to as “CLIENT”). It is our understanding that the CLIENT is requesting the services of a traffic engineer to analyze the impacts of the future access connection between G Street, I Street, F Street and SH 146 W. Service Road, in LaPorte, TX. It is our understanding that the traffic study will be subject to review by the CLIENT and TxDOT, shall follow the Traffic Impact Analysis Guidelines published by TxDOT.



SCOPE OF SERVICES

Upon Notice to Proceed from the CLIENT, the COMPANY will complete the following traffic engineering services:

1. **PRELIMINARY SCOPING MEETING:** Meet with the CLIENT to refine the project scope of services. We will use this meeting as an opportunity to gather information and feedback regarding existing traffic operating conditions, crash history, or future development or improvements in the area. Obtain the latest site plan for the proposed development from the CLIENT.
2. **EXISTING CONDITIONS ASSESSMENT:** The existing roadway network and intersections

Project: Traffic Engineering Study, G/H Street Alternative Access to SH 146 W. Service Road

EXHIBIT A

will be identified, including functional classification, lane configuration, posted speed limit, and intersection traffic control. A project site visit will not be necessary for this traffic study.

3. **TRAFFIC DATA COLLECTION:** Traffic data will be collected by a subconsultant during the morning and afternoon peak periods traditionally associated with typical weekday peak commuters. Perform peak hour turning movement traffic counts during the morning (6:30 - 8:00 a.m.), and afternoon (3:00 – 6:00 p.m.) peak periods of a typical weekday at the following intersections
 - a. 16th Street and F Street
 - b. 16th Street and G Street
 - c. 16th Street and H Street
 - d. Fairmont Parkway and 16th Street
 - e. SH 146 W. Service Road and Fairmont Parkway
 - f. SH 146 E. Service Road and Fairmont Parkway
 - g. SH 146 W. Service Road and I Street
 - h. SH 146 SB off ramp
4. **TRIP GENERATION:** Forecast expected trip generation based on anticipated land use and development density for vacant parcels during the morning and afternoon peak hours of a typical weekday. These forecasts would be prepared using industry data published by the Institute of Transportation Engineers (ITE) Light Industrial Land Use. Information will include ITE Land Use Code, development density, daily trips, AM inbound/outbound trips, and PM inbound/outbound trips. Pass-by or internal capture trips will not be considered for this TIA.
5. **IDENTIFICATION OF ALTERNATIVES:** Up to three (3) new access alternatives to SH 146 W. Service Road will be considered. The alternatives could provide access from F Street, G Street or H Street.
6. **TRIP DISTRIBUTION & TRAFFIC ASSIGNMENT:** Trip distribution will be estimated based on existing traffic patterns, existing street network, land use, and population centers. Assign the inbound/outbound site-generated traffic based on trip distribution patterns at each of the three (3) access alternatives and study streets within study boundary.
7. **FUTURE CONDITIONS:** Average annual growth rates will be estimated based on historic trends and regional planning models, as necessary, to background traffic growth. Develop design year traffic volume forecasts assuming a Build-out Year 2030 and a twenty-year 2050 planning horizon. Average annual growth rates to be used will be estimated based on available historic traffic data.
8. **TRAFFIC ANALYSIS:** Complete intersection capacity analysis utilizing Synchro software during the AM and PM peak traffic periods for the following traffic conditions:
 - a. Existing Year 2025
 - b. Build-out Year 2030
 - c. Future Year 2050

Capacity analysis will be completed at the seven (7) intersections identified in Task 3 utilizing Synchro traffic analysis tools. Measures of effectiveness will be based on

Project: **Traffic Engineering Study, G/H Street Alternative Access to SH 146 W. Service Road**

EXHIBIT A

intersection delay by approach and overall intersection, Level-of-Service as prescribed by the Highway Capacity Manual, as well as expected 95th percentile vehicle queuing.

9. **RECOMMENDATIONS and REPORT:** Recommendations will identify any necessary intersection traffic control upgrades at the existing intersections, and the geometry/traffic control requirements for each of the access alternatives. A technical report will be prepared summarizing our findings and conclusions complete with an Executive Summary, Table of Contents, List of Figures and Graphics, Introduction, Study Area, Analysis, Conclusions/Recommendations, and graphics, as necessary to illustrate our recommendations. With CLIENT approval, the report will be submitted to TxDOT, as necessary.
10. **MEETINGS:** We will meet with the CLIENT to discuss the findings of the study.
11. **PROJECT MANAGEMENT AND QA/QC**

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

TO: La Porte Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

6. Receive Bookkeeper's Report and consider approval or other action regarding authority invoices.

La Porte Redevelopment Authority
Statement of Revenue & Expenditures - Actual vs. Budget
March 2025

	<u>Mar 25</u>	<u>Budget</u>	<u>Oct - Mar 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4000 · Tax Increments - County	107,237.00	107,237.00	643,422.00	643,422.00	1,286,848.00
4010 · Tax Increments - City	215,552.00	215,552.00	1,293,312.00	1,293,312.00	2,586,623.00
4020 · Tax Increments - ISD	328,971.00	328,971.00	1,973,826.00	1,973,826.00	3,947,649.00
4100 · Interest Income	69,590.47	58,333.00	433,119.37	349,998.00	700,000.00
Total Income	<u>721,350.47</u>	<u>710,093.00</u>	<u>4,343,679.37</u>	<u>4,260,558.00</u>	<u>8,521,120.00</u>
Expenses					
TIRZ M&O Expenses					
6010 · Administration & Project Mgmt	4,000.00	4,000.00	24,000.00	24,000.00	48,000.00
6015 · Legal	0.00	2,083.00	8,382.00	12,498.00	25,000.00
6020 · Agreed Upon Procedures Report	0.00	917.00	0.00	5,502.00	11,000.00
6025 · Annual Audit	0.00	958.00	11,700.00	5,748.00	11,500.00
6040 · Operating Expenses	146.10	250.00	1,291.84	1,500.00	3,000.00
6045 · Bank Fees	217.00	183.00	1,302.20	1,098.00	2,200.00
6050 · Planning Services	0.00	2,500.00	25,000.00	15,000.00	30,000.00
Total TIRZ M&O Expenses	<u>4,363.10</u>	<u>10,891.00</u>	<u>71,676.04</u>	<u>65,346.00</u>	<u>130,700.00</u>
Transfers					
6101 · City Administration	10,778.00	10,778.00	64,668.00	64,668.00	129,331.00
6110 · Educational Facilities	38,474.00	38,474.00	230,844.00	230,844.00	461,687.00
Total Transfers	<u>49,252.00</u>	<u>49,252.00</u>	<u>295,512.00</u>	<u>295,512.00</u>	<u>591,018.00</u>
Capital Improvement Projects					
6131 · M Street Improvement Project	4,316.77	45,833.00	340,412.65	274,998.00	550,000.00
6132 · Feasibility Study	0.00	5,000.00	80,138.10	30,000.00	60,000.00
6133 · Lakes at Fairmont Greens	3,667.45	0.00	23,960.40	0.00	0.00
6134 · Infrastructure & Capital Proj.	0.00	250,000.00	0.00	1,500,000.00	3,000,000.00
TIRZ Developer Reimbursements					
6152 · Beazer Homes Texas LP	0.00	11,831.00	0.00	70,986.00	141,972.00
6153 · Senior Associates	0.00	1,010.00	0.00	6,060.00	12,126.00
6154 · Jabez-LB1 LLC	0.00	23,340.00	0.00	140,040.00	280,082.00
6155 · Hawthorne at La Porte	0.00	65,128.00	0.00	390,768.00	781,542.00
6161 · 92 Fairmont Lakes, Inc.	0.00	27,036.00	0.00	162,216.00	324,429.00
Total TIRZ Developer Reimbursements	<u>0.00</u>	<u>128,345.00</u>	<u>0.00</u>	<u>770,070.00</u>	<u>1,540,151.00</u>
Total Capital Improvement Projects	<u>7,984.22</u>	<u>429,178.00</u>	<u>444,511.15</u>	<u>2,575,068.00</u>	<u>5,150,151.00</u>
Total Expenses	<u>61,599.32</u>	<u>489,321.00</u>	<u>811,699.19</u>	<u>2,935,926.00</u>	<u>5,871,869.00</u>
Net Income	<u><u>659,751.15</u></u>	<u><u>220,772.00</u></u>	<u><u>3,531,980.18</u></u>	<u><u>1,324,632.00</u></u>	<u><u>2,649,251.00</u></u>

La Porte Redevelopment Authority
Bank Registers
As of April 10, 2025

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>	
1001	Amegy Bank Operating						24,423,154.90	
	Check	03/21/2025	DEBIT	Amegy Bank	February Acct Analysis Fee	-217.00	24,422,937.90	
	Deposit	03/31/2025	DEP	Amegy Bank	March Interest	69,590.47	24,492,528.37	
	Bill Pmt -Check	04/10/2025	1054	Gauge Engineering	Professional Services	-7,984.22	24,484,544.15	
	Bill Pmt -Check	04/10/2025	1055	Hawes Hill & Associates LLP	March 2025 Prof Consulting & Admin Fee	-4,146.10	24,480,398.05	
	Total 1001 · Amegy Bank Operating						<u>57,243.15</u>	<u>24,480,398.05</u>
TOTAL							<u>57,243.15</u>	<u>24,480,398.05</u>

La Porte Redevelopment Authority
Contract Status Report
As of April 10, 2025

	<u>Invoice</u> <u>Date</u>	<u>Invoice #</u>	<u>Amount</u> <u>Invoiced</u>	<u>Contract</u> <u>Balance</u>
J. Morales Inc.				
M Street Improvement Project - Engineering Services				
	2/20/2020	19704, 19772	42,000.00	
	4/20/2020	19820, 19853	24,000.00	
	12/14/2020	20053	12,000.00	
	5/11/2021	20212, 20264	8,400.00	
	9/10/2021	20431	1,096.00	
	7/6/2022	20934	2,400.00	
			89,896.00	
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 1				
Miscellaneous Tasks & Bid Phase				
				15,450.00
	9/29/2022	2027	(2,855.00)	12,595.00
			(2,855.00)	12,595.00
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 2				
Design and Bid Phase Services				
				217,660.50
	12/7/2022	2068	(7,908.20)	209,752.30
	1/30/2023	2181	(39,981.24)	169,771.06
	6/16/2023	2340, 2402, 2438	(90,711.96)	79,059.10
	9/18/2023	2494, 2557, 2604	(45,841.33)	33,217.77
	11/14/2023	2677	(15,273.54)	17,944.23
	10/31/2023	2772	(18,044.23)	(100.00)
			(217,760.50)	(100.00)
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 3				
Construction Phase, Materials Testing and Management & Inspection Services				
				398,725.00
	12/15/2023	2843	(12,000.00)	386,725.00
	2/16/2024	2961	(1,289.20)	385,435.80
	4/2/2024	3078	(21,247.58)	364,188.22
	5/1/2024	3158	(31,894.61)	332,293.61
	6/5/2024	3260	(34,554.58)	297,739.03
	7/2/2024	3332	(45,417.13)	252,321.90
	7/31/2024	3397	(65,861.86)	186,460.04
	8/31/2024	3478	(43,239.54)	143,220.50
	9/30/2024	3557	(48,546.79)	94,673.71
	10/31/2024	3638	(42,998.33)	51,675.38
	11/30/2024	3719	(36,331.62)	15,343.76
	12/31/2024	3798	(8,094.64)	7,249.12
	1/31/2025	3867	(2,932.35)	4,316.77
	3/28/2025	186187	(4,316.77)	(0.00)

La Porte Redevelopment Authority
Contract Status Report
As of April 10, 2025

Invoice	Amount	Contract
<u>Date</u> <u>Invoice #</u>	<u>Invoiced</u>	<u>Balance</u>
	(398,725.00)	-
Gauge Engineering, LLC		
M Street Improvement Project - Task Order No. 4		
Feasibility Study		
Original Contract Amount		159,790.00
5/1/2024 3159	(1,147.25)	158,642.75
6/5/2024 3261	(17,066.75)	141,576.00
7/2/2024 3331	(15,035.63)	126,540.37
7/31/2024 3398	(12,535.93)	114,004.44
8/31/2024 3479	(9,443.29)	104,561.15
9/30/2024 3558	(24,423.05)	80,138.10
10/31/2024 3639	(80,138.10)	-
	(159,790.00)	-
Gauge Engineering, LLC		
M Street Improvement Project - Task Order No. 5		
Lakes at Fairmont Green Detention Basin Evaluation		
Original Contract Amount		11,400.00
7/2/2024 3330	(1,930.80)	9,469.20
7/31/2024 3399	(5,192.00)	4,277.20
8/31/2024 3480	(2,984.00)	1,293.20
ADD: Topo Survey/QAQC/Sub Mgmt	20,136.00	21,429.20
10/31/2024 3637	(9,174.40)	12,254.80
11/30/2024 3721	(11,118.55)	1,136.25
2/21/2025 185189	(963.05)	173.20
3/28/2025 186183	(2,704.40)	(2,531.20)
	(13,931.20)	(2,531.20)
Carter Construction		
M Street Improvement Project - Construction Services		
Original Contract Amount		2,491,925.00
3/31/2024 Pay App #1	(81,710.00)	2,410,215.00
4/30/2024 Pay App #2	(849,184.30)	1,561,030.70
5/31/2024 Pay App #3	(501,782.50)	1,059,248.20
6/30/2024 Pay App #4	(225,060.00)	834,188.20
7/31/2024 Pay App #5	(9,048.00)	825,140.20
8/31/2024 Pay App #6	(112,004.85)	713,135.35
9/30/2024 Pay App #7	(338,371.00)	374,764.35
10/31/2024 Pay App #8	(214,593.94)	160,170.41
11/30/2024 Pay App #9	(31,145.00)	129,025.41
1/31/2025 Pay App #10	-	129,025.41
2/6/2025 Change Order #1	(129,025.41)	-
	(2,491,925.00)	-
Total Remaining Contract Balances		9,963.80



Please Remit To:
Gauge Engineering LLC
PO Box 312
Des Moines, IA 50302
319-841-4000

La Porte TIRZ

9600 Long Point Road
 Suite 200
 Houston, TX 77055

February 21, 2025
 Project No: 2501770-0000
 Invoice No: 185189

Invoice Total: 963.05

Project 2501770-0000 LaPorte - Lakes at Fairmont Greens

Professional Services Through February 28, 2025

Phase 001 Detention Basin Evaluation

Fee

Total Fee 11,200.00

Percent Complete 100.00 Total Earned 11,200.00

Previous Fee Billing 11,200.00

Current Fee Billing 0.00

Total Fee 0.00

Billing Limits

Current Prior To-Date

Total Billings 0.00 11,200.00 11,200.00

Limit 11,200.00

Total this Phase

Phase 002 Topographic Survey / QAQC / Sub Mgmt

Fee

Total Fee 20,136.00

Percent Complete 100.00 Total Earned 20,136.00

Previous Fee Billing 19,172.95

Current Fee Billing 963.05

Total Fee 963.05

Billing Limits

Current Prior To-Date

Total Billings 963.05 19,172.95 20,136.00

Limit 20,136.00

Total this Phase 963.05

Phase 003 Expenses

Fee

Total Fee 200.00

Percent Complete 13.40 Total Earned 26.80

Previous Fee Billing 26.80

Current Fee Billing 0.00

Total Fee 0.00

Billing Limits

Current Prior To-Date

Total Billings 0.00 26.80 26.80

Limit 200.00

Remaining 173.20

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Paid with Check #1054

Project	2501770-0000	LaPorte - Lakes at Fairmont Greens	Invoice	185189
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Total this Phase

Total this Invoice 963.05

Paid with Check #1054



Please Remit To:
 Gauge Engineering LLC
 PO Box 312
 Des Moines, IA 50302
 319-841-4000

La Porte TIRZ

9600 Long Point Road
 Suite 200
 Houston, TX 77055

March 28, 2025
 Project No: 2501715-0000
 Invoice No: 186187

Invoice Total: 4,316.77

Project 2501715-0000 M Street - CPS, CMT, CM&I

**Professional Services Through March 28, 2025
 Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Phase Services	49,140.00	100.00	49,140.00	46,683.00	2,457.00
Printing and Reproduction/Mileage/Delive	1,835.50	100.00	1,835.50	1,743.73	91.77
TDLR Review/Inspections	1,500.00	100.00	1,500.00	1,500.00	0.00
Extra Engineering Effort	12,000.00	100.00	12,000.00	12,000.00	0.00
Construction Materials Testing & Inspect	104,383.48	100.00	104,383.48	104,383.48	0.00
Construction Management	35,360.00	100.00	35,360.00	33,592.00	1,768.00
Construction Inspection	191,720.24	100.00	191,720.24	191,720.24	0.00
Expenses	2,785.78	100.00	2,785.78	2,785.78	0.00
Total Fee	398,725.00		398,725.00	394,408.23	4,316.77

Total Fee 4,316.77

Billing Limits

	Current	Prior	To-Date
Total Billings	4,316.77	394,408.23	398,725.00
Limit			398,725.00

Total this Invoice 4,316.77

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Paid with Check #1054



Please Remit To:
 Gauge Engineering LLC
 PO Box 312
 Des Moines, IA 50302
 319-841-4000

La Porte TIRZ

9600 Long Point Road
 Suite 200
 Houston, TX 77055

March 28, 2025
 Project No: 2501770-0000
 Invoice No: 186183

Invoice Total: 2,704.40

Project 2501770-0000 LaPorte - Lakes at Fairmont Greens

**Professional Services Through March 28, 2025
 Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Detention Basin Evaluation	11,200.00	100.00	11,200.00	11,200.00	0.00
Topographic Survey/QAQC/Sub Mgmt	20,136.00	100.00	20,136.00	20,136.00	0.00
Expenses	200.00	100.00	200.00	26.80	173.20
Project Coord & Meetings	2,464.00	30.00	739.20	0.00	739.20
Data Collection and Review	2,144.00	30.00	643.20	0.00	643.20
Construction Doc	22,976.00	5.00	1,148.80	0.00	1,148.80
Bid & Construction Phase Services	11,172.00	0.00	0.00	0.00	0.00
Total Fee	70,292.00		34,067.20	31,362.80	2,704.40
	Total Fee				2,704.40

Billing Limits	Current	Prior	To-Date
Total Billings	2,704.40	31,362.80	34,067.20
Limit			70,292.00
Remaining			36,224.80

Total this Invoice 2,704.40

Outstanding Invoices

Number	Date	Balance
185189	2/21/2025	963.05
Total		963.05

Total Now Due 3,667.45

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Paid with Check #1054



INVOICE

BILL TO

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

INVOICE

2383

DATE

04/01/2025

DESCRIPTION

AMOUNT

Professional Consulting and Administration Fee: March 2024

4,000.00

In-House Postage, Photocopies, Binding, Etc.: March 2024

91.50

Reimbursable Mileage, Parking, Tolls, and Related Expenses, L. Clayton: March 2025

54.60

BALANCE DUE

\$4,146.10

LA PORTE RDA/TIRZ #1

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
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	\$ -
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Photocopies @ \$0.15

Date	Pages	Amount
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3/7/2025	510	\$ 76.50
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Total		\$ 76.50
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Color Photocopies @ \$0.50

	\$ -
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Total	\$ -
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Binding sets @ \$1.00

Date	Sets	Amount
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3/7/2025	15	\$ 15.00
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Total		\$ 15.00
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Total, all Items	
Postage	\$ -
Photocopies	\$ 76.50
Color Photocopies	\$ -
Binding sets	\$ 15.00
TOTAL	\$ 91.50

Paid with Check #1055

LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

TO: La Porte Redevelopment Authority Board of Directors
FROM: Zone Administrator
SUBJECT: Agenda Item Materials

7. Receive updates from the city, developers, and staff about development within the Zone.