

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

June 13, 2023

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 Tuesday, June 13, 2023, 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 Remmel	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 Directors Beasley, Havard, Janda and Lee, thus constituting a quorum. Also present were David Hawes, and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; and Muhammad Ali, Gauge Engineering. Vice-Chairman Goodwin called the meeting to order at 6:34 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JANUARY 25, 2023.

Upon a motion made by Director Helton, and seconded by Director Antone, the Board voted unanimously to approve the Minutes of the January 25, 2023, Board meeting, as presented.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Mr. Hawes presented the Bookkeeper's Report and reviewed the invoices submitted for payment, included in the Board materials. Upon a motion made by Director Antone, and seconded by Director Porter, the Board voted unanimously to approve payment of invoices, as presented.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET:

Mr. Ali reported the drainage analysis and report has been completed. He reported 90% plans were submitted to the City for approval and once Gauge receives comments and addresses the project will be ready to advertise for bids. He reported he is estimating a cost of \$2.3 million for the project, which is an approximate \$875,000 savings. He anticipates the project will be ready to award in September or October.

a. Authorize Gauge Engineering to advertise M Street project for bids.

Upon a motion made by Director Remmel, and seconded by Director Helton, the Board voted unanimously to authorize Gauge Engineering to advertise M Street project for bids, once the City has signed off on the 100% plan set.

CONDUCT TIRZ WORKSHOP AND WORKSHOP ON BOARD ROLES AND RESPONSIBILITIES.

Mr. Hawes provided information on the history of the Tax Increment Reinvestment Zone, including the ISD participation and County participation agreement. He provided an overview of the purpose of the Redevelopment Authority and answered questions. He reported there is a Tri-Party Agreement between the City, TIRZ and Redevelopment Authority. He reported the Redevelopment

Authority acts on behalf of the City and TIRZ to implement the Project and Finance Plan. He stated there have been subsequent boundary expansions/annexations from the original boundary creation in 1999 to include projects. He reported the life of the Zone ends in 2034. He reported an approximately \$17 million fund balance, less approximately \$2.3 million for the M Street project. He answered questions and stated when the life of the Zone ends, any remaining funds from the City will return to the City, funds from the ISD will be returned to the ISD and funds from the County will return to the County. No action from the Board was required.

DISCUSS BOUNDARY EXPANSION AND AUTHORIZE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.

Mr. Alexander reported at the last Board meeting the Board considered boundary expansion to include the new City Hall project. He reported City Council has asked him to request this Board to reconsider its decision to expand the boundaries to include the new City Hall. Mr. Hawes suggested appointing a 3-person Committee to sit down with the City to discuss. Mr. Alexander reported the City is requesting \$7 million from the TIRZ for the project. Director Porter stated the City needs to ask for a bond issuance by vote of the voters. Vice-Chairman called for a motion for the boundary expansion consideration. No motion was made, and no action was taken by the Board.

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

None.

BOARD MEMBER COMMENTS.

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

Director Rimmel provided comments regarding the purpose of the TIRZ and recommended creating a Committee to discuss and explore areas to accomplish the purpose of the TIRZ.

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, Vice-Chairman Goodwin adjourned the meeting at 7:42 p.m.


Secretary