

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

September 18, 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 Monday, September 18, 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:

Position 1	Peggy Antone, <i>Secretary</i>	Position 6	Mark Goodwin, <i>Vice-Chairman</i>
Position 2	Barry Beasley	Position 7	Rick Helton
Position 3	Alton Porter	Position 8	David Janda, <i>Chairman</i>
Position 4	Kent Rummel	Position 9	Kristen Lee, <i>Secretary</i>
Position 5	Nicole Havard		

and all of the above were present, with the exception of Directors Beasley, Rummel and Janda, thus constituting a quorum. Also present were David Hawes, Naina Magon, Fabiana Boero and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer and Haley Bower, City of La Porte; and Taylor Risien, Gauge Engineering. Vice-Chairman Goodwin called the meeting to order at 6:30 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JUNE 13, 2023.

Upon a motion made by Director Antone, and seconded by Director Helton, the Board voted unanimously to approve the Minutes of the June 13, 2023, Board meeting, as presented.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET.

Mr. Risien reported Gauge received and addressed comments on the plan set from the City. He reported Gauge is in the process of developing the project manual and anticipates advertising for bids on September 29 and October 6. He reported a pre-bid meeting will be held October 12 and bid opening the week afterwards. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING APPROVAL OF DEVELOPER DISBURSEMENTS FOR TAX YEAR 2022.

Mr. Hawes reviewed the developer disbursements due for 2022 totaling \$1,195,123.92: (1) 65 La Porte (Lakes of Fairmont Greens) \$305,805.87; (2) Beazer Homes Texas LP \$129,056.05; (3) Senior Associates \$9,781.53; (4) Jabez La Porte (Artesia Village) \$173,500.79; and (5) Hawthorne at La Porte \$576,979.68. Ms. Magon provided a handout showing the financial summary by each participating entity (City, ISD and County). A copy is attached hereto as Exhibit A. Mr. Hawes reported the County Participation Agreement has a cap and next year that cap will have almost been reached. Mr. Hawes presented the Bookkeeper's Report and invoices for payment. Upon a motion made by Director Porter, and seconded by Director Lee, the Board voted unanimously to accept the Bookkeeper's

Report and approved payment of invoices, including the developer disbursements for tax year 2022, as presented.

RECEIVE AND CONSIDER FY2024 BUDGET.

Ms. Magon presented the proposed FY2024 Budget, included in the Board materials. Upon a motion made by Director Helton, and seconded by Director Porter, the Board voted unanimously to approve the FY2024 Budget.

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

None.

BOARD MEMBER COMMENTS:

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

Director Helton requested the City provide a list of any basic infrastructure projects in the Zone for the Board to consider implementing. Mr. Hawes reported staff will work with the City to receive information and create a list for consideration.

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 6:59 p.m.


Secretary

List of Exhibits:

- A. Financial Summary of Participating Tax Entity

City of La Porte Reinvestment Zone No. 1
Financial Summary by Participating Tax Entity

FY 2023	City	ISD	County	Total Balance FY
Beginning Fund Balance	\$4,025,955.92	\$8,876,553.11	\$2,174,445.46	
Revenue 2023	\$2,373,661.49	\$3,233,070.85	\$1,055,899.00	
Interest	\$126,189.42	\$171,877.64	\$56,134.07	
Total	\$6,525,806.83	\$12,281,501.60	\$3,286,478.53	
Admin Expenses	\$14,980.76	\$20,404.70	\$6,664.04	
Engineering Expenses - M Street	\$58,678.17	\$79,923.23		
Developer Reimbursement Beazer Homes	\$114,834.25			
Expenses	\$188,493.18	\$100,327.93	\$6,664.04	
Balance FY 2023 (as of 07/27/2023)	\$6,337,313.65	\$12,181,173.67	\$3,279,814.49	\$21,798,301.81

EX. A

City of La Porte Reinvestment Zone No. 1

Revenues Summary by Participating Tax Entity

FY	City	ISD	County	Total
2009	\$ 189,261.05	\$	196,067.00	\$ 385,328.05
2010	\$ 512,646.62	\$ 582,670.33	\$ 257,543.00	\$ 1,352,859.95
2011	\$ 591,594.44	\$ 717,580.58	\$ 171,528.00	\$ 1,480,703.02
2012	\$ 483,366.12	\$ 591,728.53	\$ 215,582.00	\$ 1,290,676.65
2013	\$ 486,057.04	\$ 557,872.33	\$ 203,458.00	\$ 1,247,397.37
2014	\$ 607,293.55	\$ 795,626.84	\$ 295,350.00	\$ 1,698,270.39
2015	\$ 738,914.64	\$ 830,435.71	\$ 279,344.00	\$ 1,848,694.35
2016	\$ 837,561.81	\$ 991,294.29	\$ 388,137.00	\$ 2,216,993.10
2017	\$ 991,993.67	\$ 1,218,790.58	\$ 493,399.00	\$ 2,704,183.25
2018	\$ 1,096,106.61	\$ 1,233,630.12	\$ 761,250.00	\$ 3,090,986.73
2019	\$ 1,417,801.07	\$ 2,015,477.28	\$ 694,972.00	\$ 4,128,250.35
2020	\$ 1,834,133.74	\$ 2,559,938.10	\$ 921,851.00	\$ 5,315,922.84
2021	\$ 2,048,309.25	\$ 2,804,328.41	\$ 969,801.00	\$ 5,822,438.66
2022	\$ 2,179,463.00	\$ 2,980,847.00	\$ 1,086,740.00	\$ 6,247,050.00
2023	\$ 2,373,661.49	\$ 3,233,070.85	\$ 1,055,899.00	\$ 6,662,631.34
Total	\$ 16,388,164.10	\$ 21,113,290.95	\$ 7,990,931.00	\$ 45,492,386.05