

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

September 12, 2024

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, September 12, 2024, 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	Mercy Estrada
Position 3	Alton Porter	Position 8	David Janda, <i>Chairman</i>
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 Directors Antone, Beasley, Porter and Janda, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Haley Bower and Sherry Rodriguez, City of La Porte; Muhammad Ali and Taylor Risien, Gauge Engineering. Vice-Chair Goodwin called the meeting to order at 6:41 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON AUGUST 8, 2024.

Upon a motion made by Director Havard, and seconded by Director Rimmel, the Board voted unanimously to approve the Minutes of the August 8, 2024, Board meeting, as presented.

NEW BOARD MEMBER INTRODUCTION; AND ACCEPT OATH OF OFFICE AND SWORN STATEMENT OF NEW BOARD MEMBER, MERCY ESTRADA.

Introductions were made. Ms. Clayton reported Director Estrada has completed the required Oath of Office and Sworn Statement. Upon a motion made by Director Lee, and seconded by Director Rimmel, the Board voted unanimously to accept the Oath of Office and Sworn Statement of new Board Member Mercy Estrada.

CONSIDER AMENDED AGREEMENT WITH HAWES HILL & ASSOCIATES LLP, IN ACCORDANCE WITH FY2025 BUDGET.

Ms. Magon reviewed the First Amendment to Agreement with Hawes Hill & Associates LLP for management services in the amount of \$4,000.00 per month; and plan amendment services, as needed, in a fixed fee of \$25,000.00 per plan amendment. Upon a motion made by Director Havard,

and seconded by Director Estrada, the Board voted unanimously to approve the First Amendment to Agreement with Hawes Hill & Associates LLP, as presented.

6:48 p.m. Director Porter arrived meeting.

RECEIVE UPDATE AND RECOMMENDATIONS REGARDING CAPITAL IMPROVEMENTS PROGRAM:

a. Receive presentation regarding Main Street Master Plan.

Ms. Bowers provided a presentation on the Main Street Master Plan. She reported the City received positive feedback from the community on the Master Plan. She requested the Board to consider Gauge Engineering presenting a Task Order at the next meeting for preliminary engineering report services for consideration. The Board had no objections for Gauge to bring forth a task order at the next meeting. No action from the Board was required.

b. Discussion regarding intersection of W. Main and S. 16th Street.

Mr. Alexander opened discussion regarding the intersection at W. Main and S. 16th Street. He reported the County owns and maintains the right-of-way. He reported there is large truck traffic at the intersection, and it has a tight corner. He reported there are safety concerns, and the City is requesting consensus from the Board for Gauge Engineering to present a task order for consideration at the next meeting for preliminary engineering report services. There were no objections. Mr. Ali answered questions and reported a preliminary engineering report is the first phase before going into detailed design. No action from the Board was required.

c. Receive updates and recommendations from Gauge Engineering.

i. Feasibility Study

1) Inclusion of park land

Mr. Ali provided an update on the Feasibility Study, a copy of the progress report is included in the Board materials. He reported preliminary findings were presented to the Board at the last meeting and Gauge is incorporating feedback received. Mr. Alexander reported some of the projects in the report will require property acquisition. Mr. Ali discussed challenges for some of the projects, including utilities, possible pipeline(s), etc. He discussed the bird sanctuary property, and reviewed the exhibit included in the board materials. He reported the projected preliminary costs for the project is approximately \$2.8 Million. He answered questions regarding the proposed pond shown on the map. He reported Gauge will be finalizing the Feasibility Study and submit to the Board at the next meeting. Mr. Hawes reported once the study is finalized, staff will create a CIP Budget and have the Board prioritize projects. No action from the Board was required.

ii. Lakes at Fairmont Green Detention

1) Consider Task Order for survey services

Mr. Risien presented Gauge Engineering Task Order 5A for survey services at Lakes at Fairmont Green Detention in an amount of \$20,136.00. Upon a motion made by Director Porter, and seconded by Director Havard, the Board voted unanimously to approve Gauge Engineering Task Order 5A for survey services in the amount of \$20,136.00, as presented.

iii. M Street Improvements

Mr. Risien provided an update on the M Street Improvements, a copy of the progress report is included in the Board materials.

1) Consider Pay Application No. 6, M Street Improvements, from Carter Construction LLC.

Mr. Risien reviewed Pay Application No. 6, M Street Improvements, from Carter Construction LLC in the amount of \$100,804.37. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Porter, and seconded by Director Rummel, the Board voted unanimously to approve Pay Application No. 6, M Street Improvements, from Carter Construction LLC in the amount of \$100,804.37, as presented.

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

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

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

Mr. Hawes requested the next board meeting be rescheduled due to scheduling conflicts. He reported staff will reach out on availability. 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.

ADJOURNMENT.

There being no further business to come before the Board, Vice-Chair Goodwin adjourned the meeting at 7:23 p.m.


Secretary