

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

February 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, February 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	Dee Anne 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 Directors Beasley, Lee and Thomson, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Matt Daeumer, Haley Bower and Sherry Rodriguez, City of La Porte; Muhammad Ali and Ian Hudson, Gauge Engineering; Gloria Brutscher; and David Williams. Chairman Goodwin called the meeting to order at 6:02 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

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

Tabled.

**APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE
TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JANUARY 9, 2025.**

Upon a motion made by Director Porter, and seconded by Director Estrada, the Board voted unanimously to approve the Minutes of the January 9, 2025, Board meeting, as presented.

GAUGE ENGINEERING:

a. M Street Improvements.

i. Consider Change Order No. 1, M Street Improvements, from Carter Construction LLC.

Mr. Ali reviewed Change Order No. 1, M Street Improvements, from Carter Construction LLC decreasing the construction contract in the amount of (\$129,025.41), included in the Board materials. He reported the change order adjusts item quantities and reconciles the final quantities and items of

work to close out the project. He reported he has reviewed the change order and concurs with the amount and is recommending for approval.

ii. Consider Pay Application No. 10 (FINAL), M Street Improvements, from Carter Construction LLC.

Mr. Ali reviewed Pay Application No. 10 (FINAL), M Street Improvements, from Carter Construction LLC in the amount of \$118,144.98, included in the Board materials. 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 Havard, and seconded by Director Estrada, the Board voted unanimously to (i) approve Change Order No. 1, M Street Improvements, from Carter Construction LLC decreasing the construction contract in the amount of (\$129,025.41), as presented; and (ii) approve Pay Application No. 10 (FINAL), M Street Improvements, from Carter Construction LLC in the amount of \$118,144.98, as presented.

b. Lakes at Fairmont Green Detention.

i. Receive analysis and consider options.

Mr. Hudson presented an analysis and solutions for the Lakes at Fairmont Green Detention, a copy of the presentation is included in the Board materials. He reported overall the basin has experienced more sedimentation than erosion. He recommended de-silting to remove the sedimentation and overgrowth. He reported installing aeration would be recommended for long-term after the desilting was done. He answered questions regarding installing landscaping to help future sedimentation and erosion. Upon a motion made by Director Antone, and seconded by Director Porter, the Board voted unanimously to authorize Gauge Engineering to prepare a task order for design and bid services for the detention.

c. 16th Street Intersection.

Ms. Magon reported the 16th Street intersection project was ranked #1 in the feasibility rankings for projects. Mr. Daeumer reported the City is requesting a preliminary engineering report and detailed design services for the project. He reported the County will take the lead in Construction and split the costs 50/50 with the TIRZ. Ms. Magon noted the TIRZ currently has \$6 Million of County funds.

i. Consider Gauge Engineering Task Order for preliminary engineering report and detailed design services.

Mr. Ali reviewed Task Order No. 6 for preliminary engineering report and detailed design services for 16th Street intersection in the amount of \$302,000.00, included in the Board materials. He provided an overview of the scope of services and answered questions. Upon a motion made by Director Havard, and seconded by Director Estrada, the Board voted unanimously to approve Gauge Engineering Task Order No. 6 for preliminary engineering and detailed design services for the 16th Street intersection project in the amount of \$302,000.00, 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 current 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. Daeumer provided an update on the Main Street improvement project. He reported a meeting with stakeholders is scheduled next Wednesday to discuss the project. He reported if positive feedback is received to move forward with the project, the City will be requesting the Board to consider a task order for preliminary engineering services for the project. He requested the Board to reconsider looking at G Street and having a traffic analysis report done. He reported M Street was added to the truck route. No action from the Board was required.

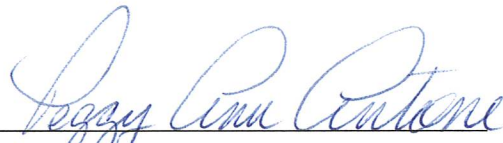
BOARD MEMBER COMMENTS.

- 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, Chairman Goodman adjourned the meeting at 6:46 p.m.


Secretary