

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

**January 9, 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, January 9, 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 Directors Beasley and Thomson, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Matt Daeumer, Haley Bower, Sherry Rodriguez and Tiffaney Bradley, City of La Porte; Jon Durnell, McCall Gibson Swedlund Barfoot PLLC; Muhammad Ali, Gauge Engineering; Gloria Brutscher; and David Williams. Chairman Goodwin called the meeting to order at 6:00 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 NOVEMBER 14, 2024.**

Director Antone requested the November 14, 2024, Minutes be revised to reflect she voted against the motion to approve the Fourth Amended Project Plan and Reinvestment Zone Financing Plan, with the amendment to include the annexation to include Main Street Overlay District. Upon a motion made by Director Antone, and seconded by Director Estrada, Directors Antone, Porter, Rimmel, Goodwin, Estrada and Lee voted to approve the Minutes of the November 14, 2024, Board meeting, as amended. Director Havard abstained. The motion passed.

**CONSIDER AGREEMENT WITH McCALL GIBSON SWEDLUND BARFOOT PLLC FOR AUDIT AND AUP SERVICES.**

Mr. Durnell presented the McCall Gibson Swedlund Barfoot PLLC agreement for audit and agreed-upon procedure report services, included in the Board materials. Ms. Clayton reported the estimated fee for FY2024 audit is estimated between \$10,000 and \$12,500 which is consistent with previous years and staff is recommending for approval. Upon a motion made by Director Antone, and seconded by Director Rimmel, the Board voted unanimously to approve the McCall Gibson Swedlund Barfoot PLLC agreement for audit and agreed-upon procedures report services, as presented.

**APPROVE FY2024 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.**

Mr. Durnell presented the FY2024 annual financial report and audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He reviewed pages 3-7, Management Discussion and Analysis; page 10, Statement of Activities and

Governmental Fund Statement of Revenues, Expenditures and Change in Fund Balance; pages 12-21, Notes to Financial Statements; and page 23, Schedule of Revenues, Expenditures and Changes in Fund Balance -Budget and Actual – General Fund. Upon a motion made by Director Estrada, and seconded by Director Havard, the Board voted unanimously to approve the FY2024 Annual Financial Report and Audit.

#### **GAUGE ENGINEERING:**

##### **a. M Street Improvements**

Mr. Ali reported a final walk through with the City was conducted and the contractor is completing the punch list items. He reported Gauge will be completing the final as-built plans to submit to the City and a final pay application will be submitted next month.

##### **i. Consider Pay Application No. 9, M Street Improvements, from Carter Construction LLC.**

Mr. Ali reviewed Pay Application No. 9, M Street Improvements, from Carter Construction LLC in the amount of \$146,175.48. He reported he has reviewed the pay application and concurs with the amount and is recommending for approval. Upon a motion made by Director Rummel and seconded by Director Havard, the Board voted unanimously to approve Pay Application No. 9, M Street Improvements, from Carter Construction LLC in the amount of \$146,175.48, as presented.

##### **ii. Consider Pay Application No. 10, M Street Improvements, from Carter Construction LLC.**

Tabled. Final Pay Application will be submitted for consideration next month.

##### **b. Receive update on Lakes at Fairmont Green Detention.**

Mr. Ali reported survey work is complete and an analysis will be presented at the next meeting. No action from the Board was required.

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

Ms. Magon presented the Bookkeeper's Report, reviewed current invoices for payment and invoices paid in December for ratification. Upon a motion made by Director Havard, and seconded by Director Rummel, the Board voted unanimously to accept the Bookkeeper's Report, authorized payment of current invoices; and ratified payment of December invoices, as presented.

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

Mr. Daeumer reported the City did its walk-through of the M Street Improvements project and it is complete and open. He reported there is an item on City Council Agenda to approve the opening of M Street for truck traffic. He discussed Sylvan Beach improvements and repairs project and stated the County will request the La Porte TIRZ to expend funds from County funds it receives for the project. There was discussion regarding the sidewalk at Sylvan Beach which will be part of the trail system. He discussed the importance of a preliminary engineering report to identify challenges and solutions for 16<sup>th</sup> Street and Spencer Highway intersection. He introduced a new team member at the City: Tiffaney Bradley.

**BOARD MEMBER COMMENTS:**

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

The Board was in consensus to start the board meetings at 6:00 p.m.

**ADJOURNMENT.**

There being no further business to come before the Board, Chairman Goodwin adjourned the meeting at 6:25 p.m.

  
Secretary