

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

September 9, 2021

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 Wednesday, September 9, 2021, 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	Position 6
Barry Beasley	Position 2	Rick Helton	Position 7
Alton Porter	Position 3	David Janda	Position 8
Horace Leopard	Position 4	Kristen Lee	Position 9
Doug Martin, <i>Chairman</i>	Position 5		

and all of the above were present, with the exception of Directors Leopard and Martin, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, all with Hawes Hill & Associates, LLP; Jason Weeks, City of La Porte; Javier Morales, J. Morales, Inc.; and Brian Jarrard, Holcomb Properties Company. Secretary Antone called the meeting to order at 6:35 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON MAY 6, 2021.

Upon a motion made by Director Porter, and seconded by Director Goodwin, the Board voted unanimously to approve the Minutes of the May 6, 2021, joint Board meeting, as presented.

RECEIVE UPDATE FROM J. MORALES, INC. REGARDING M STREET PROJECT.

Mr. Morales reported comments from the City have been addressed and plans were resubmitted for review on August 27. He reported there is a shortage of materials and pricing has been raised for materials and construction costs. He estimated the additional cost will be \$40,000.00. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES; INCLUDING APPROVING DEVELOPER DISBURSEMENTS FOR TAX YEAR 2020.

Mr. Hawes reviewed the current development agreements, balances owed and provided an overview of the projects associated with each agreement. He reported the following payments for FY2020 due to the developer: (1) 65 La Porte \$276,585.18; (2) Beazer Homes \$112,246.78; and (3) Senior Associates \$9,780.68. He presented the Bookkeeper's Report and went over invoices, included in the Board materials. Upon a motion made by Director Goodwin, and seconded by Director Helton, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented; and approved payment of Developer Disbursement for Tax Year 2020 as follows: (1) 65 La Porte \$276,585.18; (2) Beazer Homes \$112,246.78; and (3) Senior Associates \$9,780.68.

Mr. Weeks and staff answered questions regarding Lakes of Fairmont Parkway Public Improvement District and issues with detention and other components. It was noted water is not draining properly.

There was general discussion regarding hiring an engineer to do an analysis on the drainage issue at the next Board meeting.

RECEIVE AND CONSIDER FY2021-2022 BUDGET.

Ms. Magon presented the FY2021-2022 Proposed Budget. She reported the LPISD refund estimated amount is \$720,000.00 and will be adjusted once we receive the final numbers from LPISD. Upon a motion made by Director Porter, and seconded by Director Beasley, the Board voted unanimously to approve the FY2021-2022 Budget, as presented.

RECEIVE AND CONSIDER AGREED-UPON PROCEDURES REPORT FOR HAWTHORNE AT LA PORTE LLC.

Tabled.

RECEIVE AND ACCEPT TERMINATION AND RELEASE OF EXISTING DEVELOPMENT AGREEMENT WITH VISTA OAKS GB, LLC.

Tabled.

CONSIDER DEVELOPMENT AGREEMENT WITH STONEMARC AT BAY CREEK LLC.

Tabled.

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

Brian Jarrard with Holcomb Properties Company reported they are looking at 12-acres adjacent to property on McCabe Rd. for single-family development. He reported they are working a land development plan to submit for consideration from the City and a potential development agreement with the TIRZ for reimbursement on infrastructure components. He reported the lot sizes will be from 6,000-8,000 sq. ft. and the price of homes range from \$300,000-\$400,000. He stated the development will not have any commercial property and will be all residential development.

Mr. Weeks provided an update on the Stonemarc at Bay Creek development. He stated the development is on the north side of McCabe Road just east of the school and will consist of single-family residential development.

Mr. Morales offered to do a site visit to analyze the detention issues at Fairmont Parkway and provide the Board with initial findings.

BOARD MEMBER COMMENTS.

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

None.

ADJOURNMENT.

There being no further business to come before the Board, Secretary Antone adjourned the meeting at 7:18 p.m.

