

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

April 13, 2022

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, April 13, 2022, 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 Beasley, Leopard, and Janda, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, and Matt Daeumer, City of La Porte; Justin Jenkins, McCall Gibson Swedlund Barfoot PLLC; and Javier Morales, J. Morales, Inc. Chairman Martin called the meeting to order at 6:46 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JANUARY 19, 2022.

Upon a motion made by Director Antone, and seconded by Director Goodwin, Directors Antone, Martin, Goodwin, Helton, and Lee voted to approve the Minutes of the January 19, 2022, Board meeting. Director Porter abstained. The motion passed.

CONSIDER ENGAGEMENT OF McCALL GIBSON SWEDLUND BARFOOT PLLC TO PREPARE AGREED-UPON PROCEDURES REPORT FOR DEVELOPMENT AGREEMENT WITH JABEZ-LB1, LLC.

Ms. Jenkins presented the proposal from McCall Gibson Swedlund Barfoot PLLC to prepare the Agreed-Upon Procedures Report for the Development Agreement with Jabez-LB1, LLC in an estimated cost ranging from \$4,000 to \$6,000. Upon a motion made by Director Porter, and seconded by Director Helton, the Board voted unanimously to approve the engagement of McCall Gibson Swedlund Barfoot PLLC to prepare the Agreed-Upon Procedures Report for the Development Agreement with Jabez-LB1, LLC for an estimated cost of \$4,000 to \$6,000, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM J. MORALES, INC.

a. M Street Project

Mr. Morales reported Harris County Flood Control and AT&T have approved and signed the plans for M Street. He reported the project will be ready to advertise for bids upon plan approval from the City. No action from the Board was required.

b. Lakes of Fairmont drainage issue of detention area; and take appropriate action.

Mr. Morales reported he visited the Lakes at Fairmont detention site to analyze the issue with the drainage. A copy of the Engineer's Findings is included in the Board materials. He reported there is a general lack of maintenance and erosion issues. He reviewed his findings and recommendations for corrective actions and answered questions. He reported the fence line along the golf course needs repair for safety issues. The Board recommended requesting the developer to fix the collapsing fence. Mr. Hawes reported the developer is long gone. He reported the City owns the golf course and possible it could fix the fence on the golf course side and request a commitment from the HOA it will maintain. There was general discussion on whether the detention was deeded to the HOA. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Mr. Hawes presented the Bookkeeper's Report and went over invoices, included in the Board materials. He reported the first page of the report has a mistyping on the description of the Hawes Hill Invoice No. 1157. He reported it should read March-April 2022. Upon a motion made by Director Antone, and seconded by Director Goodwin, the Board voted unanimously to accept the Bookkeeper's Report, as amended, and approved payment of invoices, as presented.

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

Mr. Alexander provided an update on current projects and developments in the Zone. 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 Martin adjourned the meeting at 7:10 p.m.

A handwritten signature in black ink, appearing to read "Martin" followed by "Chair" in quotes.

Secretary