

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

May 18, 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, May 18, 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 Antone and Leopard, thus constituting a quorum. Also present were Naina Magon, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer, and Julius Kizzee, City of La Porte; and Justin Jenkins, McCall Gibson Swedlund Barfoot PLLC; and Javier Morales, J. Morales, Inc. Chairman Martin called the meeting to order at 6:30 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON APRIL 13, 2022.

Upon a motion made by Director Goodwin, and seconded by Director Porter, the Board voted unanimously to approve the Minutes of the April 13, 2022, Board meeting, as presented.

CONSIDER AGREED-UPON PROCEDURES REPORT FOR DEVELOPMENT AGREEMENT WITH JABEZ-LB1, LLC.

Mr. Jenkins presented the Report on Applying Agreed-Upon Procedures to Construction, Engineering and Related Costs Reimbursable to Jabez-LB1, LLC, Developer, included in the Board materials. He reported the developer submitted reimbursements in the amount of \$1,745,335.05, which did not include interest. He reported McCall Gibson revised the reimbursement amount to \$1,778,634.83 which includes interest in the amount of \$33,299.79. He reported interest was calculated at 1.0%, which is the maximum allowable rate per the Development Agreement. Upon a motion made by Director Beasley, and seconded by Director Janda, the Board voted unanimously to approve the Report on Applying Agreed-Upon Procedures to Construction, Engineering and Related Costs Reimbursable to Jabez-LB1, LLC, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM J. MORALES, INC.

a. M Street Project – authorize engineer to advertise for bids.

Mr. Morales provided an update on the M Street project and outlined the proposed schedule for advertising for bids. He reported the bid advertising will occur in May and bids will be brought to the Board for consideration at the next meeting. He reported he would coordinate with the City's Purchasing Department in advertising for bids on the project. Upon a motion made by Director Lee, and seconded by Director Beasley, the Board voted unanimously to authorize J. Morales, Inc. to advertise for bids on the M Street project.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Ms. Magon presented the Bookkeeper's Report and reviewed invoices being presented for payment. She reported one invoice was being presented for approval, Hawes Hill & Associates LLP in the amount of \$2,000.00. Upon a motion made by Director Helton, and seconded by Director Janda, the Board voted unanimously to accept the bookkeeper's report and approved payment of Hawes Hill & Associates LLP Invoice #1196 in the amount of \$2,000.00.

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

Mr. Daeumer provided an update on the detention pond adjacent to the golf course. He reported it was determined the detention pond was never deeded to the HOA by the developer. He reported the City will work on getting an estimate for repairs to the detention. The Board requested the TIRZ administrator to review the development agreement and associated reimbursement for the project. Mr. Alexander provided information on a possible annexation of properties into the Zone. No action from the Board was required.

BOARD MEMBER COMMENTS.

a. Matters appearing on agenda; and

b. Inquiry of staff requesting specific factual information or existing policy.

None.

ADJOURNMENT.

Upon a motion made by Director Helton, and seconded by Director Beasley, the Board voted unanimously to adjourn the meeting at 6:48 p.m.


Secretary