

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

July 27, 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, July 27, 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, Beasley, Porter, and Leopard, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Mark B. Arnold, Hunton Andrews Kurth, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; Muhammad Ali, Gauge Engineering; and Javier Morales, J. Morales, Inc. Chairman Martin called the meeting to order at 6:31 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD JUNE 29, 2022.

Upon a motion made by Director Goodwin, and seconded by Director Lee, the Board voted unanimously to approve the Minutes of the June 29, 2022, joint Board meeting, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS REGARDING M STREET IMPROVEMENT PROJECT.

a. Consider cancellation of award of contract and authorize value engineering and preparation of new bid package and advertisement for bids; and

Mr. Hawes recommended canceling the award of the construction contract awarded on June 29, 2022. Mr. Arnold stated there are concerns of the scope of work, bid package, and bids received. He reported the TIRZ/Authority is allowed by law to cancel the award of contract and rebid the project. Mr. Alexander stated there are also concerns of the unit pricing on certain components in the bid. He stated the City has a recent project and the unit pricing was considerably less. Mr. Alexander stated the City is recommending to re-bid the project. Mr. Hawes reported the engineer will be paid based on the new construction cost. There was discussion regarding including the extension to 16th Street as an alternate add on to the bid package for future growth and development.

Upon a motion made by Director Goodwin, and seconded by Director Lee, the Board voted unanimously to (1) cancel the award of M Street Improvement construction contract awarded on June 29, 2022; (2) authorize value engineering; and (3) authorized preparation of a new bid package

for the M Street Improvement project, with an alternate component to extend to 16th Street and authorized advertisement for bids.

b. Consider proposal for services relating to value engineering and preparation and advertising of bids.

Mr. Ali reviewed Gauge Engineering Task Order for the M Street Improvement project in the amount of \$15,450.00. He went over the scope of services and answered questions. Upon a motion made by Director Helton, and seconded by Director Janda, Directors Martin, Helton, Janda and Lee voted to approve Gauge Engineering Task Order, as presented. Director Goodwin voted nay. The motion passed.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING APPROVAL OF DEVELOPER DISBURSEMENTS FOR TAX YEAR 2021.

Ms. Magon reviewed the development reimbursements for tax year 2021, a spreadsheet is included in the Board materials. Upon a motion made by Director Goodwin, and seconded by Director Helton, the Board voted unanimously to approve the payment of developer disbursements (1) 65 La Porte \$288,648.62; (2) Beazer Homes Texas LP \$114,834.25; (3) Senior Associates \$9,781.10; (4) Jabez La Porte \$45,701.87; and (5) Hawthorne at La Porte \$159,097.24.

Mr. Hawes reviewed the bookkeeper's report and went over invoices, included in the Board materials. He reported the County increment has not been received and usually is received in August. 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.

RECEIVE AND APPROVE FY2023 BUDGET.

Ms. Magon reviewed the proposed FY2023 Budget, included in the Board materials. Upon a motion made by Director Lee, and seconded by Director Goodwin, the Board voted unanimously to approve the FY2023 Budget, as presented.

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

None.

BOARD MEMBER COMMENTS.

a. Matters appearing on Agenda; and

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

Chairman Martin announced he would be resigning from the Board.

ADJOURN.

There being no further business to come before the Board, Chairman Martin adjourned the meeting at 7:00 p.m.


Secretary