

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

November 28, 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 Monday, November 28, 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, <i>Vice-Chairman</i>	Position 6
Barry Beasley	Position 2	Rick Helton	Position 7
Alton Porter	Position 3	David Janda, <i>Chairman</i>	Position 8
Kent Rimmel	Position 4	Kristen Lee, <i>Asst. Secretary</i>	Position 9
Nicole Havard	Position 5		

and all of the above were present, with the exception of Director Porter, thus constituting a quorum. Also present were David Hawes, Naina Magon, and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte; and Jon Skeele, Bayway Homes. Chairman Janda called the meeting to order at 6:33 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD OCTOBER 25, 2022.

Upon a motion made by Director Antone, and seconded by Director Goodwin, the Board voted unanimously to approve the Minutes of the October 25, 2022, Board meeting, as presented.

CONSIDER DEVELOPMENT AGREEMENT WITH BAYWAY HOMES, INC.

Ms. Magon reviewed the Development Agreement with Bayway Homes, Inc., included in the Board materials. She addressed concerns regarding landscaping for the development. She reported the development is a private residential community consisting of 28 homes and the City does not have landscaping requirements for private communities. Mr. Skeele provided information on the landscaping for the development and answered questions regarding square footage of homes and plan configurations. He reported the development consists of single-family attached homes (townhomes) and the HOA will be maintaining the detention pond, and lawncare for the residential lots. Mr. Hawes answered questions regarding development agreement standards. Mr. Alexander answered questions regarding concerns regarding development and reported City Planning & Zoning reviewed and approved the development plans. After full discussion by the Board, and upon a motion made by Director Goodwin, and seconded by Director Lee, Directors Rimmel, Havard, Goodwin, Helton, Janda and Lee voted to approve the Development Agreement with Bayway Homes, Inc. Directors Beasley and Antone voted nay. The motion passed.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET.

Mr. Hawes reported the Engineer's Progress Report is included in the Board materials for review. He reported Gauge Engineering is currently working on the drainage analysis for the project, which was not done by the previous engineer. 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. Upon a motion made by Director Beasley, and seconded by Director Havard, the Board voted to accept the Bookkeeper's Report and approved payment of invoices, as presented. Director Antone abstained. The motion passed.

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

Mr. Hawes reported the auditors are working on the Annual Financial Report and Audit and it is anticipated to be ready for a meeting in January. 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.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY.

An Executive Session was not called.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Janda adjourned the meeting at 7:04 p.m.


Secretary